



Sale Consideration : ₹ 54,00,000/-
 Market Value : ₹ 53,47,566/-
 Stamp Duty Paid : ₹ 3,68,000/-
 Ward : Ismailganj

DETAILS OF INSTRUMENT IN SHORT

| | | |
|----|------------------------------------|---|
| 1. | Nature of Property | : Residential |
| 2. | Ward | : Ismailganj |
| 3. | Mohalla/ Village | : Village Kamta, Faizabad Road, Lucknow. |
| 4. | Details of Property (Property No.) | : Flat No. 607 on the Sixth Floor in building known as "Rolex Estate", built over Part of Plot Khasra No. 290 |
| 5. | Standard of measurement | : sq. meters |
| 6. | Area of Property | : 139.81 sq. meters |
| 7. | Location Road | : On main Segment Road |
| 8. | Type of Property | : Flat |
| 9. | Consideration | : ₹ 54,00,000/- (Rupees Fifty Four Lakhs only) |

Annexure 1/2

For Commercial Shelter Pvt. Ltd.

Salman Husain

AKhter Hina

AKhter Hina

| | | | |
|-----|---|---|--|
| 10. | Boundaries | : | North : Open to Sky South : Entrance and Lobby East : Flat No. 601 West : Open to Sky |
| 11. | No of persons in first part (1) ; | : | No of persons in second part (2); |
| 12. | Details of Seller | : | Detail of Purchasers |
| | M/s Commercial Shelters Pvt. Ltd. a company incorporated under the Companies Act, 1956, having its registered office at Grandeur Apartment-II, 93-I, Butler Road, Dalibagh, Lucknow through its Authorised Signatory Sri Salman Husain son of Mohammad Islam Husain authorised vide resolution dated 05-03-2018 | | (1) Mohammad Rizwan Ahmad Ansari son of Mr Allah Rakkha Ansari resident of Bheemapar (Korada Road), Bhimapar, Siddharth Nagar U.P. (2) Mrs Akhtar Hina wife of Mohammad Rizwan Ahmad Ansari resident of 98, Pithani Bujurg, Siddhartha Nagar U.P. Presently Residing at House No. B-3, Commissioner Compound, Varanasi U.P. PIN-221002 |

THIS DEED OF SALE IS EXECUTED BETWEEN **M/s Commercial Shelters Pvt. Ltd. a company incorporated under the Companies Act, 1956, having its registered office at Grandeur Apartment-II, 93-I, Butler Road, Dalibagh, Lucknow through its Authorised Signatory Sri Salman Husain son of Mohammad Islam Husain authorised vide resolution dated 05-03-2018** (hereinafter called the '**Seller**' which expression shall mean and include its, successors, administrators and assigns) AND

Annexure 1/3

For Commercial Shelter Pvt. Ltd.

Salman Husain

Mohammad

Akhtar Hina

PHOTOGRAPH OF

Building known as "Rolex Estate", built over Plot Khasra No. 290, situate at Village Kamta, Ward Ismailganj, Faizabad Road, Lucknow



Annexure 1/4

Muhammad
Akhtar Hina

For Commercial Shelter Pvt. Ltd.

Selman Huso

SELLER

PURCHASERS

(1) Mohammad Rizwan Ahmad Ansari son of Mr Allah Rakkha Ansari resident of Bheemapar (Korada Road), Bhimapar, Siddharth Nagar U.P. (2) Mrs Akhtar Hina wife of Mohammad Rizwan Ahmad Ansari resident of 98, Pithani Bujurg, Siddhartha Nagar U.P. Presently Residing at House No. B-3, Commissioner Compound, Varanasi U.P. PIN-221002 (hereinafter called the 'Purchasers' which expression shall mean and include their respective heirs, successors, administrators and assigns).

