



सत्यमेव जयते

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INDIA NON JUDICIAL

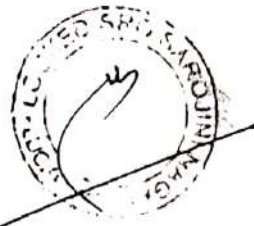
Government of Uttar Pradesh



e-Stamp

Certificate No. : IN-UP16074392107847U
Certificate Issued Date : 14-Jun-2022 10:29 AM
Account Reference : NEWIMPACC (SV)/ up14511304/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference : SUBIN-UPUP1451130422435540298678U
Purchased by : SUNIL KUMAR VERMA
Description of Document : Article 23 Conveyance
Property Description : FLAT NO. C-403, THE GRACE, TOWER-C, SECTOR-B, SUSHANT GOLF CITY, SULTANPUR ROAD, LUCKNOW
Consideration Price (Rs.) :
First Party : SHREE SHRADDHA COLONISERS PRIVATE LTD AND ANOTHER
Second Party : SUNIL KUMAR VERMA
Stamp Duty Paid By : SUNIL KUMAR VERMA
Stamp Duty Amount(Rs.) : 2,85,000
 (Two Lakh Eighty Five Thousand only)

₹2,85,000



Recd received at 2411 on 21/06/2022



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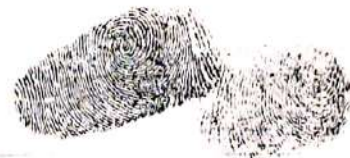
Shree Shraddha Colonisers Private Limited

Molckumar
Authorised Signatory



Ansal Properties & Infrastructure Ltd.

[Signature]
Authorised Signatory



[Signature]



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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.stamps.gov.in or www.uptax.gov.in. Any discrepancy in the details on this Certificate and as available on the website, the user should inform the Competent Authority.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



आने
Alok
जन्म
पूरा

545

मेरा



भारतीय वि
UNIQUE IDENTI

पता:

S/O बेनी माधव राम,
बी-42 नेहरू विहार, निकट
मस्जिद, कल्याणपुर,
लखनऊ, लखनऊ,
उत्तर प्रदेश - 226022

S/O Beni Madhav Ram, B-42
NEHRU VIHAR, NEAR MASJID,
KALYANPUR, Lucknow, Lucknow,
Uttar Pradesh - 226022

5451 4573 3017



1947



www.uidai.gov.in

Alok Kumar

भाग 1

प्रस्तुतकर्ता अधिकांश प्रथम रखा जाने वाला

उपनिबन्धक सरोजनीलका लखनऊ क्रम 202236/031856

आवेदन संख्या 202201041027370

लेख या कार्य-पत्र प्रस्तुत करने का तिनांक 2022-06-20 00 00 00

प्रस्तुतकर्ता या धारणी का नाम सुनील कुमार वर्मा

लेख का प्रकार विवरण पत्र

निष्पत्त की धनराशि 37600 / 4066704.00

1. रजिस्ट्रीकरण शुल्क 40670
2. प्रतिनिधित्व शुल्क 100
3. निरीक्षण या न्याय शुल्क
4. मुद्रा के अधिप्रदायी करण विवरण शुल्क
5. कर्मीधन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 40770

शुल्क प्रस्तुत करने का तिनांक 2022-06-20 00 00 00

दिनांक जब लेख प्रतिनिधि या न्याय

प्रमाण पत्र वापस करने के लिए तैयार होगा 2022 06-20 00 00 00

रजिस्ट्रीकरण अधिकांश के हस्ताक्षर

350

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVERNMENT OF INDIA

KAMLESH SINGH

RAMJANTA SINGH

05/12/1969

Permanent Account Number

BAUPS8382Q

Signature



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No. 2017/93116/19609

To
कमलेश सिंह
Kamlesh Singh
C/O Krishna Prasad Singh
1/54 Vivak Khari
Gomtinagar
Gomtinagar
Bakshi Ka Talab Lucknow
Uttar Pradesh 226010
9621120248

04/09/2014

168247065



ML682470659FT



आपका आधार क्रमांक / Your Aadhaar No. :

9595 5753 2481

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India



कमलेश सिंह
Kamlesh Singh
जन्म तिथि / DOB 05/12/1969
पुरुष / Male



9595 5753 2481

आधार - आम आदमी का अधिकार



भारत सरकार



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



3789 8795 4800
VID : 9137 0111

आधार - आम आ

EMPOWE ID: 11

पता:
S/O: राम नरेश झा, भागलपुर, बिहार
राधा कृष्ण मंडिर, लक्ष्मण, केंद्र
असम प्रदेश - 226001

Address :
S/O: Ram Narayn Jha, BAGANATHIPUR, BIHAR
RADHA KRISHNA MANDIR,
LAKSHMAN, KENDRA
Assam Pradesh - 226001

