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मेग

भाग 1

प्रस्तुतकर्ता अथवा प्राप्ती द्वारा रखा जाने वाला
 उपविभाग संग्रहीतकर्ता लखनऊ क्रम 2022367007300
 आवेदन संख्या 202201041006161
 तैयार या प्रेषित करने का दिनांक 2022-02-11 00:00:00
 प्रस्तुतकर्ता या प्राप्ती का नाम अशोक कुमार यादव
 लिंग का प्रकार विद्वान पुरुष
 पहिचान की अनुसंधान 4409375 / 3840776.00

1. रजिस्ट्रीकरण शुल्क 44100
 2. प्रतिनिधित्व शुल्क 100
 3. निरीक्षण या तलाश शुल्क
 4. मुहताब के अधिपमानीकरण लिए शुल्क
 5. रसीद शुल्क
 6. चिपिंग
 7. प्रारंभिक भुगतान
- संग्रहीत करने का शुल्क 44200
 शुल्क वापस करने का दिनांक 2022-02-11 00:00:00
 दिनांक तब तैयार प्रतिनिधि या तलाश
 प्रमाण पर वापस करने के लिए तैयार होगा 2022-02-11 00:00:00
 संग्रहीतकरण अधिकारी के हस्ताक्षर



भारतीय वि
UNIQUE IDENTIFI

पता:

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

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

5451 4573 3017



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WWW

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Alok Kumar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVERNMENT OF INDIA

KAMLESH SINGH

RAMJANM SINGH

05/12/1969

Permanent Account Number

BAUPS8382Q

Signature



भारतीय विशिष्ट पहचान प्राधिकार
भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No : 2017/93116/19609

To
कमलेश सिंह
Kamlesh Singh
C/O Krishna Prasad Singh
1/84 Vivek Khant
Gomtinagar
Gomtinagar
Bakshi Ka Talab Lucknow
Uttar Pradesh 226010
9621120248

04/05/2014
158247065



ML682470659FT



आपका आधार क्रमांक / Your Aadhaar No. :

9595 5753 2481

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India



कमलेश सिंह
Kamlesh Singh
जन्म तिथि / DOB 05/12/1967
पुरुष / Male



9595 5753 2481

आधार - आम आदमी का अधिकार

9



भारत सरकार
GOVERNMENT OF INDIA



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



3789 8795 4800
VID : 9137 0156 5916 8317

आधार - आम आदमी का

भारतीय पहचान कार्ड
INDIAN IDEN CARD

पता:
S/O राम कृष्ण झा, जगन्नाथपुरी जंमिनी, बरौली,
राधा कृष्ण मंदिर, लखनऊ, लखनऊ,
उत्तर प्रदेश - 226001

Address
S/O Ram Krishna Jha, Jagannathpuri Janminy
Radhakrishna Mandir, Lucknow, Lucknow,
Uttar Pradesh - 226001

3789 8795 4800

VID - 9137 0156 5916 8317



12345678901234567890

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Photograph Of Property



VENDOR

~~Shree Shradha Colonies - Private Limited~~

A.K. Kumar
Authorized Signatory

OWNER

Ansal Properties & Infrastructure Ltd.

[Signature]
Authorized Signatory

VENDEE

[Signature]

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASHOK KUMAR YADAWA

DEEP NARAIN YADAWA

01/01/1967

Permanent Account Number
AAYPY9701G

A. K. Yadava

Signature



JUDICIAL OFFICER

Mobile Number- 94572 64589



Deep Narain



भारत सरकार

Government of India



अशोक कुमार यादव

Ashok Kumar Yadawa

जन्म तिथि / DOB 01/01/1967

पुरुष / Male



8871 6696 4011

आधार - आम आदमी का अधिकार

JUDICIAL OFFICER

Mobile Number- 94572 64589



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता:

S/O: दीप नारायन यादव, 1025एच,
विष्णुपुरम, बशारतपुर, गोरखपुर,
बशारतपुर, उत्तर प्रदेश, 273004

Address:

S/O: Deep Narain Yadawa,
1025H, vishanupuram,
BASHARATPUR, Gorakhpur,
Basharatpur, Uttar Pradesh,
273004

Deep Narain Yadawa

8871 6696 4011



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Witness



भारत सरकार
Government of India



Download Date: 12/08/2020



राधेश्याम मिश्र
Radheshyam Mishra
जन्म तिथि/DOB: 31/08/1962
पुरुष/ MALE

Issue Date: 12/12/2014

3149 3826 9458

VID : 9140 4961 7755 9498

मेरा आधार, मेरी पहचान

Radheshyam Mishra

Govt. Service

Mobile Number- 79850 96984

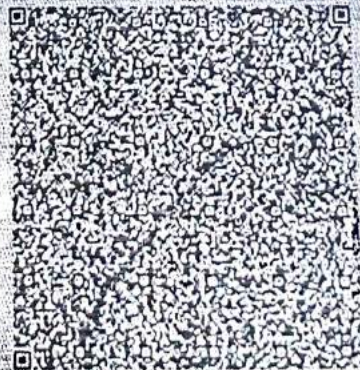


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
आत्मज: पुजारी प्रसाद मिश्र, पूर्णक छापरा, देवरिया,
उत्तर प्रदेश - 274701

Address:
S/O: Pujari Prasad Mishra, Purnac Chhapar,
Deoria,
Uttar Pradesh - 274701



