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I- 6938/21

ENCLOSURE NO.

INDIA NON JUDICIAL 1/1

Government of Uttar Pradesh

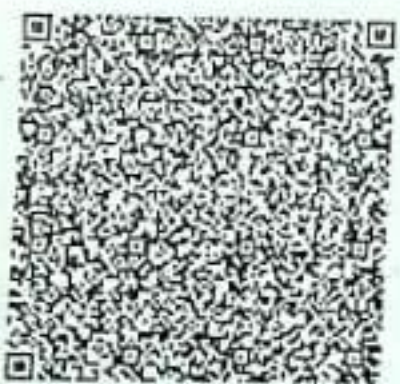


e-Stamp

Certificate No.	: IN-UP23033188282948T
Certificate Issued Date	: 12-Jan-2021 02:49 PM
Account Reference	: SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0138719855045557T
Purchased by	: REEMA MALHOTRA
Description of Document	: Article 23 Conveyance
Property Description	: PLOT NO. GGP-C-C02/32, GOMTI GREENS, LUCKNOW.
Consideration Price (Rs.)	:
First Party	: EMAAR INDIA LIMITED AND OTHERS
Second Party	: REEMA MALHOTRA
Stamp Duty Paid By	: REEMA MALHOTRA
Stamp Duty Amount(Rs.)	: 3,85,000 (Three Lakh Eighty Five Thousand only)



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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at [www.shcilestamp.com](http://www.shcilestamp.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.
3. In case of any discrepancy please inform the Competent Authority.



2

ENCL-NO-1/2



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INDIA NON JUDICIAL

Government of Uttar Pradesh



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Certificate No. : IN-UP29559085839089T  
Certificate Issued Date : 02-Feb-2021 12:38 PM  
Account Reference : IMPACC (SH)/ upshimp17/ LUCKNOW/ UP-LKN  
Unique Doc. Reference : SUBIN-UPUPSHIMP1750714179403507T  
Purchased by : REEMA MALHOTRA  
Description of Document : Article 23 Conveyance  
Property Description : PLOT NO. GGP-C-C02/32 GOMTI GREENS, LUCKNOW  
Consideration Price (Rs.) :  
First Party : EMAAR INDIA LIMITED AND OTHERS  
Second Party : REEMA MALHOTRA  
Stamp Duty Paid By : REEMA MALHOTRA  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)



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R. Singh

Reema Malhotra



# 3

ENCL. No. 1/3

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INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP29559560915681T  
Certificate Issued Date : 02-Feb-2021 12:39 PM  
Account Reference : IMPACC (SH)/ upshimp17/ LUCKNOW/ UP-LKN  
Unique Doc. Reference : SUBIN-UPUPSHIMP1750715899146662T  
Purchased by : REEMA MALHOTRA  
Description of Document : Article 23 Conveyance  
Property Description : PLOT NO. GGP-C-C02/32 GOMTI GREENS, LUCKNOW  
Consideration Price (Rs.) :  
First Party : EMAAR INDIA LIMITED AND OTHERS  
Second Party : REEMA MALHOTRA  
Stamp Duty Paid By : REEMA MALHOTRA  
Stamp Duty Amount(Rs.) : 50  
(Fifty only)



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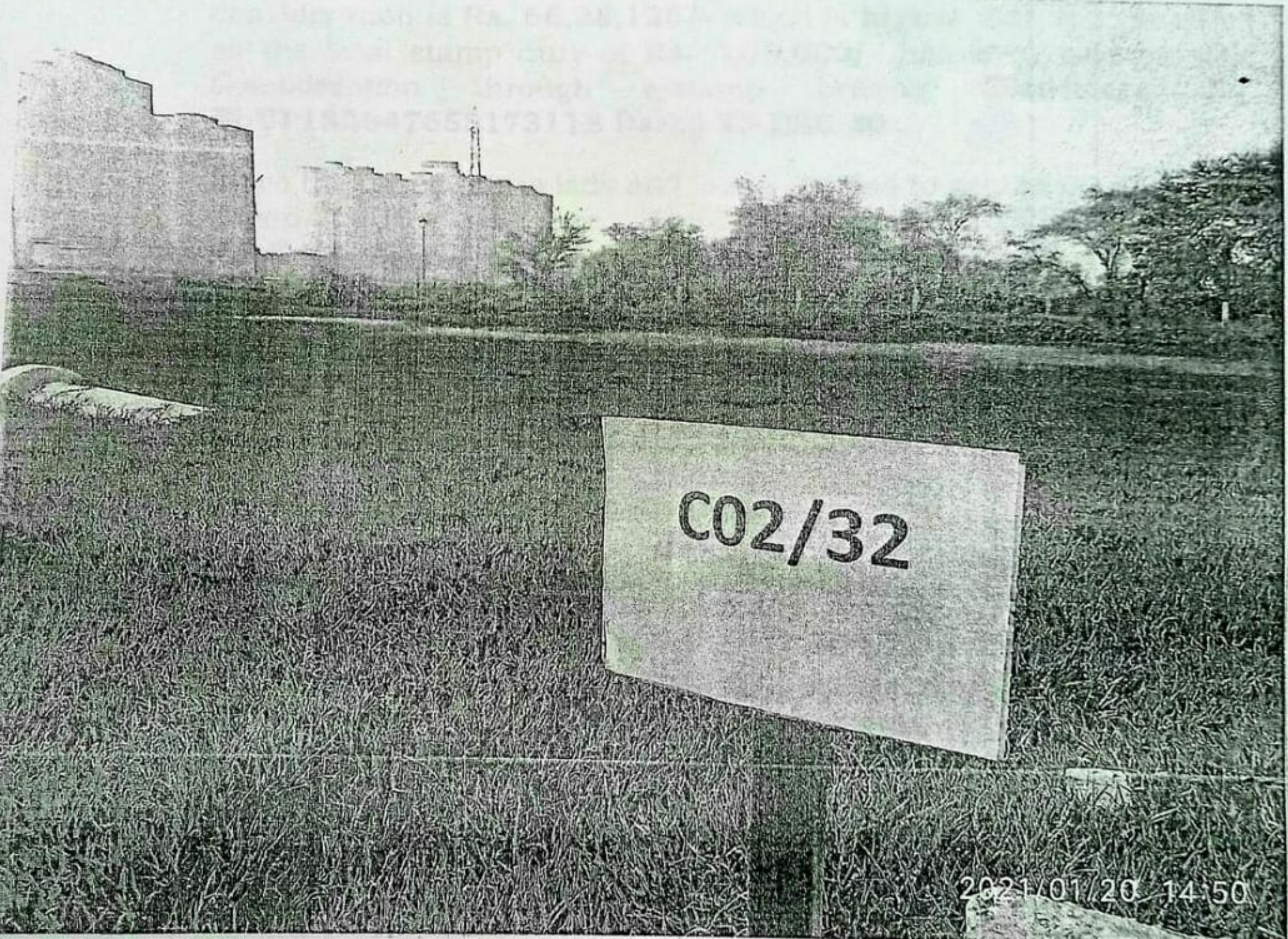
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Photograph of Plot No. GGP-C-C02/32 Integrated Township Developed by Emaar India Limited (Formerly Emaar MGF Land Limited)., Lucknow