3789 8795 4800

VID : 9137 0156 5817 8817

1947
1800 300 1947

help@citizen.gov.in

www.citizen.gov.in

(B)



भारत सरकार
GOVERNMENT OF INDIA



सुनील कुमार वर्मा
Sunil Kumar Verma
जन्म तिथि/DOB: 04/11/1972
पुरुष/ MALE
Mobile No: 9458420200



6797 9896 4563
VID : 9130 0698 3420 2136

MERA AADHAAR, MERI PEHCHAN

JUDICIAL SERVICE

MOBILE NUMBER- 94584 20200



आधार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O राम सागर वर्मा, जे 7 सर्क्यूट हाउस कॉलोनी, बरेली,
बरेली, बरेली,
उत्तर प्रदेश - 243001

Address :
S/O Ram Sagar Verma,
J 7 circuit house colony,
bareilly, Bareilly,
Bareilly,
Uttar Pradesh - 243001

6797 9896 4563


1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

C-403

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
SUNIL KUMAR VERMA		
RAM SAGAR VERMA		
04/11/1972		
Permanent Account Number		
ACRPV6567A		
Signature		

JUDICIAL SERVICE

MOBILE NUMBER- 94584 20200

**HIGH COURT OF JUDICATURE AT ALLAHABAD
(DISTRICT & SESSION COURT - BAREILLY)**



NAME : SUNIL KUMAR VERMA
ID NO : UP6009
DESIGNATION : ADDITIONAL DIST. & SESSIONS JUDGE

JUDGE

Signature of Candidate



District & Sessions Judge

700917

3174101
24.11.12

BLOOD GROUP
AB+

Date of Birth : 04.11.1972
Father's Name : LATE SHRI RAM SAGAR VERMA
Permanent Address : 1/27, AWAS VIKAS COLONY
DISTT-BARABANKI (U.P.)
Present Address : J-10, CIRCUIT HOUSE COLONY
BAREILLY (U.P.)
Contact No. : 9412761517 9458420200

lalitress



भारत सरकार
Government of India

देवेंद्र नाथ सिंह
Devendra Nath Singh
जन्म तिथि / DOB: 01/07/1972
आम / Male



2580 0627 1536

- आम आदमी का अधिकार

Judicial Service

94509 31554

Devendra Nath Singh

Unique Identification Authority of India

पता
संबोधित राघु नाथ सिंह जे-16
जुडिस कम्प्लेंट्स अन्वयणन नगर कोत
अलीगढ़ अलीगढ़ उत्तर प्रदेश
202001

Address
S/O Raghunath Singh J-16
Jude Complaint Mahkma
Nagar Kot Ali Ghat A part UP
Pradesh 202001

2580 0627 1536

1947
1800 300 1547

1947
1800 300 1547

1947
1800 300 1547

Witness



भारत सरकार
GOVERNMENT OF INDIA



राकेश कुमार
Rakesh Kumar
DOB: 01-06-1975
Gender: Male



9427 2486 0868

आधार - आम आदमी का अधिकार

Rakesh Kumar

ADVOCATE

Mobile Number- 99353 73304



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O सिया राम, बी / 194, नियर
मंदिर, साउथ सिटी, लखनऊ, बी एर ए
उनिवर्सिटी, लखनऊ, उत्तर प्रदेश,
226025

Address:
S/o Siya Ram, B / 194, Near
Mandir, South City, Lucknow, B R A
University, Lucknow, Uttar
Pradesh, 226025