3149 3826 9458

VID : 9140 4961 7755 9498



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WITNESS



भारत सरकार
Government of India



आनन्द कुमार
Anand Kumar
जन्म तिथि / DOB 30/08/1967
पुरुष / Male



6876 9490 9640

आधार - आम आदमी का अधिकार



JUDICIAL OFFICER

Mobile Number- 94154 73306



भारत सरकार - गैरसंचयन पत्राचार प्राधिकरण
Unique Identification Authority of India

पता
S/O कुंवर पाल सिंह, बी - 5, बटलर
पैलेस कॉलोनी, जोपलिंग रोड,
लखनऊ, लखनऊ ग.प. उत्तर प्रदेश,
226001

Address.
S/O: Kunvar Pal Singh, B - 5,
BATLAR PALACE COLONY,
JOPLING ROAD, Lucknow,
Lucknow G.p, Uttar Pradesh,
226001

6876 9490 9640

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1800 300 1947

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BRIEF DETAILS OF SALE DEED

1. Type of property : Residential
2. Mohalla : Sushant Golf City (Sector-B)
3. Property Details : Flat No. C-1202, Twelfth Floor, Tower-C, The Grace, situated at Sector-B, Adjoining CBD Area, Sushant Golf City, Sultanpur Road, Lucknow, (U.P.)
4. Measurement Unit : Square Meter
5. Area of Property : Built-Up/Covered area 1380 Sq. Ft. i.e 128.20 Sq. Mtr., Carpet Area 1099 Sq. Ft. i.e 102.10 Sq. Mtr. and Super Area 1575 Sq. ft. i.e 146.32 Sq. Mtr.
6. Situation of Road : More than 100 (Hundred) Mts. Away from Amar Shaheed Path and Sultanpur Road.
7. Other Description : Group Housing situated at above 18 (Eighteen) Mtr. wide road and at corner.
8. Sale Consideration : Rs. 44,09,375/-
9. Market Value : Rs. 38,40,776 /-
10. Stamp Duty : Rs. 3,09,500/-

Shree Shraddha Colonisers Private Limited Ansal Properties & Infrastructure Ltd.

Mohankumar
Authorized Signatory

[Signature]
Authorized Signatory

[Signature]

| No. of First Party: 1 | No. of Second Party: 1 | No. of Third Party: 1 |
|--|--|---|
| Details of Vendor | Details of owner | Details of Vendee |
| Shree Shraddha Colonisers Private Limited a company incorporated under the provisions of the Companies Act 1956, having its registered address 1st Floor, Raja Ram Kumar Plaza, 75, Hazratganj, Lucknow, U.P.-226001 through its Authorized signatory Alok Kumar son of Sri Beni Madhav Ram. | Ansal Properties & Infrastructure Ltd. having its registered office at 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi -110001 and branch/local office at 2nd Floor, Shopping Square-2, Sector-D, Sushant Golf City, Lucknow, U.P.-226030 through its authorized signatories Mr. Kamlesh Singh son of Mr. Ramjanm Singh and Mr. Neeraj Jha son of Mr. Ram Naresh Jha. | Mr. Ashok Kumar Yadawa Son of Late Sri Deep Narain Yadawa resident of 1025-H, Vishnupuram, Basharatpur, Gorakhpur (U.P.)-273004. |

SALE DEED

This DEED OF SALE is made at Lucknow on this 11th day of February, 2022.

BETWEEN

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

AND

Ansal Properties & Infrastructure Ltd., (PAN-AAACA0006D) a company incorporated under the companies Act 1956, having its registered office at 115, Ansal Bhawan, 16, Kasturba Gandhi Marg,

Shree Shraddha Colonisers Private Limited

Ansal Properties & Infrastructure Ltd.

Alok Kumar
Authorized Signatory

[Signature]
Authorized Signatory

[Signature]

New Delhi -110001 and branch/local office at 2nd Floor, Shopping Square-2, Sector-D, Sushant Golf City, Lucknow, U.P.-226030 through its authorized signatories **Mr. Kamlesh Singh son of Mr. Ramjanm Singh and Mr. Neeraj Jha son of Mr. Ram Naresh Jha** in the capacity of owner of the FSI and developer of the Hi-Tech Township being developed under the name and style of Sushant Golf city Lucknow, U.P.-226030, (hereinafter referred to as the "**OWNER**", which expression shall include its heirs, executors, administrators, permitted assignees, successors, representatives, etc., unless the subject and context requires otherwise), of the one part,

AND

Mr. Ashok Kumar Yadawa Son of Late Sri Deep Narain Yadawa resident of 1025-H, Vishnupuram, Basharatpur, Gorakhpur (U.P.)-273004 (hereinafter referred to as the "**Vendee**", which expression shall include his/her/their heirs, executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) **in the capacity of purchaser of the Flat**, of the other part.

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

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

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

Shree Shradha Colonisers Private Limited Ansal Properties & Infrastructure Ltd.

Ashok Kumar
Authorised Signatory

[Signature]
Authorised Signatory

[Signature]

AND WHEREAS the Government of Uttar Pradesh has, under its State Housing Policy, announced a policy, to promote and facilitate private sector participation in developing Hi-Tech Townships with world-class infrastructure.

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

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

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

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

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

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

AND WHEREAS the developer has entered into a memorandum of understanding dated 25/10/2011 with M/S Ansal

Shree Shradha Colonisers Private Limited Ansal Properties & Infra. Private Ltd.

