

INDIA NON JUDICIAL

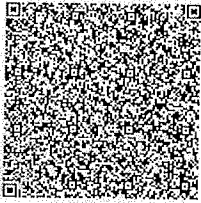
1972123

Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP36667710159337V	₹3,15,000
Certificate Issued Date	: 16-Jun-2023 04:20 PM	
Account Reference	: SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN	
Unique Doc. Reference	: SUBIN-UPUPSHCIL0168167907831263V	
Purchased by	: GYAN PRAKASH TIWARI	
Description of Document	: Article 23 Conveyance	
Property Description	: PLOT NO.PCP-S4-P2-E008,AT PINTAIL PARK CITY (PH-1 PLOTS) UNDER VILL-BAKKAS,SULTANPUR ROAD,LUCKNOW.	
Consideration Price (Rs.)	:	
First Party	: PINTAIL INFRACON LLP	
Second Party	: GYAN PRAKASH TIWARI	
Stamp Duty Paid By	: GYAN PRAKASH TIWARI	
Stamp Duty Amount(Rs.)	: 3,15,000 (Three Lakh Fifteen Thousand only)	

₹3,15,000



बनामा लेणसं... 1972123
 कया गया स्टाम्प... 3,15,000/-
 ईंविंसं... 101501
 दिनांक... 21/7/2023 को समायोजित
 किया गया

उप निबन्धक
 मोहनलालगंज (सखनऊ)
 24/6/23

Please write or type below this line

IN-UP36667710159337V

STAMP PAPER USED
 at Registrar (Mohanlalganj)
 Lucknow U.P.

Handwritten signature

PINTAIL INFRACON LLP
Signature
 Authorised Signatory

Pintail Realty Developers Pvt. Ltd.
Signature
 Authorised Signatory

PINTAIL INFRACON LLP
Signature
 Authorised Signatory

RD 0002016431

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcisstamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.

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रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक मोहनलालगं लखनऊ क्रम 2023232031448

आवेदन संख्या : 202300822029684

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2023-06-24 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम जान प्रकाश तिवारी

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 6420128 / 1826000.00

1. रजिस्ट्रीकरण शुल्क 64210

2. प्रतिलिपिकरण शुल्क 100

3. निरीक्षण या तलाश शुल्क

4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भत्ता

1 से 6 तक का योग 64310

शुल्क वसूल करने का दिनांक 2023-06-24 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2023-06-24 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



Aman Kumar Chaurasia
Asst. Manager (Customer Service)
Employee Code : PIPL42

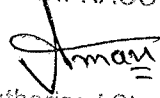
Blood Group : B+
Emergency No. : 9839029146

PINTAIL INFRACON LLP

Office Address :
PINTAIL PARK CITY
NEAR HCL I.T. City, Sultanpur Road, Lucknow
Ph. : 0522-4963000 | E-mail : info@pintail.co.in
Website : www.pintail.co.in



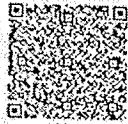
PINTAIL INFRACON LLP


Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AATFP8087D

नाम / Name
PINTAIL INFRACON LLP

निगमन/गठन की तारीख
Date of Incorporation / Formation
14/02/2017

31032017

PINTAIL INFRACON LLP

Authorised Signator



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY DESIGNATED PARTNERS OF PINTAIL INFRACON LLP IN THE MEETING HELD ON THURSDAY 03RD DAY OF FEBRUARY, 2023 AT 11:00 AM AT THE SITE OFFICE OF THE LLP SITUATED AT PINTAIL PARK CITY, NEAR HCL IT CITY, OPPOSITE AMUL DAIRY, SULTANPUR ROAD, LUCKNOW-226002.

“RESOLVED THAT the Designated Partners of the LLP has accorded their consent to authorise Mrs. Madhulika Singh (Aadhar No: 416358120125) , Mr. Sumit Jaiswal (Aadhar No:223307807497) , Mr Aman Chaurasia (Aadhar : 961013211379) as authorised signatory to sign and execute the requisite Conveyance Deed/sale deed and such other documents as related thereto as may be found necessary, modify or amend the documents so executed where necessary and present the documents so signed by them on behalf of the LLP for registration before the Registrar or Sub-Registrar office, Lucknow, Uttar Pradesh and admit execution of the documents and do all such other acts deeds and things as are incidental or consequential thereto.

Specimen Signatures of Authorised Signatory:

S.No	Name	Specimen Signatures
1.	Mrs Madhulika Singh	
2.	Mr Sumit Jaiswal	
3.	Mr Aman Chaurasia	

CERTIFIED TRUE COPY
For & on Behalf of PINTAIL INFRACON LLP

RAJAT SAHAI
(DPIN: 02282207)
DESIGNATED PARTNER

RAVI PRAKASH PANDEY
(DPIN:03117237)
DESIGNATED PARTNER




PINTAIL REALTY DEVELOPERS PRIVATE LIMITED

UNI WORLD CITY HEIGHTS, TOWER NO. 8, FLAT NO. 0102, NEW TOWN RAJARHAT, KOLKATA WB 700160
CIN: U45206WB2005PTC103399, E-mail: pin.tails@punjabnagar.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY BOARD OF DIRECTORS OF PINTAIL REALTY DEVELOPERS PRIVATE LIMITED IN THE MEETING HELD ON THURSDAY 03RD DAY OF FEBRUARY, 2023 AT 2:00 PM AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT UNIWORLD CITY HEIGHTS, TOWER NO. 8, FLAT NO. 0102, NEW TOWN RAJARHAT, KOLKATA 700160 IN.

"RESOLVED THAT the consent of the Board of Directors of the company be and is hereby accorded to authorize Mrs. Madhulika Singh (Adhar No: 416358120125), Mr. Sumit Jaiswal (Adhar No:223307807497), Mr. Aman Chaurasia (Adhar: 961013211379) as an authorized signatory to sign and execute the requisite Conveyance Deed/sale deed and such other documents as related thereto as may be found necessary, modify or amend the documents so executed where necessary and present the documents so signed by them on behalf of the company for registration before the Registrar or Sub-Registrar office, Lucknow, Uttar Pradesh and admit execution of the documents and do all such other acts deeds and things as are incidental or consequential thereto.

