



सत्यमेव जयते

Q - 16652/16
INDIA NON JUDICIAL

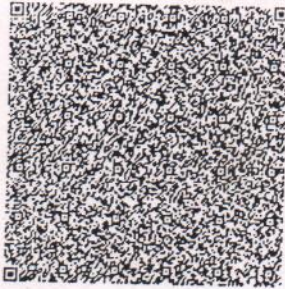


Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP025441229639680
Certificate Issued Date	: 27-Oct-2016 05:05 PM
Account Reference	: SHCIL (FI)/ upshcil01/ LUCKNOW/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL01030538460400890
Purchased by	: JAYA PATHAK AND DEVESH CHANDRA PATHAK
Description of Document	: Article 23 Conveyance
Property Description	: FLAT NO. T-09/304 PARSVNATH PLANET, TCG 8/8 AND 9/9, VIBHUTI KHAND, GOMTI NAGAR, LUCKNOW.
Consideration Price (Rs.)	: 32,33,964 (Thirty Two Lakh Thirty Three Thousand Nine Hundred And Sixty Four only)
First Party	: PARSVNATH DEVELOPERS LIMITED
Second Party	: JAYA PATHAK AND DEVESH CHANDRA PATHAK
Stamp Duty Paid By	: JAYA PATHAK AND DEVESH CHANDRA PATHAK
Stamp Duty Amount(Rs.)	: 4,97,000 (Four Lakh Ninety Seven Thousand only)

25/07



Please write or type below this line



Jayesh Pathak
Jayesh Pathak

Jayesh Pathak
Jayesh Pathak

Chhetri

Chhetri

0005308834

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.

रजिस्ट्रीकरण अधिकारों के हस्ताक्षर

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

भाग 1

। प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला।

उप-निबन्धक (द्वितीय)

क्रम सं० 35107

M6 652/16

लेखनक

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 28-Oct-2016

प्रस्तुतकर्ता या प्रार्थी का नाम मे.पार्शनाथ डे.लि.द्वारा सौरभ कुमार बाजपेयी

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 3,233,964.0 / 7,097,000.00

1. रजिस्ट्रीकरण शुल्क 20,000.0
2. प्रतिलिपिकरण शुल्क 80
3. निरीक्षण या तलाश शुल्क
4. मुख्तारनामा के अधिप्रमाणीकरण के लिए शुल्क
5. कमीशन शुल्क
6. विविधि
7. यात्रिक भत्ता






1 से 6 तक का योग 20,080.0

शुल्क वसूल करने का दिनांक 28-Oct-2016

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र

वापस करने के लिए तैयार किया 28-Oct-2016

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

जिल्लिला का नम्बर	बही	जिल्ह	पृष्ठ	रजि.की तारीख	प्रस्तुतकर्ता निष्पादनकर्ता का नाम व पता	पासपोर्ट साइज का नवीनतम फोटोवाफ
1	2	3	4	5	6	
					Saurabh ler Bajpai Slosh. le. le. Bajpai Parasnath Dev Hld T.C. 8/8 & 9/9 Wishu ki lehand Gomti nagar Lucknow	
					Jaya Pathak W/o Sh. Devesh ch. Pathak A-902 Lollas Tower Shehanshp Road Hazratganj Lucknow	
					Devesh ch. Pathak Slosh. c. m. Pathak R/o A-902 Lollas Tower Shehanshp Road Hazratganj Lucknow	
					Shobhagat Singh Slosh. R. A. Singh R/o E-5-1-B-359 Sitaabur Road Vayna Sector A Phase II Lucknow	
					Ashoke Kumar Mishra Slosh. S. P. Mishra R/o - 12/39 Indira Nagar Lucknow	

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

SAURABH KUMAR BAJPAI
 KAMLESH KUMAR BAJPAI
 15/07/1982
 Permanent Account Number
 ALOPB2560R

Saurabh Bajpai
 Signature



09/12/2008


स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAACP0743J



नाम /NAME
PARSVNATH DEVELOPERS LTD

लिगपन/बनने की तिथि /DATE OF INCORPORATION/FORMATION
24-07-1990

R. Singh
 आयकर निदेशक (पद्धति)
 DIRECTOR OF INCOME TAX (SYSTEMS)


Parsvnath



SAURABH KUMAR BAJPAI
 Emp. Code : A929
 Deptt. : ACCOUNTS

Parsvnath Developers Ltd.
 Regd. & Corp. Office: 6th Floor, "Arunanchal Building"
 19, Barakhamba Road, New Delhi - 110001
 Ph: 23310196, 23350120, Fax:(011)-23315400

Saurabh Bajpai
9936952705



भारत निर्वाचन आयोग
पहचान पत्र

ELECTION COMMISSION OF INDIA
IDENTITY CARD

XGF1616473



निर्वाचक का नाम :

जया पाठक

Elector's Name :

JAYA PATHAK

पति का नाम : देवेश चन्द्र पाठक

Husband's Name : DEVESH CHANDRA PATHAK

लिंग / Sex : महिला / Female

जन्मतिथि DOB : 19/08/1970

XGF1616473

पता - म.सं. A-902,
लाप्लास कोलोनी,
शाहनाजफ रोड,
तहसील-लखनऊ, जिला-लखनऊ

Address- hNo.A-902,
Laplas Colony,
SHAHNAJAF ROAD,
TEH-Lucknow, DIST-Lucknow

Date : 14-6-2013

174 - लखनऊ मध्य निर्वाचन क्षेत्र
के निर्वाचक रजिस्ट्रेशन अधिकारी के
हस्ताक्षर की अनुकूलि

Facsimile Signature of the Electoral
Registration Officer for 174 - Lucknow
Central - Constituency 273/1064

पता बदलने पर, नये पते पर अपना
नाम निर्वाचक नामावली में दर्ज करवाने
तथा उस पते पर इसी नम्बर का कार्ड
पाने के लिए सम्बंधित फार्म में यह
कार्ड नम्बर अवश्य लिखें

In case of change in address, mention this Card
No. in the relevant Form for including your
name in the roll at the changed address and to
obtain the card with the same number.

