

1397/21

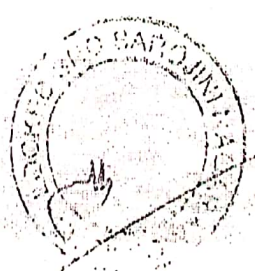


INDIA NON JUDICIAL Government of Uttar Pradesh


e-Stamp

सत्यमेव जयते


Certificate No.	: IN-UP23769370552011T
Certificate Issued Date	: 14-Jan-2021 05:03:PM
Account Reference	: NEWIMPACC (SV)/ up14168504/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUP1416850439945131134454T
Purchased by	: PUJA SINGH AND DHIRENDRA KUMAR
Description of Document	: Article 23 Conveyance
Property Description	: PLOT NO-138,KHASRA NO-457 SA FRIENDS COLONY PHASE-1 VILLAGE-HARIHARPUR LKO
Consideration Price (Rs.)	:
First Party	: SHRI BALAJI MAHARAJ INFRATECH PVT LTD
Second Party	: PUJA SINGH AND DHIRENDRA KUMAR
Stamp Duty Paid By	: PUJA SINGH AND DHIRENDRA KUMAR
Stamp Duty Amount(Rs.)	: 1,96,000 (One Lakh Ninety Six Thousand only)





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Shri Balaji Maharaj Infratech P. Ltd
Managing Director





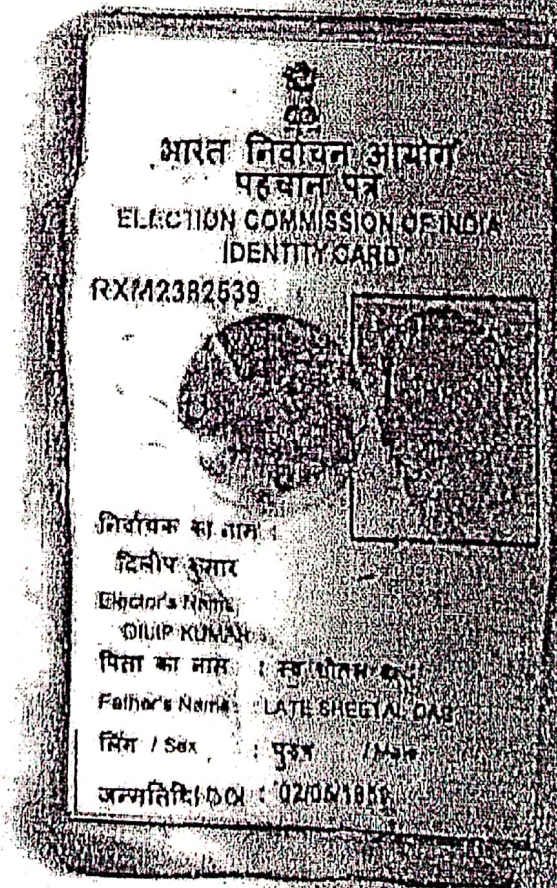
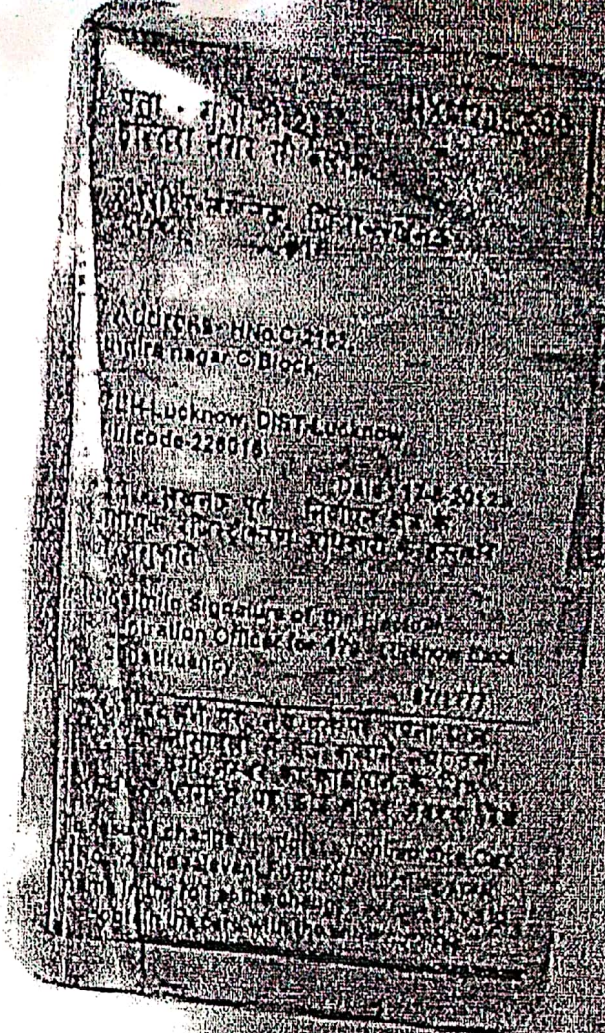