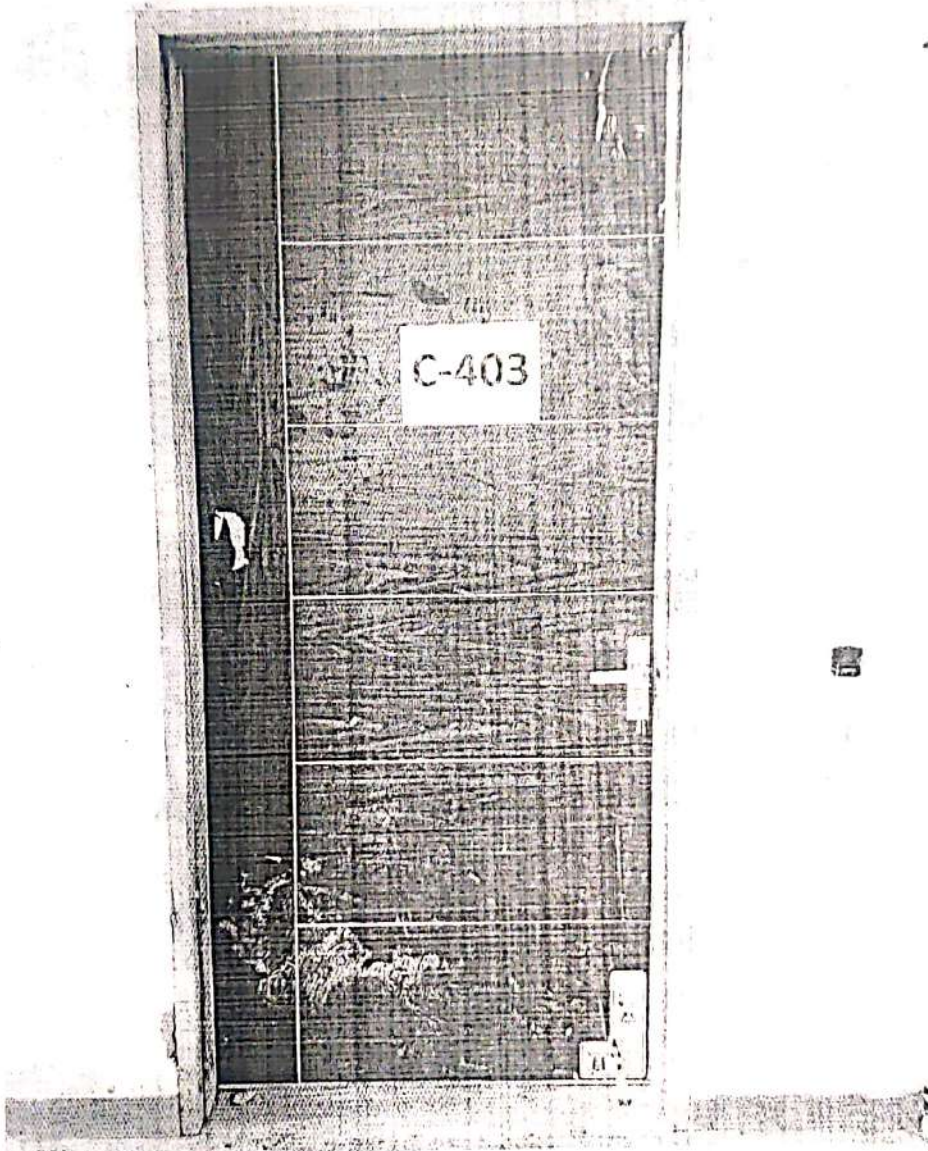
1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

Photograph Of Property



VENDOR

Shree Shradha Converse Private Limited

Holkumar
Authorized Signatory

OWNER

Ansal Properties & Infrastructure Ltd.

[Signature]
Authorized Signatory

VENDEE

[Signature]



Shree Shikha
Mok Kumar
Authorized Signatory



Authorized Signatory



Infrastructure



BRIEF DETAILS OF SALE DEED

1. Type of property : Residential
2. Mohalla : Sushant Golf City (Sector-B)
3. Property Details : Flat No. C-403, Fourth Floor, Tower-C, The Grace, situated at Sector-B, Adjoining CBD Area, Sushant Golf City, Sultanpur Road, Lucknow, (U.P.)
4. Measurement Unit : Square Meter
5. Area of Property : Built-Up/Covered area 1380 Sq. Ft. i.e 128.20 Sq. Mtr., Carpet Area 1099 Sq. Ft. i.e 102.10 Sq. Mtr. and Super Area 1575 Sq. ft. i.e 146.32 Sq. Mtr.
6. Situation of Road : More than 100 (Hundred) Mts. Away from Amar Shaheed Path and Sultanpur Road.
7. Other Description : Group Housing situated at above 18 (Eighteen) Mtr. wide road and at corner.
8. Sale Consideration : Rs. 37,60,075/-
9. Market Value : Rs. 40,66,704/-
10. Stamp Duty : Rs. 2,85,000/-

Shree Shikha Colonisers Private Limited

Mok Kumar
Authorized Signatory

Ansal Properties & Infrastructure Ltd

Authorized Signatory

Authorized Signatory

No. of First Party: 1	No. of Second Party: 1	No. of Third Party: 1
Details of Vendor	Details of owner	Details of Vendee
Shree Shraddha Colonisers Private Limited a company incorporated under the provisions of the Companies Act 1956, having its registered address 1st Floor, Raja Ram Kumar Plaza, 75, Hazratganj, Lucknow, U.P.-226001 through its Authorized signatory Alok Kumar son of Sri Beni Madhav Ram.	Ansal Properties & Infrastructure Ltd. having its registered office at 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi -110001 and branch/local office at 2nd Floor, Shopping Square-2, Sector-D, Sushant Golf City, Lucknow, U.P.-226030 through its authorized signatories Mr. Kamlesh Singh son of Mr. Ramjann Singh and Mr. Neeraj Jha son of Mr. Ram Naresh Jha.	Mr. Sunil Kumar Verma Son of Late Sri Ram Sagar Verma resident of 1/27, Awasthi Vikas Colony, District- Barabanki, U.P.- 225003.

SALE DEED

This DEED OF SALE is made at Lucknow on this 20th day of June, 2022.