WHEREAS Sri Nafis Ahmad Siddiqui and others have purchased the Plot Khasra No. 290, measuring about 1 Bigha 15 Biswa 19 Biswansi situate at Village Kamta, Pargana Tehsil and District Lucknow from Smt. Nirmla Gopal wife of Sri R.C. Gopal vide registered sale deed 04-04-1981 registered in Book No. I Volume 2700 Pages 30/38 at No. 2337 on 06-04-1981 in the office of Chief Sub-Registrar, Lucknow; AND

WHEREAS later on Sri Nafis Ahmad Siddiqui and others have entered into a registered Builder Agreement dated 12-12-2006, with the Seller registered in Book No. I Volume 5694 Pages 155/232 at No. 7056 on 12-12-2006 in the office of Sub-Registrar-III, Lucknow, with respect to Khasra No. 290, situate at Village Kamta, Pargana Tehsil and District Lucknow ; AND

WHEREAS later on the Seller got constructed a multistoried residential building over the said Khasra known as "**ROLEX**

Annexure 1/5

For Commercial Shelter Pvt. Ltd.

Selma Husain

M. Akhtar Hina

AKhtar Hina

ESTATE" in pursuance of Permit No. 32060 dated 23-09-2011 issued by Lucknow Development Authority, Lucknow ; AND

WHEREAS by virtue of the said Builder Agreement, **Flat No. 607 on the Sixth Floor in building known as "Rolex Estate", built over Plot Khasra No. 290, situate at Village Kamta, Ward Ismailganj, Faizabad Road, Lucknow measuring about 1853 sq. feet i.e. 172.14 sq. meters super area and 1505 sq. feet i.e. 139.81 sq. meters covered area** came in the share of the Seller, who wanted to sell the said flat and the Purchasers being interested in purchasing the same have offered a sum of ₹ 54,00,000/- (Rupees Fifty Four Lakhs only) which offer the Seller has accepted.

NOW THIS DEED OF SALE WITNESSETH AS UNDER :

1. That in consideration of ₹ 54,00,000/- (Rupees Fifty Four Lakhs only) paid by the Purchasers to the Seller, the receipt whereof the Seller hereby acknowledge, the Seller doth hereby transfer, convey sale and assign to the Purchasers by way of absolute sale of Flat No. 607 on the Sixth Floor in building known as "Rolex Estate", built over Plot Khasra No. 290, situate at Village Kamta, Ward Ismailganj, Faizabad Road, Lucknow measuring about 1505 sq. feet i.e. 139.81 sq. meters covered area morefully detailed at the foot of the deed to hold and enjoy the same as his/ her/ their property on the terms and conditions of the deed (hereinafter referred to as the "demised flat").

Annexure 1/6

For Commercial Shelter Pvt. Ltd

Salma Husna

M. Husna

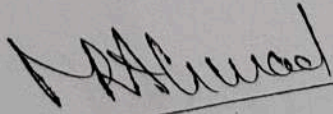
AKhtar Husna

2. That the flat hereby sold is free from all sorts of encumbrances, liens, attachments, mortgages, transfers and charges etc.
3. That the Purchasers shall in no way or manner will be entitled to block the common areas such as corridor, lobbies, staircases, lifts, entrances, exits of the parking area, pump, water tank, and ducts and in case he/ she/ they does so then the Seller as well as the owner of the other flats shall have right to remove the construction/ obstruction forthwith at the cost of the Purchasers or their nominee.
4. That the Purchasers have examined the nature of construction and quality work of the flat and is fully satisfied with it. The Purchasers hereinafter shall not be entitled to raise any sort of dispute or claims regarding quality of the construction/ workmanship or anything or matter relating to or incidental to the construction etc. of the said flat.
5. That the Purchasers have examined the title of the Seller and have seen all the papers regarding the same.
6. That the Purchasers shall has no claim, right title or interest of any nature of any kind except of ingress or egress in respect of all or any of the common areas such as staircases, lobbies, roof open spaces and parking etc. which shall be commonly used by the owners of the flats in the building.

Annexure 1/7

For Commercial Shelter Pvt. Ltd.