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Statutory Alert:

- The authenticity of this Stamp certificate should be verified at www.shcilestamp.com or use the Mobile App of Stock Holding.
- Any discrepancy in the details on this Certificate and as available on the website / Mobile App is invalid.
- The onus of checking the legitimacy is on the users of the certificate.



12



भारत सरकार

Government of India

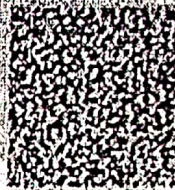


मनीष पाण्डेय

Manish Pandey

जन्म तिथि/DOB: 20/12/1989

पुल्ल/MALE



6846 7509 4143

मेरा आधार, मेरी पहचान

Manish



भारतीय रिजर्व बैंक अधिनियम, 1950

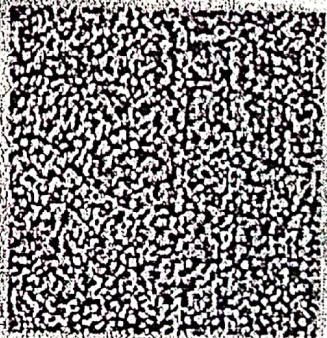
Reserve Bank of India

पता:

S/O: मनीष पाण्डेय, वार्ड नं-10 पाण्डेय बस्त, इटावा, तार
ता. इटावा, अहमदपुर खेरा, लखनऊ,
उत्तर प्रदेश - 227205

Address:

S/O: Manoj Pandey, WARD NO 10, pandey
COLA, ITAUNIA, NAGAR PANCHAYAT
ITAUNIA, Ahmedpur Khera, Lucknow,
Uttar Pradesh - 227205



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भारत सरकार

Government of India

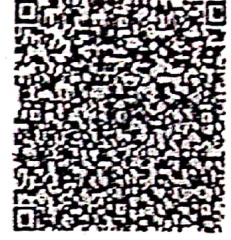


पूजा सिंह

Puja Singh

जन्म तिथि/ DOB: 06/07/1981

महिला / FEMALE



6451 1373 1034

मेरा आधार, मेरी पहचान



आधार

भारतीय पहचान प्राधिकरण

Unique Identification Authority of India

पता:

W/O धीरेन्द्र कुमार, 2/146 के विशेष
खंड गोमती नगर, गोमतीनगर,
लखनऊ,
उत्तर प्रदेश - 226010

Address:

W/O Dhirendra Kumar, 2/146 K
Vishesh Khand Gomti Nagar,
Gomtinagar, Lucknow,
Uttar Pradesh - 226010

6451 1373 1034



1947




help@uidai.gov.in

WWW


www.uidai.gov.in

Puja Singh
9450617943

SGV



शलेन्द्र कुमार सिंह
 Shalendra Kumar Singh
 जन्म तिथि / DOB: 23/05/1976
 पुरुष / MALE
 Mobile No.: 9416307888




4503 9418 5014

मेरा आधार, मेरी पहचान

Self Attested



 **आधार**


भारतीय जनसंघ पहचान प्राधिकरण
 NATIONAL AUTHORITY FOR BIOMETRIC IDENTIFICATION OF INDIA

Address: S/O Venkleshwar Narain Singh, 2/148K VISHESH KHAND GOMTI NAGAR, Lucknow, Lucknow, Uttar Pradesh - 226001

पता: S/O वेंकटेश्वर नारायण सिंह, 2/148के विशेष खंड गौरी नगर, लखनऊ, लखनऊ, उत्तर प्रदेश - 226001

Download Date: 06/01/2018

Generation Date: 06/01/2018



1947 1800 300 1947

help@uidai.gov.in www.uidai.gov.in

P.O. Box No. 1947, Bengaluru-560 081



Consideration : Rs. 28,00,000/-
Valuation:Rs. 18,79,900/-
Stamp Duty :Rs. 1,96,000/-
Pargana : Bijnor