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# 5

ENGL-NO-1/5

## Brief Detail of Sale Deed

1.	Type of property	- Residential
2.	Pargana	- Lucknow
3.	Mohalla	- Emaar MGF, 'GOMTI GREENS' Lucknow (U.P.)
4.	Property details	- <b>Plot No. GGP-C-C02/32 Sector-C,</b> Situated at, Emaar MGF, Integrated Township Lucknow (U.P.)
5.	Measurement unit (sq. mt.)	- <b>Square Meter</b>
6.	Area of property	- <b>162 Sq. Mtr.</b>
7.	Situation of Road (as per appendix)	- More than 100mtr. away from Amar Shaheed Path and Sultanpur Road.
8.	Other description (12 mt/18mt/45mt Road/corner/green)	- Situated at 12 Mtr. Wide Road and Not Exits On Corner.
9.	Total area of property (in case of multi storied building)	- NA
10.	Valuation of trees	- NA
11.	Boring/well other	- NA
12.	Constructed area	- NA
13.	Pertaining to the member of Housing society	- NA
14.	Consideration	- <b>Rs. 56,38,125/-</b>
15.	Market value	- <b>Rs. 33,21,000/-</b>
16.	Stamp Duty Paid	- <b>Rs. 3,85,000/-</b>
17.	<b><u>Boundaries</u></b> <b>NORTH</b> <b>SOUTH</b> <b>EAST</b> <b>WEST</b>	- Plot No.C02/33 - Plot No.C02/31 - 12 Mtr. wide road - Plot No.C03/43
18.	<b><u>No. of Vendor</u></b>	- <b>1</b>
19.	<b><u>No. of VENDEE</u></b>	- <b>1</b>





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Description of VENDORS

**Emaar India Limited (Formerly Emaar MGF Land Limited)**, a company registered under the Companies Act, 1956 and having its Registered Office as also its corporate office at 306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110017 acting through its Authorized Signatory **Ms. Ruchi Singh D/o Late J. N. Singh** duly authorized vide Board Resolution dated **20.10.2020** which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns. (hereinafter referred to as "**Company**").

**Land Owning Companies and other individual Land Owners**, details of which has been more specifically mentioned in **Schedule 1** to this Sale Deed acting through their Authorized Representative **Ms. Ruchi Singh D/o Late J. N. Singh**, which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns. (hereinafter referred to as "**Land Owners**")

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


Description of VENDEE


**Mrs. Reema Malhotra**, with PAN AHUPM4257G, Aadhar No. 4833 7625 5730 D/o Mr. Rajendra Malhotra, Wife of Mr. Ritish Sachdeva Resident of 268, Ashok Nagar, Behind Veterinary Hospital, Moradabad, Uttar Pradesh=244001, INDIA.

This DEED of Sale is made at Lucknow on this **20<sup>st</sup> Day of January-2020**.

BETWEEN

**Emaar India Limited (Formerly Emaar MGF Land Limited)** a company registered under the Companies Act, 1956 and having its Registered Office as also its corporate office at 306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110017 acting through its Authorized Signatory **Ms. Ruchi Singh D/o Late J. N. Singh** duly authorized vide Board Resolution dated **20.10.2020** which expression shall unless repugnant to the




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**Land Owning Companies and other individual Land Owners**, details of which has been more specifically mentioned in **Schedule 1** to this Sale Deed acting through their Authorized Representative **Ms. Ruchi Singh D/o Late J. N. Singh** which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns. (hereinafter referred to as "**Land Owners**")

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

AND

**Mrs. Reema Malhotra, with PAN AHUPM4257G, Aadhar No. 4833 7625 5730 D/o Mr. Rajendra Malhotra, Wife of Mr. Ritish Sachdeva Resident of 268, Ashok Nagar, Behind Veterinary Hospital, Moradabad, Uttar Pradesh=244001, INDIA.**

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

WHEREAS

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

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respective land parcels including the Project Land upon the terms and conditions contained in such Consortium Agreement.

- D. The Vendors have conceived, planned and are developing Integrated Township comprising of Residential Plots, Group Housing, Commercial, Semi Public facility etc. in a scheme known as "**GOMTI GREENS**", approved under Integrated township policy of UP Govt. (hereinafter referred to as the "**Scheme**") on a piece and parcel of land admeasuring 226.37 Acres situated at Villages Sarsawa, Ardauna Mau and Ahma Mau, Pargana - Lucknow, Tehsil - Sarojani Nagar and District Lucknow, named as Gomti Nagar Extension, Sector-7, Amar Shaheed Path, Lucknow (hereinafter referred to as "**Total Land**"). In this regard, the Vendors have obtained a certificate of registration bearing No.846/CTP/2006 from the Lucknow Development Authority, Lucknow on 17/08/2006 and License bearing No.02/S.E./2009 dated 28.04.2009 issued by Lucknow Development Authority, Lucknow in its favour for development of the Total Land ("**License**"). The said license has been duly renewed by the Lucknow Development Authority, vide its letter No.406/Adhi Aa/H.T.I.G/10 dated 11/11/2010. Later, a Detailed Project Report was duly approved by the Lucknow Development Authority, Lucknow on 22/06/2011. Pursuant to this, a Development Agreement dated 24/12/2011 ("**Development Agreement**") was also executed by and between the Lucknow Development Authority, Lucknow and the Company. Thereafter, layout of the GOMTI GREENS was also approved by the Lucknow Development Authority, Lucknow on 26/12/2011 duly renewed on 23.12.2016 for the development of Integrated Township in Villages Ahmamau, Sarsawa and Ardonamau at Sultanpur Road, Lucknow over the Project area of 226.37 acres in accordance with the scheme of Lucknow Development Authority.
- E. The VENDEE had vide application dated **03-DEC-2019** applied for booking of residential plot. Thereafter, a detailed Provisional Allotment Letter dated **13-DEC-2019** (hereinafter referred to as the said "Allotment Letter") was executed for allotment of plot No. **GGP-C-C02/32** admeasuring **162 Sq. mtrs. (193.75 sq. yds approx.)** (hereinafter referred to as the "Said Plot") for a Sale Consideration of **Rs. 56,38,125/- (Rupees Fifty Six Lacs Thirty Eight Thousand One Hundred Twenty Five Only)** and the Said Plot was **allotted** in favour of the VENDEE.