Mohit Kumar
Authorised Signatory

[Signature]
Authorised Signatory

[Signature]

Properties & Infrastructure Ltd. to develop Tower A, B and C in Project "The Grace" at Sector-B, in Sushant Golf City Lucknow.

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

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

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

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

(a) That the vendor is the absolute owner of the **Flat No. C-1202, Twelfth Floor, Tower-C, measuring Built-Up/Covered area 1380.00 Sq. Ft. i.e 128.20 Sq. Mtr., Carpet Area 1099.00 Sq. Ft. i.e 102.10 Sq. Mtr. and Super Area 1575.00 Sq. ft. i.e 146.32 Sq. Mtr., Situated at The Grace, Sector-B,**

Shree Shraddha Colonisers Private Limited Ansal Properties & Infrastructure Ltd.

Alok Kumar
Authorized Signatory

[Signature]
Authorized Signatory

[Signature]

Adjoining CBD Area, Sushant Golf City, Sultanpur Road, Lucknow, U.P.-226030 (hereinafter referred as the "said FLAT") and no one else besides the Vendor has any right, claim, lien, interest or concern whatsoever on the said FLAT and the Vendor have full right and absolute authority and right to sell and transfer the same to the Vendee, and also conforms to the Vendee that they have not entered into any kind of agreement/arrangement whatsoever with any person in respect of the said FLAT to any other person (s).

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

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

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

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

AND WHEREAS upon the aforementioned declaration and assurances of the Vendor and assurance of Owner as a confirming

Shree Shradha Colonisers Private Limited

Ansal Properties & Infrastructure Ltd.

Mohd Kumar
Authorised Signatory

Authorised Signatory

[Handwritten Signature]

party to the title of land, the Vendor hereby sells and the Vendee hereby purchases the said FLAT for consideration of Rs. 44,09,375/- (Rupees Forty Four Lac, Nine Thousand, Three Hundred And Seventy Five Only) on the terms and conditions mentioned herein under:

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That the vendee has paid the entire sale consideration to the vendor of Rs. 44,09,375/- (Rupees Forty Four Lac, Nine Thousand, Three Hundred And Seventy Five Only) and Vendor hereby admits and acknowledges to have received the entire sale consideration as per the schedule of payment mentioned at the end.
2. That the Vendor hereby absolutely sells conveys transfers and assigns the **Flat No. C-1202, Twelfth Floor, Tower-C, measuring Built-Up/Covered area 1380.00 Sq. Ft. i.e 128.20 Sq. Mtr., Carpet Area 1099.00 Sq. Ft. i.e 102.10 Sq. Mtr. and Super Area 1575.00 Sq. ft. i.e 146.32 Sq. Mtr., Situated at The Grace, Sector-B, Adjoining CBD Area, Sushant Golf City, Sultanpur Road, Lucknow, U.P.-226030** along with all the rights of ownership, possession, interest, easement and privileges appurtenant to the said FLAT to have and to hold the same unto the Vendee absolutely and forever.
3. That the Fire Fighting Equipment and Fire Prevention Measures which are required within the Apartment and which become necessary on account of any interior decoration/partition or heat load created by the Vendee shall be installed by the Vendee himself/herself/themselves at his/her/their own cost and he/she/they shall obtain necessary permission in this regard from the concerned authority/ authorities.
4. That Fire Safety Measures have been provided as per the existing Fire Safety Code/ Regulations. If due to subsequent Legislation/ Government orders or directives or guidelines or if deemed necessary by the Vendor, any further fire safety measures are undertaken, the proportionate charges in respect thereof shall also be payable on demand by the Vendee.
5. That the upkeep and maintenance of the Said Flat shall be

Shree Shradha Colonisers Private Limited Ansal Properties & Infrastructure Ltd.

Alok Kumar
Authorised Signatory

[Signature]
Authorised Signatory

[Signature]

- arranged by the Vendor for this purpose the Vendee shall pay the monthly charges as may be fixed from time to time by the Society/ Resident Welfare Association or its nominee and shall deposit with the society one time sinking fund as per rules.
6. That Liability of owner is strictly restricted to the title of the land all related liabilities towards the land only and with regards to quality of construction, area of unit, sale consideration etc. shall be the responsibility of the vendor.
 7. That Vendee is also liable to pay maintenance charges other than mentioned in previous paragraph for maintenance of the township to Vendor/Owner or its authorized maintenance agency. The Vendee assures that as and when required Vendee shall sign the maintenance agreement with the Ansal API Infrastructure Limited or its nominated agency.
 8. That roof rights shall exclusively vest with the Vendor and Vendor shall have the unfettered right to do further constructions over the roof of the Building, in case of any additional FAR purchased by Vendor or granted by competent authority with written approval from the owner and vendor shall be paid in additional FAR to the owner as per MOU cum Term-sheet agreed by the both parties over the roof of the building. The Vendee shall not raise any objection by any reason whatsoever That the Vendor shall have right to raise further constructions and such additional structures on the roof top of top floor and construction shall be sole property of the Vendor and The Vendor will be entitled to dispose off the same to any person without any interference on the part of the Vendee. The VENDEE and all occupiers of the buildings shall not at any time or stage raise any objection by any reason whatsoever. The Vendor shall have right to use the sewer line, open drainage, stairs and passages etc. for raising any further construction even beyond the ultimate roof. Further the roads ultimate roof etc will remain the property of the Vendor.
 9. That the VENDEE shall have no objection to the Vendor making any alteration, additions, improvements or repairs whether structural or non structural interior or exterior, ordinary or extra ordinary in relation to any premises within the Building as may be mandated by the statutory authorities or by any government order or for any

Shree Shradha Colonisers Private Limited Ansal Properties & Infrastructure Ltd.