Specimen Signatures of Authorised Signatory:

S. No	Name	Specimen Signatures
1.	Mrs. Madhulika Singh	
2.	Mr. Sumit Jaiswal	
3.	Mr Aman Chaurasia	

CERTIFIED TRUE COPY

For & on Behalf of PINTAIL REALTY DEVELOPERS PRIVATE LIMITED



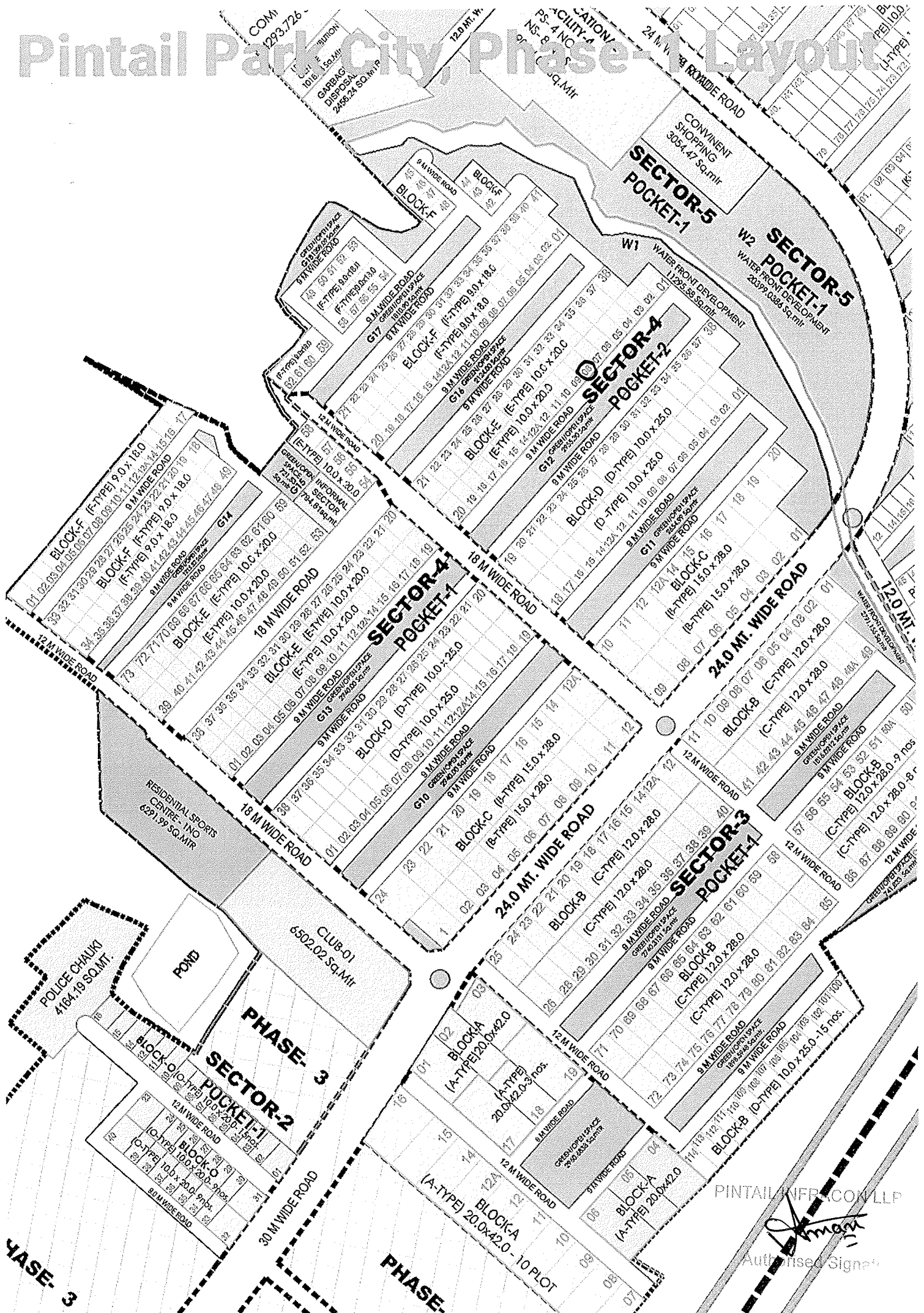
AMIT RAMESH RISHI
(DIN: 08587432)
DIRECTOR





LUKE BENEDICT FERNANDEZ
(DIN: 01110174)
DIRECTOR

Pintail Park City, Phase 1 Layout



PINTAIL INFRACON LLP

Authorised Signatory



भारत सरकार
GOVERNMENT OF INDIA

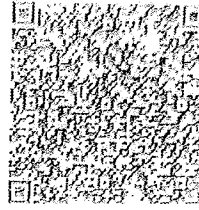
Gyan Prakash Tiwari

साम प्रवेश तिथि

जन्म तिथि/DOB:

13-01-1983

पुरुष / MALE



2044 8026 5105

- आस आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता

संशोधित, श्रीराम विचारी, ए-13, जज्ज
कंपाउंड, के.के.अस्पताल के पास, रिजर्व बैंक
कोलोनी, लखनऊ-2, लखनऊ, उत्तर प्रदेश,
पिन कोड-226016

Address:

SO Shreeram Tiwari, A-13, Judges
Compound, Near K.K.Hospital, K/99
Bank Colony, Lucknow, Lucknow
Uttar Pradesh-226016



1817
1810 800 9867

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 301

अविभाज्य विभागीय

INCOME TAX DEPARTMENT

GYAN PRAKASH TIWARI

SRIRAM TIWARI

13/01/1983

Permanent Account Number

AFWPT2401H

Gyan Prakash

Tiwari

13/01/1983

भारत सरकार

GOVT. OF INDIA

Added

21072007



भारत सरकार

Government of India



Issue Date: 12/09/2017



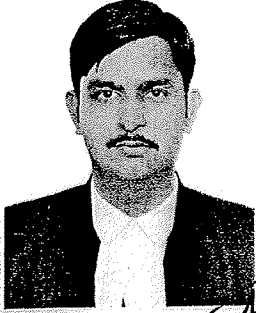
अभिषेक शर्मा

Abhishok Sharma

जन्म तिथि / DOB : 21/04/1994

पुरुष / MALE

2037 3189 5043



मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण

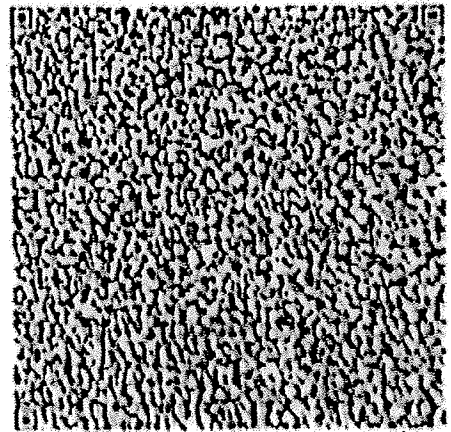
Unique Identification Authority of India



Print Date: 17/10/2020

पता: आत्मज: दयानंद शर्मा, 194, नज़दीक रेलवे
स्टेशन रोड, फ़्रीगंज, बहराइच, बहराइच, उत्तर
प्रदेश, 271801

Address: S/O: Dayanand Sharma, 194, near
railway station road, frooganj, Bahraich,
Bahraich, Uttar Pradesh, 271801



2037 3189 5043



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www.uidai.gov.in



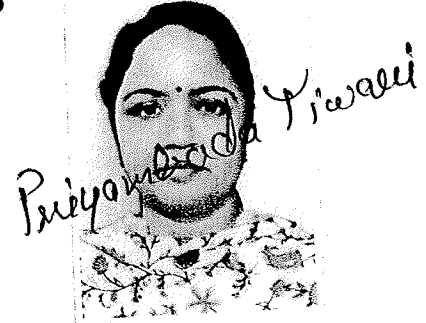
भारत सरकार
Government of India



17/12/1985



प्रियम्बदा तिवारी
Priyambada Tiwari
जन्म तिथि/DOB: 17/12/1985
महिला/ FEMALE



3713 7160 0457

VID : 9113 9247 4120 6631

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

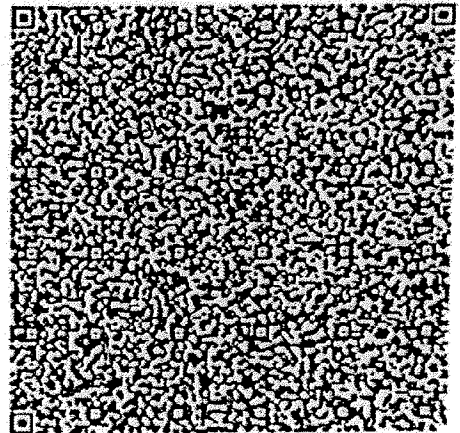


पता:

द्वारा: ज्ञान प्रकाश तिवारी, 922/2, सी सी रोड, रामनाथ
देवरीया, देवरीया ख़ास, देवरीया,
उत्तर प्रदेश - 274001

Address:

C/O: Gyan Prakash Tiwari, 922/2, c c road,
ramnath deoria, Deoria Khas, Deoria,
Uttar Pradesh - 274001



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VID : 9113 9247 4120 6631



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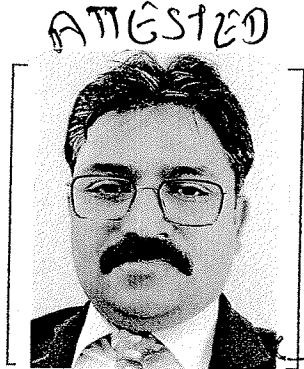
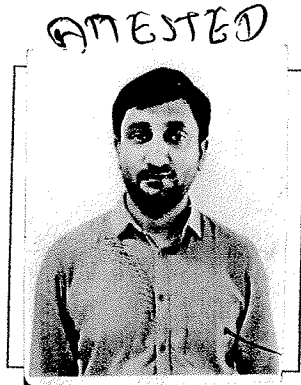


help@uidai.gov.in



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(3)



TYPE OF PROPERTY : Residential - Plot
DETAILS OF PROPERTY : Plot No: PCP-S4-P2-E008
(Pintail Park City-Phase 1 Plots)
VILLAGE & WARD / PARGANA : Bakkas, Mohanlalganj - Lucknow
SIZE : 200 Sq. Mtr.
LOCATION : More than 200 Meter from
Sultanpur Road
SALE CONSIDERATION : INR 64,20,128/-
GOVERNMENT VALUE : INR 18,26,000/-
TOTAL STAMP DUTY : INR 4,55,140/-
STAMP DUTY COLLECTED AT THE TIME OF
AGREEMENT : INR 1,30,040/-
STAMP DUTY AT THE TIME OF
CONVEYANCE DEED : INR 3,25,100/-
OTHER DETAILS : 9 Meter Wide Road & Park Facing

Bounded By

On or towards the East : 9 Meter wide Road
On or towards the West: : Plot No: PCP- S4-P2-E033
On or towards the North: : Plot No: PCP- S4-P2-E007
On or towards the South : Plot No: PCP- S4-P2-E009

PINTAIL INFRACON LLP

Authorized Signatory

Pintail Realty Developers Pvt. Ltd.

Authorized Signatory

PINTAIL INFRACON LLP

Authorized Signatory





(4)

THIS DEED OF CONVEYANCE (here in after referred to as the 'Conveyance Deed') is made and executed at Lucknow, Uttar Pradesh, on this **24th day of June, 2023**.

BY

1. **Pintail Infracon LLP**, a limited liability partnership incorporated under the LLP Act 2008, having its registered office at G-40, Jangpura Extension, Birbal Park, New Delhi-110014, (PAN AATFP8087D) (LLPIN-AAI-5601), acting through its authorized signatory **Mr. Aman Chaurasia (Aadhar No.961013211379) S/o Mr. Ashok Kumar Chaurasia** authorized vide Authorization Letter dated **03/02/2023** hereinafter referred to as the "**Promoter**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors and permitted assigns) of the **ONE PART**;
2. **M/s Pintail Realty Developers Pvt. Ltd.**, a company incorporated under the Companies Act, 1956 and validly existing under the Companies Act, 2013 with its registered office at UNIWORLD CITY – HEIGHTS, TOWER NO.8, FLAT NO.0102, NEW TOWN RAJARHAT, KOLKATA, WB-700160 (here in after referred to as the "**Licensee**", which expression shall, unless repugnant to the context, be deemed to mean and include its successors and permitted assigns) **OF THE SECOND PART**, acting through its duly constituted attorney viz .Pintail Infracon LLP;
3. **The entities specified in Schedule I** hereto (hereinafter called the "**Owners**", which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their respective, successors-in-interest and permitted assigns in case of body corporates and legal heirs, legal representatives, executors, administrators, successors and permitted assigns) of the **THIRD PART** acting through their duly constituted attorney viz. Pintail Infracon LLP.

IN FAVOUR OF

4. **Mr. Gyan Prakash Tiwari (PAN No. AFWPT2401H) (Aadhar No. 204480265105) S/o Mr. Sriram Tiwari, aged about 40 years, resident of 13/6, C.C. Road, Ramnath Deoria, Deoria, Uttar Pradesh-274001**, hereinafter called the "**Vendee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns) of the **FOURTH PART**.

The Promoter, Licensee, Owners and Vendee shall hereinafter collectively be referred to as the "**Parties**" and individually as a "**Party**". The Promoter, the Licensee and the Owners shall collectively be referred to as the "**Vendors**".

PINTAIL INFRACON LLP

Authorized Signatory

Pintail Realty Developers Pvt. Ltd.

Authorized Signatory

PINTAIL INFRACON LLP



WHEREAS:

- A. The Promoter is in the process of developing an integrated township project on a land parcel admeasuring 200 acres under the name and style of "PINTAIL PARK CITY" in phases. The current phase of Pintail Park City project namely **Pintail Park City (Phase1 Plots)**, referred to as the "**Project**", and is being developed as an integral part of the integrated township project.
- B. The Promoter has entered into a consortium MOU dated **14 October 2015** with Pintail Realty Developers Pvt. Ltd. (formerly known as Arindam Sekhar Garments Marketing Pvt. Ltd.) and the Owners, for the purpose of execution of the integrated township Project, including land assembly, DPR, clearances, development, maintenance & management of services and disposal of property which consortium MOU was supplemented vide consortium MOU dated **2 November 2015**, consortium addendum agreement dated **17 February 2017** and consortium addendum agreement dated **21 March 2018** (the aforesaid agreements shall hereinafter collectively be referred to as the "**Consortium Agreement**"). Each of the aforesaid agreements are registered with the Sub Registrar, Tehsil-Mohanlalganj, Lucknow as per the following details

S.No.	Description of the Document	Date of Execution	Registration Details
1	Consortium MOU	14/10/2015	699
2	Consortium MOU	02/11/2015	740
3	Consortium Addendum Agreement	17/02/2017	79
4	Consortium Addendum Agreement	21/03/2018	187

- C. The initial 2 consortium MoUs were submitted to the Lucknow Development Authority pursuant to which a license bearing number 137/VC/EE/HTIG/2015 dated 2 November 2015 (hereinafter referred to as the "**License**") was issued by Lucknow Development Authority for development of the integrated township project. The consortium addendum agreements were also submitted with Lucknow Development Authority subsequently.
- D. The Promoter, Owners and the Licensee have entered into a Revenue Sharing Agreement dated 13 March 2018 (hereinafter referred to as the "**Development Agreement**"). The Development Agreement is registered with the Sub Registrar, Tehsil-Mohanlalganj, Lucknow as Document number 163 on 13/03/2018.
- E. The Promoter has obtained approval of the layout plan in respect of the Project from Lucknow Development Authority vide Permit No. 42758, dated 26 September 2017 (hereinafter referred to as the "**Approved Plan**").
- F. The Promoter has registered the Project under the provisions of the RERA Act with the Uttar Pradesh Real Estate Regulatory Authority at Lucknow on 16 March 2018 under registration no.