BETWEEN

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

AND

Ansal Properties & Infrastructure Ltd., (PAN-AAACA0006D) a company incorporated under the companies Act 1956, having its registered office at 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi -110001 and branch/local office at 2nd Floor, Shopping

Shree Shraddha Colonisers Private Limited
Alok Kumar
Authorized Signatory

Ansal Properties
[Signature]
Authorized Signatory

[Signature]

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

AND

Mr. Sunil Kumar Verma Son of Late Sri Ram Sagar Verma resident of 1/27, Awas Vikas Colony, District- Barabanki, U.P.-225003 (hereinafter referred to as the "**Vendee**", which expression shall include his/her/their heirs, executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) **in the capacity of purchaser of the Flat**, of the other part.

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

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

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

AND WHEREAS the Government of Uttar Pradesh has, under its State Housing Policy, announced a policy, to promote and

Shree Shradha Colonisers Private Limited

Mok Kumar
Authorised Signatory

Ansal Properties & Infrastructure

Authorised Signatory

facilitate private sector participation in developing Hi-Tech Townships with world-class infrastructure.

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

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

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

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

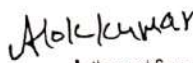
AND WHEREAS that the land uses of the proposed site conforms to the development of Hi-Tech Township as per the master plan of Lucknow 2031.

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


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

AND WHEREAS that the vendor vides the MOU dated

Shree Shradha Colonisers Private Limited


Authorised Signatory

Ansal Properties & Infrastructure Ltd.


Authorised Signatory

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

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

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

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

(a) That the vendor is the absolute owner of the **Flat No. C-403, Fourth Floor, Tower-C, measuring Built-Up/Covered area 1380.00 Sq. Ft. i.e 128.20 Sq. Mtr., Carpet Area 1099.00 Sq. Ft. i.e 102.10 Sq. Mtr. and Super Area 1575.00 Sq. ft. i.e 146.32 Sq. Mtr., Situated at The Grace, Sector-B, Adjoining CBD Area, Sushant Golf City, Sultanpur Road, Lucknow, U.P.-226030** (hereinafter referred as the "said FLAT") and no one else besides the Vendor has any right, claim, lien, interest or concern whatsoever on the said FLAT and the Vendor have full right and absolute authority and right to sell and transfer

Shree Staradoka Colonisers Private Limited

Alok Kumar
Authorised Signatory

Ansal Properties & Infrastructure Ltd.

[Signature]
Authorised Signatory

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

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

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

(d) That the Vendor shall keep the Vendee harmless and indemnified from all losses and damages in case the above declarations or any part thereof is found to be false or incorrect and/or otherwise for any reason, whatsoever.

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

AND WHEREAS upon the aforementioned declaration and assurances of the Vendor and assurance of Owner as a confirming party to the title of land, the Vendor hereby sells and the Vendee hereby purchases the said FLAT for consideration of Rs. 37,60,075/- (Rupees Thirty Seven Lac, Sixty Thousand And Seventy Five Only) on the terms and conditions mentioned herein under:

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

Shree Shradha Colonisers Private Limited

Alok Kumar
Authorised Signatory

Ansal Properties & Infrastructure Ltd

[Signature]
Authorised Signatory

1. That the vendee has paid the entire sale consideration to the vendor of Rs. 37,60,075/- (Rupees Thirty Seven Lac, Sixty Thousand And Seventy Five Only) and Vendor hereby admits and acknowledges to have received the entire sale consideration as per the schedule of payment mentioned at the end.
2. That the Vendor hereby absolutely sells conveys transfers and assigns the **Flat No. C-403, Fourth Floor, Tower-C, measuring Built-Up/Covered area 1380.00 Sq. Ft. i.e 128.20 Sq. Mtr., Carpet Area 1099.00 Sq. Ft. i.e 102.10 Sq. Mtr. and Super Area 1575.00 Sq. ft. i.e 146.32 Sq. Mtr., Situated at The Grace, Sector-B, Adjoining CBD Area, Sushant Golf City, Sultanpur Road, Lucknow, U.P.-226030** along with all the rights of ownership, possession, interest, easement and privileges appurtenant to the said FLAT to have and to hold the same unto the Vendee absolutely and forever.
3. That the Fire Fighting Equipment and Fire Prevention Measures which are required within the Apartment and which become necessary on account of any interior decoration/partition or heat load created by the Vendee shall be installed by the Vendee himself/herself/themselves at his/her/their own cost and he/she/they shall obtain necessary permission in this regard from the concerned authority/ authorities.
4. That Fire Safety Measures have been provided as per the existing Fire Safety Code/ Regulations. If due to subsequent Legislation/ Government orders or directives or guidelines or if deemed necessary by the Vendor, any further fire safety measures are undertaken, the proportionate charges in respect thereof shall also be payable on demand by the Vendee.
5. That the upkeep and maintenance of the Said Flat shall be arranged by the Vendor for this purpose the Vendee shall pay the monthly charges as may be fixed from time to time by the Society/ Resident Welfare Association or its nominee and shall deposit with the society one time sinking fund as per rules.
6. That Liability of owner is strictly restricted to the title of the land all related liabilities towards the land only and with regards to quality of construction, area of unit, sale consideration etc. shall be the responsibility of the vendor.