Salman Husain



Akhtar Hina

7. That the Purchasers agree to pay all taxes, charges, payable in respect of their flat to the Nagar Nigam or State Government, Central government or any other authorities empowered to impose the same.
8. That the Purchasers shall not store in their flat any goods of hazardous or combustible nature or which are so heavy as to effect the construction or structure of the building of the other owners.
9. That the Purchasers shall not do any cause to be done anything in or about their property which may damage or in any manner interfere with the use of any floor, ceiling or walls adjacent to her/his/their flats or any passage or amenities available for common use.
10. That the Purchasers shall keep and maintain the sewer line including water passage and the sewer pipe running through his/her/their portion and would not allow them to be choked up and damaged thereby causing inconvenience to the other owner/ occupiers of the other portion of the complex. Further, the Purchasers shall permit to the Seller or its nominees, agents or persons/ employees at all reasonable time to enter into the flat for the inspection and maintenance/ repairs.
11. That the Purchasers shall not use or cause to be used the demised flat or any portion thereof for any purpose whatsoever other than that for the residential purposes.

Annexure 1/8

For Commercial Shelter Pvt. Ltd.

Selma Husain

AKhtar Hina

AKhtar Hina

12. That after purchasing the flat the owners shall organize a society which the owners of flat shall bear electric expenses of the common meter and other expenses incurred for the maintenance of the building, the Purchasers shall maintain the common portion of the said apartments and would provide essential service such as facility of running of water, electricity, cleaning of passage, generator, lift and common portion etc.
13. That the Purchasers agree / bind himself / herself / themselves to become a member of society / association.
14. That the name of the entire complex is "**Rolex Estate**" and the Purchasers or occupiers of the other flats shall not be entitled to change the name of the complex under any circumstances.
15. That Purchasers and owners of the other flats or their transferees will keep their flat, floor, ceiling and four walls in their possession in good repair and if at any time by way of an act of the God or natural calamity the whole or part of the building falls down or is damaged, then the owners of the different flats or their transferees shall get the foundation walls, beams, columns, toilets and roofs etc. on the Ground, First, Second, Third, Fourth, Fifth Floor, Sixth Floor, Seventh Floor, Eighth Floor, Ninth Floor, Tenth Floor and subsequent floors made of such stability as may be agreed to between the flat owners so that it may bear the

Annexure 1/9

For Commercial Shelter Pvt. Ltd.

Salma Husa

AKhtar Husa

AKhtar Husa

load of all the flats akin to the flats on the Ground, First, Second, Third, Fourth, Fifth Floor, Sixth Floor, Seventh Floor, Eighth Floor, Ninth Floor, Tenth Floor and subsequent floors failing which the other Purchasers/or either of them shall get the foundation walls, beams, columns, toilets and roofs etc. on the Ground, First, Second, Third, Fourth, Fifth Floor, Sixth Floor, Seventh Floor, Eighth Floor, Ninth Floor, Tenth Floor and subsequent floors constructed in order to build their flats on such floor similar to the flats as previously the same was in existence and they shall have right to recover the proportionate costs of such construction from the owner or their transferee of the remaining flats together with interest thereon and service charges thereof.

16. That the Purchasers hereby agrees to abide by the building rules, municipal by laws and regulations.
17. That the Purchasers agree to take their electric connection from the electricity supply department and will pay for the electricity consumed for their portion.
18. That the Purchasers shall pay the sewage and water tax charges and any other tax and charges which may be payable to any local or statutory authority in respect of the demised flat from the date of possession of the same or the date of execution and registration of the deed whichever is earlier.

Annexure 1/10

Selman Husain

Akhitar Hina

Akhitar Hina

19. That the vacant possession of the flat hereby sold shall be delivered by the Seller to the Purchasers with all its rights, privileges so far held and enjoyed by the Seller to hold and enjoy the same the Purchasers free from all sorts of encumbrances.
20. That all expenses towards stamp duty, registration fee, legal fee including miscellaneous expenses for execution and registration of the deed have been borne by the Purchasers.
21. That the Purchasers of the said flat shall have only the right to use all common facilities provided by the Seller. The Purchasers will be absolute owner of the construction of the said flat only by virtue of the instant deed and the common areas and all common facilities shall remain undivided. The Purchasers shall have no claim against the Seller in respect of any item of work material installation etc, in the said property hereby sold.
22. That the flat transferred under the deed is situated Village Kamta, Ward Ismailganj, Faizabad Road, Lucknow, which is on main Segment Road. Hence, the valuation of the same is calculated as per residential rates given in the circle rate list issued by the Collector, Lucknow. There is no Wooden Flooring, Modular Kitchen, Wooden Wardrobe and Swimming Pool in the flat/building.
23. That the proportionate area of the land for the purposes of payment of stamp duty is calculated @ 33.33% of the