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

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

The VENDEE agrees that wherever in this Sale Deed, it is explicitly mentioned that the VENDEE has understood or acknowledged obligations of the VENDEE or the rights of the Vendors; the VENDEE has given his consent to the actions of the Vendors and the VENDEE has acknowledged

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that the VENDEE has no right of whatsoever nature and that the VENDEE in furtherance of the same, shall do such acts, deeds or things as the Vendors may deem necessary and/or execute such documents/deeds in favour of the Vendors at the first request without any protest or demur.

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

1. In consideration of a sum of **Rs. 56,38,125/- (Rupees Fifty Six Lacs Thirty Eight Thousand One Hundred Twenty Five Only)** the receipt of which the Vendors hereby admits and acknowledges and in accordance with the terms of the Allotment Letter and the terms and conditions contained in this Sale Deed, the Vendors doth hereby sell, convey, assign and transfer unto the VENDEE by way of sale, the Said Plot (more fully described in the **Schedule-2** hereunder), free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever to the Said Plot or in any way appended therewith usually held as part and parcel thereof.
2. It shall be lawful for the VENDEE for all times hereafter to enter upon the Said Plot and hold and enjoy the same and every part thereof without any interruption, disturbance, claim or demand from the Vendors subject to the terms and conditions of the Sale Deed and the Allotment Letter. The Vendors agree that they shall from time to time and at all times hereafter, upon every reasonable request and at the cost of the VENDEE, make, acknowledge, execute and perfect with all proper dispatch, all such further and other lawful and reasonable acts, deeds, matters and things whatsoever necessary for assuring the Said Plot unto the VENDEE in the manner mentioned in this Sale Deed and the Allotment Letter. The Vendors covenant that this Sale Deed is executed in its entirety and that the Vendors have received full Consideration of the Said Plot.
3. The VENDEE has paid the prorata share of City & Rural Development Charges and other charges as levied by the Authorities as applicable till date as part of the price of the Said Plot. The VENDEE further agrees and undertakes to pay any increase in / levy of City & Rural development Charges or other similar charges by the Authorities, (by whatever name called or in whatever form including with retrospective effect) on prorata basis directly to the Government. If, however, the

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Vendors are required to pay such increase of the above stated charges to the government agencies, then the VENDEE agrees and undertakes to reimburse the same to the Vendors. The determination of the prorata share of the VENDEE by the Vendors shall be final and binding on the VENDEE. The VENDEE affirms that if the increased charges are not paid, the same shall be treated as unpaid sale price of the Said Plot and the Vendors shall have the first charge and lien over the Said Plot and the right to resume the Said Plot.

The VENDEE confirms and undertakes that the VENDEE shall be liable to pay all government rates, tax on land, municipal tax, property tax, service tax, value added tax, wealth tax, taxes and cesses, fees or levies of all and any kind by whatever name called, whether levied or leviable now or in future by the government, municipal authority or any other governmental authority on the Said Plot/Project, as the case may be, as assessable or applicable from the date of booking. The VENDEE further agrees that if the Said Plot is not assessed separately, then it shall pay the same on pro-rata basis as determined and demanded by the Vendors which shall be final and binding on the VENDEE. If the Said Plot is assessed separately, the VENDEE shall pay the same directly to the competent authority on demand being raised by the competent authority.

That the VENDEE has agreed, understood and hereby confirms that the Vendor has received Demand from the Lucknow Development Authority towards Bandha charges for the construction of the Bandha to protect the township including the Unit from floods etc. The Vendor has challenged the said demand and that it may take some time for the Authority/ State to, as the case may be, to finalize the same. In the event, any demand is finally determined by the appropriate authority, the Vendor shall raise demand towards the proportionate amount of Bandha Charges against the VENDEE. The VENDEE undertakes to pay the proportionate amount of Bandha Charges as and when demanded by the Vendor, and also indemnify the Vendor from any pecuniary losses and penalties, interest and expenses including but not limited to the litigation expenses etc. due to delay / non-payment of the said amount by the VENDEE as demanded by the Vendor.

The VENDEE confirms that subject to the terms and conditions of this Sale Deed, the Vendors have conveyed to the VENDEE only the following rights with regard to the Said Plot;

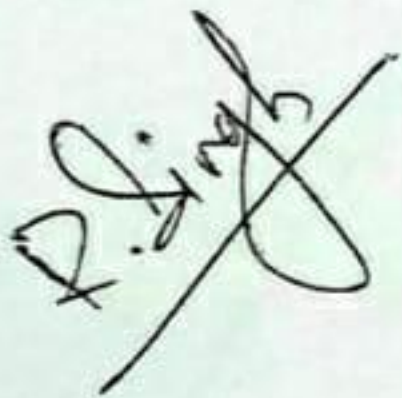
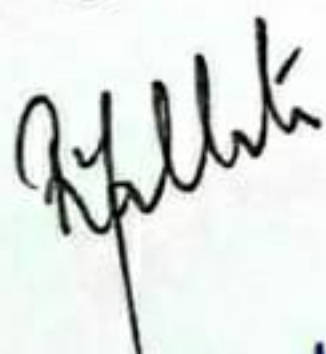
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- (i) Ownership of the Said Plot only.
- (ii) The VENDEE shall not have any right, title or interest of any kind whatsoever on any other land(s) except the Said Plot and the Vendors shall be free to use, develop, dispose the other land(s) in any manner in which it may deem fit.
- (i) All other land(s), areas, facilities and amenities except the Said Plot are specifically excluded from the scope of this Sale Deed and the VENDEE shall not be entitled to any ownership rights, rights of usage, title or interest etc. in any form or manner whatsoever in such land(s), areas, facilities and amenities, including but not limited to schools and shops, EWS plots, community center, club and commercial centers. Such lands, areas, facilities and amenities including the club have not been included in the computation of plot area for calculating the sale consideration and the VENDEE confirms that the VENDEE has not paid any price for use or ownership in respect of any lands, area, facilities and amenities. It is clarified that the ownership of such lands, areas, facilities and amenities vests solely with the Vendors and their usage and manner/method of use, disposal etc. shall be at the sole discretion of the Vendors.
- (ii) The VENDEE confirms that it has not made any payment to the Vendors in any manner whatsoever with respect to any land(s), building (s), common areas, facilities and amenities falling outside the Said Plot. The VENDEE acknowledges that the Vendors shall be carrying out extensive development / construction activities now or in future in the entire area falling outside the Said Plot and that the VENDEE shall not have a right to raise any objection or make any claims on account of inconvenience if any, which may be alleged to have been caused to the VENDEE due to such developmental/ construction activities or activities incidental/related to it.
8. In order to provide necessary maintenance services, dedicated focus and transparency in accounting and audit procedures the Vendor has handed over the maintenance of the said Project to **Emaar India Community Management Pvt. Ltd.**, the maintenance agency (Maintenance Agency). The VENDEE acknowledges and confirms to

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abide by the terms and conditions of the maintenance agreement executed between the Company, VENDEE and the Maintenance Agency and to pay promptly all the demands, bills, charges as may be raised by the Maintenance Agency from time to time. The VENDEE assures and undertakes to pay the total maintenance charges fixed by the maintenance agency which decision shall be final and binding on the VENDEE. The Maintenance charges shall commence on the expiry of 75 days of offer of possession letter or 30 days from the date of unit handover letter, whichever is earlier.