Shree Shradha Colonisers Private Limited

Atal Kumar
Authorised Signatory

Ansai Properties & Infrastructure

Authorised Signatory

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

Sri Sri Sradha Colonisers Private Limited

Mol Kumar

Ansal Properties & Infrastructure Ltd

Authorised



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

Shree Shraddha Colonisers Private Limited

Alok Kumar
Authorised Signatory

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

Shree Sharda Colonnade Private Limited

Mohit Kumar
Authorised Signatory

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

Shree Shraddha Colartisers Private Limited

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Authorised Signatory

Ansal Properties & Infrastructure Ltd

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Authorised Signatory

2000 m²

- exterior of the Building or common areas and shall not change the color scheme of the outer walls or printing of the exterior side of the doors and windows etc. or carry out any change in the exterior elevation, architectural features and design.
29. That Vendee has taken the possession of the Flat and fully satisfied and acknowledge the same.
 30. That the Vendee shall have electric, telephone, water and other services connections at their own cost and expenses without disturbing the permanent structure (s) and facade of the said property/building.
 31. That the Vendee shall pay all taxes/premiums/rates/or other charges as may be required by the local/municipal or other authorities. If any authority /body charge the same from the Vendor, the same shall be recovered by the Vendor from the Vendee.
 32. That the Vendee will abide by all laws, bye-laws, rules, and regulation of the Govt./Local bodies/maintenance agency/ society / Resident Welfare Association and/or any other authorities and shall attend answer and be responsible for all deviation failure or breach of any of the condition of bye-laws or laws or rules and regulations and keep the Vendor indemnified, secure and harmless against all costs consequences and damages arising due to breach and /or non-compliance of the said bye-laws /regulation by the Vendee.
 33. That it is understood by the parties that the said Flat exists in area which is going to be occupied by several other occupants. To safeguard the common object of all other occupants certain conditions as imposed by this deed on the Vendee are essential so as to protect the rights of all the occupants.
 34. That it is mutually agreed that save and except in respect of the said flat hereby agreed to be acquired by the Vendee, shall have no claim, right, title or interest of any nature or kind whatsoever except right of ingress/ egress over in respect of land, open spaces and all or any of the common areas such as lobbies, staircase, lifts, corridors, which shall remain the property of the Vendor.
 35. That the Vendee undertakes to abide by all the laws, rules and regulations or any law as may be made applicable to the Apartments, Storage Spaces, Car Parking Spaces, Other Common areas, facilities and amenities.

Shree Shradha Colonisers Private Limited

Mohit Kumar
Authorised Signatory

Ansal Properties & Infrastructure Ltd

Authorised Signatory

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

Shree Shradha Colonisers Private Limited

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43. That the Vendor shall have the right to recover any increased amount of compensation payable to Lucknow Development Authority, Lucknow or any other authorities in future on account of decisions of Courts/ Tribunals for the land acquired/ resumed and Transferred to the Developer by the State Government, Lucknow Development Authority, Lucknow and the same shall be recoverable from the Vendee of the said flat as and when intimated to them. This amount shall also include the cost of litigation incurred by the Vendor and/ or Lucknow Development Authority, Lucknow. That if any major city level infrastructure charges (such as embankment, ring road, flyover, metro etc. is provided by the Lucknow Development Authority, Lucknow, U.P State Electricity Board or any other authority (ies) of the Central Government/ State Government during the project period, consequent to which the proposed township will be directly or indirectly benefited), they are levied on the Vendor, Vendee shall pay proportionate charges of such infrastructure on pro-rata basis to the Vendor, as and when demanded by the Vendee.
44. That the VENDEE confirm that he/she/they has/have understood each and every clause/covenant of the Sale deed and its legal implications thereon have clearly understood his/her/their obligations and liabilities and the Vendors obligations and limitations as set forth in the sale deed. The Vendee shall keep the Vendor and its agents and representative, estate and effects, indemnified and harmless against any loss or damages that the Vendor may suffer as a result of non-observance or non-performance of the covenants and conditions in the Deed.
45. That the Vendee from the date of the execution of this deed has become exclusive owner of the Said flat hereby sold.
46. That the Vendee shall not do any act or thing which may cause any damage to the lower adjoining or upper portion (said flats) of the said flat hereby sold or shall never cause any hindrance or obstruction in the enjoyment and use of the said upper or adjoining and lower portion of the said flat hereby sold by their respective Owners.
47. That all the passages, exits, entrances open space and staircase or other facilities by their very nature are to be utilized and enjoyed