Jayee Pathak

8004971566

9

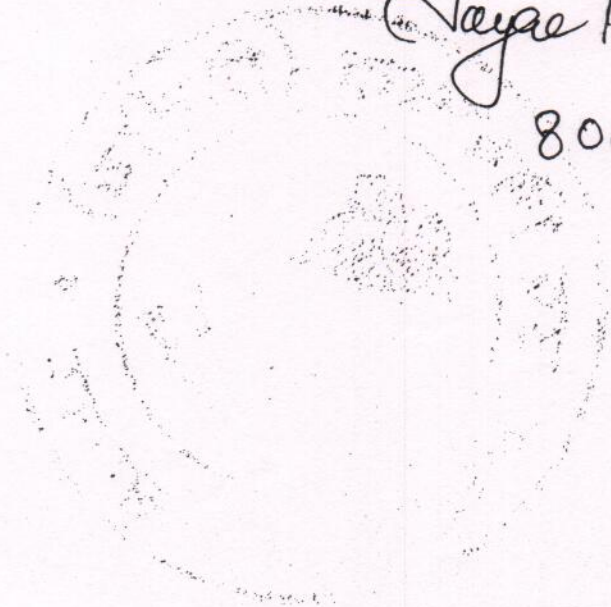
आयकर विभाग
INCOME TAX DEPARTMENT
JAYAPATHAK
TAPESHWARI PRASAD SRIVASTAVA
18/08/1970
Permanent Account Number
ACF 8386L
Signature

भारत सरकार
GOVT. OF INDIA



Jayapathak

800497/566





भारत निर्वाचन आयोग
पहचान पत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XGF1616465



निर्वाचक का नाम :
देवेश चन्द्र पाठक
Elector's Name :
DEVESH CHANDRA PATHAK
पिता का नाम : चन्द्र मौलि पाठक
Father's Name : CHANDRA MAULI PATHAK
लिंग / Sex : पुरुष / Male
जन्मतिथि DOB : 01/01/1968

XGF1616465

पता - म.सं. A-902,
लाप.सास कोलोनी,
शाहनाजफ रोड,
तेहसील-लखनऊ, जिला-लखनऊ

Address- HNo.A-902,
Lapias Colony,
SHAHNAJAF ROAD,
TEH-Lucknow, DIST-Lucknow

Date : 14-6-2013

174 - लखनऊ मध्य निर्वाचन क्षेत्र
के निर्वाचक रजिस्ट्रेशन अधिकारी के
हस्ताक्षर की अनुकूलि

Facsimile Signature of the Electoral
Registration Officer for 174 - Lucknow
Central - Constituency 273/1063

पता बदलने पर, नये पते पर अपना
नाम निर्वाचक नामावली में दर्ज करवाने
तथा उस पते पर इसी नम्बर का कार्ड
पाने के लिए सम्बन्धित फार्म में यह
कार्ड नम्बर अवश्य लिखें
In case of change in address, mention this Card
No. in the relevant Form for including your
name in the roll at the changed address and to
obtain the card with the same number.

Chattar

9415461926

6

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA


DEVESH CHANDRA PATHAK

CHANDRAMAULI PATHAK

01/01/1968

Permanent Account Number

AFBPP0489G


Signature



11020301

Pathak

9415461926

DUPLICATE

विद्युत निरीक्षण विभाग
एल.एस.आई.ए. का
ELECTION CARD

TDC192




विद्युत निरीक्षण विभाग
 (Electrical Division)
 (आर.एस.आई.ए. का)
 पति का नाम : राम अभिलाष सिंह
 पति का पता : RAM ABHILASH SINGH
 पता नम्बर : 356/11375

Handwritten signature

9415051596

TDC1922874

पता - म.उ.एस.आई. 359,
 महिबल्लापूर आंशिक इ.एस.आई.ए. का,
 सेक्टर-ए सीतापुर रोड योजना,
 लुहसील-लखनऊ, जिला-लखनऊ
 पिनकोड -226021

Address- H.No.ESI/359,
 Mahiballapur Anshik E.S.I.E.Ka,
 Sector-A Sitapur Road Yojana,
 TEH-Lucknow, DIST-Lucknow
 Pincode- 226021

Date: 8-1-2012
 172 नम्बर उपरि उक्त विद्युत क्षेत्र के
 निरीक्षण अधिकारी के हस्ताक्षर
 की अनुपस्थिति में

Facsimile Signature of the Electrical
 Registration Officer for 172 - Lucknow Port
 - Consultancy 252/1132

पता परिवर्तन पर नया पता प्रेषित होने
 के लिए निम्नलिखित कार्य करवाने होंगे
 1. पता परिवर्तन के लिए नया पता
 लिखित पत्र में यह कार्य नम्बर अवश्य लिखना
 In case of the address mention this
 No. in the request form for including the
 name in the card at the changed address and
 obtain the card at the same number

2



भारत निर्वाचन आयोग
ELECTION COMMISSION OF INDIA

पहचान पत्र
IDENTITY CARD

FPP4572954



निर्वाचक का नाम : अशोक कुमार मिश्रा
Elector's Name : Ashok Kumar Mishra
पिता का नाम : सहदेव प्रसाद मिश्रा
Father's Name : Sahadev Prasad Mishra
लिंग / Sex : पुरुष Male
1.1.2007 को आयु : 38
Age as on 1.1.2007

9.415470636

पहचान पत्र संख्या :- FPP4572954
पता :
म.सं. : 12/391
गली/मोहल्ला : इन्दिरा नगर सेक्टर 12
ग्राम/नगर :
थाना :
जिला : लखनऊ
Address :
H.No. : 12/391
Strt/Mohalla: Indira Nagar Sector 12
Vill/Town :
PoliceStn. :
Distt. : Lucknow
Pin :

निर्वाचक रजिस्ट्रीकरण अधिकारी के
हस्ताक्षर की अनुकृति
निर्वाचन क्षेत्र 84- महोना
Facsimile Signature of
Electoral Registration Officer
for 84- Mahona

स्थान : लखनऊ दिनांक : 07/02/2007
Place : Lucknow Date

इस कार्ड को विभिन्न सरकारी योजनाओं में अन्तर्गत पहचान पत्र के रूप में प्रयोग किया जा सकता है।

This card can be used as an Identity Card under different Government Programmes. 309/1371

SUMMARY OF SALE DEED

1. Category of Land : Residential
2. Ward : Chinhat (Gomti Nagar)
3. Mohalla : Vibhuti Khand, Gomti Nagar (V-Code-0256)
4. Detail of Property : Residential Flat No. T-9/304
5. Unit of Measurement : In Square Meters
6. Super area/ : 165.43 sq.mtr.
Covered area of property : 138.90 sq.mtr.
7. Proportionate land : 52.80 sq.mtr
8. Situated on : Plot No.TC-G-8/8 & TC-G-9/9
Vibhuti Khand, Gomti Nagar, Lucknow.
9. Situation of road : More than 100 mtrs away from Faizabad road
and Shaheed path
10. Condition : Completed Flat
11. Year of construction : New
12. Sale Consideration : Rs. 32,33,964/-
13. Valuation : Rs. 70,96,200/-
14. Stamp Duty : Rs. 4,96,734/- rounded off to 4,97,000/-
15. Boundaries :
 - a) East : Open to sky
 - b) West : Flat No.T-9/303
 - c) North : Open to sky
 - d) South : Flat No.T-9/301

Number of Vendor; 1

Number of Vendee; 2

Pranav Bhatnagar
Pranav Bhatnagar

Jayesh Pathak
Jayesh Pathak

*Pranav Bhatnagar**Pranav Bhatnagar*

Details of Vendor :

Messers. Parsvnath Developers limited, a company incorporated under the Companies Act, 1956, having its Registered Office at Parsvnath Metro Tower, Near Shahdara Metro Station, Shahdara, Delhi-110032, through its authorized signatory Mr. Saurabh kumar Bajpai, son of Shri Kamlesh Kumar Bajpai, address Parsvrath Developers limited, Plot No.TCG 8/8 & 9/9 Vibhuti Khand, Gomti Nagar, Lucknow.