The VENDEE acknowledges that the Maintenance Agency shall be responsible for providing maintenance services to the said Project and to do all such acts, deeds, matters and things as may be necessary to provide uninterrupted maintenance services. The Maintenance Agency may entrust or cause the aforesaid maintenance services, to be undertaken/carried out through any person, as deemed fit at its sole discretion. The VENDEE undertakes to pay promptly without any reminders all bills and charges as may be raised by the Maintenance Agency from time to time. The VENDEE confirms not to withhold, refuse, or delay the payment of maintenance bills raised by the Maintenance Agency or fail to abide by any of the terms and conditions of the Maintenance Agreement. The VENDEE undertakes that the VENDEE shall be entitled to use the maintenance services subject to the timely payment of total Maintenance Charges and if the VENDEE fails to pay the total Maintenance Charges, then the VENDEE acknowledges that the VENDEE shall not be entitled to use the maintenance services. The VENDEE undertakes to pay all the charges to the Maintenance Agency periodically as and when demanded by the Maintenance Agency. The share so determined by the Maintenance Agency shall be final and binding on the VENDEE.

- (i) The VENDEE has deposited and further undertakes to always keep deposited an interest free maintenance security (IFMS) for the Said Plot with the Maintenance Agency. In case of failure of the VENDEE to pay the Maintenance Charges or any other charges on or before the due date, the VENDEE shall not have the right to avail the maintenance services and the Maintenance Agency shall have the right to adjust the IFMS against such defaults in the payment of maintenance bills. If due to such adjustment, the IFMS falls short, then the VENDEE hereby undertakes to make good the resultant shortfall within 15(fifteen)

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days from the date of such adjustment of the principal amount of IFMS.

(ii) On such shortfall, the Maintenance Agency shall have the right to withhold such facilities as may be provided by the Maintenance Agency to the Said Plot and the same shall be treated as unpaid sale price of the Said Plot. The Maintenance Agency reserves the right to increase the IFMS from time to time keeping in view, the increase in the cost of maintenance services and the defaults of the VENDEE in payment of Maintenance Charges. The VENDEE undertakes to pay such increases within 15 (fifteen) days of demand by the Maintenance Agency. The decision of the Maintenance Agency for increasing of IFMS shall be final and binding on the VENDEE. If the VENDEE fails to pay such increase in the IFMS or to make good the shortfall as aforesaid on or before its due date, then the VENDEE authorizes the Vendors to treat this Sale Deed as cancelled without any notice to the VENDEE and recover the shortfall from the sale proceeds of the Said Plot and refund to the VENDEE the balance of the money realized from such sale.

(iii) The VENDEE acknowledges and confirms that the Maintenance Agency reserves the sole right to modify/revise all or any of the terms of the IFMS, Maintenance Agreement, including the amount/rate of IFMS, etc.

11. The VENDEE agrees to strictly comply with the code of conduct that may be determined by the Maintenance Agency for occupation and use of Said Plot and such other conditions as the Maintenance Agency may deem fit from time to time which may include but not limited to usage of the Said Plot, operation hours of various maintenance services, general compliances for occupants of the Said Plot, regulation as to entry/ exit of the visitors, invitees, guests, security, etc. The VENDEE understands that the code of conduct as may be specified by the Maintenance Agency is always subject to change by the Maintenance Agency.

12. The VENDEE confirm that the Maintenance Agency has the right of unrestricted usage of all open areas and facilities for providing necessary maintenance services. The VENDEE acknowledges that the Maintenance Agency shall have the right to enter into the Said Plot or

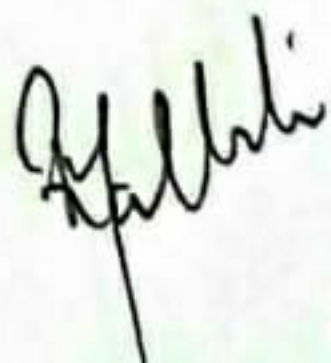
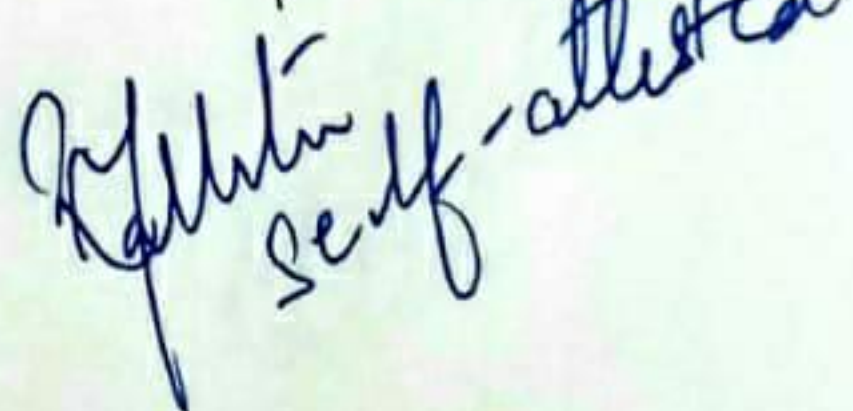
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any part thereof, after due notice in writing and during the normal working hours, unless the circumstances warrant otherwise, with a view to inspect the Said Plot. Any refusal of the VENDEE to give such right to entry will be deemed to be a violation of the terms of this Sale Deed and the Vendor shall be entitled to take such actions as they may deem fit.