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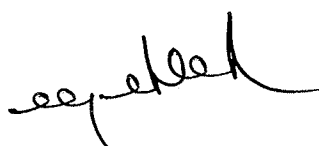


Authorised Signatory

Pintail Realty Developers Pvt. Ltd.



Authorised Signatory



PINTAIL INFRACON LLP





(6)

UPRERAPRJ15457. The details of the Project are available at the website of the Authority at www.uprera.gov.in;

- G. The Vendee had applied and had been allotted the Demised Plot vide allotment letter dated **16 January, 2020**. Subsequently, the Vendors and the Vendee had entered in to the Agreement for Sale for sale/purchase of the Demised Plot, which is registered with the Sub-Registrar, Tehsil–Mohanlalganj, Lucknow as Document Number **10150** on **31.07.2020**. The Vendee undertakes and confirms that it shall continue to abide by the terms and conditions of the Agreement for Sale.
- H. The Vendee has perused all the relevant documents, as setout above, and is fully satisfied with the rights and obligations of the Vendors in respect of the Project. It is only after satisfying itself regarding the interest, title and rights of the Vendors in the Project, the Vendee had agreed to purchase the Demised Plot.
- I. The Vendee is fully satisfied and has no claim of any nature whatsoever regarding the Demised Plot. The Vendee confirms that the area of the Demised Plot is **200 sq.meters/239.20** sq. yards based on the joint measurement under taken by Promoter and the Vendee.
- J. The Vendee further understands the financial and legal implications of entering into this Conveyance Deed and has sought independent legal and financial advise in this regard.
- K. The Vendee has confirmed to the Vendors that it is entering into this Conveyance Deed with the full knowledge of all the laws, rules, regulations, notifications etc. applicable to the Project, Demised Plot and in particular the terms and conditions contained in this Conveyance Deed. The Vendee has further confirmed that it has clearly understood its rights, duties, responsibilities, obligations under each and every clause of this Conveyance Deed.

DEFINITIONS

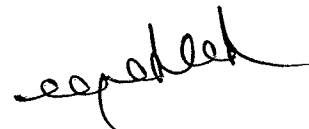
- (i) “**Agreement for Sale**” shall mean the agreement for sale dated **31.07.2020**, executed between the Parties in relation to the Demised Plot which is duly registered with the Sub Registrar, Tehsil–Mohanlalganj, Lucknow as document number **10150** on **31.07.2020**.
- (ii) “**Association of Plot Owners**” shall mean an association or society or a cooperative society, as the case may be, of the plot owners which shall be formed for the maintenance of Common Areas and Facilities as provided in the Project.
- (iii) “**City Development Charges (CDC)**” means the charges for external development levied/leviable with respect to the Project (by whatever name called or in whatever form) with all such conditions imposed by the Competent Authority and includes any further increase in such charges with regard to the future demand/assessment payments from Local Municipal/Development Authorities.
- (iv) “**Common Areas and Facilities**” means such Common Areas and Facilities within the Project for common use of all the owners of the plots there in.
- (v) “**Competent Authority**” means the local authority or any authority created or established under

PINTAIL INFRACON LLP


Authorised Signatory

Pintail Realty Developers Pvt. Ltd.


Authorised Signatory



PINTAIL INFRACON LLP





(7)

any law for the time being in force by the appropriate Government which exercises authority over land under its jurisdiction and has powers to give permission for development of such immovable property.

- (vi) "Demised Plot" means the plot more particularly specified in Annexure-1 of this Deed.
- (vii) "IFMS" means Interest Free Maintenance Security@179.40/- per sq. mtr or 150/- per sq. yard of the area of the Demised Plot.
- (viii) "Maintenance Agency" means agency which shall carry out the maintenance and upkeep of the Project.
- (ix) "Maintenance Agreement" means the maintenance agreement executed amongst the Maintenance Agency and the Vendee for maintenance of the Project.
- (x) "Maintenance Charges" means the periodic charges payable by the Vendee to the Maintenance Agency. The details of Maintenance Charges and the mechanism of its payment shall be more elaborately described in the Maintenance Agreement.
- (xi) "Project" shall mean the **Pintail Park City (Phase 1 Plots)**;
- (xii) "RERA Act" means the Real Estate (Regulation and Development) Act, 2016 (16of2016) as amended from time to time;
- (xiii) "Rules" mean the Uttar Pradesh Real Estate (Regulation and Development) Rules,2016as amended from time to time or any other rules issued by the State Government of Uttar Pradesh or anybody constituted by it including the UP Real Estate Regulatory Authority;
- (xiv) "Total Price" shall mean the total price of the Unit set out in Schedule II of this Conveyance Deed.

NOW, THIS CONVEYANCE DEED WITNESSETH AS FOLLOWS:

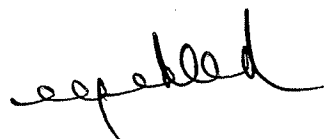
1. In consideration of the Total Price which has been paid by the Vendee and received by the Promoter as per details set out in Schedule II hereto and in accordance with the terms of this Conveyance Deed, the Vendors do hereby convey, sell, transfer, and assign absolutely to the Vendee by way of sale, the Demised Plot and all their respective rights, title and interests therein, free and clear of all encumbrances.
2. Now its will be lawful for the Vendee for all times hereafter to enter upon the Demised Plot and hold and enjoy the same and every part there of without any interruption, disturbance, claim or demand from the Vendors subject to the terms and conditions of this Conveyance Deed. 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

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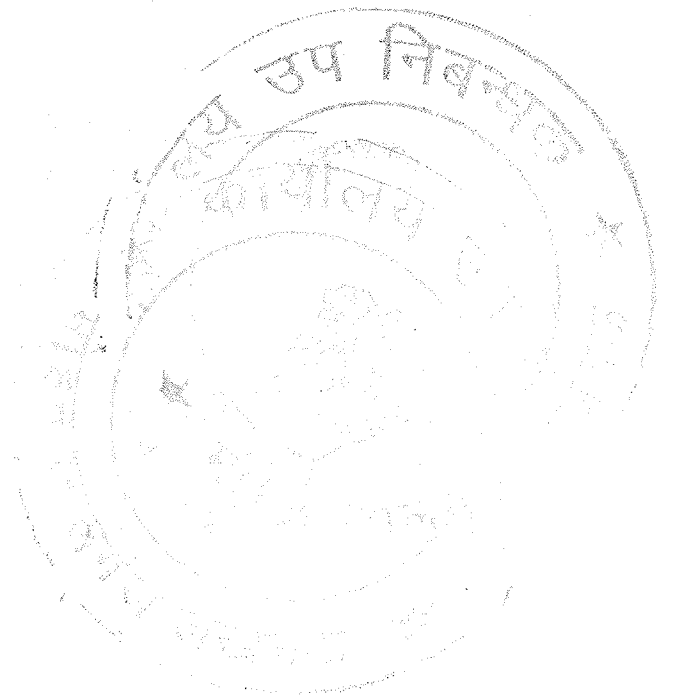
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assuring the Demised Plot unto the Vendee in the manner mentioned in this Conveyance Deed. The Vendors covenant that this Conveyance Deed is executed in its entirety and that the Promoter has received Total Price of the Demised Plot. The Vendors acknowledge that the Vendee is not required to pay any amount so the Owners or the Licensee and they shall be paid by the Promoter as per their mutual arrangement to which the Vendee is not privy.