~~State Government Lucknow Development Authority~~

A. K. Kumar
Authorized Signatory

Ansai Properties & Infrastructure Ltd

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Authorized

[Signature]

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- commonly.
48. That all the rates, taxes and liabilities accrued and payable after the execution of this deed in respect of the said flat hereby sold shall be exclusive liability of the Vendee hereto and the Vendor shall not be liable for the same.
49. The said flat transferred under this deed is in a multi storied residential Group Housing building which is not exist at any Segment Road. The Grace project is situated on more than 18.00 mt. wide road and the project is at corner hence after 10% enhancement applicable rate for land area is Rs. 26,400/- per sq. mtr. That Proportionate land of the flat is 44.90 sq. mtr. for stamp duty purpose, so as per applicable rate for Sushant Golf City, the land value comes to 44.90 Sq. Mt. x Rs. 26400 = Rs. 11,85,360/-. Since in the said Flat Building, facility of Swimming Pool, Club exists, so considering it as Premium Flat, The value of construction of Built up area of flat is 128.20 Sq. Mtr x 26,000/- = Rs. 33,33,200/-. Thus the total value of the covered area and proportionate land of Flat comes to Rs. 45,18,560/-, and the said flat is on Fourth Floor so after 10% rebate value comes to Rs. 40,66,704/- which is its market value, hence stamp duty of Rs. 2,85,000/- is being paid on market value which is higher than sale consideration by the Vendee accordingly.
50. That the Vendee shall bear expenses of stamp duty, registration charges, legal fee, and other expenses in connection with the execution and registration of this deed.

SCHEDULE OF PROPERTY

Flat No. C-403, Fourth Floor, Tower-C, measuring Built-Up/Covered area 1380.00 Sq. Ft. i.e 128.20 Sq. Mtr., Carpet Area 1099.00 Sq. Ft. i.e 102.10 Sq. Mtr. and Super Area 1575.00 Sq. ft. i.e 146.32 Sq. Mtr., Situated at The Grace, Sector-B, Adjoining CBD Area, Sushant Golf City, Sultanpur Road, Lucknow, U.P.-226030 which is bounded as:-

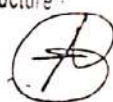
Shree Shraddha Colonisers Private Limited

Mohd Kumar

Author

Ansal Properties & Infrastructure

[Signature]
Author



[Handwritten signature]

आवेदन सं: 202201041027370

चित्रण पत्र

वही सं: 1

रजिस्ट्रेशन सं: 21879

वर्ष: 2022

प्रतिफल- 3760075 स्टाम्प शुल्क- 285000 बाजारी मूल्य - 4066704 पंजीकरण शुल्क - 40670 प्रतिनिधित्व शुल्क - 100 वेग : 40770

श्री सुनील कुमार वर्मा,
पुत्र श्री स्व० राम सागर वर्मा
व्यवसाय : नौकरी
निवासी: जे 7 सर्किट हाउस कालोनी बरेली

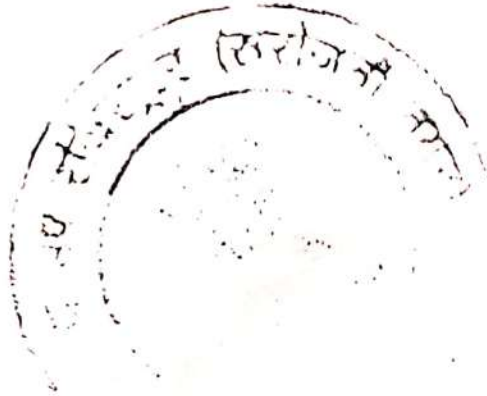
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ने यह लेखपत्र इस कार्यालय में दिनांक 20/06/2022 एव 01:14:40 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रेशन एवं अधिवक्ता के हस्ताक्षर

रजि. वि. सं.
प्रति निबंधन संसाधन-
वर्ष सं.
20/06/2022
श्रीम. प्रदीप सिंह
अधीनस्थ अधिकारी
20/06/2022



BOUNDARIES

East	- Open to Sky.
West	- Flat No.-C/402.
North	- Tower-B.
South	- Flat No.-C/404.

SCHEDULE OF PAYMENT

(Inclusive of taxes)

1. Rs. 4,00,000/- through Cheque No.- 782883 of State Bank of India, Vikas Bhawan, Bulandshahar dated-24.10.2018.
2. Rs. 1,00,000/- through Cheque No.- 782884 of State Bank of India, Vikas Bhawan, Bulandshahar dated-24.10.2018.
3. Rs. 9,00,000/- through Cheque No.- 782887 of State Bank of India, Vikas Bhawan, Bulandshahar dated-19.11.2018.
4. Rs. 6,00,000/- through Cheque No.- 782886 of State Bank of India, Vikas Bhawan, Bulandshahar dated-19.11.2018.
5. Rs. 1,85,000/- through Fund transfer from Customer dated-10.01.2019.
6. Rs. 15,34,660/- through RTGS/NEFT with UTR No.- CNRBR52019011100667378 dated-11.01.2019.
7. Rs. 1,92,346/- through Fund transfer from Canara Bank with Ref: No.- P265210128761079 dated-22.09.2021.
8. Rs. 3,65,153/- through RTGS/NEFT with UTR No.- SBIN522158011270 dated-07.06.2022.