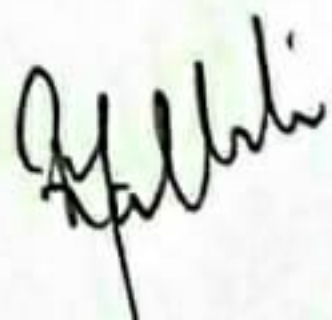
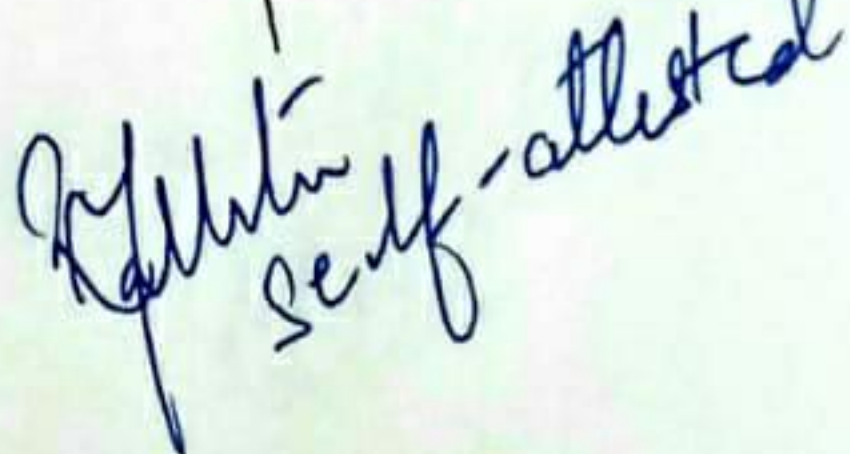
13. The VENDEE confirms and acknowledges that as and when any plant or machinery within the said Project, including, DG sets, pumps, any other plant/ equipment of capital nature, etc., require replacement, upgradation, additions etc., the cost thereof shall be contributed by the VENDEE on pro-rata basis (i.e. in proportion to the plot area of the Said Plot to the total area of all the plots in the said Project). The Maintenance Agency shall have the sole authority to decide the necessity of such replacement, upgradation, additions etc., including its timings or cost thereof and the VENDEE confirms to abide by the same.
14. The VENDEE acknowledges and confirms that the infrastructure facilities provided / to be provided by the Government for the said Project is beyond the control of the Vendor and VENDEE understands that and agrees not to raise any claim or dispute against the Vendor in respect of the facilities provided / to be provided by the Government or any other statutory authorities.
15. The VENDEE acknowledges and confirms that the Vendors or its agents may at its sole discretion and subject to such Government approvals as may be necessary; enter into an arrangement of generating and / or supplying power to the Project and any other project/Project which the Vendors may develop in future. In such an eventuality the VENDEE fully concurs and confirms that the VENDEE shall have no objection to such arrangement for generating and / or supply of power and the VENDEE gives complete consent to such an arrangement including it being an exclusive source of power supply to the said Project or to Said Plot directly and the VENDEE has noted the possibility of it being to the exclusion of power supply from UPSEB / State Electricity Boards (SEBs) / any other source. This arrangement could be provided within the said Project / future project/colonies by the Vendors or its agents directly or through the respective association of plot owners in the said Project. Further, Vendors or its agents shall have the sole right to select the site, capacity and type of the power

  
  
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any part thereof, after due notice in writing and during the normal working hours, unless the circumstances warrant otherwise, with a view to inspect the Said Plot. Any refusal of the VENDEE to give such right to entry will be deemed to be a violation of the terms of this Sale Deed and the Vendor shall be entitled to take such actions as they may deem fit.

13. The VENDEE confirms and acknowledges that as and when any plant or machinery within the said Project, including, DG sets, pumps, any other plant/ equipment of capital nature, etc., require replacement, upgradation, additions etc., the cost thereof shall be contributed by the VENDEE on pro-rata basis (i.e. in proportion to the plot area of the Said Plot to the total area of all the plots in the said Project). The Maintenance Agency shall have the sole authority to decide the necessity of such replacement, upgradation, additions etc., including its timings or cost thereof and the VENDEE confirms to abide by the same.
14. The VENDEE acknowledges and confirms that the infrastructure facilities provided / to be provided by the Government for the said Project is beyond the control of the Vendor and VENDEE understands that and agrees not to raise any claim or dispute against the Vendor in respect of the facilities provided / to be provided by the Government or any other statutory authorities.
15. The VENDEE acknowledges and confirms that the Vendors or its agents may at its sole discretion and subject to such Government approvals as may be necessary; enter into an arrangement of generating and / or supplying power to the Project and any other project/Project which the Vendors may develop in future. In such an eventuality the VENDEE fully concurs and confirms that the VENDEE shall have no objection to such arrangement for generating and / or supply of power and the VENDEE gives complete consent to such an arrangement including it being an exclusive source of power supply to the said Project or to Said Plot directly and the VENDEE has noted the possibility of it being to the exclusion of power supply from UPSEB / State Electricity Boards (SEBs) / any other source. This arrangement could be provided within the said Project / future project/colonies by the Vendors or its agents directly or through the respective association of plot owners in the said Project. Further, Vendors or its agents shall have the sole right to select the site, capacity and type of the power

  
  
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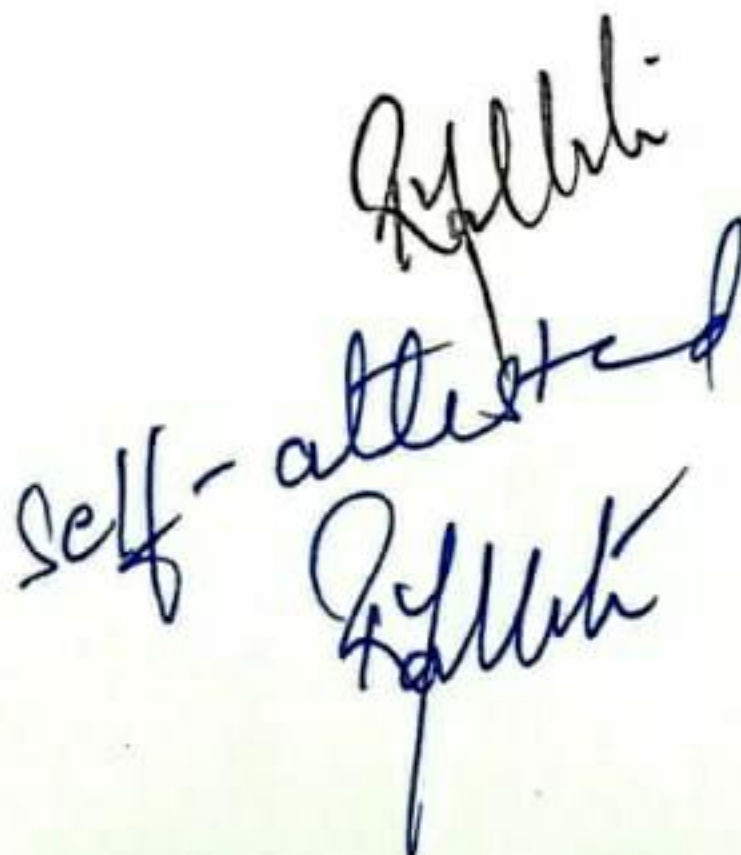
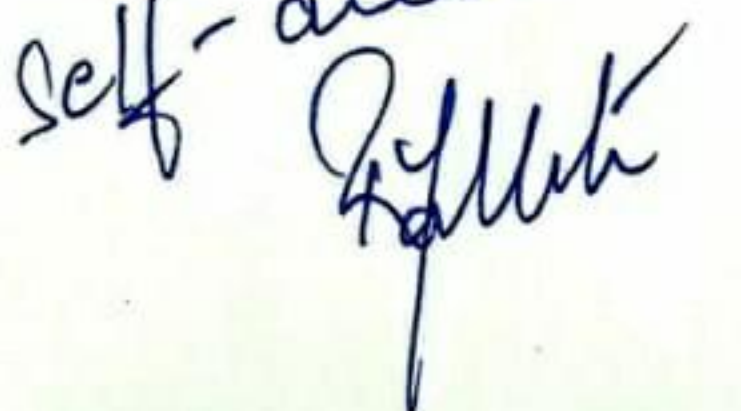
source. It is further clarified that this arrangement could be provided within the future Project(s) by the Vendors or its agents directly or through the respective association of plot owners.