Details of Vendee :

(1) Jaya Pathak, w/o Sh. Devesh Chandra Pathak, r/o A-902 Loplas Tower, Shahnajaf road, Hazratganj, Lucknow (2) Devesh Chandra Pathak, s/o Shri Chandramauli Pathak, r/o A-902 Loplas Tower, Shahnajaf road, Hazratganj, Lucknow.

SALE - DEED

This "Sale Deed" is made and executed at Lucknow on this 28th day of October, 2016.

BY

M/s Parsvnath Developers Limited. a company incorporated under the Companies Act, 1956, and having its registered office at Parsvnath Tower, Near Shahdara Metro Station, Shahdara, Delhi - 110 032 through its authorized signatory Mr. Saurabh kumar Bajpai, son of Shri Kamlesh Kumar Bajpai , address Parsvnath Developers limited, Plot No.TCG 8/8 & 9/9 Vibhuti Khand, Gomti Nagar, Lucknowm, duly authorized vide Board Resolution dated 7th October, 2015 passed by its Board of Directors hereinafter referred to as "The Vendor" which expression shall mean and include unless repugnant to the context hereof its legal heirs successors, legal representatives, nominees, assignees, executors, authorized agents and administrators of the First Part .

IN FAVOUR OF

(1) Jaya Pathak, w/o Sh. Devesh Chandra Pathak, r/o A-902 Loplas Tower, Shahnajaf road, Hazratganj, Lucknow (2) Devesh Chandra Pathak, s/o Shri

Saurabh Bajpai
Saurabh Bajpai

Jaya Pathak
Jaya Pathak

Chandra
Chandra

Chandramauli Pathak, r/o A-902 Loplas Tower, Shahnajaf road, Hazratganj, Lucknow.; hereinafter referred to as "Vendee" which expression shall mean and include unless repugnant to the context hereof its legal heirs successors, legal representatives, nominees, permitted assignees, executors, authorized agents and administrators of the Second Part;

WHEREAS, the Vendor had been allotted two plots of land on freehold basis by the Lucknow Development Authority (hereinafter referred to as the 'Authority') for commercial-cum-group housing projects, bearing numbers TC-G-8/8 (Plot I) admeasuring 19,717.72 sq. mtrs. and TC-G-9/9 (Plot II) admeasuring 18,704.68 sq. mtrs. (hereinafter collectively referred to as "the Project Land") situated at Vibhuti Khand, Gomti Nagar, Lucknow. The total Project Land area is 38,422.4 sq. mtrs. approximately.

AND WHEREAS, the sale of Plot No.TC-G-8/8 (Plot No. I) by the Authority to the Vendor has been effected in favour of the Vendor vide sale deed dated 10.12.2014, which is registered with the office of the Sub-Registrar Lucknow vide Book No.1 Jild No.16210 at Page No.1 to 24 Document No.20963. Similarly the sale of Plot No.TC-G-9/9 by the Authority to the Vendor has been effected in favour of the Vendor vide sale deed dated 10.12.2014, which is registered with the office of the Sub-Registrar Lucknow vide Book No.1 Jild No.16209 at Page No.351 to 374 Document No.20960 with the Sub-registrar II, Lucknow.

AND WHEREAS, the Vendor has developed and constructed a multi storied group housing complex comprising of shopping areas and residential flats known as "Parsvnath Planet" on the Project Land (hereinafter referred to as the "Project/Complex") as per the plans sanctioned and approved by the "Authority" vide Permit No's 22370 dated 3-7-2006 & No.36326 dated 9-5-2014. The Vendor has also obtained the occupancy certificate from the Authority.

AND WHEREAS, during the course of construction, the Vendor offered to sell duly built and developed flats to various interested buyers for consideration and on the terms and conditions stipulated by the Vendor in this regard.

AND WHEREAS, the Vendee being interested to purchase residential Flat No. 304 in Tower No. 9 on 3rd Floor applied to the Vendor through prescribed application form and the Vendee on the basis of such application was allotted residential Flat No. T-9/304 having super area of 165.43 sq.mtr. (1780 Sq. ft.) and Covered area of 138.90 sq. mtr (1494.58 sq. ft) for a sale consideration of Rs.

Sanjay Bafna
Sanjay Bafna

Jayee Pathak
Jayee Pathak

Chattar
Chattar

32,33,964/- and other allied / related charges payable by the Vendee to the Vendor as per the schedule of payment enumerated along with usable covered car parking with exclusive right to use the same for the purpose of parking vehicle only.

AND WHEREAS, the Vendee after having been fully acquainted and satisfied on the specific assurance that the Vendor is fully competent to sell the flat to the Vendee in Parsvnath Planet, Lucknow has agreed to purchase the said residential flat for consideration and on terms stipulated in this Sale Deed.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

- 1(a) That subject to the exceptions, reservations, conditions and covenants contained herein to be observed and in consideration for a sum of Rs. 32,33,964/- already paid by the VENDEE to the VENDOR, the receipt whereof the VENDOR do hereby admit and acknowledge, the VENDOR do hereby sell, transfer, convey and assign unto the VENDEE, the Residential Flat bearing number T-9/304 admeasuring 165.43 Sq. mtrs. (1780 Sq. ft.) and Covered area of 138.90 sq. mtr (1494.58 sq. ft) on the 3rd floor together with usable one covered car parking space/facility situated in the said Project named, "Parsvnath Planet", hereinafter referred to as the "Said Residential Flat" along with proportionate, undivided, impartible share only in the land underneath the building in which said residential flat is located, together with proportionate rights in the common areas and facilities including all ways, paths, passages, easements, and appurtenances whatsoever to the said residential flat to have, hold and enjoy the same unto the VENDEE, absolutely and forever;
- (b) That the covered car parking space allotted with the Said Residential Flat is to be held and used by the VENDEE as an integrál and inseparable part of the Said Residential Flat. The parking space shall not be treated as an independent legal entity nor shall it be alienated independently of the Said Residential Flat. In the event of VENDEE desiring to transfer the Said Residential Flat, he shall do so provided that the car parking space is transferred along with the Said Residential Flat as a composite unit;
- (c) That the VENDOR will indemnify and keep indemnified the VENDEE from and against all demands, claims, losses that may be suffered by the