SUMMARY OF DEED

1. Type of land : Non-Agricultural
2. Pargana : Bijnor
3. Mohalla/Village : Hariharpur
4. Details of Property : Plot No. **138**, Friends Colony (Phase-1), Khasra No. **457Sa**
5. Unit of Measurement : Square Metre
in(Hect./Sq. Meter)
6. Area of Property : **170.90 sq.mtr.**
7. Details of Road : More than 100 mtrs. away
(As per Schedule) from Lucknow-Sultanpur Road

BOUNDARIES

East : Plot No - 159
West : 15.00 Mtr. Wide Road
North : Plot No - 139
South : 9.00 Mtr. Wide Road

NUMBER OF FIRST PARTY (1)

Details of Seller

Shri Balaji Maharaj Infratech Pvt. Ltd., permanent and postal address C-1124, Indira Nagar, Lucknow through its Managing Director Sri Dileep Kumar, son of Late Sri Shital Das

NUMBER OF SECOND PARTY (2)

Details of Purchaser

Mrs. Puja Singh W/o Mr. Dharendra Kumar & Mr. Dharendra Kumar S/o Mr. Venkteshwar Narain Singh R/o 2/146K, Vishesh Khnad, Gomti Nagar, Lucknow- 226010 (Uttar Pradesh)

Shri Balaji Maharaj Infratech Pvt. Ltd.

Managing Director

Puja Singh

[Signature]

SALE DEED

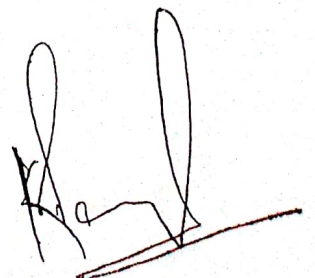
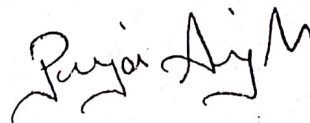
This DEED OF SALE is made and executed at Lucknow by **Shri Balaji Maharaj Infratech Pvt. Ltd.**, permanent and postal address **C-1124, Indira Nagar, Lucknow** through its **Managing Director Sri Dileep Kumar**, son of **Late Sri Shital Das** (Hereinafter referred as Seller, which expression shall mean and include his heirs, successors, executors, administrators and assignees) in favour of **Mrs. Puja Singh W/o Mr. Dharendra Kumar & Mr. Dharendra Kumar S/o Mr. Venkateshwar Narain Singh R/o 2/146K, Vishesh Khnad, Gomti Nagar, Lucknow- 226010 (Uttar Pradesh)** (Hereinafter referred as the purchaser which expression shall mean and include his heirs, successors, executors, administrators and assignees)

WHEREAS the seller the plot which is being sold to the purchaser is **Plot No. 138, Friends Colony (Phase-1)** measuring **170.90 sq.mtr.**, Seller have purchased Khasra No - **457Sa, 477Sa, 476Mi**. The plot has been carved out from Khasra No. **457Sa** situated in Village Hariharpur, Pargana Bijnor, Tehsil Sarojini Nagar, Lucknow through registered sale deeds. Seller After purchasing the said land, carried out proceeding under Section 80 U.P. Revenue Code 2006 and the property thereby became fit for non-agricultural purchase and the accordingly the plots were carved out after the proceedings of Section 80 and there was no impediment in the plotting of the area and in accordance with the procedure warranted under the law, the seller carved out **Plot No. 138, Friends Colony (Phase-1)** on the aforesaid khasra numbers and the **Plot No. 138, Friends Colony (Phase-1)** is being sold to the purchaser.

Whereas in the above manner, the seller became the absolute owner of the ~~said~~ **Plot No. 138, Friends Colony (Phase-1)** and is fully empowered to transfer the same. The Seller has assured the purchaser that the land is free from all sort of encumbrances, charges, liens, court attachments etc. and is not subject-matter of any court litigation and the Seller

Shri Balaji Maharaj Infratech Pvt. Ltd.