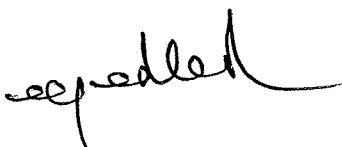
3. The Vendors confirm that the Total Price is inclusive of all charges except Interest Free Maintenance Security (IFMS), Connection Charges, charges towards Club Membership, GST, other cess, levies, and charges and monthly maintenance charges. The Vendee agrees and undertakes that any amount/s legally and statutorily payable due to permitted increases/revisions in CDC/EEC by any statutory authority subsequent to the execution of the Conveyance Deed but relatable to the period prior to or after the execution of this Conveyance Deed shall be borne and paid by the Vendee. In the event the aforesaid charges are levied on the Project, the Vendee shall pay the same on pro rata basis. The determination of the pro rate share of such charges payable by the Vendee shall be made by the Promoter and the same shall be binding on the Vendee. The Vendee affirms that if such increased CDC/EEC/Other charges are not paid, the Vendee shall be responsible and liable for all cost and consequences for such non-payment including for all actions as are available to the Vendors as per applicable law. As per the Agreement for Sale, the price of the Demised Unit was inclusive of Interest Free Maintenance Security & Connection Charges of Water, Sewer and Electricity however, these components have been excluded from the Total Price for the purpose of this Conveyance Deed.
4. The Parties hereby covenant that all liabilities relating to/arising out of Goods & Services Tax (GST), additional taxes, cesses, levy, rate or charge of any kind attributable to the Demised Plot in future as a consequence of any order/demand of the Government, Statutory body, Municipal Corporation/ Council and/ or any Centre/ State Authority, if applicable and legally leviable to the extent of the area of the Demised Plot shall also be paid by the Vendee.
5. The Vendee understands and is aware that a bandh is being developed on the banks of river Gomti to safeguard surrounding areas, from future flooding and Bandha Shulka is being charged by the State Government of Uttar Pradesh. The Vendee has paid INR **1,59,068/- (Rupees One Lakh Fifty Nine Thousand Sixty Eight Only)** as its share of the Bandha Shulka to the Promoter. The Vendee further undertakes to pay all amounts demanded by the State Government of Uttar Pradesh as future Bandha Shulka whether the demand is made upon the Vendee and / or the Promoter.
6. The Promoter has simultaneously with the execution of this Conveyance Deed handed over to the Vendee vacant and peaceful physical possession of the Demised Plot. The Vendee shall be entitled to exercise all rights of absolute ownership and possession in or related to the Demised Plot without any reference to or obstruction or objections from the Vendors or anyone claiming through or under them.
7. The Vendee shall have no right, title or interest over any area in the Project other than the Demised

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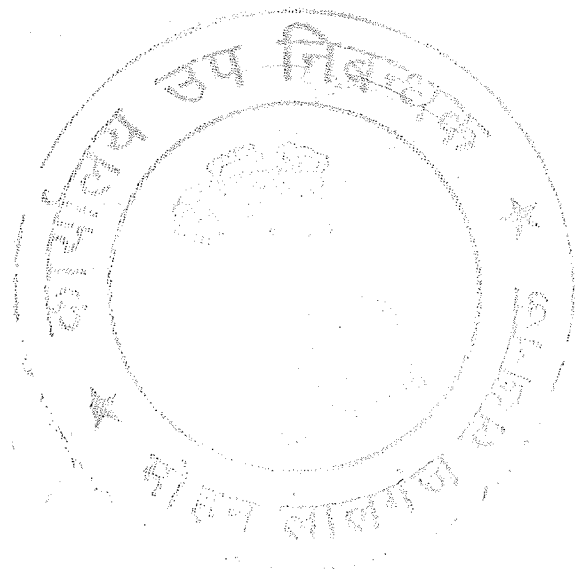
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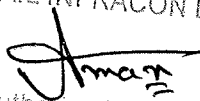


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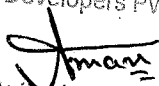
Plot and such other areas shall be under the exclusive ownership and possession of the Promoter who shall have the absolute right and entitlement to deal with such areas as per its unfettered discretion without any interference or impediment from the Vendee.


8. The Vendee accepts and acknowledges that the Promoter shall be carrying out developmental/construction activities now and for many years in future in the Project and that the Vendee shall not raise any objection or make any claims on account of inconvenience, which may be suffered by the Vendee due to such developmental/construction or its incidental/related activities in the Project and the integrated township project.
9. The Vendee undertakes and covenants to subscribe to the membership of the club which may be developed by the Promoter as a part of the Project and further undertakes and covenants to pay the one time as well as yearly club membership charges to the Promoter/ a nominated agency appointed by the Promoter to manage the operations of the said club. The Vendee undertakes and covenants to enter into a separate agreement in relation to subscribing to the membership of the club which may be developed by the Promoter as a part of the Project.
10. The Promoter shall remove all defects in title, if any, of the Vendors to the Demised Plot.
11. The Vendee acknowledges and confirms that the Vendee has read and understood the RERA Act and Rules and the implications there of in relation to the various provisions of the Conveyance Deed and the Vendee is in full agreement with the provisions of this Conveyance Deed in relation to the RERA Act and Rules and shall comply as and when applicable and from time to time with the provisions of the RERA Act and Rules or any statutory amendments or modifications thereof or the provisions of any other applicable law(s).
12. The Vendee undertakes to join any Association of Plot Owners which shall be the incharge of the maintenance of the Project once maintenance of the Project is handed over to them by the Promoter pursuant to the relevant provisions of the RERA Act and pay any fees, charges thereof and complete such documentation and formalities as may be deemed necessary for this purpose.
13. The Vendors acknowledge that the Vendee has paid the IFMS which shall be handed over by the Promoter to the Association of Plot Owners at the time of handover of the maintenance of the Project to such association.
14. The Parties acknowledge that the maintenance charges for 2 (two) years from the date of offer for possession of the Demised Plot has been paid by the Vendee to the Promoter which shall be utilized in terms of the Maintenance Agreement. In the event, the Association of Plot Owners is not constituted within a period of 2 (two) years hereof, the Maintenance Agency shall be entitled to collect from the Vendee an amount equal to the amount of maintenance charges as per the Maintenance Agreement with such escalation as may be deemed appropriate by the Maintenance Agency. The amount of such escalation shall be decided by the Maintenance

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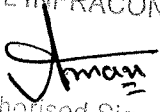




Agency and shall be binding on the Vendee.