Sanjay Bafna
Sanjay Bafna

Jayee Pruthi
Jayee Pruthi

Dhathal

Dhathal

VENDEE arising on account of any defect in the title of the VENDOR to the Said Residential Flat;

- 2(a) The VENDOR hereby confirms and acknowledges the receipt of the total sale consideration in respect of the Said Residential Flat paid by the VENDEE to the VENDOR and that there is nothing due from the VENDEE towards the sale consideration in respect of the Said Residential Flat. The VENDOR therefore hereby acquits, releases and discharges the VENDEE in respect of the same except to the extent as provided under this Sale Deed;
- (b) That the said consideration amount is inclusive of charges levied against the said Project as on the date of execution of this Sale Deed. However, as a consequence of government, statutory or local authorities enhancing the charges already levied or levying any additional charges in respect of services, facilities, infrastructure, provided or to be provided then the enhanced or fresh levies shall be payable additionally by the VENDEE proportionate to the area of the Said Residential Flat;
- 3(a) That the super area of the Said Residential Flat includes covered area of the Said Residential Flat plus proportionate area under the corridors, passages, staircase, electric sub-station, projections, architectural features, lift wells, lift rooms, mummy, circulation areas, overhead and underground tanks, boundary walls, built up area under the recreation and other facilities etc. The covered area of the Said Residential Flat includes entire carpet area, areas under internal circulation, internal and external walls, areas under balconies, shaft, loft, cupboards etc.;
- (b) That notwithstanding the fact that a portion of the common area has been included for the purpose of calculating the super area of the Said Residential Flat, it is made clear and agreed by the VENDEE that it is only the covered area of the Said Residential Flat to which the VENDEE shall have the exclusive right and the inclusion of the common areas in the computation does not confer any exclusive right, title or interests thereon to the VENDEE;
- (c) That the VENDEE shall have no specific rights/ title in the land under the building(s) of the Project excepting to the undivided/ unidentified rights/ title in land proportionate to the area of the Said Residential Flat sold herein;
- 4 That vacant and physical possession of the Said Residential Flat has been handed over by the VENDOR to the VENDEE herein, and the VENDEE acknowledges having taken over the possession of the same to the

Jaswant Bhattar
Jaswant Bhattar

Jayee Bhattar
Jayee Bhattar

Dhatter
Dhatter

VENDEE'S entire satisfaction after due inspection and the VENDEE agrees that the VENDEE shall have no claim whatsoever against the VENDOR with regard to any defects or deficiency in construction, quality of materials used or on account of any delay in possession, etc.;

- 5 That except for the Said Residential Flat herein agreed to be sold and the necessary easementary rights pertaining thereto, all the residuary rights in the said Project shall continue to vest in the VENDOR till such time as the same are not transferred/ handed over to any municipal or government authorities or to the association of the flat owners constituted under the relevant laws/ regulations;
- 6(a) That the VENDEE agrees to abide by all applicable laws, bye-laws, rules and regulations of the Central/ State Government, the Authority and/ or the Local Bodies governing or relating to the Said Residential Flat/ Project, and shall be responsible/ liable for all defaults, violations or breaches of any of the conditions of approvals and/ or rules and regulations as may be applicable;
- (b) That the VENDEE shall not use the Said Residential Flat or permit the same to be used for purposes other than residential, or for any purpose which may or is likely to cause nuisance or annoyance to the occupiers of other flats or for any illegal or immoral purposes and shall not do or suffer anything to be done in or about the Said Residential Flat which may tend to cause damage to any flooring, walls or ceiling of any floor below, above or in any manner interfere with the use thereof or of space, passages or amenities available for common use. The VENDEE shall also not store any hazardous and volatile materials in the Said Residential Flat;
- (c) That the VENDEE shall keep the Said Residential Flat in good repair at all times and shall not make any additions/ alterations in the Said Residential Flat without permission from the VENDOR and/ or concerned authorities nor shall demolish any walls including load bearing walls, or cause damage to or nuisance in the Said Residential Flat or Complex in any manner as may affect the safety of the structure of the buildings or of any installations. In case any partitions, interiors, false ceilings etc. are installed by the VENDEE then all necessary permissions from the authorities if required, will be obtained by the VENDEE directly at its own cost. The VENDEE shall be solely liable for all consequences including any losses, injuries, damages as may be caused on account of any breaches;

Arjun Bajwa
Arjun Bajwa

Jyoti Pathak
Jyoti Pathak

Chetan C
Chetan C

- (d) That the name of the Complex now known as "Parsvnath Planet" shall never be changed by the VENDEE and owners of the other flats in the Complex.
- (e) That the VENDEE shall not put up any name plate, sign board, neon sign, publicity or advertisement material etc. in the common areas and shall not change the colour scheme of the outer walls, painting of the exterior side of the doors and windows, etc. or carry out any change in the exterior elevation or design, with a view to maintain uniform aesthetics. The VENDEE shall also not display or exhibit any picture, poster, statue or other articles which are repugnant to the morals or are indecent and immoral;
7. That the VENDEE of the top floor flat has been allowed exclusive use of the terrace area excluding the area meant for common services and facilities like water tanks, antennas etc. which shall always and at all times be open to approach by the VENDOR its nominees and/ or the maintenance agency, for maintenance, repair and replacement etc. of the installations. The entire area of the terrace shall be open to all the owners / occupants of other flats in the building in cases of emergencies like fire;
8. That the land under the said Project includes parcels earmarked for construction of certain facilities like commercial spaces, recreation club, etc., and the buildings constructed/ to be constructed thereon. The VENDEE shall not object to the construction of the same in any manner and shall have no claim/rights/titles to such parcels of land in the said Project and/ or the buildings thereon and these are not within the scope or purview of this Sale Deed.
9. That at present the fire safety measures in the common areas of the said building / Project / Complex have been provided where ever required as per the existing fire safety code / regulations and charges with respect to the same are included in the sale consideration of the Said Residential Flat. If, however, due to any subsequent legislation(s), government regulations, orders or/and directives etc., the VENDOR is required to undertake / install any further fire safety measures, the additional cost in respect thereof shall also be payable on demand by the VENDEE(s) to the VENDOR, proportionate to the area of the Said Residential Flat.
10. That where a resident welfare association of flat owners ("RWA") exists on the date of transfer of the Said Residential Flat, it will be obligatory for the VENDEE to become member of such association before execution of this

Jayee Patil
Jayee Patil

Jayee Patil
Jayee Patil

Prakash

Prakash

Sale Deed in his favour. In case, where such association has not been formed on the date of execution of this Sale Deed, then it shall be obligatory for the VENDEE to become member of the RWA within a period of four (4) weeks on receipt of a written notice intimating him about the formation of such RWA.

