

Consideration : 26,00,000/-
Valuation : Rs. 21,60,000/-
Stamp Duty : Rs. 1,72,000/-
Pargana : Bijnor

SUMMARY OF DEED

1. Type of land : Non-Agricultural
2. Pargana : Bijnor
3. Mohalla/Village : Hariharpur
4. Details of Property : Plot No. **3 & 4**, Friends Colony (Phase-1), Khasra No. **457Sa**
5. Unit of Measurement in(Hect./Sq. Meter) : Square Metre
6. Area of Property : **240 sq.mtr.**
7. Details of Road (As per Schedule) : More than 100 mtrs. away from Lucknow-Sultanpur Road

BOUNDARIES

- East : 9.00 Mtr. Wide Road**
West : Other Land
North : Plot No - 05
South : Plot No - 02

NUMBER OF FIRST PARTY (1)

Details of Seller

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

NUMBER OF SECOND PARTY (1)

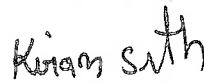
Details of Purchaser

Mrs. Kiran Seth W/o Mr. Anil Kumar Seth R/o -J-20, Judge Colony, Civil Lines, Bareilly (Uttar Pradesh)

Shri Balaji Maharaj Infratech Pvt. Ltd.



Managing Director



SALE DEED

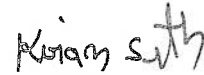
This DEED OF SALE is made and executed at Lucknow by **Shri Balaji Maharaj Infratech Pvt. Ltd.**, permanent and postal address **C-1124, Indira Nagar, Lucknow through its Managing Director Sri Dileep Kumar, son of Late Sri Shital Das** (Hereinafter referred as Seller, which expression shall mean and include his heirs, successors, executors, administrators and assignees) in favour of **Mrs. Kiran Seth W/o Mr. Anil Kumar Seth R/o -J-20, Judge Colony, Civil Lines, Bareilly (Uttar Pradesh)** (Hereinafter referred as the purchaser which expression shall mean and include her heirs, successors, executors, administrators and assignees)

WHEREAS the seller the plot which is being sold to the purchaser is **Plot No. 3 & 4, Friends Colony (Phase-1)** measuring **240 sq.mtr.**, Seller have purchased Khasra No - **457Sa, 477Sa, 476Mi**. The plot has been carved out from Khasra No. **457Sa** situated in Village Hariharpur, Pargana Bijnor, Tehsil Sarojini Nagar, Lucknow through registered sale deeds. Seller After purchasing the said land, carried out proceeding under Section 80 U.P. Revenue Code 2006 and the property thereby became fit for non-agricultural purchase and the accordingly the plots were carved out after the proceedings of Section 80 and there was no impediment in the plotting of the area and in accordance with the procedure warranted under the law, the seller carved out **Plot No. 3 & 4, Friends Colony (Phase-1)** on the aforesaid khasra numbers and the **Plot No. 3 & 4, Friends Colony (Phase-1)** is being sold to the purchaser.

Whereas in the above manner, the seller became the absolute owner of the said **Plot No. 3 & 4, Friends Colony (Phase-1)** and is fully empowered to transfer the same. The Seller has assured the purchaser that the land is free from all sort of encumbrances, charges, liens, court attachments etc. and is not subject-matter of any court litigation and the Seller also assures the purchaser that the Seller has subsisting and transferable right in the said land and there is no impediment in the sale/transfer of the said land by the Seller to the purchaser.


Shri Balaji Maharaj Infratech Pvt. Ltd.


Managing Director


Kiran Seth

NOW THIS DEED OF SALE WITNESSESTH AS UNDER:


1. That in consideration of Rs. **26,00,000/-** paid by the purchaser to the Seller the receipt whereof the Seller hereby acknowledges as per the details given at the foot of this deed of sale, the Seller hereby transfer, sell convey and assign by way of absolute sale of **Plot No. 3 & 4, Friends Colony (Phase-1)** carved out from Khasra No. **457Sa**, situated in Village Hariharpur, Pargana Bijnor, Tehsil Sarojini Nagar, Lucknow, fully described at the foot of this deed (hereinafter referred to as the "demised property") to the purchaser.
2. That the Seller has assured the purchaser that he has good marketable unencumbered and transferable right in the demised property and there are no impediment and restriction for transfer of the demised property by the Seller to the purchaser.
3. That the Seller has also assured the purchaser that no litigation in respect of the demised property is pending in any court of law with any person and the said **Plot No. 3 & 4, Friends Colony (Phase-1)** is free from all litigation and is not the subject matter of court attachment etc.
4. That the Seller has also further assured the purchaser that the demised property has neither been acquired nor requisitioned and that no acquisition and requisition proceedings in respect of the demised property are pending.
5. That there is no due against the said plot and therefore the plot in question is free from all encumbrances.

Shri Balaji Mahara| Infratech Pvt. Ltd.

Managing Director

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6. That the Seller assures that in case the purchaser is deprived of the demised property hereby conveyed transferred or any part thereof on account of any defect in the title of the Seller with respect to the demised property or if the purchaser is put to any loss on this account, then the purchaser shall have full right to recover the total amount of sale consideration of the said **Plot No. 3 & 4, Friends Colony (Phase-1)** along with the loss or losses and damages cause to the purchaser in this regard from the Seller through the court of law at the cost of the Seller along with interest. The Seller further covenant that if any person or persons claim through or on behalf of the Seller any right privileges with respect to the demised property the same shall be rendered illegal and void by virtue of the present deed of sale.
7. That all the expenses for execution and registration of the sale deed, such as stamp duty, registration charges and other miscellaneous expenses have been borne by the purchaser and all further site maintenance charges shall also be borne by the purchaser after the execution of sale deed.
8. That the vacant physical possession of the property sold under this deed has been delivered to the purchaser by the seller today, before execution of this deed and the purchaser has satisfied himself fully in all respect.
9. That if the area of the sold plot is found to be more than the area sold, the seller is entitled to reduce the area of the property without any prior notice to the purchaser and the purchaser shall not have any sort of claim in respect of excess land.

Shri Balaji Maharaj Intratech Pvt. Ltd.


Managing Director

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

Shri Balaji Maharaj Infratech Pvt. Ltd.


Managing Director

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15. That in case of any dispute, the court jurisdiction shall be at Lucknow only and no other court shall have jurisdiction in any manner in respect of the said plot.
16. That it has also been agreed between the Seller and the Purchaser that the purchaser shall, from time to time, subsequent to the execution of sale deed, pay all taxes/dues which may be imposed by any authority.
17. That the purchaser will abide by all the laws, bye-laws, rules and regulations of the Government/Local Bodies and/or any other lawful authorities and shall attend, answer and be responsible for all deviations, failures or breach of any of the conditions of byelaws or laws or rules and regulations and keep the seller indemnified, secured and harmless against all costs, consequences and damages arising due to breach and non-compliance of the said bye-laws/regulations by the purchaser.
18. That the purchaser will have to pay 50 paisa per sq feet (per month) maintenance charges for one year at a time to seller before the possession of the said plot + one time service connection charges and as per the rules of the company till then the society is formed. Once the society is formed then the same shall be paid by the purchaser to the society in accordance with the rules and regulations of the association at time.
19. That the purchaser of this deed will have to join Residents Welfare Association / Resident's Society which shall be responsible for maintenance of the entire colony and for other matter of welfare concerning the colony. The expenses so incurred by the said Society/Association would be shared by the purchaser as per the share of area with reference to his/her ownership. Till the time, the Association is fully formed and becomes functional, the seller would look after the affairs of the Colony on behalf of the purchaser and the purchaser would pay the proportionate charges in advance to the Seller every month / every quarter /

Shri Balaji Maharaj Infratech Pvt. Ltd.


Managing Director

K. V. S. S. S.

every year (charges and frequency of the payments as decided by the seller).

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

Shri Balaji Maharaj Infratech Pvt. Ltd.


Managing Director

Kuram Suth

26. That the total area of land hereby transferred through deed measures **240** sq.mtr. For the purpose of present market value of land, the stamp duty in the locality fixed by the collector Lucknow is Rs. **9,000/-** per sq.mtr. circle rate comes to **240 × 9,000/- = Rs. 21,60,000/-**. The consideration of the said **Plot No. 3 & 4** is **26,00,000/-** which is higher than the valuation on which stamp duty paid by purchaser Rs. **1,72,000/-** with this deed. Because the purchaser is being lady and the stamp duty is being paid according to G.O. - Sa.Vi.Ka.Nee. -5-462/11-2006-500/92/2005 dated 23.02.2006 and G.O. - Sa.Vi.Ka.Nee. -5-2756/11-2008-500 [165]/2007 dated 30.6.2008

SCHEDULE "A"

DETAILS OF PROPERTY HEREBY SOLD

Plot No. 3 & 4, Friends Colony (Phase-1) measuring **240** sq.mtr., which plot has been carved out from Khasra No - **457Sa**, situated in Village Hariharpur, Pargana Bijnor, Tehsil Sarojini Nagar, Lucknow, bounded as below :

East : **9.00 Mtr. Wide Road**
West : **Other Land**
North : **Plot No - 05**
South : **Plot No - 02**

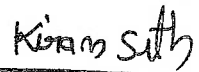
SCHEDULE "B"

DETAILS OF RECEIPT OF THE SALE CONSIDERATION

- 1- Received Rs. 5,00,000/- through Cheque No - 924469 Dated - 21-05-2022 drawn on PNB.
- 2- Received Rs. 4,00,000/- through RTGS Dated 13-06-2022.
- 3- Received Rs. 2,00,000/- through RTGS Dated 08-06-2022
- 4- Received Rs. 15,00,000/- through Cheque No- 320191 Dated 23-06-2022, drawn on HDFC Bank, P ranay Tower, Lucknow cheque issued by LIC Housing Finance Ltd.

Shri Balraj Maharaj Infratech Pvt. Ltd.


Managing Director


Kishan Singh

आवेदन सं: 202201041028842

विक्रय पत्र

बही सं: 1

रजिस्ट्रेशन सं: 23091

वर्ष: 2022

प्रतिफल- 2600000 स्टाम्प शुल्क- 172000 बाजारी मूल्य - 2160000 पंजीकरण शुल्क - 26000 प्रतिलिपिकरण शुल्क - 80 योग : 26080

Kurian S. S.

श्रीमती किरन सेठ,
पत्नी श्री अनिल कुमार सेठ
व्यवसाय : अन्य
निवासी: जे-20, जज्जेस कालोनी, सिविल लाईन्स, कोरली



ने यह लेखपत्र इस कार्यालय में दिनांक 28/06/2022 एवं 12:25:32 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

निर्मल सिंह

उप निबंधक : सरोजनीनगर

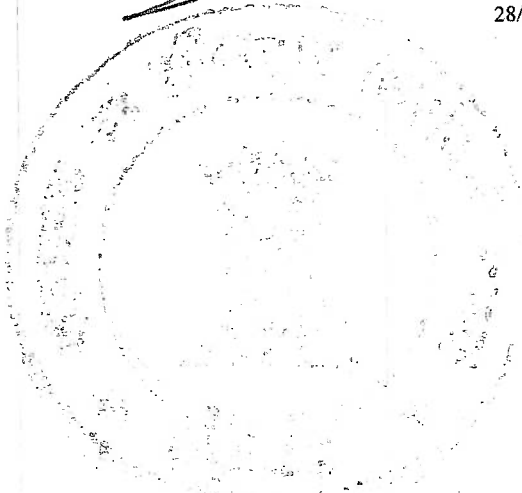
लाखनऊ

28/06/2022

ओम प्रकाश सिंह

निबंधक लिपिक

28/06/2022



IN WITNESS WHEREOF the Seller and purchaser have signed this deed without any pressure in the presence of the following witnesses on this day of 27th Day of June, 2020 at Lucknow.

WITNESS :

Anil Seth

Shri Balaji Maharaaj Infratech Pvt. Ltd.
TS
Managing Director



1. (Anil Kumar Seth)
S/o Chandra Mohan Seth

Seller / 1st Party
PAN : AATCS9586R

R/o - 592Ch/KN-833, Laungakheda
Telibagh, Sector-6C,
Lucknow

AYUSH SINGH

2- (Ayush Singh)
S/o Sant Bahadur Singh

Kumar Seth



R/o 48/78/7, Lukerganj
Jhulelal, Allahabad

Purchaser / 2nd Party
PAN-FRXPS9932Q

Typed by: *akash*
(Akash Deep Verma)
Lucknow

Drafted by:
BK Pandey
Brajesh Kumar Pandey
Advocate

Chamber - In Front Of
Registrar Office, Old Sadar
Teshil, Kaisarbagh, Lucknow.
Mo-9415001452

आवेदन सं०: 202201041028842

बही सं०: 1

रजिस्ट्रेशन सं०: 23091

वर्ष: 2022

निष्पादन लेखपत्र बाद सुनने व समझने मजसुम व प्राप्त धनराशि रु प्रलेखानुसार उक्त

विक्रेता: 1

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

निवासी: इटौंजा, लाखनऊ

व्यवसाय: व्यापार

क्रेता: 1

Mani/An Pandey



श्रीमती किरन सेठ, पत्नी श्री अनिल कुमार सेठ

निवासी: जे-20, जजोस कालोनी, सिविल लाईन्स, बोली

व्यवसाय: अन्य

Kiran Seth



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री अनिल कुमार सेठ, पुत्र श्री चन्द्र मोहन सेठ

निवासी: 592च/केएन-833, लौगाखेड़ा, खारिका, तेलीबाग, लाखनऊ

व्यवसाय: अन्य

Anil Seth

पहचानकर्ता : 2



श्री आयुष सिंह, पुत्र श्री संत बहादुर सिंह

निवासी: 48/79/7, लूकरगंज, झलेलाल, इलाहाबाद

व्यवसाय: अन्य

AYUSH SINGH



रजिस्ट्रेशन अधिकारी के हस्ताक्षर

जिर्मल सिंह

इस निबंधक : सरोजनीनगर

लाखनऊ

28/06/2022

ओम प्रमोद सिंह

निबंधक लिपिक लाखनऊ

28/06/2022

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

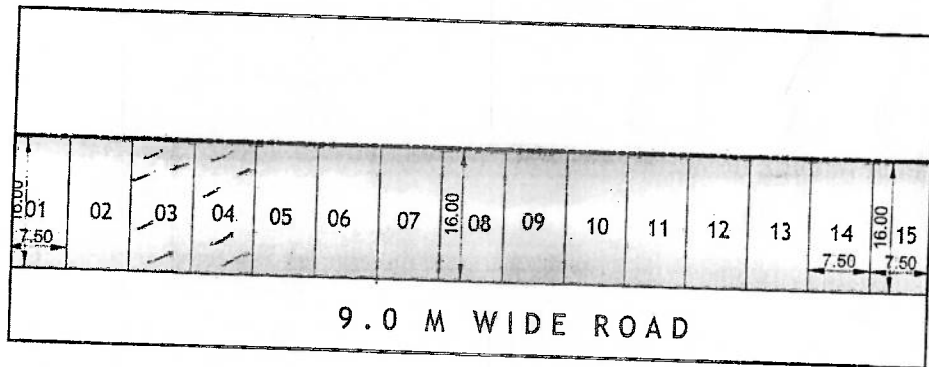
टिप्पणी :

प्रिंट करें

DETAILS OF PROPERTY HEREBY SOLD

Plot No. 3 & 4, Friends Colony (Phase-1) measuring 240 sq.mtr., which plot has been carved out from Khasra No - 457Sa, situated in Village Hariharpur, Pargana Bijnor, Tehsil Sarojini Nagar, Lucknow, bounded as below :

East : 9.00 Mtr. Wide Road
West : Other Land
North : Plot No - 05
South : Plot No - 02



Shri Balaji Maharaj Infirtech Pvt. Ltd.

M

Managing Director

SELLER

Kuriam suth

PURCHASER

आवेदन सं०: 202201041028842

बही संख्या 1 जिल्द संख्या 8847 के पृष्ठ 115 से 138 तक क्रमांक 23091 पर दिनांक 28/06/2022 को
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

निर्मल सिंह .

उप-निबंधक : सरोजनीनगर

लखनऊ

28/06/2022





प्रारूप 1

पंजीकरण प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U70102UP2013PTC059937

2013 - 2014

मैं एतद्वारा सत्यापित करता हूँ कि मेसर्स

SHRI BALAJIMAHARAJ INFRATECH PRIVATE LIMITED

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अन्तर्गत आज किया जाता है और यह कम्पनी प्राइवेट लिमिटेड है।

यह निगमन-पत्र आज दिनांक सात अक्टूबर दो हजार तेरह को कानपुर में जारी किया जाता है।

Form 1

Certificate of Incorporation

Corporate Identity Number : U70102UP2013PTC059937

2013 - 2014

I hereby certify that SHRI BALAJIMAHARAJ INFRATECH PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is private limited.

Given at Kanpur this Seventh day of October Two Thousand Thirteen.

Signature of

Registrar of Companies, Uttar Pradesh

कम्पनी रजिस्ट्रार, उत्तर प्रदेश

*Note: The corresponding form has been approved by SANJAY BOSE, Assistant Registrar of Companies and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 5(2) of the Companies (Electronic Filing and Authentication of Documents) Rules, 2006.

The digitally signed certificate can be verified at the Ministry website: (www.mca.gov.in)

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता :

Mailing Address as per record available in Registrar of Companies office:

SHRI BALAJIMAHARAJ INFRATECH PRIVATE LIMITED

C-2195, INDIRA NAGAR,

LUCKNOW - 226016,

Uttar Pradesh, INDIA