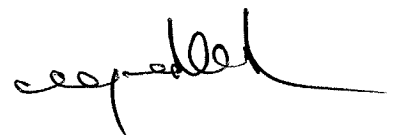
15. The Vendee agrees and undertakes to pay Maintenance Charges to the Maintenance Agency for the maintenance of the Common Areas and Facilities of the Project. The Vendee agrees to pay all such Maintenance Charges to the Maintenance Agency by way of a cheque / demand draft drawn in favour of such Maintenance Agency. In case, the Vendee fails to pay any maintenance bill then (a) the Vendee shall not be entitled to avail any maintenance services; and (b) shall be obligated to pay interest on the delayed amount @18% per annum compounded quarterly for the period of delay.
16. The Maintenance Agency may entrust the maintenance services, to be undertaken/carried out through any Person, as deemed fit at its sole discretion. The Vendee undertakes to pay all bills and charges as may be raised by the Maintenance Agency promptly and without any reminders, 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 Maintenance Charges. The Vendee undertakes to pay all the charges to the Maintenance Agency periodically and as and when demanded by the Maintenance Agency. The share so determined by the Maintenance Agency shall be final and binding on the Vendee. The Vendee confirms that the Maintenance Agency has the right of unrestricted access to all general and/or limited Common Areas and facilities as listed of Schedule-III of the Conveyance Deed, for providing the necessary maintenance services.
17. The elaborate details of the Maintenance Charges and maintenance services are set out in the Maintenance Agreement.
18. The Vendee acknowledges and confirms that the infrastructure facilities provided by the Competent Authority in the entire area in which the Project is located, is beyond the control of the Vendors/ Association of Plot Owners/ Maintenance Agency and the Vendee shall not have a right to raise any claim or dispute against the Vendors/ Association of Plot Owners/Maintenance Agency in respect of the facilities provided by the Competent Authority or any other statutory authorities.
19. The Vendee undertakes and agrees not to use the Demised Plot for any purpose other than residential or in a manner that may cause nuisance or annoyance to other occupants in the Project or for any commercial or illegal or immoral purpose or to do or suffer anything to be done in or around the Demised Plot which tends to cause damage to the property of the other occupants of plots/properties in the Project or in any manner interfere with the use thereof or of spaces, roads, parks, footpaths or amenities available for common use. The Vendee shall indemnify the Vendors/ Association of Plot Owners/Maintenance Agency against any penal action, damages or loss due to misuse by the Vendee.
20. The Vendee has understood that its rights with regard to the Demised Plot are limited to those mentioned in the Conveyance Deed, and the Vendee has not contracted with the Vendors for any other right of any nature whatsoever.

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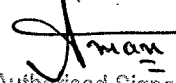


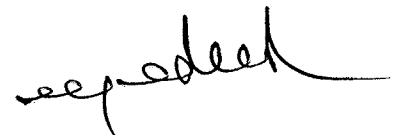
21. The Vendee acknowledges and agrees that the Promoter shall be carrying out extensive development / construction activities in the Project over a period of time. The Vendee understands and agrees that various structures / amenities / facilities, etc., comprising the Project, shall be completed in phases and the Vendee agrees not to raise any objection or make claim against the Promoter / Licensee / the Owners / Maintenance Agency on account of inconvenience, if any, due to such development activities. The Vendee also acknowledges and agrees that all facilities and amenities may not be developed at the time of execution of this Conveyance Deed and it undertakes not to raise any claim not to raise any objection or make claim against the Promoter / Licensee / the Owners / Maintenance Agency on account of any facility or amenity not being developed.
22. The Vendee undertakes that it shall develop / construct residential complex over the Demised Plot after obtaining all necessary approvals from concerned authorities and shall not create any kind of nuisance for the other occupants of the Project by encroaching upon of the roads, common areas, landscapes, green areas, walk ways, footpaths etc. or otherwise. The Vendee further undertakes, covenants and assures to the Vendors that it shall complete the construction of the residential complex over the Demised Plot within a period of five (5) years from the date of execution of this Conveyance Deed.
23. The Vendee confirms having borne and paid all expenses for the completion of the registration of this Conveyance Deed, including cost of stamp duty, registration and other incidental charges. This Conveyance Deed in respect of the transaction involved herein, is valued for the purpose of stamp duty at **Rs. 64,20,128/- (Indian Rupees Sixty Four Lakh Twenty Thousand One Hundred Twenty Eight Rupees Only.)** in terms of the Indian Stamp Act, 1899. 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 Demised Plot conveyed by this Conveyance Deed shall be exclusively borne by the Vendee and the Vendors accept no responsibility in this regard.
24. The Vendee acknowledges that if any clause of this Conveyance 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 is reasonably in consistent with the purpose of this Conveyance Deed and to the extent necessary to conform to the applicable laws. The remaining provisions of this Conveyance Deed shall remain valid and enforceable in law.
25. The Vendee confirms that all the obligations arising under this Conveyance Deed in respect of the Demised Plot shall equally be applicable and enforceable against any and all occupiers, tenants, licensees and/or subsequent purchasers of the Demised Plot as the said obligations go along with the Demised Plot for all intent and purposes and the Vendee assures the Vendors that the Vendee shall take sufficient steps to ensure the due performance in this regard.
26. 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.
27. This Conveyance Deed shall be read with the provisions of the Agreement for Sale and in the event

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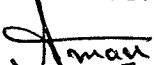

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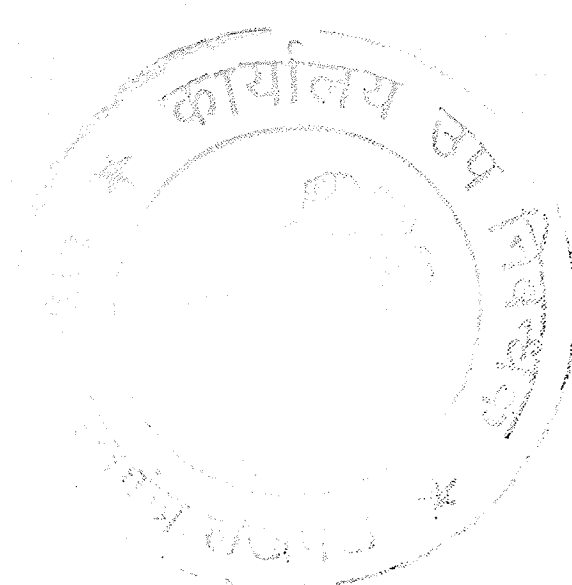
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of conflict between the provisions of the Agreement for Sale and the Conveyance Deed, the provisions of the Conveyance Deed shall prevail. The presence of a provision in one document and not in the other document shall not be deemed to be any conflict between the two documents.