Managing Director

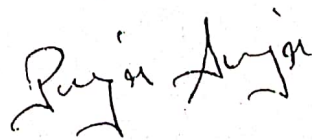


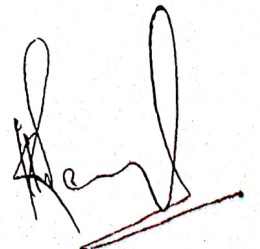
also assures the purchaser that the Seller has subsisting and transferable right in the said land and there is no impediment in the sale/transfer of the said land by the Seller to the purchaser.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in consideration of Rs. **28,00,000/-** paid by the purchaser to the Seller the receipt whereof the Seller hereby acknowledges as per the details given at the foot of this deed of sale, the Seller hereby transfer, sell convey and assign by way of absolute sale of **Plot No. 138, Friends Colony (Phase-1)** carved out from Khasra No. **457Sa**, situated in Village Hariharpur, Pargana Bijnor, Tehsil Sarojini Nagar, Lucknow, fully described at the foot of this deed (hereinafter referred to as the "demised property") to the purchaser.
2. That the Seller has assured the purchaser that he has good marketable unencumbered and transferable right in the demised property and there are no impediment and restriction for transfer of the demised property by the Seller to the purchaser.
3. That the Seller has also assured the purchaser that no litigation in respect of the demised property is pending in any court of law with any person and the said **Plot No. 138, Friends Colony (Phase-1)** is free from all litigation and is not the subject matter of court attachment etc.
4. That the Seller has also further assured the purchaser that the demised property has neither been acquired nor requisitioned and that no acquisition and requisition proceedings in respect of the demised property are pending.
5. That there is no due against the said plot and therefore the plot in question is free from all encumbrances.

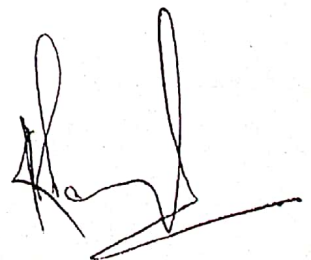
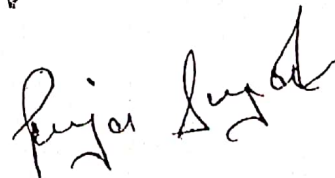
Shri Balaji Maharaj Infrotech Pvt. Ltd

Managing Director






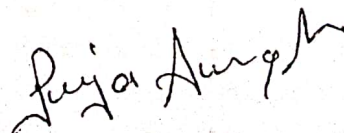
6. That the Seller assures that in case the purchaser is deprived of the demised property hereby conveyed transferred or any part thereof on account of any defect in the title of the Seller with respect to the demised property or if the purchaser is put to any loss on this account, then the purchaser shall have full right to recover the total amount of sale consideration of the said **Plot No. 138, Friends Colony (Phase-1)** along with the loss or losses and damages cause to the purchaser in this regard from the Seller through the court of law at the cost of the Seller along with interest. The Seller further covenant that if any person or persons claim through or on behalf of the Seller any right privileges with respect to the demised property the same shall be rendered illegal and void by virtue of the present deed of sale.
7. That all the expenses for execution and registration of the sale deed, such as stamp duty, registration charges and other miscellaneous expenses have been borne by the purchaser and all further site maintenance charges shall also be borne by the purchaser after the execution of sale deed.
8. That the vacant physical possession of the property sold under this deed has been delivered to the purchaser by the seller today, before execution of this deed and the purchaser has satisfied himself fully in all respect.
9. That if the area of the sold plot is found to be more than the area sold, the seller is entitled to reduce the area of the property without any prior notice to the purchaser and the purchaser shall not have any sort of claim in respect of excess land.

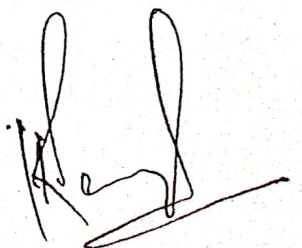
Shri Balaji Maharaj Infratech Pvt. Ltd.
Managing Director




10. That the purchaser shall not carry out any construction, temporary or permanent, like septic tank, soak pit, ramp, fencing, grill, garden on the road and will also not touch the common area to be developed by the seller in the said project. If such activity or encroachment is done by the purchaser, the seller has right to demolish the same without any prior notice and the purchaser shall not create any hindrance in removal of such encroachment by the seller. It is further clarified that ramp, ventilator or any other fencing work etc. shall not affect the rights of the adjacent plot owners.
11. That the purchaser of plot is allowed to build Ramp of house at 2.0 ft. height from the road level and only stretch upto 3.0ft. The purchaser shall not make any construction of ram beyond that limit. If any such rules are not followed, then the seller shall have right to demolish the same without any prior notice to the purchaser. The purchaser is only allowed to construct ramp up 3.0ft on green belt rest front of the said plot should be left vacant.
12. The plot hereby sold shall be used by the purchaser only for residential purpose and the seller shall not allow the purchaser to use it for any other purpose or for any commercial use.
13. That the purchaser shall have no right to sell the plot in question by making division of the plot land is not allowed to make division of the plot in question.
14. That the purchaser will not do anything which will affect the right of the adjacent plot owner nor will ever encroach over any part of the adjacent plot and if he indulges in such activities, the seller may impose penalty apart from the value of the area.