19. The Vendors/Maintenance Agency or its agents shall have the right to charge tariff & other charges for providing / supplying the water at the rate as may be fixed from time to time by the Vendor/Maintenance Agency, which may or may not be limited to the rate then charged by the Govt. Authorities. The VENDEE shall have to pay the amount & other charges based on the tariff to the Vendor/Maintenance Agency or its agents directly for consuming the water so supplied but the VENDEE shall have no ownership right, title or interest in the equipment so installed by the Vendor or its agents. The VENDEE agrees and acknowledges that the equipment may during its operation cause inconvenience to the VENDEE and the VENDEE shall not raise any objection to the same. The VENDEE further agrees that the VENDEE shall not have a right to raise any dispute with regard to such arrangement either with regard to installation of water supply equipment or payment of tariff & other charges at any time whatsoever during the period of the VENDEE's ownership and possession of the Said Plot. This clause shall survive the execution of this Sale Deed or any subsequent sale / resale or conveyancing thereof.

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

20. The VENDEE confirms that the infrastructure for distribution of electricity supply (up to feeder pillar) in conformity with UP Electricity Supply Code, shall be provided by the Vendor. The sub-station equipment's, including feeder pillar have been installed / planned to be installed at suitable/convenient locations in the Said Project and the point of commencement for distribution to the VENDEE shall be the feeder pillars. The VENDEE confirms and undertakes to pay on demand to the Vendor proportionate share as determined by the Vendors of all deposits and charges paid/payable by the Vendors to Uttar Pradesh State Electricity Board or any other body, failing which the same shall be treated as unpaid portion of the sale price payable by the VENDEE for the Said Plot and the sale of the Said Plot shall be



  
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withheld by the Vendors till full payment is received by the Vendor from the VENDEE. Further, in case of bulk supply the VENDEE agrees to abide by all the terms and conditions of sanction of bulk supply including but not limited to waiver of the VENDEE's right to apply for individual/direct electrical supply connection.

21. The VENDEE confirms and acknowledges having simultaneously received actual, physical, vacant possession of the Said Plot from the Vendors after satisfying himself about the plot area, dimension, boundaries, etc. and shall have no claim of any nature whatsoever against the Vendors regarding the same.
22. The VENDEE undertakes and agrees not to use the Said Plot for any purpose other than residential or in a manner that may cause nuisance or annoyance to other plot owners in the said Project or for any commercial or illegal or immoral purpose or to do or suffer anything to be done in or around the Said Plot which tends to cause damage to any plot adjacent to the Said Plot or anywhere in the Said Project or in any manner interfere with the use thereof or of spaces or amenities available for common use. The VENDEE shall indemnify the Vendors against any penal action, damages or loss due to misuse by the VENDEE. The VENDEE acknowledges that any other use of the Said Plot other than for residential purpose shall entitle the Vendors to take steps to get this Sale Deed cancelled and to resume the possession of the Said Plot, if so, directed by the Authorities.
23. The VENDEE confirms that the Vendors/Maintenance Agency shall have the first charge on the Said Plot in respect of any amount payable and outstanding by the VENDEE towards any City & Rural development charges or other similar charges, taxes, demands, assessments etc. as mentioned hereinabove. The VENDEE confirms that any amount payable shall be treated as unpaid sale price of the Said Plot and for that unpaid sale price; the Vendors and the Maintenance Agency shall have first charge on the Said Plot.
24. The VENDEE acknowledges that the VENDEE shall have no right to raise any objection to the Vendors making any alterations, additions, improvements or repairs whether structural or non-structural, ordinary or extra ordinary in relation to any unsold plots within the said Project and the VENDEE agrees not to raise any objections or make any claims on this account.
25. The VENDEE confirms that wherever the VENDEE has to make

R. Singh

Self-attested  
R. Singh



payment in common with the other plot owners in the Said Project, the same shall be in proportion with the plot area of the Said Plot to the total plot area of all the plots in the said Project. Wherever the VENDEE has to make any payment in common with the other plot owners the same shall be in proportion which the plot area of the Said Plot bears to the total area of the said Project.

26. That all stamp duty, registration charges and other incidental and legal expenses pertaining to this Sale deed have been borne and paid by the VENDEE. Any deficiency in the stamp duty, as may be determined by the Sub-Registrar/ concerned authority, along with consequent penalties/deficiencies as may be levied in respect of the Said Plot conveyed by this Sale Deed shall be borne by the VENDEE exclusively and the Vendors accept no responsibility in this regard.
27. The VENDEE confirms and acknowledges that all the terms and conditions of the Provisional Allotment Letter shall form part of this Sale Deed, save and except those of the terms and conditions of the Allotment Letter which are at variance with the terms and conditions contained in this Sale Deed in which case terms and conditions contained herein shall prevail.
28. The VENDEE acknowledges that if any clause of this Sale Deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed to have been amended or deleted in so far as are reasonably inconsistent with the purpose of this Sale Deed and to the extent necessary to conform to the applicable laws; and the remaining provisions of this Sale Deed shall remain valid and enforceable in laws.
29. The VENDEE confirms that all the obligations arising under this Sale Deed in respect of the Said Plot/said Project shall equally be applicable and enforceable against any and all occupiers, tenants, licensees and/or subsequent purchasers of the Said Plot as the said obligations go with the Said Plot for all intents and purposes and the VENDEE assures the Vendors that the VENDEE shall take sufficient steps to ensure the performance in this regard.
30. The VENDEE confirms and acknowledges that the VENDEE shall be solely responsible and liable for violations, if any, of the provisions of the law of the land and applicable rule, regulation or direction by the competent authority; and that the VENDEE shall indemnify the

*R. Singh*

*Appld*

*Self-attested*  
*Appld*



Vendors for any liability and/or penalty in that behalf.

31. That the property is situated at integrated town ship developed by Emaar India at village Sarsawa, Ardaunamau and Ahmamau, and is more than 100 meters away from Sultanpur Road and Amar Shaheed Path and nothing is constructed upon the plot. For the purpose of the stamp duty, circle rate of the land is on the basis of **12** mtr. wide road which is fixed **Rs. 20,500/-** per sq. mtrs. (according praroop 4, page no. 14, Serial no. 1 and colum no. 1) so the value of said Plot measuring **162 sq mtr.** comes to **Rs. 33,21,000/-**. The Sale consideration is **Rs. 56,38,125/-** which is **higher** than the valuation so the total stamp duty of **Rs. 3,85,000/-** has been paid on Sale Consideration through e-stamp bearing **Certificate No. IN-UP18264765817311S Dated 23-DEC-20**.