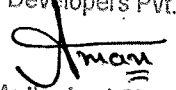
28. The Vendee agrees and understand that the terms and conditions of this Conveyance Deed may be modified / amended in accordance with any applicable directions/ orders which may be passed by any court of law, tribunal or commission, in compliance with applicable laws, upon final determination of the issues in the pending proceedings before Supreme Court and the Vendee agrees to execute the deed of amendment/ supplementary deed/ rectification deed modifying this Conveyance Deed if necessary in accordance with such final directions/orders and thereupon the Conveyance Deed would be deemed to have been executed in such modified form.
29. All or any disputes arising out or touching upon or in relation to the terms and conditions of this Conveyance Deed, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion.
30. The Courts at Lucknow alone shall have the sole jurisdiction to adjudicate upon all matters / issues / disputes arising from / connected to this Conveyance Deed between the Vendors and the Vendee.
31. That there is no construction on the demised plot and the area of demised plot is **200 sq. mtr.** The demised plot is situated more than 200 meters away from Amar Shaheed Path and Sultanpur Road. The demised plot is situated on **9-meter-wide road**, and the circle rate of the said area is fixed by the collector at **Rs. 8300/-** per sq. meter. Since the demised plot is situated in front of the park, hence enhancement of 10% of circle rate is also payable, which comes to **Rs. 9130/-** per sq. meter. Thus, the total value of demised plot admeasuring **200 sq. meter** comes to **Rs. 18,26,000/-**, which is less than the sales consideration of **Rs. 64,20,128/-**. Hence the stamp duty on sales consideration is payable at **Rs. 64,20,128/-** comes to **Rs. 4,55,140/- @ 7%** as per Government Notification Order No. S.V.K.N.-5-2756/11-2008-500(165)/2007 Lucknow dated 30.06.08 issued by Sansthagat Vitt, Kar Evam Nibandhan Anubhag-5, is being paid by the Vendee. Since a registered agreement to sale is executed between the Vendor and Vendee on **31.07.2020**, which is registered at the office of Sub-Registrar – Mohanlal Ganj, Lucknow vide Bahi No. 1, Jild No. **11691**, Pages **53 to 124** at S.No. **10150** registered on **31.07.2020**, in which the stamp duty of **Rs. 1,30,040/-** has been paid, hence after adjustment of such stamp duty, now balance stamp duty of **Rs. 3,25,100/-** is being paid in this Conveyance Deed by the Vendee i.e. **Rs. 3,15,000/-** through e-stamp Certificate No. **IN-UP36667710159337V** Dated **16.06.2023** and **Rs. 10,100/-** through e-stamp Certificate No. **IN-UP37803975313918V** Dated **17.06.2023**.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this DEED OF CONVEYANCE at Lucknow, Uttar Pradesh in the presence of attesting witness, signing as such on the day first above written.

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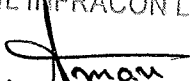

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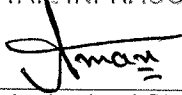




SIGNED AND DELIVERED BY THE WITHIN NAMED PROMOTER

For, Pintail Infracon LLP

PINTAIL INFRACON LLP




(Signature) Authorised Signatory
For, M/s. Pintail Infracon LLP
(Name)



SIGNED AND DELIVERED BY THE WITHIN NAMED OWNERS

For the Owners by their respective duly constituted Attorney M/s Pintail Infracon LLP

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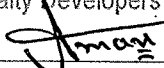
(Signature) Authorised Signatory
For, M/s. Pintail Infracon LLP
(Name)



SIGNED AND DELIVERED BY THE WITHIN NAMED LICENSEE

For, Pintail Realty Developers Pvt. Ltd.

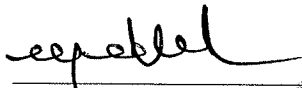
Pintail Realty Developers Pvt. Ltd.



(Signature) Authorised Signatory
For, Pintail Realty Developers Pvt. Ltd.
(Name)



SIGNED AND DELIVERED BY THE WITHIN NAMED VENDEE



Signature
Mr. Gyan Prakash Tiwari

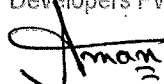


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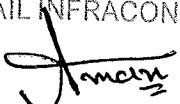
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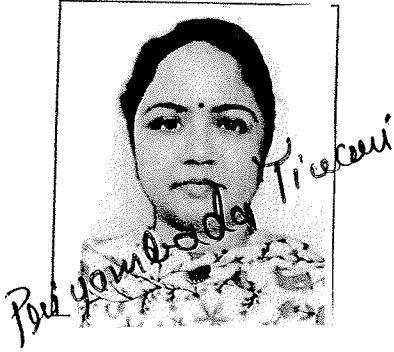




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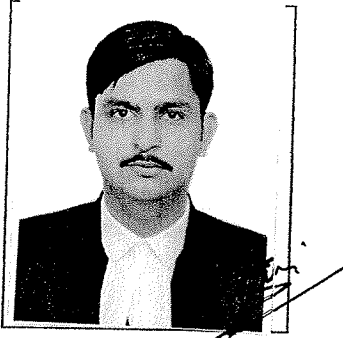
At Lucknow on 24.06.2023 in the presence of:

WITNESSES:



1. Signature Priyambada Tiwari

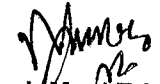
Name: Mrs. Priyambada Tiwari
W/o Sh. Gyan Prakash Tiwari
Address: 922/2, C.C. Road Ramnath Deoria,
Deoria Khas, Deoria, Uttar Pradesh-274001
Mobile: 8299796601



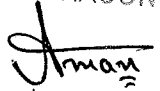
2. Signature _____

Name: Mr. Abhishek Sharma
D/o Sh. Dayanand Sharma
Address: 194, Near Railway Station Road,
Freeganj, Bahraich, Uttar Pradesh-271801
Mobile: 8896252368

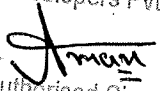
Drafted by:


(Mukesh Mani Tripathi)
(Advocate)
Collectorate, Lucknow, UP

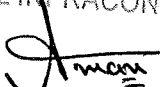
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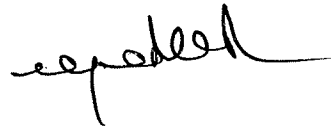

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Annexure-1

DESCRIPTION OF THE DEMISED PLOT

ALL THAT piece and parcel of land admeasuring **200** square meters, of the property known as under **Plot No: PCP-S4-P2-E008**, situated at "Pintail Park City (Phase 1 Plots)" situated at Sultanpur Road, Lucknow bounded as under:-

Unit No. : **PCP-S4-P2-E008**
Plot Area : **200 Square meters (239.20 Square yard)**

Bounded By

On or towards the East : **9 Meter wide Road**
On or towards the West: : **Plot No: PCP- S4-P2-E033**
On or towards the North: : **Plot No: PCP- S4-P2-E007**
On or towards the South : **Plot No: PCP- S4-P2-E009**

Dimension of Demised Plot: 10 Meter (Front) X 20 Meter (Depth)



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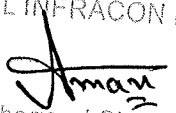
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SCHEDULE-I
DETAILS OF THE OWNERS

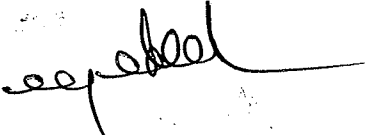
- [1] Aadesh Constructions Pvt. Ltd.
- [2] Pintail Infracon LLP
- [3] Ajay Kumar S/o Late Jagdish Prasad
- [4] Bliss Constructions Pvt. Ltd.
- [5] Dinesh S/o Phenku Ram
- [6] Mahal Constructions Pvt. Ltd.
- [7] Milaap Construction Pvt. Ltd.
- [8] Pintail Builders LLP
- [9] Pintail Constructions LLP
- [10] Pintail Infraheights LLP
- [11] Pintail Projects LLP
- [12] Pintail Realty Developers Pvt. Ltd.
- [13] Prasiddhi Constructions Pvt. Ltd.
- [14] Prayatna Constructions Pvt. Ltd.
- [15] RajKumar S/o Paltan
- [16] Satyendra Kumar S/o Late Jagdish Prasad
- [17] Sunder Lal S/o Ram Gopal
- [18] Vakratund Infrastructure Pvt. Ltd.
- [19] Krishna Infracity Pvt. Ltd.