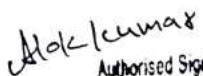
Alok Kumar
Authorised Signatory

[Signature]
Authorised Signatory

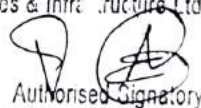
[Signature]

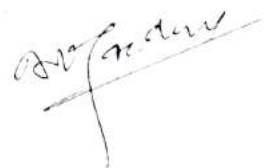
- purpose that may be deemed fit for the building and The VENDEE agree not to raise objections or make any claims on this account.
10. That it is specifically made clear that the facilities including structures thereof i.e Club Building, Community /Convention Centre, Swimming Pool, Health Club, Play Ground, Terrace/Roof, Lifts, Water Pumps, Over Heads Water Tanks, Boundary Wall, etc shall remain the exclusive properties of the Vendor as the case may be and The VENDEE shall have no claim or any right in respect thereof except their use.
 11. That the common area (including proportionate land) has been reduced because of addition of floors after sanction of amended map/layout plan from competent authority and the apartment owners will be entitled to only the reduced common area (including proportionate land) and that the apartment owner will not raise any objection or dispute regarding the decrease in the common area (including proportionate land) before any court/authority of law. Further, the vendee agrees and undertakes that he/she/they shall after taking possession of the said flat or at any time before, has permitted the Vendor and has no right to object to the Vendor for putting up additional floors to the building after sanction of map from competent authority.
 12. That the Vendee also agrees to be bound by all the rules and regulation that are applicable and those that may be made applicable by the Vendor /Maintenance agency /society/ company for the maintenance of the said Flat.
 13. That the Vendor have unrestricted and uninterrupted rights over the said property for forming the flat, detailed at the foot of this deed.
 14. That the Vendor being absolute owner of the Said flat hereby sold are fully competent to transfer the same by way of sale to the Vendee hereto.
 15. That the Vendor hereby also covenant about the warranty of their title and declares that the Said flat hereby sold is free from all sorts of encumbrances, charges, attachment, mortgages, liens and the like. The Vendor hereby indemnifies the Vendee against any claim by anybody or person and in any suit, claim or case against the said flat.

Shree Shraddha Colonisers Private Limited


Anil Kumar
Authorised Signatory

Ansal Properties & Infrastructure Ltd.


Anil Kumar
Authorised Signatory

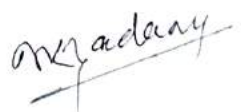


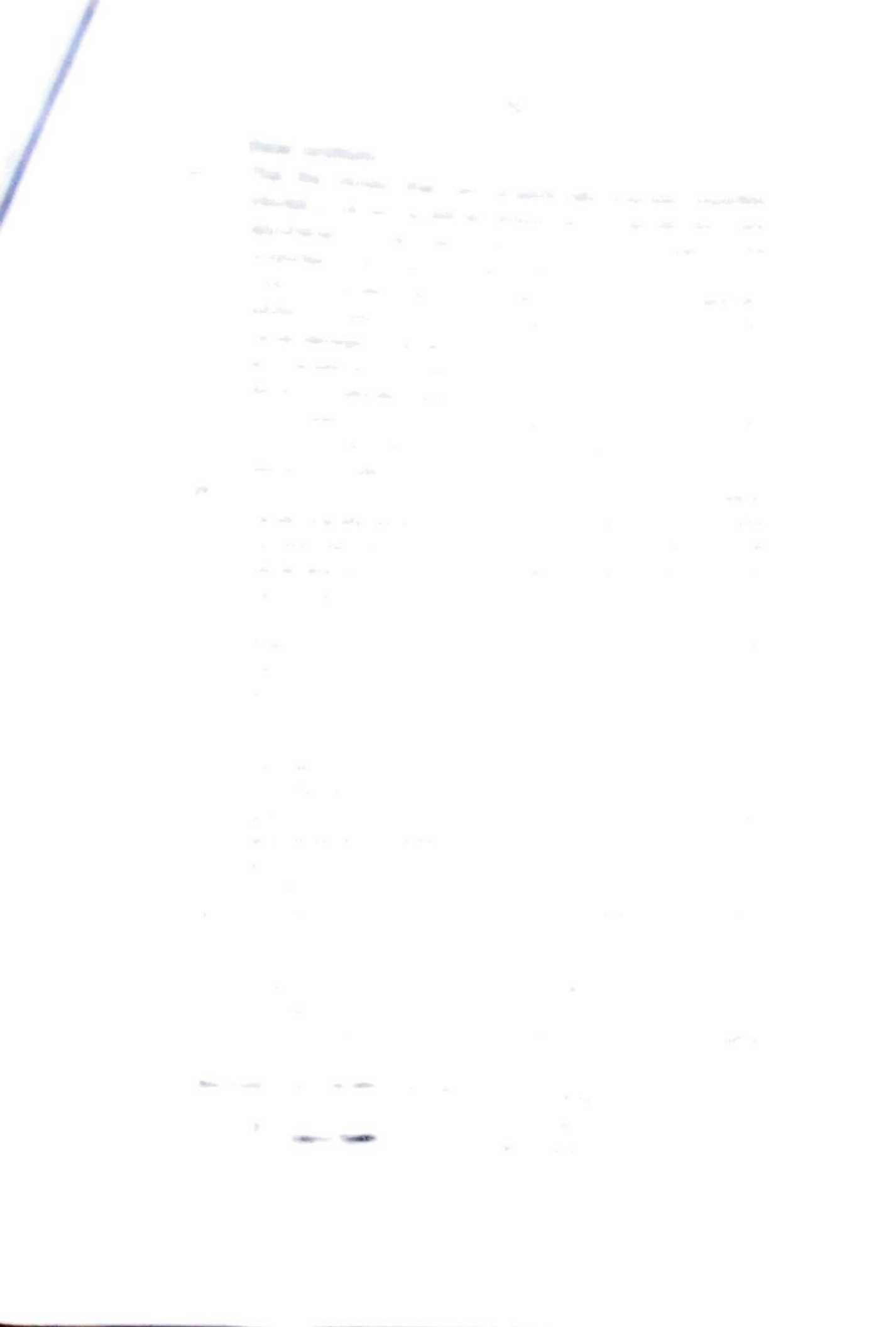
16. That if on account of any defect in the title of the owner/Vendor, the Vendee is dispossessed of the whole or part of Said flat hereby sold, the Vendee shall be entitled to claim from the Vendor the refund of the whole or part of sale consideration with all the costs and damages as the case may be for whole or part of the said flat so lost.
17. That all the dues, demands, taxes, charges including property tax, or any other service provider, charges, duties, liabilities and outgoing, if any, shall be paid and borne by the Vendor up to the date of sale deed of the Flat and thereafter the same shall be paid and borne by the Vendee.
18. That the Vendee hereby agrees that if any demand is raised or issued by any Authority, due to the enhancement in the compensation under the orders of any Superior Court, the same shall be borne by Vendee upon receiving intimation from the Vendor.
19. That there is provision of allotment of at least one Car Park Bay along with one apartment in the Group Housing Complex and Vendor has allotted One Car Park Bay to the Vendee (s).
20. That the Vendee, his, her, their heirs, successors and assigns are now entitled to enjoy all the rights of Ownership and interest and easements and appurtenances in the aforesaid said flat together with all the rights arising there from without any interruption or hindrance by the Vendor hereto and he, she, they will also be entitled to get his, her, their name mutated in the Nagar Nigam records or elsewhere in place of the Vendor's name as absolute Owners.
21. That the Vendee shall from the date of possession maintain the said flat at her own cost, in a good tenantable and in a good condition and shall not do or suffer to be done anything in or to the said building(s) or the said flat or the staircases, lifts and lift lobbies, shafts, stilt, basements, compound and common passages which may be against rules or by-laws of the Municipal Authorities, Maintenance Agencies or any other authority nor shall the Vendee change alter or make alteration in or to the said flat or the building(s) or any part thereof. The Vendee shall be exclusively responsible for any loss or damages arising out of breach of any of