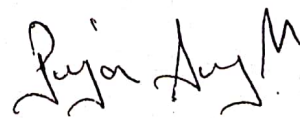
Shri Balaji Mahara] Infratech Pvt. Ltd

Managing Director

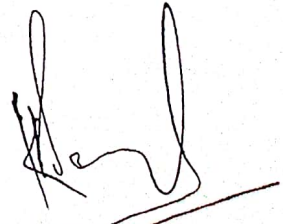




15. That in case of any dispute, the court jurisdiction shall be at Lucknow only and no other court shall have jurisdiction in any manner in respect of the said plot.
16. That it has also been agreed between the Seller and the Purchaser that the purchaser shall, from time to time, subsequent to the execution of sale deed, pay all taxes/dues which may be imposed by any authority.
17. That the purchaser will abide by all the laws, bye-laws, rules and regulations of the Government/Local Bodies and/or any other lawful authorities and shall attend, answer and be responsible for all deviations, failures or breach of any of the conditions of byelaws or laws or rules and regulations and keep the seller indemnified, secured and harmless against all costs, consequences and damages arising due to breach and non-compliance of the said bye-laws/regulations by the purchaser.
18. That the purchaser will have to pay 0.50 paisa per sq feet (per month) maintenance charges for one year at a time to seller before the possession of the said plot + one time service connection charges and as per the rules of the company till then the society is formed. Once the society is formed then the same shall be paid by the purchaser to the society in accordance with the rules and regulations of the association at time.
19. That the purchaser of this deed will have to join Residents Welfare Association / Resident's Society which shall be responsible for maintenance of the entire colony and for other matter of welfare concerning the colony. The expenses so incurred by the said Society/Association would be shared by the purchaser as per the share of area with reference to his/her ownership. Till the time, the Association is fully formed and becomes functional, the seller would look after the affairs of the Colony on behalf of the purchaser and the

Shri Balaji Maharaj Infratech Pvt. Ltd.

Managing Director

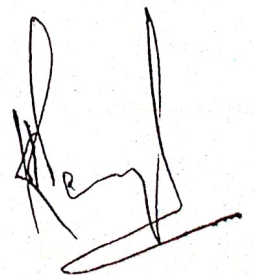
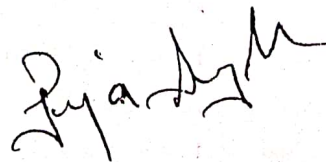




purchaser would pay the proportionate charges in advance to the Seller every month / every quarter / every year (charges and frequency of the payments as decided by the seller).

20. That the terms and conditions shall mutate mutandis, be applicable upon subsequent transferees.
21. That the Seller will at the cost of the purchaser do all such other act and things which may be necessary for further and more perfectly assuring development of the demised property to the purchaser.
22. That the plot in question is not situated within limit of 100 metres from main Lucknow-Sultanpur Road, hence the same is calculated as per the residential rates given in the Circle Rate List issued by the District Magistrate, Lucknow.
23. That the purchaser shall have no right to sell the aforesaid plot before two years from the date of execution of sale deed. If the purchaser wants to sell the plot before the period of 2 years, he shall obtain NOC from the seller for such transfer for which 2% fee shall be charged by the seller on the current valuation of the plot.
24. The Seller has got approval of the layout Plan of the said land by Zila Panchayat, Lucknow vide its permit No. 267, Dated 16-06-2020.
25. That the authentic power of attorney executed by the Vendor for the presentation of this sale deed to Mr. Manish Pandey S/o Mr. Manoj Pandey R/o Itaunja, Lucknow, is duly registered in the office of Sub - Registrar-III Lucknow at Bahi Number 6 Zild Number 12 on page 123 to 132 at serial No 03 on 04.02.2020.

Shri Balaji Maharaj Infratech Pvt. Ltd.
Managing Director



26. That the total area of land hereby transferred through deed measures **170.90** sq.mtr. For the purpose of present market value of land, the stamp duty in the locality fixed by the collector Lucknow is Rs. **10,000/-** per sq.mtr. but the above property situated corner, hence after enhancement of 10% the actual circle rate comes to 11,000/- per sq.mtr. as such the value of land comes to **170.90 × 11,000/- = Rs. 18,79,900/-**. The consideration of the said **Plot No. 138** is **28,00,000/-** which is higher than the valuation on which stamp duty paid by purchaser Rs. **1,96,000/-** with this deed.