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

The stamp duty calculation is as under.

Sale consideration Amount **Rs. 56,38,125/-**

6% stamp duty up to 1000000 is Rs. 60000/-  
7% stamp duty on balance Amount of the **Rs. 46,38,125/-** comes to **Rs. 3,24,669/-** as such the total stamp duty on the said property comes to **Rs. 3,24,669/- + Rs. 60,000/- = Rs. 3,84,669/-**. Thus the total stamp duty of **Rs. 3,85,000/-** has been paid on said property through e-stamp bearing **Certificate No. IN-UP23033188282948T Dated 12.01.2021**.

R. Singh

R. Singh

self-attested  
R. Singh



DETAIL OF PROPERTY

Freehold Plot No. **GGP-C-C02/32**, Sector- **C**, dimension (9mtr. x 18mtr.) measuring area **162** Sq. Mt situated at 'Gomti Greens' an Integrated Township Developed by Emaar India Limited (Formerly Emaar MGF Land Limited) in village Sarsawa, Ardaunamau and Ahmamau, Lucknow (U.P.), as per map / site plan annexed herewith. Which is bounded as under: -

NORTH - Plot No.C02/33  
SOUTH - Plot No.C02/31  
EAST - 12 Mtr. wide road  
WEST - Plot No.C03/43

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R. Singh

~~R. Singh~~

R. Singh



1/22

IN WITNESS WHEREOF the Vendors acting through its authorized representative Ms. Ruchi Singh D/o Late J. N. Singh authorised to execute conveyance deeds, etc., and Mr. Shashank Chaturvedi Wife of Mr. J.P. Chaturvedi is authorized to present for registration the Sale deed vide Resolution dated 06.06.2020 of the Land Owners and the VENDEESS have set their hands on these presents at Lucknow on the day, month and year first above written, in the presence of the following witnesses:-

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED VENDORS

Vendors; acting through Authorized Signatory

VENDORS (PAN - AABCE4308B)

*[Handwritten signature]*  
*[Fingerprint]*

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED VENDEE

*[Handwritten signature]*

*[Fingerprint]*

Mrs. Reema Malhotra (PAN AHUPM4257G)

In the presence of: WITNESSES:



*[Handwritten signature]*

1. Signature  
Name ATUL MISHRA  
Address Advo.  
CIVIL COURT  
LK

2. Signature *[Handwritten signature]*  
Name Kiran Gupta  
Address Advo  
CIVIL COURT  
LK

Typed E  
*[Handwritten signature]*  
VU  
(Monu Kumar)  
Civil Court, Lucknow.

Drafted By: -  
*[Handwritten signature]*  
(Atul Mishra)  
Advocate  
Civil Court, Lucknow

*[Handwritten signature]*  
Self attested



SCHEDULE OF PROPERTY

All that piece and parcel of Freehold Plot No. **GGP-C-C02/32**, Sector-C, dimension (**9mtr. x 18mtr.**) measuring area **162** Sq. Mt situated at 'Gomti Greens' a Integrated Township Developed by Emaar India Limited (Formerly Emaar MGF Land Limited) in village Sarsawa, Ardaunamau and Ahmamau, Lucknow (U.P.), as per map/ site plan annexed herewith. Which is bounded as under: -

NORTH - Plot No.C02/33  
SOUTH - Plot No.C02/31  
EAST - 12 Mtr. wide road  
WEST - Plot No.C03/43

*R. Singh*

*M. K. Singh*

*self-attested*  
*M. K. Singh*



24

ENCL. NO. 1/24

आवेदन सं०: 202101041003678

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 6938

वर्ष: 2021

प्रतिफल- 5638125 स्टाम्प शुल्क- 385000 बाजारी मूल्य - 3321000 पंजीकरण शुल्क - 56381 प्रतिलिपिकरण शुल्क - 120 योग : 56501

श्रीमती रीमा मल्होत्रा,

रितिश सचदेवा

व्यवसाय : नौकरी

निवासी: 268, अशोक नगर, बिहाइंड वेटरनरी हॉस्पिटल, मुरादाबाद

*Rimma*



ने यह लेखपत्र इस कार्यालय में दिनांक 22/02/2021 एवं 12:54:32 PM बजे निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*Rimma*  
Self-attested