Shree Shradha Colonisers Private Limited Ansal Properties & Infrastructure Ltd.

Alok Kumar
Authorised Signatory

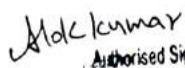

Authorised Signatory





- purpose which may or is likely to cause nuisance or annoyance to the other occupiers of "Tower A, B and C" or for any illegal or immoral purposes, and shall not do or suffer anything to be done in or about the said flat which tend to cause damage to any Flooring or ceiling of any premises above, below or in any manner interfere with the use thereof or of space, passages or amenities available for common use. The Vendee shall not use the said flat for any commercial activity or otherwise except for residential purpose only.
28. That the Vendee shall not put up any name or sign board, neon, sign, publicity or advertisement material, hanging of cloths etc. on the external facade of the Complex/Building or anywhere on the exterior of the Building or common areas and shall not change the color scheme of the outer walls or printing of the exterior side of the doors and windows etc. or carry out any change in the exterior elevation, architectural features and design.
29. That Vendee has taken the possession of the Flat and fully satisfied and acknowledge the same.
30. That the Vendee shall have electric, telephone, water and other services connections at their own cost and expenses without disturbing the permanent structure (s) and facade of the said property/building.
31. That the Vendee shall pay all taxes/premiums/rates/or other charges as may be required by the local/municipal or other authorities. If any authority /body charge the same from the Vendor, the same shall be recovered by the Vendor from the Vendee.
32. That the Vendee will abide by all laws, bye-laws, rules, and regulation of the Govt./Local bodies/maintenance agency/ society / Resident Welfare Association and/or any other authorities and shall attend answer and be responsible for all deviation failure or breach of any of the condition of bye-laws or laws or rules and regulations and keep the Vendor indemnified, secure and harmless against all costs consequences and damages arising due to breach and /or non-compliance of the said bye-laws /regulation by the Vendee.
33. That it is understood by the parties that the said Flat exists in area which is going to be occupied by several other occupants. To

Shree Shradha Colonisers Private Limited Ansal Properties & Infra. Structure Ltd.


Aditya Kumar
Authorised Signatory


Anil Kumar
Authorised Signatory



- safeguard the common object of all other occupants certain conditions as imposed by this deed on the Vendee are essential so as to protect the rights of all the occupants.
34. That it is mutually agreed that save and except in respect of the said flat hereby agreed to be acquired by the Vendee, shall have no claim, right, title or interest of any nature or kind whatsoever except right of ingress/ egress over in respect of land, open spaces and all or any of the common areas such as lobbies, staircase, lifts, corridors, which shall remain the property of the Vendor.
 35. That the Vendee undertakes to abide by all the laws, rules and regulations or any law as may be made applicable to the Apartments, Storage Spaces, Car Parking Spaces, Other Common areas, facilities and amenities.
 36. That the Vendee shall abide by all Laws, Rules and Regulations of the Central Government/ State Government/ Lucknow Development Authority/ Nagar Nigam, Lucknow/ Local Bodies and shall exclusively be responsible/ liable for all defaults, violation or breach of any of the conditions, levies or Rules and Regulations as may be applicable.
 37. The VENDEE shall in no way or manner be entitled to block the common area, such as corridors lobbies, staircases, entrance, exits of the parking area, gardens, terrace, water tanks, pumps, motors, pipes, ducts and in case they do so, the Vendor and the owners/occupiers of the buildings or Flats/Portions will have the right to remove the construction/obstruction forthwith at the cost of the VENDEE. The VENDEE shall permit the persons of the Vendor at all reasonable times to enter into the flat for the inspection and maintenance/repair of the flat.
 38. That the VENDEE shall keep and maintain the sewer line, including the water passage and the sewer pipe running through his/her/their portion in proper conditions and would not allow them to be choked up and damaged, thereby causing inconvenience to the owners/occupiers of the other portions
 39. That the Vendee shall keep indemnified the Vendor against any penal action, damages or loss due to misuse, storage of hazardous, highly inflammable, dangerous or otherwise potentially hazardous materials for which the VENDEE shall be solely responsible for the same if the VENDEE uses or permits the use of the said Apartment

Shree Shraddha Colonisers Private Limited Ansal Properties & Infrastructure Ltd.

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Authorised Signatory

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Authorised Signatory

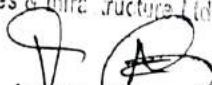
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- for any purpose other than residential.
40. THAT if any kind of Sales tax Liability or Service tax or any GST tax liability is demanded by any authority or Government, then the VENDEE shall be liable to pay the same to the Vendor on demand by the Vendor on the prevailing rate without any kind of objection by any reason whatsoever.
 41. That the VENDEE shall not re-sell his/her/their rights in the said Flat or the unit without clearing the dues and charges, in any, of the Society/Maintenance Agency of the owners of the flats and till such Society/Maintenance Agency is formed, of the Vendor or mutually between all the occupiers of the building.
 42. That in case of re-sale of the flat or the unit by the VENDEE, the transferee shall always be bound by the terms and conditions contained herein.
 43. That the Vendor shall have the right to recover any increased amount of compensation payable to Lucknow Development Authority, Lucknow or any other authorities in future on account of decisions of Courts/ Tribunals for the land acquired/ resumed and Transferred to the Developer by the State Government, Lucknow Development Authority, Lucknow and the same shall be recoverable from the Vendee of the said flat as and when intimated to them. This amount shall also include the cost of litigation incurred by the Vendor and/ or Lucknow Development Authority, Lucknow. That if any major city level infrastructure charges (such as embankment, ring road, flyover, metro etc. is provided by the Lucknow Development Authority, Lucknow, U.P State Electricity Board or any other authority (ies) of the Central Government/ State Government during the project period, consequent to which the proposed township will be directly or indirectly benefited), they are levied on the Vendor, Vendee shall pay proportionate charges of such infrastructure on pro-rata basis to the Vendor, as and when demanded by the Vendee.
 44. That the VENDEE confirm that he/she/they has/have understood each and every clause/covenant of the Sale deed and its legal implications thereon have clearly understood his/her/their obligations and liabilities and the Vendors obligations and limitations as set forth in the sale deed. The Vendee shall keep the

Shree Shraddha Colonisers Private Limited

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Authorised Signatory

Ansal Properties & Infrastructure Ltd.


Authorised Signatory



Vendor and its agents and representative, estate and effects, indemnified and harmless against any loss or damages that the Vendor may suffer as a result of non-observance or non-performance of the covenants and conditions in the Deed.

45. That the Vendee from the date of the execution of this deed has become exclusive owner of the Said flat hereby sold.
46. That the Vendee shall not do any act or thing which may cause any damage to the lower adjoining or upper portion (said flats) of the said flat hereby sold or shall never cause any hindrance or obstruction in the enjoyment and use of the said upper or adjoining and lower portion of the said flat hereby sold by their respective Owners.
47. That all the passages, exits, entrances open space and staircase or other facilities by their very nature are to be utilized and enjoyed commonly.
48. That all the rates, taxes and liabilities accrued and payable after the execution of this deed in respect of the said flat hereby sold shall be exclusive liability of the Vendee hereto and the Vendor shall not be liable for the same.
49. The said flat transferred under this deed is in a multi storied residential Group Housing building which is not exist at any Segment Road. The Grace project is situated on more than 18.00 mt. wide road and the project is at corner hence after 10% enhancement applicable rate for land area is Rs. 26,400/- per sq. mtr. That Proportionate land of the flat is 44.90 sq. mtr. for stamp duty purpose, so as per applicable rate for Sushant Golf City, the land value comes to $44.90 \text{ Sq. Mt.} \times \text{Rs. } 26400 = \text{Rs. } 11,85,360/-$. Since in the said Flat Building, facility of Swimming Pool, Club exists, so considering it as Premium Flat, The value of construction of Built up area of flat is $128.20 \text{ Sq. Mtr} \times 26,000/- = \text{Rs. } 33,33,200/-$. Thus the total value of the covered area and proportionate land of Flat comes to Rs. 45,18,560/-, and the said flat is on 12th Floor so after 15% rebate market value comes to Rs. 38,40,776/- hence stamp duty of Rs. 3,09,500/- is being paid on sale consideration which is higher than market value by the Vendee

Shree Shradha Colonisers Private Limited Ansal Properties & Infrastructure Ltd.

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Authorised Signatory

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Authorised Signatory

[Signature]

आवेदन सं०: 202201041006161

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 4965

वर्ष: 2022

प्रतिफल: 4409375 स्टाम्प शुल्क: 309500 बाजारी मूल्य - 3840776 पंजीकरण शुल्क - 44100 प्रतिलिपिकरण शुल्क - 100 योग: 44200

श्री अशोक कुमार यादव,
पुत्र श्री दीपू नारायण यादव
व्यवसाय: नौकरी

निवासी: 1025 एच, त्रिभुवनपुरम, बभारतपुर, गोरखपुर, उ० प्र०-273004

Ashok Kumar



ने यह लेखपत्र इस कार्यालय में दिनांक 11/02/2022 एवं 12:41:13 PM बजे
निबधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मस्तराम *(पभारी)*
उप निबंधक, सरोजनीनगर
लखनऊ
11/02/2022

राजेश *(लिपिक)*
निबंधक लिपिक

प्रिंट करें

accordingly.

50. That the Vendee shall bear expenses of stamp duty, registration charges, legal fee, and other expenses in connection with the execution and registration of this deed.

SCHEDULE OF PROPERTY

Flat No. C-1202, Twelfth Floor, Tower-C, measuring Built-Up/Covered area 1380.00 Sq. Ft. i.e 128.20 Sq. Mtr., Carpet Area 1099.00 Sq. Ft. i.e 102.10 Sq. Mtr. and Super Area 1575.00 Sq. ft. i.e 146.32 Sq. Mtr., Situated at The Grace, Sector-B, Adjoining CBD Area, Sushant Golf City, Sultanpur Road, Lucknow, U.P.-226030 which is bounded as:-

BOUNDARIES

| | |
|--------------|---------------------------|
| East | - Flat No.-C-1203. |
| West | - Open to Sky. |
| North | - Tower-B. |
| South | - Flat No.-C-1201. |

SCHEDULE OF PAYMENT

(Inclusive of taxes)

1. Rs. 5,00,000/- through Cheque No.- 199437 of State Bank of India, Barabanki dated-31.10.2021.
2. Rs. 15,00,000/- through Cheque No.- 199441 of State Bank of India, Barabanki dated-12.01.2022.
3. Rs. 29,12,647/- through Cheque No.- 316024 of HDFC Bank, Pranay Tower, Lucknow dated-25.01.2022.

Thus Vendor has received Rs. 49,12,647/- inclusive of GST/Service Tax and other charges after deducting the taxes and other charges actual sale consideration comes to Rs. 44,09,375/- and Vendor acknowledges the receipt thereof.

Shree Shradha Colonies Pvt. Limited

A. K. Kumar
Authorized Signatory

Ansar Properties & Infrastructure Ltd.

[Signature]
Authorized Signatory

[Signature]

पहचानकर्ता : 2

श्री आनन्द कुमार , पुत्र श्री कुंवर पाल सिंह
निवासी: बी-5, बटलर पैलेस कॉलोनी, जापलिंग रोड
लखनऊ, उ० प्र०-226001
व्यवसाय: नौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

गस्तराम गुप्ता (प्रभारी)
उप निबंधक : सरोजनीनगर
लखनऊ
राजेश भाटव
निबंधक लिपिक

प्रिंट करें



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

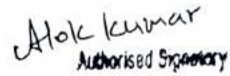
WITNESSES:-

1. 

Mr. Radheshyam Mishra
S/o Sri Pujari Prasad Mishra
Village & Post: Purnac Chhapar
Deoria, U.P.-274701




Shree Shradha Colonisers Private Limited


Alok Kumar
Authorised Signatory

VENDOR
PAN -AAQCS5890M

Ansal Properties & Infrastructure Ltd.


Anil Kumar
Authorised Signatory

OWNER
PAN-AAACA0006D

2. 


Mr. Anand Kumar
S/o Sri Kunvar Pal Singh
R/o B-5, Batlar Palace Colony
Jopling Road
Lucknow, U.P.-226001




VENDEE

PAN- AAYPY9701G

Typed by :


(Vikas)

Composed by :


(Vishwanath Yadav)
Advocate

आदेश सं. 202201041000101

दि. 04/01/2022

रजिस्ट्रेशन सं. 3000

वर्ष 2022

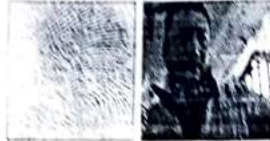
निष्पादन लेखपत्र का सुनने व समझने अलग अलग व धारा धाराओं के परीक्षणानुसार उक्त विक्रेता :

श्री अशोक रिवाजीक स्फोरिड लिमिटेड के द्वारा अशोक कुमार, पुत्र श्री देवी नारायण राव निवासी 106, अमल भवन, कस्तूरबा गंधी मार्ग, नई दिल्ली

व्यवसाय नौकरी

विक्रेता :

Ashok Kumar



श्री अमल पापटील एन स्फोरिड लिमिटेड के द्वारा कमलेश सिंह, पुत्र श्री राम लाल सिंह निवासी 115, अमल भवन, 10, कस्तूरबा गंधी मार्ग, नई दिल्ली

व्यवसाय नौकरी

विक्रेता :

[Signature]