11. That the VENDEE for himself, his legal heirs, executor and administrators doth hereby covenant with the VENDOR and other co-owners of the other flats in the Complex that the VENDEE shall abide by the bye-laws of the said RWA and shall pay his proportionate share of expenses towards the maintenance charges for maintenance and up keep of the common facilities in the Complex. The VENDEE further agrees that as long as the RWA is not formed the VENDEE shall pay his proportionate share of expenses towards the maintenance charges to the agency appointed by the Vendor for providing the maintenance services for maintenance and up keep of the common facilities in the Complex.
12. That the VENDEE shall not have a right for claiming the partition by metes and bounds of the Said Residential Flat in any manner and shall not do any act which would jeopardise the safety or structural soundness of the Said Residential Flat or reduce the value thereof.
- 13(a) That the VENDOR and/ or its nominee maintenance agency shall look after the maintenance and upkeep of the common areas and facilities in the Complex and the VENDEE hereby agrees to pay maintenance charges, interest free security deposit, contribution towards sinking/ replacement fund as may be demanded or determined by the VENDOR or the maintenance agency. Delay in payment of maintenance charges will make the VENDEE liable for interest as may be prescribed. Non-payment of the maintenance charges within the specified time may also disentitle the VENDEE from enjoyment of common services and facilities such as watch and ward, water, electricity, lifts, etc. The VENDOR or the maintenance agency shall be entitled to withdraw itself from maintenance activities on notice to flat owners in the said Project and to hand over the same to any authority or a body/ association of the flat owners in terms of the applicable laws;
- (b) That the VENDEE shall be under obligation bound to execute a separate Maintenance Agreement with the VENDOR and / or the maintenance agency, if not already executed, with regard to terms and conditions of maintenance of the Complex, and shall be bound by the rules & regulations of the maintenance agency and the terms and conditions stipulated in such

Jayee Pathal
Jayee Pathal

Jayee Pathal
Jayee Pathal

D Pathal

D Pathal

maintenance agreement. The said maintenance agreement shall, inter alia, define the scope of maintenance of various services and facilities in the said Project and the charges payable by the VENDEE in respect thereof;

- (c) That the VENDEE shall permit the representatives of the VENDOR and/or of the maintenance agency from time to time and at all reasonable times to enter into/ upon the Said Residential Flat in order to carry out necessary repairs/ replacements, etc.;
 - (d) That the VENDEE before transferring his interest in the Said Residential Flat shall obtain a no dues certificates from the maintenance agency. The transferees of the VENDEE'S interest in the Said Residential Flat shall always be bound by the provisions of the maintenance agreement and other terms and conditions as stipulated by the VENDOR and shall also be liable for any defaults made by the VENDEE in respect of any dues or payments due to the VENDOR or the maintenance agency;
 - (e) That to safeguard the interest of the owners/ occupants of other flats in the said Project, entry of outsiders to the complex may be regulated by the maintenance agency by engaging certain security personnel. The provision of such security services would not create any liability of any kind upon the VENDOR/ maintenance agency for any thefts, mishap resulting at the hands of any miscreants;
 - (f) That the VENDOR and/ or the maintenance agency shall have the right to insure and keep insured the structure of the building against such risks as the VENDOR and/ or the maintenance agency may deem necessary and the insurance premium shall be payable separately by the VENDEE in proportion to the area of the Said Residential Flat. The contents, fixtures and fittings installed in the Said Residential Flat shall, however, be got insured by the VENDEE/ occupier at his own cost;
14. That the VENDOR hereby assures the VENDEE that they have absolute title with all rights, full powers and absolute authority to sell, convey, transfer, assign and assure the Said Residential Flat hereby sold, conveyed, transferred, assigned and assured unto the VENDEE absolutely and that the Said Residential Flat is free from all encumbrances, charges, liens etc. The VENDEE has also satisfied itself with regard to the above and shall not make any further requisition or objection whatsoever. That the VENDOR shall indemnify and keep indemnified the VENDEE from and against all demands; claim, losses that may be suffered by the VENDEE arising on

Jayee Kumar

Jayee Kumar

Jayee Kumar
Jayee Kumar

Prakash

Prakash

ने निष्पादन स्वीकार किया ।

दिनकी पहचान सभाजीत सिंह एड.हाई कोर्ट लखनऊ
रामअभिषेक सिंह

पेशा वकालत

निवासी

व अशोक कुमार मिश्रा एड.हाई कोर्ट लखनऊ

पेशा वकालत

निवासी

ने की ।

पत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं ।

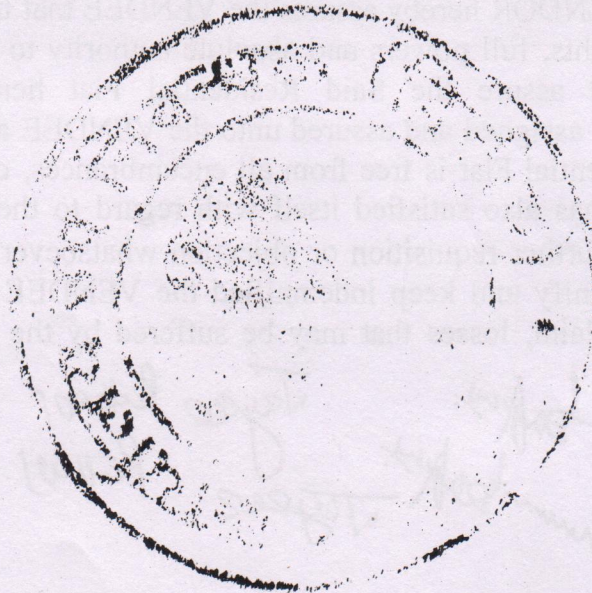


रजिस्ट्रार अधिकारी के हस्ताक्षर

दिनेश चन्द्र यादव
उप-निबन्धक (द्वितीय)

लखनऊ

28/10/2016



account of any defect in the title of the VENDOR to the Said Residential Flat;