Thus Vendor has received Rs. 42,77,159/- inclusive of GST/Service Tax and other charges after deducting the taxes and other charges actual sale consideration comes to Rs. 37,60,075/- and Vendor acknowledges the receipt thereof.

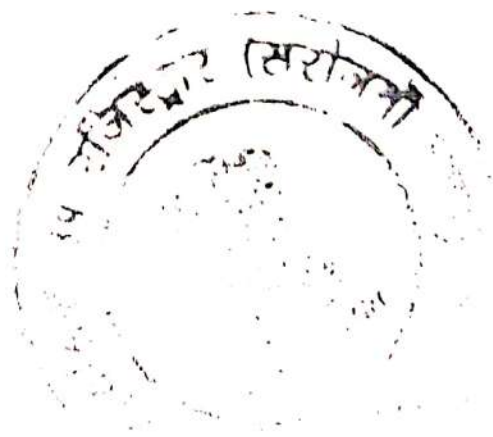
State Straddle Colonizers Private Limited

Mohd. Umar
Authorised Signatory

Ansal Properties & Infrastructure Ltd.

[Signature]
Authorised Signatory

सिद्धि लि. ४
अपि लि. ३०२०२२
२०/०६/२०२२
सिद्धि लि. ४
अपि लि. ३०२०२२
२०/०६/२०२२



IN WITNESS WHEREOF, the Vendor, Owner and Vendee have set their respective hands with healthy and free mind on these present on the day, month, and year First above written in presence of the following witnesses.

WITNESSES:-



1. *Devendra Nath Singh*
Mr. Devendra Nath Singh
S/o Sri Raghu Nath Singh
R/o A/802, The Grace Apartment
Sector-B, Sushant Golf City
Lucknow, U.P.-226030

Authorised Signatory

Rakesh Kumar
Authorised Signatory

VENDOR
PAN - AAQCS5890M



Ansal Properties & Infrastructure L

Authorised Signatory

OWNER
PAN - AAACA0005D



2. *Rakesh Kumar*
Mr. Rakesh Kumar
S/o Sri Siya Ram
R/o B-194, South City
Raibareilly Road,
Lucknow, U.P.-226025

Authorised Signatory

VENDEE
PAN - ACRPV6567A



Typed by :

Vikas Kumar
(Vikas)

Composed by :

Vishwanath Yadav
(Vishwanath Yadav)
Advocate

पृष्ठ सं०: 1

रजिस्ट्रेशन सं०: 21879

वर्ष: 2022

निष्पादन लेखपत्र बाद सुनने व समझने भ्रजमुन व प्राप्त धनराशि क प्रलेखानुसार उक्त

चिक्रेता: 1

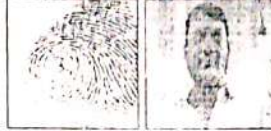
श्री श्री श्रद्धा कोलोनइजर्स प्राइवेट लिमिटेड के द्वारा आलोक कुमार, पुत्र श्री बेनी माधव राम

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

व्यवसाय: नौकरी

चिक्रेता: 2

Mole Kumar



श्री अंसल प्रापर्टीज एंड इन्फ्रास्ट्रक्चर लिमिटेड के द्वारा कमलेश सिंह, पुत्र श्री राम जय सिंह

निवासी: 115, अंसल भवन, 16, कन्दूबा गंधी मार्ग, नई दिल्ली

व्यवसाय: नौकरी

चिक्रेता: 3

[Signature]



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

निवासी: 115, अंसल भवन, 16, कन्दूबा गंधी मार्ग, नई दिल्ली

व्यवसाय: नौकरी

चिक्रेता: 1

[Signature]



श्री सुनील कुमार वर्मा, पुत्र श्री स्व० राम सागर वर्मा

निवासी: जे 7 रॉकिट हाउस कालोनी बोली

व्यवसाय: नौकरी

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

[Signature]



श्री देवेन्द्र नाथ सिंह, पुत्र श्री खुनाथ सिंह

निवासी: 0/802 टी ग्रेस अपार्टमेंट सेक्टर-बी इंदिरा गांधी रोड सिटी लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता : 2