SCHEDULE "A"

DETAILS OF PROPERTY HEREBY SOLD

Plot No. 138, Friends Colony (Phase-1) measuring **170.90** sq.mtr., which plot has been carved out from Khasra No - **457Sa**, situated in Village Hariharpur, Pargana Bijnor, Tehsil Sarojini Nagar, Lucknow, bounded as below :

East : **Plot No - 159**
West : **15.00 Mtr. Wide Road**
North : **Plot No - 139**
South : **9.00 Mtr. Wide Road**

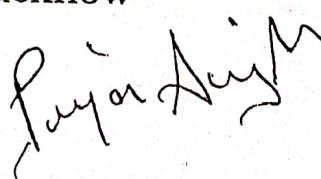
SCHEDULE "B"

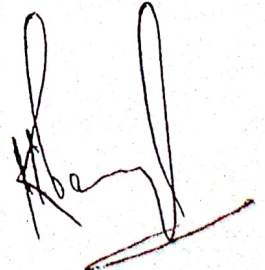
DETAILS OF RECEIPT OF THE SALE CONSIDERATION

- 1- Received Rs. 6,00,000/- through RTGS, dated 04-03-2020.
- 2- Received Rs. 1,00,000/- through NEFT, dated 13-01-2021.
- 3- Received Rs. 21,00,000/- through Cheque No - 253364, dated 31-12-2020 drawn on HDFC Bank, Pranay Tower, Lucknow cheque issued by LIC Housing Finance Ltd Lucknow

Shri Balraj Mahara] Infratech Pvt. Ltd.

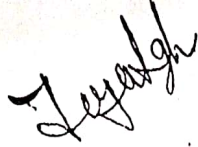
Managing Director





IN WITNESS WHEREOF the Seller and purchaser have signed this deed without any pressure in the presence of the following witnesses on this day of 14th Day of January, 2021 at Lucknow.

WITNESS :



Shri Balaji Maharaj Infratech Pvt. Ltd.

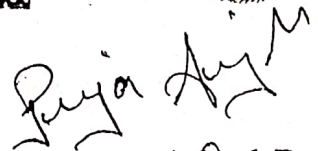

Managing Director
Seller / 1st Party
PAN : AATCS9586R

1. Mrs. Tanya Singh
W/o Mr. Shailendra Kumar Singh

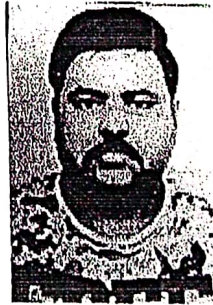
R/o - 2/146K, Vishesh Khand,
Gomti Nagar, Lucknow
- 226010



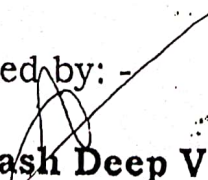
2- Mr. Shailendra Kumar Singh
S/o Mr. Venkteshwar Narain Singh


Purchaser / 2nd Party

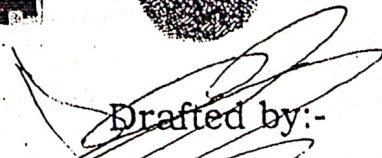
R/o - 2/146K, Vishesh Khand
Gomti Nagar, Lucknow
- 226010



Typed by: -


(Akash Deep Verma)
Lucknow

Drafted by:-


Brajesh Kumar Pandey
Advocate
Sadar Tehsil Lucknow.
Mo - 9415001452

विक्रय पत्र

वर्ष: 2021

रजिस्ट्रेशन स०: 1393

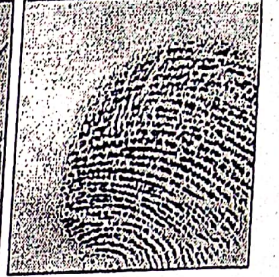
बही स०: 1

प्रतिफल- 2800000 स्टाम्प शुल्क- 196000 बाजारी मूल्य - 1880000 पंजीकरण शुल्क - 28000 प्रतिलिपिकरण शुल्क - 80 योग : 2808