निर्मल सिंह

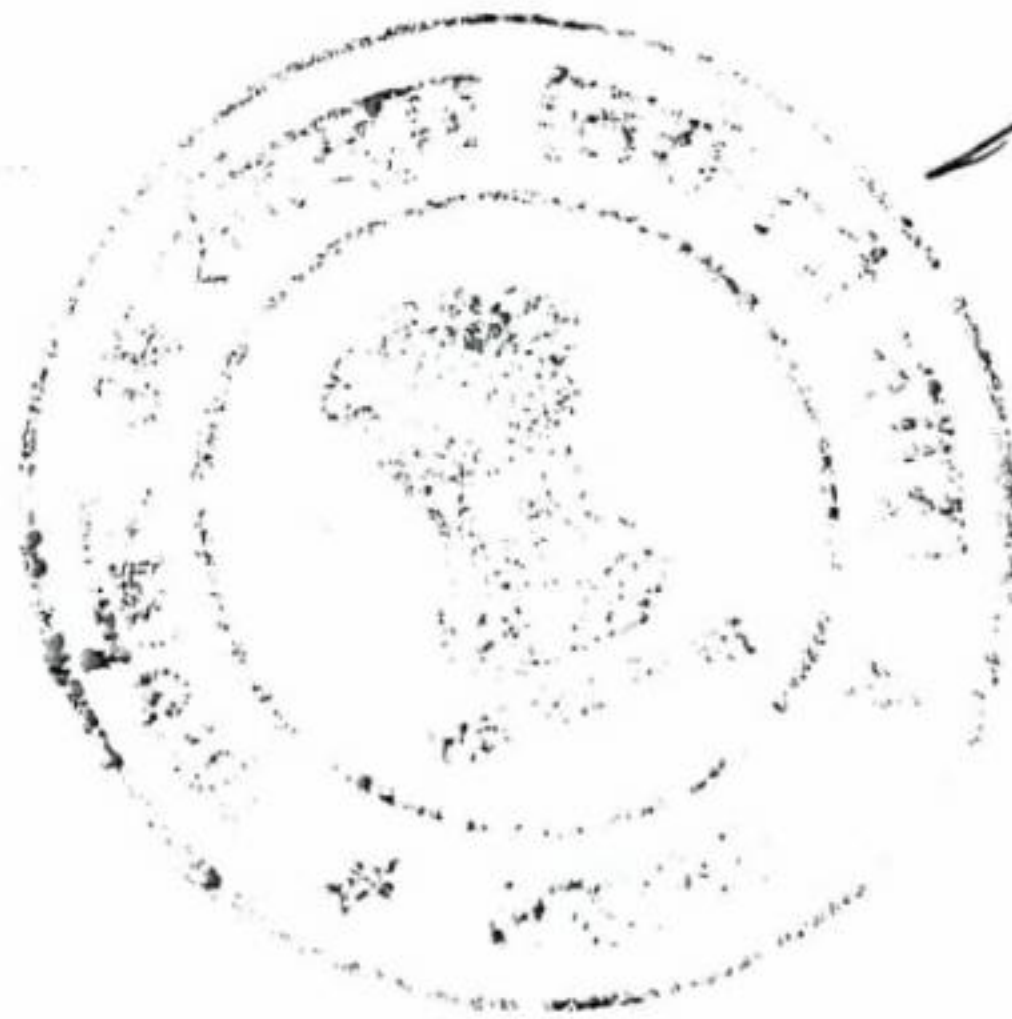
उप निबंधक : सरोजनीनगर

लखनऊ

22/02/2021

ओम प्रताप सिंह

निबंधक लिपिक





MAP OF PLOT NO: - C02/32

(SECTOR-C)

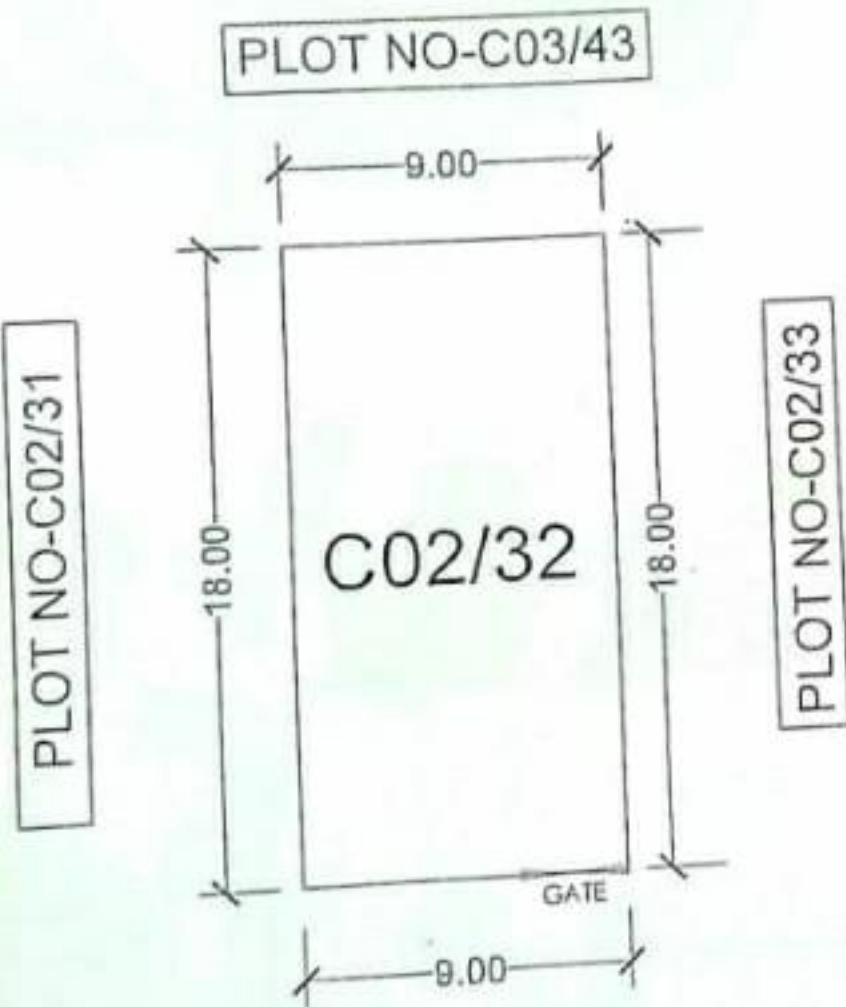
SCHEME :-

GOMTI GREENS, LUCKNOW

AN INTEGRATED TOWNSHIP DEVELOPED BY EMAAR MGF LAND LTD. LUCKNOW

AREA :-162.00 Sqm.

DIMENSIONS OF PLOT NO- C02/32 ( 9.00M X 18.00M )



BOUNDARIES

NORTH	PLOT NO-C02/33
SOUTH	PLOT NO-C02/31
EAST	ROAD 12 MT. WIDE
WEST	PLOT NO-C03/43

*self attested*  
*R. Singh*

AUTHORIZED SIGNATORY  
VENDOR

SIGNATURE DRAUGHTSMAN

B. N. Verma  
 Architect / Estimator  
 643 5/2 A- Sanohi Nagra  
 Lucknow - 226001 - Phone No. - 414

SIGNATURE VENDEE



आवेदन सं०: 202101041003678

बही सं०: 1

रजिस्ट्रेशन सं०: 6938

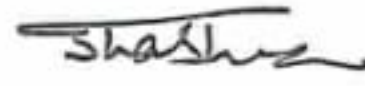
वर्ष: 2021

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

विक्रेता: 1

श्री ईमार इण्डिया लि० द्वारा अधिकृत हस्ताक्षरी रुचि सिंह के द्वारा शशांक चतुर्वेदी, पुत्र श्री जे०पी० चतुर्वेदी निवासी: 306-308, स्कवायर वन, सी-2, डिस्ट्रिक्ट सेंटर, साकेत, नई दिल्ली

व्यवसाय: नौकरी




क्रेता: 1

श्रीमती रीमा मल्होत्रा, रितिश सचदेवा

निवासी: 268, अशोक नगर, बिहाइंड वेटरनरी हॉस्पिटल, मुरादाबाद

व्यवसाय: नौकरी



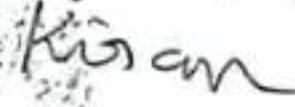

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

सुश्री किरन गुप्ता, एडवोकेट

निवासी: सिविल कोर्ट, लखनऊ

व्यवसाय: वकालत




पहचानकर्ता: 2

श्री अतुल मिश्रा, एडवोकेट

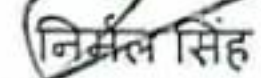
निवासी: सिविल कोर्ट, लखनऊ

व्यवसाय: वकालत



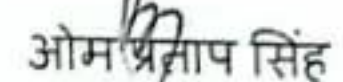

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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



उपनिबंधक: सरोजनीनगर

लखनऊ



निबंधक लिपिक

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27

ENCL. No/27

आवेदन सं०: 202101041003678

बही संख्या 1 जिल्द संख्या 6080 के पृष्ठ 103 से 152 तक  
क्रमांक 6938 पर दिनांक 22/02/2021 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

निर्मल सिंह

उप निबंधक : सरोजनीनगर

लखनऊ

22/02/2021

self-attested