Annexure 1/11

For Commercial Shelter Pvt. Ltd.

Salman Husain

AKhtar Hina

AKhtar Hina

आवेदन सं०: 202200821018807

विक्रय पत्र

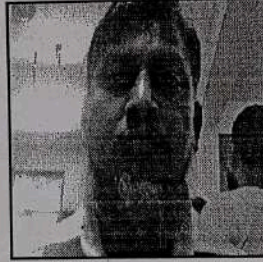
बही सं०: 1

रजिस्ट्रेशन सं०: 1988

वर्ष: 2022

प्रतिफल- 5400000 स्टाम्प शुल्क- 368000 बाजारी मूल्य - 5348000 पंजीकरण शुल्क - 54000 प्रतिलिपिकरण शुल्क - 80 योग : 54080

श्री मोहम्मद रिज़वान अहमद अंसारी,
पुत्र श्री अल्लाह रक्खा अंसारी
व्यवसाय : नौकरी
निवासी: भीमापार (कोरड़ा रोड), भीमापार, सिद्धार्थ नगर, उ. प्र.



ने यह लेखपत्र इस कार्यालय में दिनांक 28/03/2022 एवं 04:22:58
PM बजे
निबंधन हेतु पेश किया।

Annexure 1/12

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दिनेश शंकर बाजपेयी (प्रभारी)

उप निबंधक : सदर तृतीय

लखनऊ

28/03/2022

राकेश प्रताप सिंह
निबंधक लिपिक

प्रिंट करे

covered area i.e. 139.81 sq. meters x 33.33 / 100 = 46.60 sq. meter the value whereof @ ₹ 55,500/- per sq. meter comes to ₹ 25,86,300/-. The building is situate on Main Faizabad Road. The covered area of flat is about 139.81 sq. meter and value thereof @ ₹ 24,000/- per sq. meter comes to ₹ 33,55,440/-. Thus the total value of land and construction of the flat comes to ₹ 59,41,740/- as the flat is situate on the Sixth Floor after deducting 10% the value comes to ₹ 53,47,566/-. However the actual sale consideration being ₹ 54,00,000/-. Thus the stamp duty @ 7% is calculated on sale consideration which comes to ₹ 3,78,000/-. That both the Purchasers having equal share in the said Flat. The Purchaser No. 1 is the male and the Purchaser No. 2 is female, there is reduction of ₹ 10,000/- on stamp duty, hence the stamp duty of ₹ 3,68,000/- has been paid on this deed as per G.O. No. S.V.K.N.-5-2756/11-2008-500(165)/2007 dated 30-06-2008 vide E-Stamp Certificate No. IN-UP49915498844506U DATED 25-MAR-2022.

24. That this sale deed has been drafted by the undersigned as per instructions and documents provided by the parties for which they shall be responsible.
25. That the identification of the parties has been done on the basis of the documents provided by them.

Annexure 1/13

For Commercial Shelter Pvt. Ltd.

Salma Husei

[Signature]

Acheta Hina

Annexure 1/14

आवेदन सं०: 202200821018807

बही सं०: 1

रजिस्ट्रेशन सं०: 1988

वर्ष: 2022

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

विक्रेता: 1

श्री मे. कॉमर्शियल शेल्स प्रा. लि. द्वारा
अधिकृत हस्ताक्षरी सलमान हुसैन, पुत्र श्री
मोहम्मद इस्लाम हुसैन

निवासी: कार्यालय-ग्रेण्डियर अपार्टमेंट-II, 93-I,
बटलर रोड, डालीबाग, लखनऊ

व्यवसाय: व्यापार

क्रेता: 1 *Salman Husain*



श्री मोहम्मद रिज़वान अहमद अंसारी, पुत्र श्री
अल्लाह रक्खा अंसारी

निवासी: भीमापार (कोरडा रोड), भीमापार,
सिद्धार्थ नगर, उ. प्र.

व्यवसाय: नौकरी

क्रेता: 2 *Mohammad Rizwan*



श्रीमती अख्तर हिना, पत्नी श्री मोहम्मद रिज़वान
अहमद अंसारी

निवासी: 98, पिठानी बुजुर्ग, नवगढ़, सिद्धार्थ नगर,
उ. प्र.

व्यवसाय: गृहिणी

क्रेता: 1 *Akhtar Hina*



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

श्री सुफियान, पुत्र श्री मुस्लिम

निवासी: जे-22/134ए, लहनपुरा, जैतपुर,
वाराणसी, उ. प्र.

व्यवसाय: नौकरी

क्रेता: 1 *Sufyan*



SCHEDULE OF PROPERTY

Flat No. 607 on the Sixth Floor in building known as "Rolex Estate", built over Plot Khasra No. 290, situate at Village Kamta, Ward Ismailganj, Faizabad Road, Lucknow measuring about 1505 sq. feet i.e. 139.81 sq. meters covered area and bounded as under :-

North : Open to Sky

South : Entrance and Lobby

East : Flat No. 601

West : Open to Sky

Annexure 1/15

SCHEDULE OF PAYMENT

1. Received ₹ 2,00,000/- vide Cheque No. 120020 dated 22-07-2021 drawn on State Bank of India, Banda
 2. Received ₹ 5,70,881/- vide Cheque No. 120032 dated 28-02-2022 drawn on State Bank of India, Banda
 3. Received ₹ 43,20,000/- vide Demand Draft No. 148751 dated 03-03-2022 issued by State Bank of India, RACPC Lucknow.
 4. Received ₹ 2,55,119/- vide Cheque No. 120036 dated 25-03-2022 drawn on State Bank of India, Banda.
 5. ₹ 54,000/- deposited as TDS vide Challan No. 06456 dated 28-03-2022 in State Bank of India, SBI Ref. No. IK0BPJPOW8
- Total Sale Consideration Received ₹ 54,00,000/- (Rupees Fifty Four Lakhs only).**

(Signature)

AKhtar Hina

For Commercial Shelter Pvt. Ltd.

(Signature)

पहचानकर्ता : 2

श्री नीरज सिंह, पुत्र श्री मान सिंह
निवासी: जियामऊ, हजरतगंज, लखनऊ
व्यवसाय: नौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Handwritten signature

दिनेश शंकर बाजपेयी (प्रभारी)
उप निबंधक : सदर तृतीय
लखनऊ

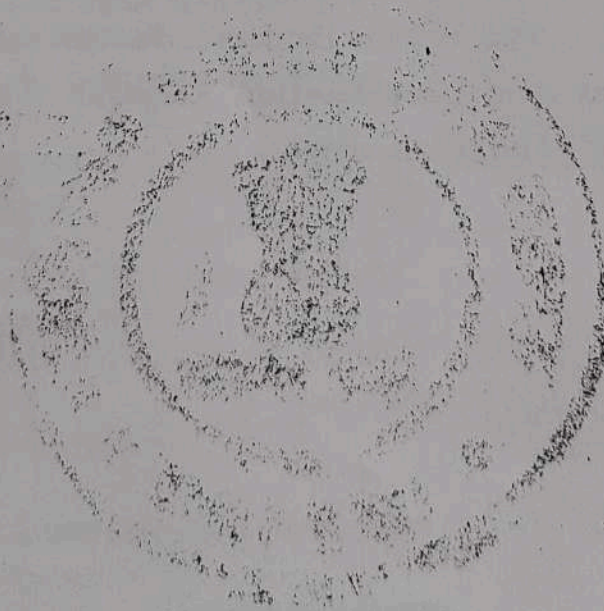
ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे
नियमानुसार लिए गए हैं।
टिप्पणी :

Handwritten signature

Handwritten signature
राकेश प्रताप सिंह
निबंधक लिपिक

प्रिंट करें

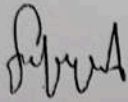
Annexure 1/16



IN WITNESS WHEREOF the parties have put their respective signatures on this DEED OF SALE on the date, month and year first above written in the presence of following witnesses.

WITNESSES :

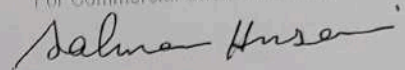
1.



(Sufiyan)
S/o Sri Muslim
R/o J-22/134A, Laddanpura,
Jaitpura, Varanasi



For Commercial Shelter Pvt. Ltd.



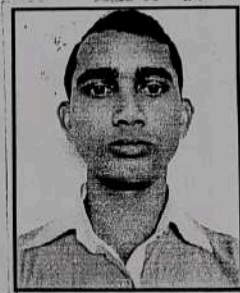

SELLER
PAN - AADCC2810N

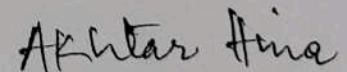
Annexure 1/17

2.



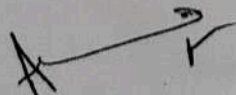
(Neeraj Singh)
S/o Sri Maan Singh
R/o Jiamau, Hazratganj,
Lucknow.



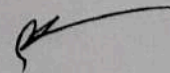

PURCHASERS
PAN - AEKPA2827F
PAN-APZPH4965F

Drafted by :



(Arun Khanna)
Advocate
Civil Court, Lucknow.

Composed by :



(Amit Kumar Singh)

MAP OF

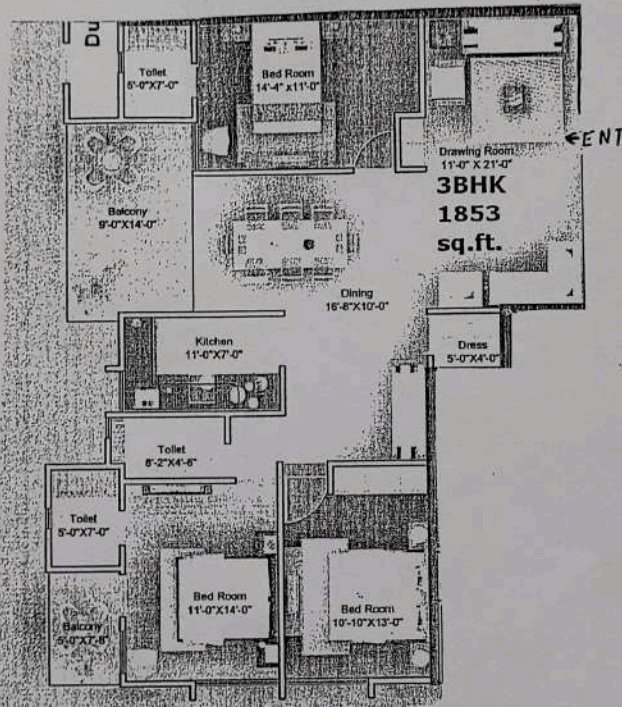
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North : Open to Sky

South : Entrance and Lobby

East : Flat No. 601

West : Open to Sky



Annexure 1/18

For Commercial Shelter Pvt. Ltd.

Salma Husain

SELLER

Akhtar Husain

Akhtar Husain

PURCHASERS

आवेदन सं०: 202200821018807

बही संख्या 1 जिल्द संख्या 14846 के पृष्ठ 331 से 360 तक
क्रमांक 1988 पर दिनांक 28/03/2022 को रजिस्ट्रीकृत किया गया
।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

WMB

दिनेश शंकर बाजपेयी (प्रभारी)

उप निबंधक : सदर तृतीय

लखनऊ

28/03/2022

Annexure 1/19