Deo Nath Singh



श्री राकेश कुमार, पुत्र श्री सियाराम

निवासी: बी/194 नियम मन्दिरे साउथ सिटी बी अर ए एनिवर्सिटी लखनऊ

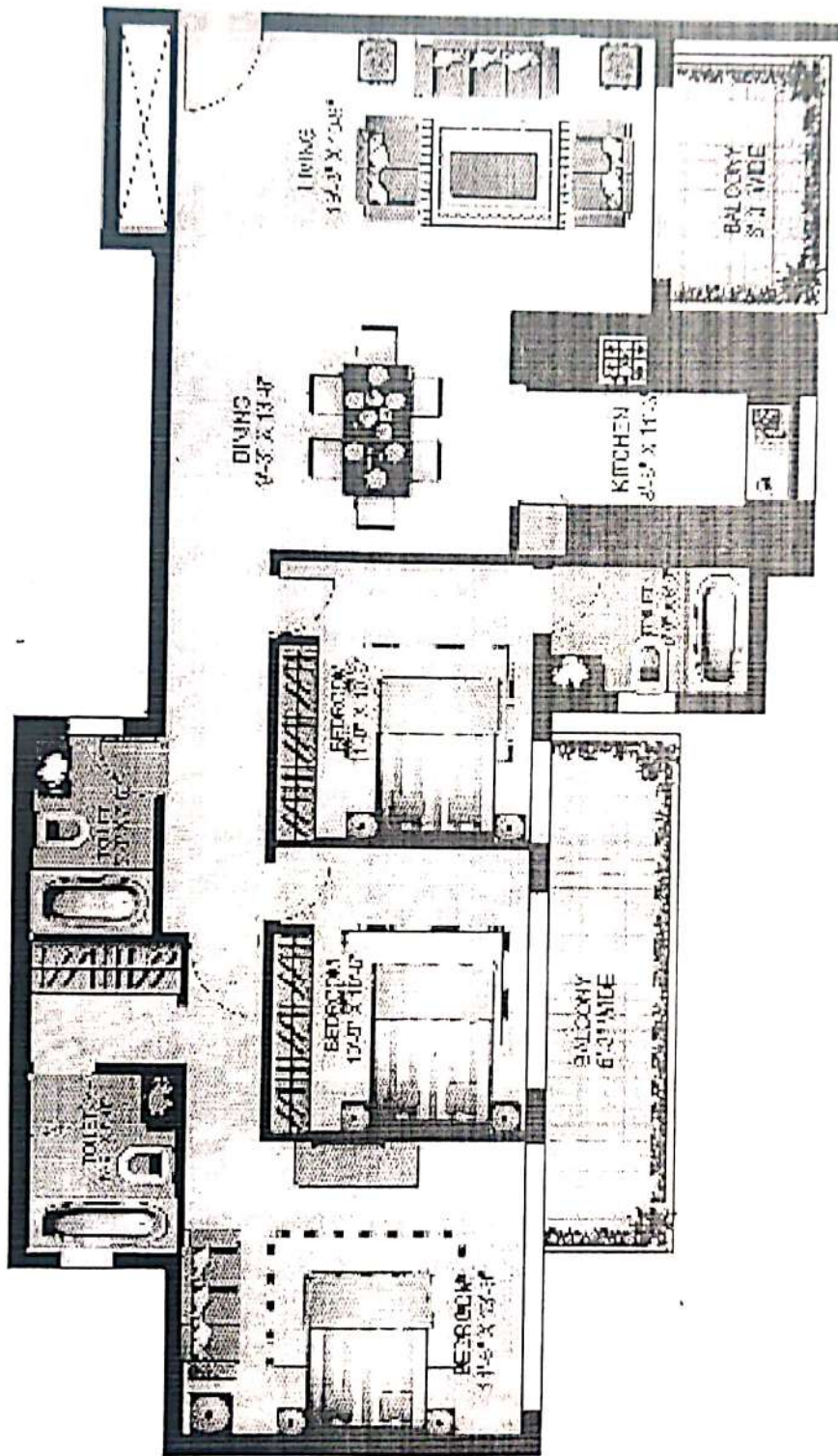
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ने की। प्रत्यक्षतः भद्र साक्षियों के निशान आंगुले नियमानुसार लिए गए है।
टिप्पणी : माननीय उच्च न्यायालय दिल्ली के निर्णय दिनांक 24-09-2019 से पक्षकारों को अवगत कराये हुए नियमानुसार निवन्धन की कार्यवाही की गयी है।

रजिस्ट्रार अखिलेश कुमार



3 BHK 1575 Sq. Ft. / 146.32 Sq. Mtr.

Sree Shradha Colonisers Private Limited

Alok Kumar
Authorised

Ansal Properties & Infrastructure Ltd

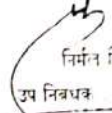
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Authorised Signatory

1575 sq ft

आवेदन सं०: 202201041027370

बही संख्या 1 जिल्द संख्या 8790 के पृष्ठ 353 से 390 तक क्रमांक 21879 पर दिनांक 20/06/2022 को
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


सिमीन सिंह
उप निबंधक, मुंबई नगर
लखनऊ
20/06/2022