15. That the VENDEE shall be liable to pay property tax and all other rates, taxes, charges, assessments, levies, by whatever name called, assessed or imposed by municipal or other government authorities whether levied now or in future in respect of the Said Residential Flat irrespective of the fact that the VENDEE has not been enjoying the benefit of the Said Residential Flat. Till the Said Residential Flat is individually assessed to property tax or any other charges as aforesaid by the authorities, the VENDEE shall be liable to pay to the VENDOR on demand, such taxes / charges whether levied now or in future on the buildings of the said Project, proportionate to the area of the Said Residential Flat.
16. That pursuant to the judgment pronounced by Hon'ble Supreme Court of India, sale of immovable property has become taxable to VAT. As such, amount of sale consideration received from the VENDEE(s) has become chargeable to VAT. The VENDOR has charged VAT @2% of the sale consideration from the VENDEE as per present assessment. However, the Government of Uttar Pradesh may announce a scheme in which the chargeable VAT may increase. The VENDEE(s) hereby unconditionally and irrevocably agrees and undertakes to pay VAT as per the scheme approved by U.P. Government as and when announced.
17. That the VENDEE shall be entitled to get the Said Residential Flat transferred and mutated in its own name as owner in the revenue records or of any other concerned authority on the basis of this Sale Deed or its true copy without any further act or consent of the VENDOR at his own cost and expenses. However, if the VENDEE transfers the Said Residential Flat to a third party subsequent to the execution of this Sale Deed then the transferee shall be bound by the terms and conditions of this Sale Deed.
18. That if any of the provisions of this Sale Deed shall be determined to be void or unenforceable under any applicable law, such provisions shall be deemed to be amended or deleted in so far as reasonably inconsistent with the purpose of this Sale Deed and to the extent necessary to conform to applicable law and the remaining provisions of this Sale Deed shall remain valid and enforceable to the fullest extent permitted by applicable law.
19. That all costs of stamp duty, registration fee and other miscellaneous/incidental expenses on the execution and registration of this Sale Deed have been borne and paid solely by the VENDEE. Any deficiency in the stamp

Sanjay Bhatnagar
Sanjay Bhatnagar

Jayesh Pathak
Jayesh Pathak

Pathak

Pathak

account of any defect in the title of the VENDOR in the said Residential Flat
that the VENDOR shall be liable to pay property tax and all other taxes, charges, assessments levied by whatever authority assessed or imposed by municipal or other government authorities whether levied now or in future in respect of the said Residential Flat irrespective of the fact that the VENDOR has not been enjoying the benefit of the said Residential Flat. The said Residential Flat is individually assessed to property tax and any other charges as assessed by the authority, the VENDOR shall be liable to pay to the VENDOR on demand, such taxes, charges, whether levied now or in future on the buildings of the said project, proportionate to the area of the said Residential Flat.

विक्रय पत्र

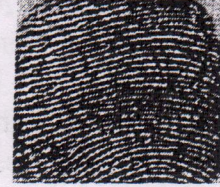
3,233,964.00 / 7,097,000.00 20,000.00 80 20,080.00 0

प्रतिफल मालियत फीस गजिट्री नकल व प्रति शुल्क योग शब्द लगभग

मे.पार्शनाथ डे.लि.द्वारा सौरभ कुमार बाजपेयी
पुत्र श्री कमलेश कुमार बाजपेई
व्यवसाय प्राई.नौकरी

निवासी स्थायी विभूति खण्ड गोमती नगर लखनऊ
अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 28/10/2016 समय 3:34PM
वजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दिनेश चन्द्र यादव
उप-निबन्धक (द्वितीय)

लखनऊ

28/10/2016

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रू. प्रलेखानुसार उक्त
विक्रेता

क्रेता

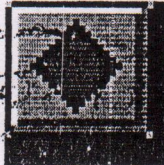
मे.पार्शनाथ डे.लि.द्वारा सौरभ कुमार बाजपेयी
पुत्र श्री कमलेश कुमार बाजपेई
पेशा प्राई.नौकरी
निवासी विभूति खण्ड गोमती नगर लखनऊ



श्रीमती जया पाठक
पत्नी श्री देवेश चन्द्र पाठक
पेशा नौकरी
निवासी ए -902, लाप्लास टावर, शाहनजफ रोड
हजरतगंज लखनऊ



मे.पार्शनाथ डे.लि.द्वारा सौरभ कुमार बाजपेयी



श्री देवेश चन्द्र पाठक
पुत्र श्री चन्द्रमौलि पाठक
पेशा वकालत
निवासी ए -902, लाप्लास टावर, शाहनजफ रोड
हजरतगंज लखनऊ



duty as may be determined by the sub-registrar / concerned authorities along with consequent penalties / deficiencies as may be levied in respect of the Said Residential Flat along with the car parking spaces conveyed by this Sale Deed shall be borne by the VENDEE exclusively and the VENDOR shall not be responsible for the same in any manner, whatsoever.

20. That after execution of this Sale Deed, no disputes, claims or differences relating to the registration, booking and allotment including but not limited to the area, location, development and in all such matters as are instruments to these and are likely to effect the mutual rights, interest, privileges and claim of the VENDOR, would be entertained. The VENDEE confirms that there is no legal case pending regarding booking, allotment, construction quality or possession and any other related point in any court of law. In the event of any dispute, still arising with regard to the terms and conditions of this Sale Deed the same shall be referred to arbitration before a sole arbitrator. The arbitration proceedings shall be conducted under and in accordance with the provisions of Arbitration & Conciliation Act, 1996 including any statutory modification/amendment thereof. The proceedings shall be conducted in English language. The venue of arbitration shall be New Delhi. The award of the sole arbitrator shall be final and binding on both the VENDOR and the VENDEE. The Courts of Lucknow alone shall have the jurisdiction in all matters arising out of this Sale Deed.

21. That for purpose of stamp duty the circle rate of land is fixed is Rs.60,000 /- (Rupees Sixty Thousand only) as the group housing is situated on above 18 (Eighteen) mtr. wide road, and it is also at corner hence after 10% (Ten Percent) enhancement in circle rate value comes to Rs. 66,000/- (Rupees Sixty six Thousand only) thus the value of the proportionate land area 52.80 sq. mts. comes to Rs. 34,84,800/- (Rupees Thirty four lakh eighty four thousand eight hundred only), and value of Covered area of Flat i.e. 138.90 sq mtr which is calculated @ Rs 26,000/- per sq. mtr. (Rupees Twenty Six Thousand only) under premium category according to D.M. Circle rate which comes to Rs. 36,11,400 /-(Rupees Thirty six lakh eleven thousand four hundred only), thus the total value of proportionate land + Covered area is Rs. 70,96,200/- (Rupees Seventy lakhs ninty six thousand two hundred only) which is Higher to sale consideration of Rs. 32,33,964/- .thus stamp duty is calculated on Market Value which comes to Rs. 4,96,734/- and Rs. 4,97,000/- is being paid by the vendee accordingly.

Pranav Bajaj
Pranav Bajaj

Nayee Puthal
Nayee Puthal

Prathal
Prathal

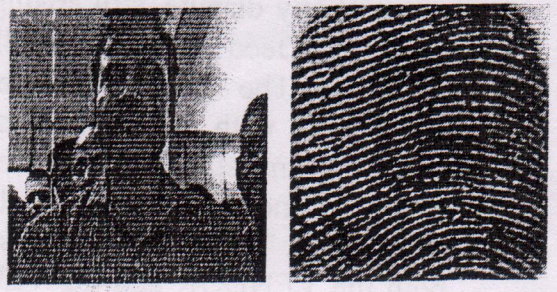
buy as may be determined by the sub-registrar concerned authorities along with consequent penalties & deficiencies as may be levied in respect of the said Residential Plot along with the car parking spaces conveyed by this Sale Deed shall be borne by the VENDOR exclusively and the VENDOR shall not be responsible for the same in any manner whatsoever.