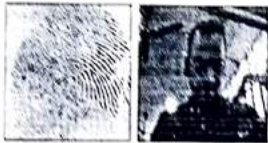


श्री अमल पापटील एन स्फोरिड लिमिटेड के द्वारा नीरज सा, पुत्र श्री राम नरेश सा निवासी 115, अमल भवन, 10, कस्तूरबा गंधी मार्ग, नई दिल्ली

व्यवसाय नौकरी

विक्रेता :

[Signature]



श्री अशोक कुमार यादव, पुत्र श्री दीपू नारायण यादव निवासी 1025 एच, विष्णुपुरम, बशारतपुर, गोरखपुर, उ० प०-271004

व्यवसाय नौकरी

ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता :।

Ashok Kumar



श्री राधेश्याम मिश्र, पुत्र श्री पुजारी प्रसाद मिश्र

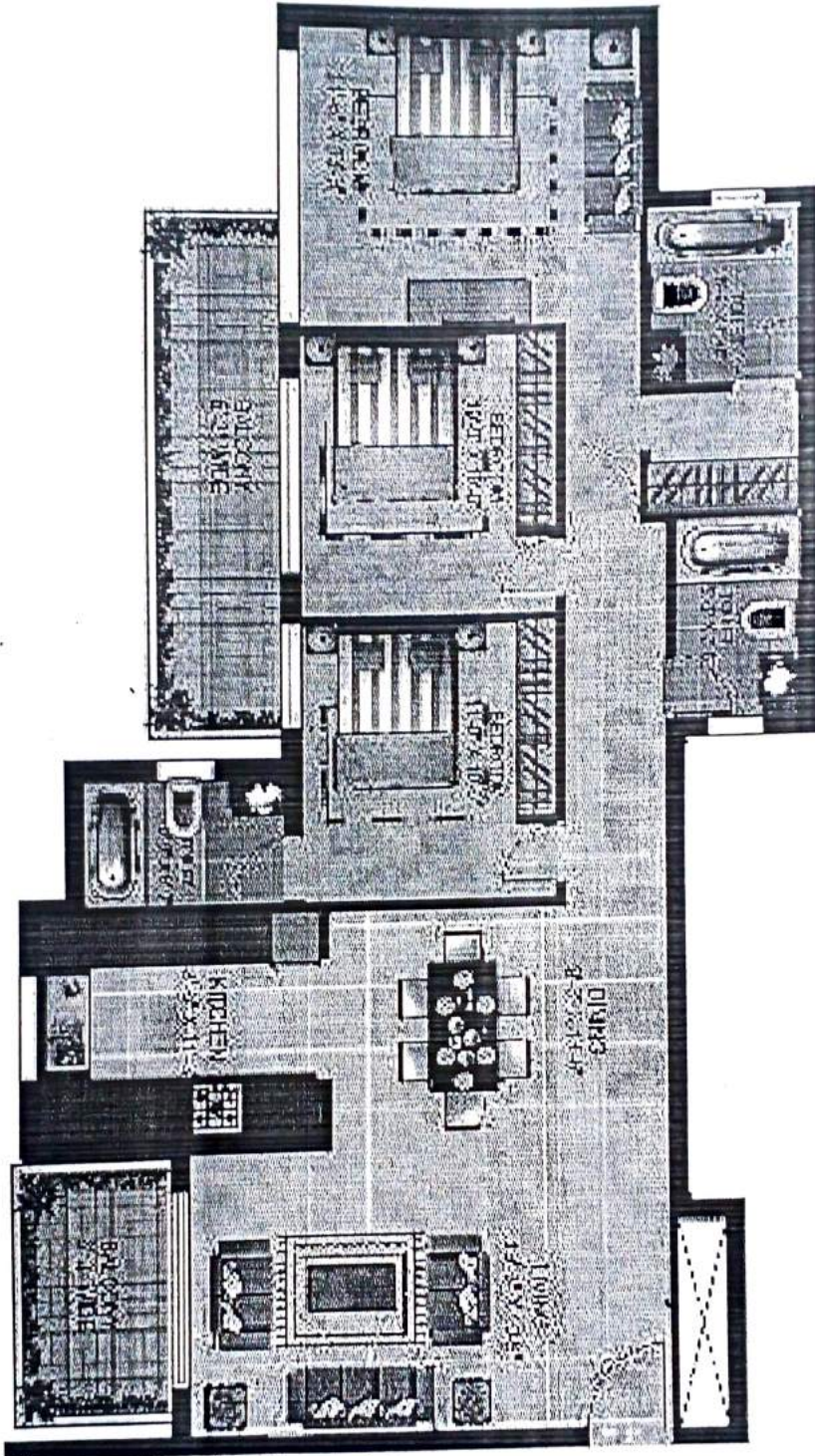
निवासी पूर्णक छापर, देवरिया, उ० प०-274701

व्यवसाय नौकरी

Radheshyam Mishra



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



Shree Shradha Colonisers Private Limited Ansal Properties & Infrastructure Ltd.

Holekumar
Authorised Signatory

[Signature]
Authorised Signatory

[Signature]

आवेदन सं०: 202201041006161

बही संख्या 1 जिल्द संख्या 8006 के पृष्ठ 103 से 140 तक
क्रमांक 4965 पर दिनांक 11/02/2022 को रजिस्ट्रीकृत किया गया।



प्रिंट करे

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मस्तराम मजुता (प्रभारी)
उप निबंधक : सरोजिनीनगर

लखनऊ

11/02/2022