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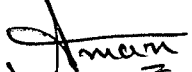

Authorised Signatory

Pintail Realty Developers Pvt. Ltd.


Authorised Signatory



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आवेदन सं०: 202300822029684

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 19721

वर्ष: 2023

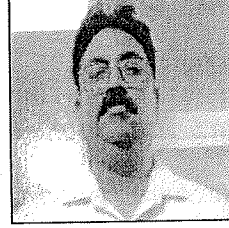
प्रतिफल- 6420128 स्टाम्प शुल्क- 325100 बाजारी मूल्य - 1826000 पंजीकरण शुल्क - 64210 प्रतिलिपिकरण शुल्क - 100 योग : 64310

श्री जान प्रकाश तिवारी ,

पुत्र श्री श्रीराम तिवारी

व्यवसाय : नौकरी

निवासी: 13/6, सी.सी. रोड, रामनाथ देवरिया, देवरिया, उ०प्र०-274001



ने यह लेखपत्र इस कार्यालय में दिनांक 24/06/2023 एवं 11:29:17 AM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सै० गाजी अब्बास प्रभारी
उप निबंधक : मोहनलालगंज

लखनऊ
24/06/2023

संजय कुमार गौतम
निबंधक लिपिक
24/06/2023

प्रिंट करें



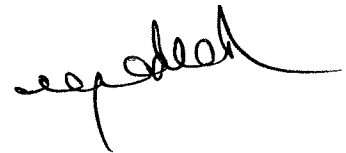
SCHEDULE-II
TOTAL PRICE-PAYMENT MECHANICS AND DETAILS

Name of Vendee : Mr. Gyan Prakash Tiwari
Unit No : PCP-S4-P2-E008
Unit Cost : 64,20,128.00
Total Received : 64,20,128.00

<u>Date</u>	<u>Amount(Rs.)</u>	<u>UTR/ChequeNo.</u>	<u>Drawn On</u>
20/Jan/2020	300,000.00	821255	PNB BANK
20/Jan/2020	200,000.00	821249	PNB BANK
03/Jun/2020	700,000.00	821264	Punjab & Sind Bank
22/Sep/2020	1,192,000.00	486910	ICICI Bank Ltd.
02/Jan/2021	598,000.00	499711	ICICI Bank Ltd.
09/Feb/2021	598,000.00	499768	ICICI Bank Ltd.
28/Apr/2021	598,000.00	499465	ICICI Bank Ltd.
26/Nov/2021	201,004.00	176675	ICICI Bank Ltd.
28/Apr/2022	598,000.00	177169	ICICI Bank Ltd.
11/Jul/2022	100,000.00	INFT000442586132	ICICI Bank Ltd.
11/Jul/2022	100,000.00	SBIN222192759237	STATEBANKOFINDIA
30/Aug/2022	400,000.00	BARBL22242259058	Bank of Baroda
30/Aug/2022	150,000.00	SBIN522242638930	STATE BANK OF INDIA
01/Sep/2022	100,000.00	BARBL22244286877	Bank of Baroda
09/Sep/2022	100,000.00	INFT/000487304533	ICICI Bank Ltd.
12/Sep/2022	100,000.00	000489403138	ICICI Bank Ltd.
14/Sep/2022	150,000.00	000490515481	ICICI Bank Ltd.
15/Sep/2022	100,000.00	225810115760	Punjab National Bank
14/Jun/2023	135,124.00	323791	ICICI Bank Ltd.
19/Jun/2023	64,201.00	AK03726671	TDS Payment

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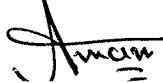

Authorised Signatory



Pintail Realty Developers Pvt. Ltd.


Authorised Signatory

PINTAIL INFRACON LLP



बही सं०: 1

रजिस्ट्रेशन सं०: 19721

वर्ष: 2023

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

विक्रेता: 1

श्री पिन्टेल इन्फ्रा कॉन एलएलपी के द्वारा अमन चौरसिया, पुत्र श्री
अशोक कुमार चौरसिया

निवासी: जी-40, जंगपुरा एक्स्टेंशन, बीरबल पार्क, नई दिल्ली -
110014

व्यवसाय: नौकरी

क्रेता: 1



श्री ज्ञान प्रकाश तिवारी, पुत्र श्री श्रीराम तिवारी

निवासी: 13/6, सी.सी. रोड, रामनाथ देवरिया, देवरिया, उ०प्र०-
274001

व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्रीमती प्रियम्बदा तिवारी, पत्नी श्री ज्ञान प्रकार तिवारी

निवासी: 922/2, सी.सी. रोड, रामनाथ देवरिया, देवरिया खास,
देवरिया, उ०प्र०-274001

व्यवसाय: गृहिणी

पहचानकर्ता: 2



श्री अभिषेक शर्मा, पुत्र श्री दयानंद शर्मा

निवासी: 194, नियर रेलवे स्टेशन रोड, फ्रीगंज, बहराइच, उ०प्र०-
271801

व्यवसाय: नौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

टिप्पणी:

से० गाजी अब्बास प्रभारी
उप निबंधक: मोहनलालगंज

लखनऊ
24/06/2023

संजय कुमार गौतम
निबंधक लिपिक लखनऊ
24/06/2023

प्रिंट करें

SCHEDULE-III

Common area" means:

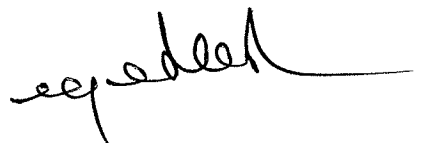
- (i) The parks, playground.
- (ii) The premises for the lodging of persons employed for the management of the property including accommodation for watch and ward staffs or for the lodging of community service personnel.
- (iii) Installations of central services such as electricity, gas, water and sanitation and incinerating, system for water conservation;
- (iv) The water tanks, sumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use;
- (v) All community and commercial facilities as provided in the Project; **Explanation:-** community & commercial facilities shall include only those facilities which have been provided as common areas in the Project.
- (vi) All other portion of the project necessary or convenient for its maintenance, safety, etc., and in common use.

PINTAIL INFRACON LLP

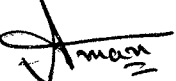

Authorised Signatory

Pintail Realty Developers Pvt. Ltd.


Authorised Signatory



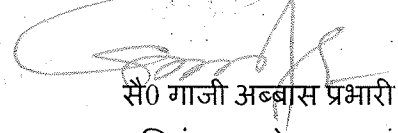
PINTAIL INFRACON LLP



आवेदन सं०: 202300822029684

बही संख्या 1 जिल्द संख्या 15631 के पृष्ठ 139 से 174 तक क्रमांक 19721 पर
दिनांक 24/06/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



से० गाजी अब्बास प्रभारी

उप निबंधक : मोहनलालगंज

लखनऊ

24/06/2023