That after execution of this Sale Deed, no disputes, claims or differences relating to the registration, booking and allotment including but not limited to the area location, development and in all such matters and instruments to these and are likely to affect the mutual rights, interest, privileges and claim of the VENDOR would be sustained. The VENDOR confirms that this is a genuine case bearing regarding booking, allotment, construction

विक्रेता

Registration No.: 16652 Year: 2,016 Book No.: 1

0101 मे.पार्शनाथ डे.लि.द्वारा सौरभ कुमार बाजपेयी
कमलेश कुमार बाजपेई
विभूति खण्ड गोमती नगर लखनऊ
प्राई.नौकरी



SCHEDULE OF RESIDENTIAL FLAT

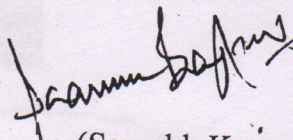
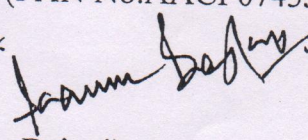
Residential Flat bearing No.T-9/304 admeasuring Super area of 165.43 Sq. mtrs. (1780 Sq. ft.) and Covered area of 138.90 sq. mtr (1494.58 sq. ft) situate at 3rd floor of Tower No.9 in the said Project known as Parsvnath Planet, built on Plot Nos.TC-G-8/8 and TC-G-9/9, Vibhuti Khand, Gomti Nagar, Lucknow, along-with proportionate, undivided, impartible share and interest in the land underneath the building in which the Said Residential Flat is located and in the common areas and facilities provided in the building / Project as per map/plan annexed herewith and forming part of this Deed and bounded as under;

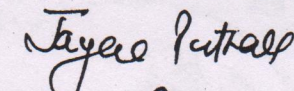
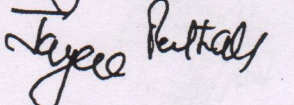
- a) East : Open to sky
- b) West : Flat No.T-9/303
- c) North : Open to sky
- d) South : Flat No.T-9/301

IN WITNESS WHEREOF the Parties have executed this Sale Deed at the place, day, month and year as first above written in the presence of the following witnesses.

For Parsvnath Developers Limited
VENDOR (PAN No.AACP0743J)



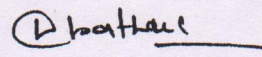
 
(Saurabh Kumar Bajpai)
Authorised Signatory

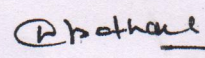



(Jaya Pathak) (Devesh Chandra Pathak)
Vendee

(Pan No.ACFPS6386L) (Pan No.AFBPP0489G)









Residential Flat bearing No. T-9304 measuring super area of 105.47 sq. mtrs. (1.80 sq. ft.) and covered area of 138.99 sq. mtr. (1494.38 sq. ft.) situated at 3rd floor of Tower No. 2 in the said project known as 'Surya' built on Plot No. TC-6-48 and TC-6-49, Vidhan Sabha, Gandhinagar, Lucknow, along with partitions, undivided furniture share and interest in the land underneath the building in which the said Residential Flat is located and in the common areas and facilities provided in the building project as per bye-laws annexed herewith and forming part of this Deed and recorded as under.

क्रेता

Registration No. : 16652

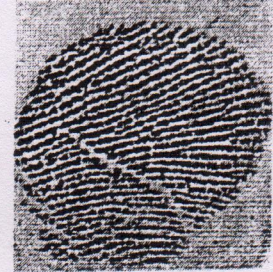
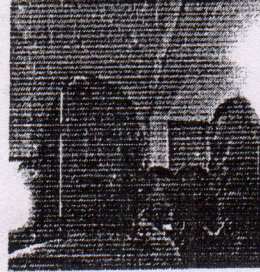
Year : 2,016

Book No. : 1

0201 जया पाठक

देवेश चन्द्र पाठक

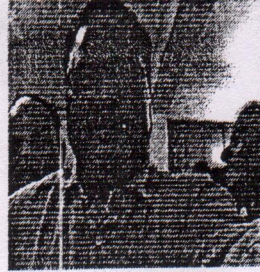
ए -902 , लाप्लास टावर , शाहनजफ रोड हजरतगंज लखनऊ
नौकरी



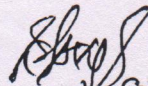
0202 देवेश चन्द्र पाठक

चन्द्रमौलि पाठक

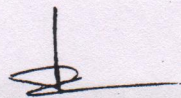
ए -902 , लाप्लास टावर , शाहनजफ रोड हजरतगंज लखनऊ
वकालत

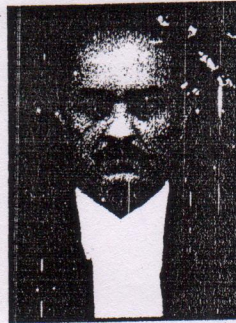


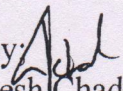
WITNESSES:


1. 
Sabhajeet Singh,
S/o Sh. Ram Abhishek Singh
P/o E.S-1-B-369
Sitapur Road, Utna
Sector-A, Phase-II
Lucknow

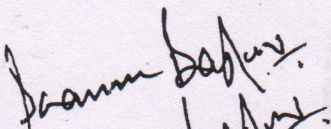
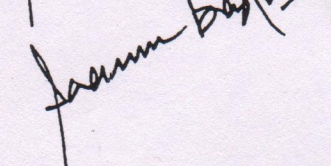


2. 
Ashok Kumar Mishra
S/o Sh. S.P. Mishra
P/o 12/391 Indira Nagar
Lucknow

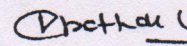


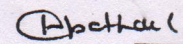
Drafted by: 
Rajesh Chadha
Advocate
A-589, Indira Nagar, Lucknow
09839012877

Typed by: 
R.C. Associate

Jyoti Bhatnagar
Jyoti Bhatnagar

 _____

 _____

गवाह

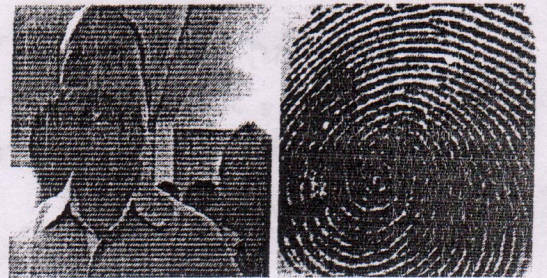
Registration No.: 16652

Year: 2016

Book No.: 1

W1 सभाजीत सिंह एड.हाई कोर्ट लखनऊ
रामअभिषेक सिंह

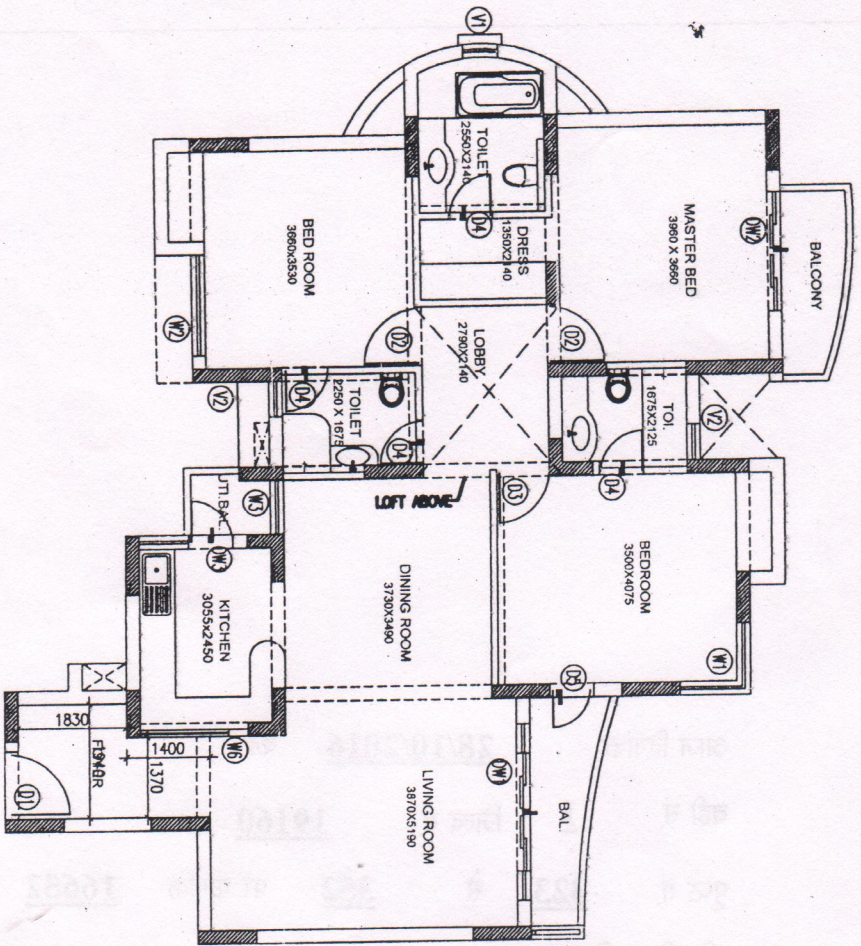
वकालत



W2 अशोक कुमार मिश्रा एड.हाई कोर्ट लखनऊ

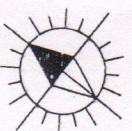
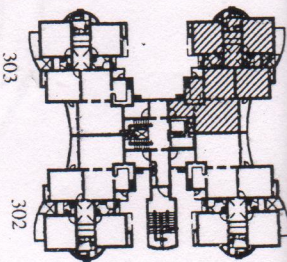
वकालत





S. L. Sharma
S. L. SHARMA
 Architect
 CA/75/9
 Parsvnath Developers Ltd.

COVERD. AREA = 1494.58 sq.ft.
 SUPER AREA = 1780.0 sq.ft.



LOCATION PLAN OF TOWER T-9

SELLER:-

Shammi Bhatnagar
Shammi Bhatnagar

PURCHASER:-

Nayee Bhatnagar
D. Bhatnagar

TOWER - T9

AREA = 1780.0 sq.ft.

DRAWING TITLE

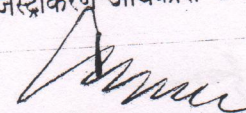
FLAT NO:- 304
 (3 BEDROOM) THIRD FLOOR

PROJECT

PARSVNATH PLANET LUCKNOW
 AT PLOT NO. TC-G8/8 & 8/9
 GOMTI NAGAR, LUCKNOW

आज दिनांक 28/10/2016 को
वही सं. 1 जिल्द सं. 19160
पृष्ठ सं. 323 से 352 पर क्रमांक 16652
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


दिनेश चन्द्र यादव
उप-निबन्धक (द्वितीय)

लखनऊ
28/10/2016



Parsvnath

committed to build a better world

PDL/Lucknow/Planet, Uko.

Date 09-11-16

Name of Financial Institution/Bank

Address LIC HL
Shah Najaf Road, Hazratganj, Uko

Sub.: Submission of Original Sale Deed (Loan A/c.No. 13026510255).

Dear Sir/Madam,

As per our record Mr./Mrs/M/s. Jaya Pathak & Mr. Devesh Chandra Pathak has/have taken financial assistance from your esteemed Institution for purchase of Unit No. T-09/304 in "Parsvnath Planet" built and developed by the Company at TCC 8/8 & 9/9, Vibhuti Khand, Gati Nagar, Lucknow (UP).

In terms of Permission to Mortgage and Tripartite Agreement, we are enclosing herewith the original Sale Deed executed by the Company in favour of the purchaser(s) registered in Boo.No. 1 Zild No. 19160 Page No. 323 to 352 Dated 28/10/16 as Document b. 16652 with the Sub-Registrar at Lucknow.

With the submission of original registered Sale Deed of the Unit No. T-09/304 we have absolved ourselves from all the responsibilities and liabilities arising out of Permission to Mortgage and Tripartite Agreement.

The Possession of the Unit has since been handed over to the purchaser(s).

Kindly acknowledge receipt of the same.

Thanking you,

Yours faithfully
for Parsvnath Developers Ltd.



(Authorised Signatory)

Encl.: As stated above

(Total No. of Pages = 21 + Layout Plan)

Cc: Mr./Mrs./M/s. (Name of Allottee)

Address

Mrs Jaya Pathak w/o Sri Devesh Chandra Pathak
R/o A-902 Loplas Tower,
Shah Najaf Road, Hazratganj Uko

Received
09/11/16

Parsvnath Developers Limited

CIN: L45201DL1990PLC040945

Corporate Office : 6th Floor, Arunachal Building, 19, Barakhamba Road, New Delhi-110001 Ph. : 011-43686600, 43684800, Fax : 011- 23315400

Registered Office : Parsvnath Tower, Near Shadra Metro Station, Shahdara, Delhi - 110032, ph. : 011-43050100, 43010500, Fax : 011-43050473

E- mail : mail@parsvnath.com, Visit us at: www.parsvnath.com