श्रीमती पूजा सिंह,
पत्नी श्री धीरेन्द्र कुमार

व्यवसाय: अन्य

निवासी: 2/146के विशेषखण्ड, गोमतीनगर, लखनऊ



ने यह लेखपत्र इस कार्यालय में दिनांक 15/01/2021 एवं 01:03:36 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्त

निर्मल सिंह

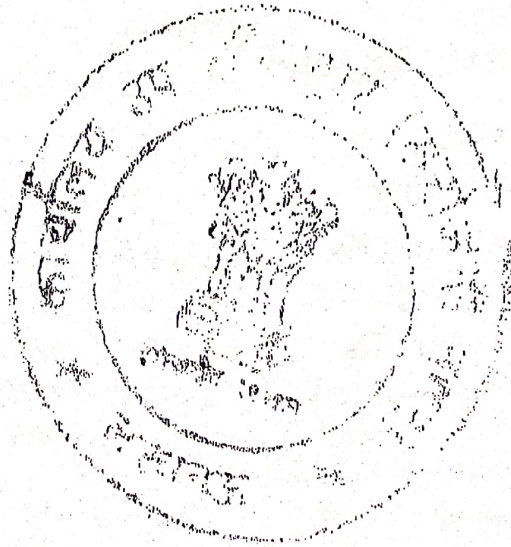
उप निबंधक :सरोजनीनगर

लखनऊ

15/01/2021

मस्तराम गुप्ता

निबंधक लिपिक



बही सं०: 1

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

विक्रेता: 1

श्री श्रीबालाजी महाराज इन्फ्राटेक प्रा०लि० द्वारा मैनेजिंग
डायरेक्टर दिलीप कुमार के द्वारा मनीष पाण्डेय, पुत्र श्री
मनोज पाण्डेय

निवासी: इटाँजा, लखनऊ

व्यवसाय: अन्य

क्रेता: 1

Moulik Pandey



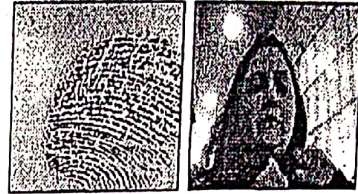
श्रीमती पूजा सिंह, पत्नी श्री धीरेन्द्र कुमार

निवासी: 2/146के विशेषखण्ड, गोमतीनगर, लखनऊ

व्यवसाय: अन्य

क्रेता: 2

Pooja Singh



श्री धीरेन्द्र कुमार, पुत्र श्री वेंकटेश्वर नारायण सिंह

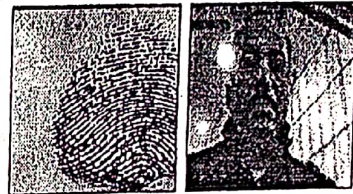
निवासी: 2/146के विशेषखण्ड, गोमतीनगर, लखनऊ

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिम्मेदारी पहचान

पहचानकर्ता: 1

Dhirendra Kumar



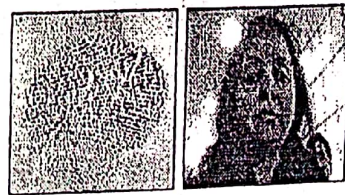
श्रीमती तान्या सिंह, पत्नी श्री शैलेन्द्र कुमार सिंह

निवासी: 2/146के विशेषखण्ड, गोमतीनगर, लखनऊ

व्यवसाय: अन्य

पहचानकर्ता: 2

Tanya Singh

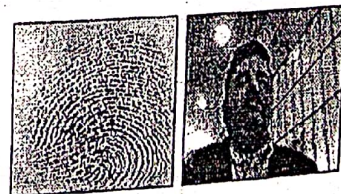


श्री शैलेन्द्र कुमार सिंह, पुत्र श्री वेंकटेश्वर नारायण सिंह

निवासी: 2/146के विशेषखण्ड, गोमतीनगर, लखनऊ

व्यवसाय: अन्य

Shailendra Kumar



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

टिप्पणी:

निर्मल सिंह

उप निबंधक: समोजनीनगर

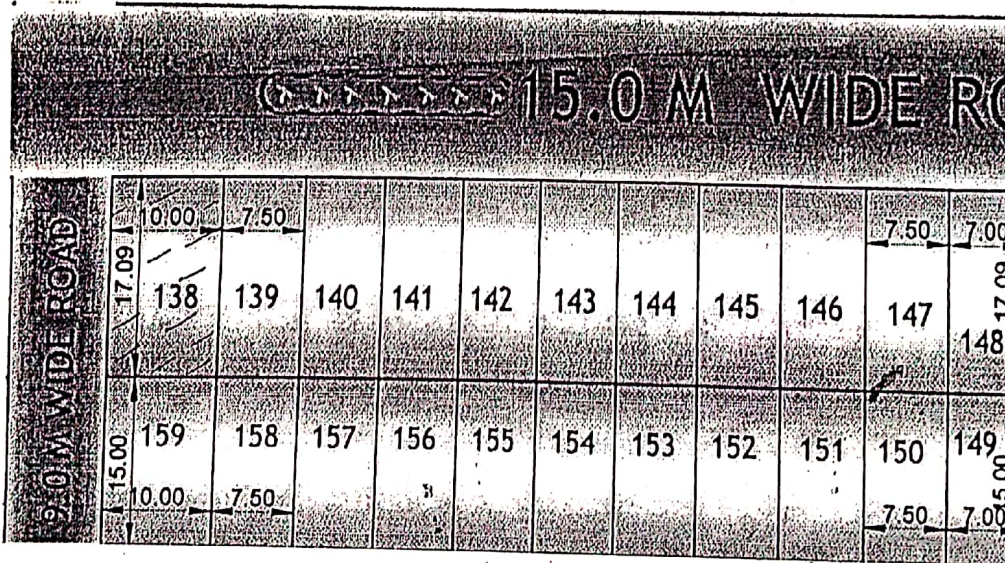
लखनऊ


मस्तसम गुप्ता
निबंधक लिपिक

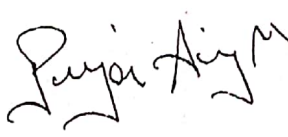

DETAILS OF PROPERTY HEREBY SOLD

Plot No. 138, Friends Colony (Phase-1) measuring 170.90 sq.mtr., which plot has been carved out from Khasra No - 457Sa, situated in Village Hariharpur, Pargana Bijnor, Tehsil Sarojini Nagar, Lucknow, bounded as below :

East : Plot No - 159
West : 15.00 Mtr. Wide Road
North : Plot No - 139
South : 9.00 Mtr. Wide Road



Shri Balaji Maharaj Infotech Pvt. Ltd

SELLER Managing Director



PURCHASER

आवेदन सं०: 202101041001876

बही संख्या 1 जिल्द संख्या 5768 के पृष्ठ 255 से 276 तक क्रमांक
1393 पर दिनांक 15/01/2021 को रजिस्ट्रीकृत किया गया।

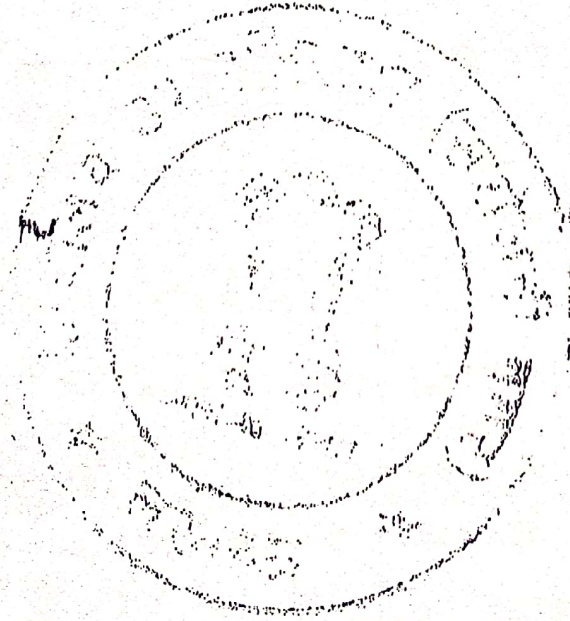
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

निर्मल सिंह

उप निबंधक : सरोजनीनगर

लखनऊ

15/01/2021



भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सरोजनीनगर लखनऊ क्रम 2021367002017

आवेदन संख्या : 202101041001876

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2021-01-15 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम पूजा सिंह

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 2800000 / 1880000.00

- 1 . रजिस्ट्रीकरण शुल्क 28000
- 2 . प्रतिलिपिकरण शुल्क 80
- 3 . निरीक्षण या तलाश शुल्क
- 4 . मुद्दतार के अधिप्रमाणीकरण लिए शुल्क
- 5 . नमीशन शुल्क
- 6 . विविध
- 7 . यात्रिक भत्ता

1 से 6 तक का योग 28080

शुल्क वसूल करने का दिनांक 2021-01-15 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2021-01-15 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर