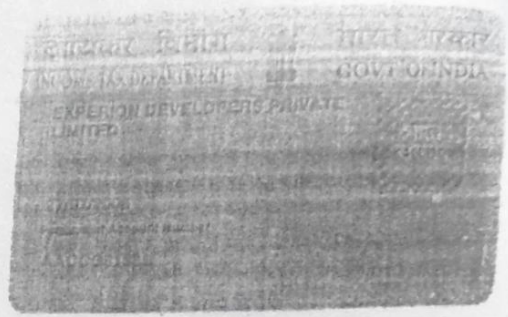




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DEL 742 / 500103006902551411 / 2 21538785

EXPERION DEVELOPERS PRIVATE LIMITED

EXPERION DEVELOPERS PRIVATE LIMITED,  
F-5 FIRST FLOOR, MANISH PLAZA, PLOT NO 7,  
MLU SECTOR 10, DWARKA, NEW DELHI  
DELHI - 110075  
TEL NO. 124 4924400



PAN - AACCG0138L

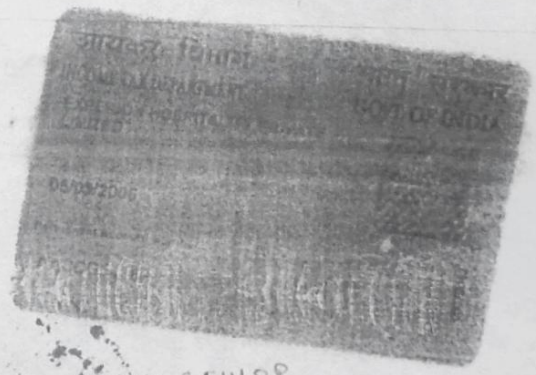
(This being a computer-generated letter, no signatures are required)

Income Tax Department

PKG ID: PLO15298001 / 02 / 05 / 051072012 / BLM  
DEL 742 / 500102006902443191 / 73880014

EXPERION HOSPITALITY PRIVATE LIMITED

EXPERION HOSPITALITY PRIVATE LIMITED  
F-5 FIRST FLOOR  
MANISH PLAZA 1 PLOT NO 7  
MLU SECTOR 10  
DWARKA  
NEW DELHI  
DELHI - 110075  
TEL NO. 124 4924400



PAN - AACCG5418P

# EXPERION

THE POSITIVE SIDE OF LIFE



**Abhishek**

ECN : ED000440

Blood Group : B+ve

*Abh* *Ch*

**EXPERION DEVELOPERS PVT. LTD.**

Plot No. 18, 2nd Floor, Institutional Area  
Sector 32, Gurugram - 122001 Haryana



भारत सरकार  
GOVERNMENT OF INDIA



दीपा राय  
Deepa Rai

जन्म वर्ष / Year of Birth : 1978

महिला / Female

*Given for sale dad*  
*Deepa*



8938 4389 2905

आधार – आम आदमी का अधिकार

6306832224

Service



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: W/O. रविन्द्र कुमार, जे-10, जज्ज  
कलोनी, साहादत गंज हनुमान गढ़ी के पास,  
फैजाबाद, फैजाबाद, उत्तर प्रदेश, 224001

Address: W/O: Ravindra Kumar,  
J-10, JUDGES COLONY, NEAR  
SAHADAT GANJ hanuman gadhi,  
Faizabad, Faizabad, Uttar  
Pradesh, 224001

1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

DEEPA RAI

AWADHESH RAI

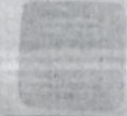
13/09/1978

Permanent Account Number


AEEPR1416F

Signature

*Given for Sale deed  
Deepa Rai*



भारत निर्वाचन आयोग  
ELECTION COMMISSION OF INDIA  
भारत का पहला पहचान कार्ड - ELECTOR PHOTO IDENTITY CARD  
RXM3460722



नाम : रवीन्द्र कुमार  
Name : RAVINDRA KUMAR  
पिता का नाम : राम बिलास सिंह  
Father : RAM BILAS SINGH

*[Handwritten signature]*

9839923539

Service

Sex / Sex : male / Male  
जन्म तिथि/Date of Birth / Age : 06/03/1974  
वर्ग/Class : 34, 850000  
वर्क/Work : 220016  
Address : H. N. 24, DEVNAGAR INDIRA NAGAR, Police Station-Gazipur, Tahsil-Lucknow, District-Lucknow, Pin Code-226016

वर्क/Work : 220016  
Date : 22/02/16  
Date : 22/02/16

भारत निर्वाचन आयोग  
Election Commission of India  
Electoral Registration Officer

भारत निर्वाचन आयोग  
173 - लखनऊ  
Assembly Constituency No. & Name : 173 - Lucknow East  
भा. नं. और नाम : 116 श्री लक्ष्मी बाई स्मृति  
Part No and Name : 116 श्री लक्ष्मी बाई स्मृति  
SCHOOL PATEL NAGAR  
INDIRA NAGAR ROOM NO-2  
1. इस कार्ड का प्रयोग केवल मत देने के लिए ही किया जा सकता है।  
2. इस कार्ड में उल्लिखित जानकारी को प्रत्येक निर्वाचन में जांचना होगा।  
3. निर्वाचन आयोग द्वारा जारी की गई जानकारी को इस कार्ड में नहीं बदलना चाहिए।  
Date of Birth mentioned in this card shall not be treated as a proof of age / D.O.B. for any purpose other than registration in electoral roll. 901 114 9000



भारत सरकार  
GOVERNMENT OF INDIA



रवीन्द्र कुमार  
Ravindra Kumar  
जन्म तिथि/ DOB: 06/03/1974  
पुरुष / MALE



8879 5920 0627

आधार-आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O: राम बिलास सिंह,  
टाइप 4, 10, जजेश कोलन,  
सिविल लाइन्स, फैजाबाद,  
फैजाबाद,  
उत्तर प्रदेश - 224001

Address:

S/O: Ram Bilas Singh, Type 4, 10,  
Judges Colon, Civil Lines, Faizabad,  
Faizabad,  
Uttar Pradesh - 224001

8879 5920 0627

Aadhaar-Aam Admi ka Adhikar



भारतीय पहचान आयोग - अधिकार

Unique Identification Authority of India

पता:

S/O: लाल जी वर्मा, 9/561, इंदिरा  
नगर, इंदिरा नगर, लखनऊ, उत्तर  
प्रदेश, 226016

Address:

S/O: Lal Ji Verma, 9/561, Indira  
Nagar, Indira Nagar, Lucknow,  
Uttar Pradesh, 226016

6692 0839 1169



1947

1800 300 1947



help@uidai.gov.in



www.uidai.gov.in



भारत सरकार

Government of India



अनिल कुमार वर्मा

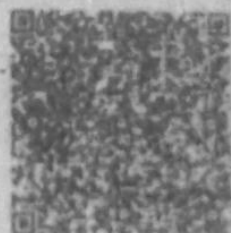
Anil Kumar Verma

जन्म तिथि / DOB : 21/12/1975

पुरुष / Male

9335 752000

चुनिका



6692 0839 1169

आधार - आम आदमी का अधिकार



Stamp Duty paid :Rs.5,84,920.00  
Stamp Paid in agreement :Rs.1,70,020.00  
Stamp Duty on sale deed :Rs.4,14,900.00

**:- SALE DEED :-**

Nature of Land : Residential  
Ward : Chinhat  
District : Lucknow.  
Mohalla : Vibhuti Khand, Gomti Nagar, Lucknow  
Details of Property : Flat No. 0302, Tower-1, Experion Capital  
Covered Area : **101.15** Sq. Mtr.  
Carpet Area : **82.22** Sq. Mtr.  
Road : Pickup to Uday Tower Segment Road  
Type of Property : Flat  
Situation : Finished  
Consideration : Rs. **84,95,205.00**  
Valuation : Rs. **50,40,165.00**  
Stamp Duty at the time of Agreement: Rs. 1,70,020.00  
Stamp Duty at the time of Sale Deed: **Rs. 4,14,900.00**

**BOUNDARIES OF THE PROPERTY**

EAST - OPEN NORTH - OPEN  
WEST - OPEN SOUTH - UNIT NO. Tower-1/0301

[That no land is transferred by this Sale Deed, only proportionate undivided interest in land under constructed area is being transferred. The built-up area of the flat is 101.15 Sq. Mt.

The rate for construction fixed by the District Magistrate for flats situated in Vibhuti Khand is Rs.26,000/- per Sq. Mt. on which the valuation of construction comes to Rs.26,29,900/- and the proportionate land for the purpose of calculation of stamp duty only, on which the stamp duty is being paid comes to 33.71 Sq. Mt. (1/3 of covered area). The circle rate fixed by the District Magistrate is Rs.65,000/- per Sq. Mt. on which the valuation of proportionate land comes to Rs. 21,91,150/-. The building of the said flat is situated on two side roads, hence 10% of the land value is added and thus the land value comes to Rs. 24,10,265/-.

The valuation of the proportionate land and construction cost of the said flat comes to Rs. 50,40,165/- in total as per circle rate and the sale consideration is Rs.84,95,205/-, which is higher than the circle rate value, hence the stamp duty of Rs. 5,84,820/- is required to be paid. That an agreement for sale has already been executed and registered on 08.12.2019 which is duly registered in the office of Sub-registrar II, Lucknow in Bahi No-1 Jild No. 23225 On pages 235 to 302 at serial No: 19309 Dated - 11.12.2019., That at the time of registration of agreement stamp duty of Rs. 1,70,020/- was paid and after adjustment of the same balance stamp duty of Rs. 4,14,900/- being paid at the time of sale deed through e-Stamp bearing Certificate No. IN-UP01301239078461U dated 26-May-2022. So, the final stamp duty paid comes to Rs. 5,84,920/-Because 6% stamp duty is payable in favour of women, according to Government Notification No.S.V.K.N.5-2756/11-2008-500 (165) 2007 dated 30th June 2008 up to Rs.10 lac and 7% stamp duty is being paid on the remaining amount.

\*Disclaimer: This calculation is for the purpose of stamp duty only and does not affect the provision of sale deed.

Promoter



Page 2 of 15

Allottee(s)

The Vendor and  
as a "Party"

## SALE DEED

This Sale Deed ("Deed") together with all annexures is made and executed on this 3 day of June, 2022 at Lucknow, India.

BETWEEN

1. **Experion Developers Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the Companies Act, 2013, CIN No. U70109DL2006FTC151343, having its registered office at F- 9, First Floor, Manish Plaza 1, Plot No. 7, MLU, Sector 10, Dwarka, New Delhi, 110075 and its corporate office at Plot no - 18, 2<sup>nd</sup> floor, Institutional Area, Sector-32, Gurugram, Haryana-122001, PAN No. AACCG8138L, represented by its authorized signatory Mr. Abhishek Son of Mr. Dinesh Kumar (Aadhar No. 2396 5465 0673) authorized vide board resolution dated 21<sup>st</sup> October 2021;
2. **Experion Hospitality Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the Companies Act, 2013, CIN No. U55101DL2006PTC147123, having its registered office at F- 9, First Floor, Manish Plaza 1, Plot No. 7, MLU, Sector 10, Dwarka, New Delhi, 110075 and its corporate office at Plot no-18, 2<sup>nd</sup> floor, Institutional Area, Sector-32, Gurugram, Haryana-122001, PAN No. AACCG5418P, represented by its authorized signatory Mr. Abhishek Son of Mr. Dinesh Kumar (Aadhar No. 2396 5465 0673) authorized vide board resolution dated 15<sup>th</sup> February 2022;

(hereinafter collectively referred to as the "**Vendor**" which expression shall, unless repugnant to the context thereof, be deemed to mean and include their successors and assigns);

AND

**Mrs. Deepa Rai**, Wife of Mr. Ravindra Kumar, R/o of 34, Dev Nagar Colony, Sector-8, Indira Nagar, Lucknow-226016, Uttar Pradesh, India (Aadhar No. 8938 4389 2905, Pan No. AEEPR1416F)

(hereinafter jointly or individually, as the case may be, referred to as the "**Vendee**" which expression unless contrary or repugnant to the context or meaning thereof shall mean and include its successors, heirs, representatives, administrators, executors, transferees and permitted assigns) of the **SECOND PART**;

Promoter



Page 3 of 15

*Deepa Rai*

Allottee(s)

The Vendor and the Vendee are hereinafter collectively referred to as the "Parties" and individually as a "Party".

WHEREAS:

- A. The Vendor is the absolute owner of land admeasuring 27573.95 sq. mts. situated at TCG- 1/AV-6 and TCG-1/AV7, Gomti Nagar, Phase I, Vibuti Khand, Lucknow, Uttar Pradesh, ("Land") vide sale deed having registration no. 3516 dated April 9, 2008 and sale deed having registration no. 994 dated February 1, 2008 registered before the office of the Sub-Registrar, Lucknow (II);
- B. The said Land is earmarked for the purpose of developing a mixed use project (hereinafter referred to as the "Experion Capital") comprising of (i) residential apartments in a group housing complex comprising of multi-storeyed apartment buildings along with other infrastructure and amenities as prescribed under the Applicable Laws (hereinafter referred to as the said "Project") and (ii) a commercial complex consisting of shops and office spaces;
- C. After obtaining the Building Plans approval dated 12.01.2017 bearing memo no. 41210, the Environment Clearance from the Ministry of Environment and Forests(MOEF) vide Memo No. 50/Parya/SEAC/3723/2016 dated 12.12.2017 and the Consent to Establish from the State Pollution Control Board vide Memo No. 23052/UppCB/Lucknow(UppCBRD)/CTE/Lucknow/2018 dated 06.06.2018, the Vendor has developed over the said Land a mixed use project comprising of residential apartments in a condominium setting and a commercial complex consisting of shops and office spaces under the name and style of "Experion Capital";
- D. The development of the Project is in a phase-wise manner based on the number of towers/blocks with each phase being launched and developed as a separate and independent phase viz., Phase I, Phase II, Phase III and so on ("Phase"). The Allottee acknowledges that there shall be Common Areas passing through and/or within the said Phase which shall be used commonly for access, ingress and egress by the vendees/occupants of other phases of the said Project. Such Common Areas shall form an integral part of the layout of the overall development of the Project and the Vendee shall not have any right, title or interest with respect to such Common Areas or any part thereof;
- E. The Vendee acknowledges that the Vendor has readily provided all information, clarifications as required by the Vendee. The Vendee has also inspected all documents pertaining to the Project as well as all approvals and sanctions obtained by the Vendor through its advocates/consultants, obtained legal advice, made enquiries and has fully satisfied itself in all respects, with regard to the right, title and interest of the Vendor in the said Project. Furthermore, the Vendee acknowledges and declares that it has agreed to purchase the Apartment entirely upon its own independent enquiry and investigation;



*Deepak*

3. The Vendee and with
- F. The Vendee after fully satisfying itself with respect to the right, title and interest of the Vendor in the said Land and said Apartment (defined below), the approvals and sanctions for Project as well as the designs, specifications and suitability and quality of the. Construction and fittings, approached the Vendor and applied for allotted apartment bearing no. 0302, floor no. 3<sup>rd</sup> in tower/block/building no. Tower-1 ("**Building**") in Phase-1, having a Carpet Area of 82.22 sq. mtr. Or 885.02 sq. ft. approximately along with pro rata share in the Common Areas and entered into the Agreement for Sale dated 11<sup>th</sup> December 2019 ("**Agreement for Sale**") and is executing this Sale Deed for purchase of the same on the terms and conditions contained therein;
- G. The Vendee hereby acknowledges and agrees that the final Carpet Area of Apartment, type Phase-1, floor no. 3<sup>rd</sup> in tower/block/building no. Twoer-1 is 82.22 sq. mtrs., (885.02 sq. ft.);
- H. The Site Plan of the Project is annexed herewith as **Annexure-I** and the Floor Plan for the said Apartment (depicting layout of Floor 3<sup>rd</sup> of Tower-1) is annexed herewith as **Annexure-II**;
- I. The Vendee has made the payment of the entire agreed consideration in full and final settlement of all its claims against the Vendor, has requested the Vendor to execute the conveyance of the Apartment in its favour.

**NOW THEREFORE THIS DEED BETWEEN THE PARTIES WITNESSETH AS UNDER:**

1. In consideration of the receipt of a sum of Rs. 84,95,205/- (Rupees Eighty Four Lakhs Ninety Five Thousand Two Hundred Five Only) paid by the Vendee to the Vendor towards cost of the Apartment, the Vendor do hereby grant, convey, transfer, assign and assure unto the Vendee by way of sale, the said Apartment No. 0302, floor no. 3<sup>rd</sup> in tower/block/building no. Tower-1, having a Carpet Area of 82.22 sq. mtrs. Or 885.02 sq. ft. (hereinafter referred to as the said "**Apartment**"), more particularly described in the Schedule, forming part of this Deed; together with all ways, paths, passages, rights, liberties, privileges, easements, benefits to the said Apartment; AND subject to adherence of terms and conditions as stated hereinafter as well as the terms, conditions, stipulations and restrictions contained in the Declaration.
2. Regardless of the Vendee assuming possession or not and notwithstanding whether the Apartment is occupied or vacant, the Vendee shall exclusively be responsible and liable for payment of all the present/future applicable taxes / levies /cesses/ duties and/or any increase(s) thereto at any time (whether before or after the execution of the Conveyance Deed) including stamp duty, GST, Work Contract Tax, municipal taxes, local taxes and any charges/taxes levied or leviable against the Apartment in respect of the construction and development of streets, roads, highways, bridges, power transmission lines, water and sewerage pipeline extensions and any other charges for the enhancement and/or provision of infrastructural facilities and government levies which may be imposed by a Competent Authority in relation to the Project Land, the Project and its related infrastructure and facilities.



Allottee(s)

Interest of the Vendor in  
Project as well  
fittings.

3. The Vendee confirms that the Vendee is executing this Deed on its own free will and volition and without any coercion.
4. The Vendor assures the Vendee that the said Apartment is free from all encumbrances such as sale, gift, mortgage, disputes, attachment, lien, claims etc., and there is no legal impediment or restraint of any nature whatsoever for the transfer of the said Apartment to the Vendee.
5. The Vendee has already inspected the Apartment and has fully satisfied itself about the right, title and interest of the Vendor in the said Land and said Apartment, the approvals and sanctions for Project, the final carpet area of the Apartment, all charges payable towards the Apartment, and all items of work, quality of workmanship and construction, materials, specifications, fittings and fixtures used and/or provided therein and all other services rendered or to be rendered. The Vendee hereby assures the Vendor that it does not have any complaint/dispute/claim against the Vendor and shall not raise any objection or make any claim against the Vendor in respect of any item of work which may be alleged to have been or not have been carried out or completed, the final carpet area of the Apartment, all the charges payable towards the Apartment or for any other reason whatsoever and such claim or objection, if any, shall be deemed to have been waived off by the Vendee. The Vendee undertakes and confirms to take possession of the Apartment after execution and registration of this Deed.
6. The Vendee hereby agrees and undertakes that the car parking space no. **R22** allocated for its exclusive use forms an indivisible and inseparable part of the said Apartment and shall have no separate legal entity or be in any manner independent of the said Apartment.
7. The Vendee hereby also assures, represents and warrants to the Vendor that it shall comply with the terms hereof and with all the applicable laws and statutory compliances with respect to the said Apartment, the said Land and to any proposed construction to be raised thereon and relying on all the assurances, representations and warranties made herein by the Vendee, the Vendor has agreed to enter into this Deed.
8. The Vendee agrees and confirms that all obligations of the Vendor under the Agreement for Sale for the said Apartment have been fully and finally fulfilled by the Vendor and that the Vendee has no disputes/issues/claims with respect to the Project and the Apartment. The Vendee further undertakes not to raise any complaints/disputes/claims in this regard in the future as well since the transaction between the Parties shall stand fully and finally discharged with the execution of this Deed.



Allottee(s)

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9. The Vendee for the purpose of availing the Maintenance Services in the Project, agrees to execute a maintenance agreement with the Vendor or any other body as may be appointed/nominated by it for the maintenance and upkeep of the Apartment. The Vendee agrees to abide by the terms and conditions of the Maintenance Agreement and to promptly pay all the demand/s, bills, charges as may be raised by the Vendor/Maintenance Agency from time to time. Default in payment towards the maintenance bills, other charges on or before due date, shall entitle the Vendor /Maintenance Agency to discontinuation of maintenance services besides the remedy as may be available under the maintenance agreement.
  10. The Vendee shall use the Common Areas subject to the by-laws of the Association, Maintenance Agreement and provisions of the applicable Apartment Act. The Vendee shall only have a joint and non-exclusive right of use of the Common Areas and common services and facilities subject to the timely payment of the maintenance charges. This clause shall survive the conveyance of the said Apartment.
  11. The Vendee acknowledges and confirms that there shall be designated Common Areas, open areas, driveways passing through and/or within the said Phase which shall be used commonly for access, ingress and egress by the Vendees/occupants of all phases of the said Project. The Vendee agrees that such designated Common Areas, open areas, driveways shall form an integral part of the layout of the overall development of the Project and the Vendee shall not claim any right, title or interest with respect to such designated Common Areas, open areas, driveways or any part thereof. The Vendee hereby unequivocally authorize the Vendor, its representatives, agents, employees, contractors, workmen to enter into and upon the said designated Common Areas, open areas, driveways without any restriction or interference whatsoever. The Vendee further undertakes and agrees that it shall not claim any right, title or interest with respect to areas designated for common use by the occupants of the entire mixed use development.
  12. The Vendee acknowledges and confirms that the commercial complex to be developed over the said Land as part of the entire mixed use development shall not form part of the Common Areas but in fact shall be developed and constructed as an independent stand-alone project. The commercial complex shall remain in the ownership of the Vendor until transferred in accordance with Applicable Laws.
  13. The Vendee hereby confirms that in case any structural defect or defect in workmanship, quality or provision of services or any other obligation as provided herein is brought to the notice of the Vendor by the Vendee within a period of 5 (Five) years from the date of handing over of possession of the Apartment to the Vendee or the date of obligation of the Vendor to give possession to the Vendee, whichever is earlier, such defect shall be rectified by the Vendor without any further cost or charges from the Vendee. In the event of failure of the Vendor to rectify such defect within a period of 30(Thirty) days, the Vendee shall be entitled to receive appropriate compensation in the manner as provided under the Real Estate (Regulation and Development) Act, 2016 and Rules as applicable.



Allottee(s)

14. The Vendee hereby confirms and agrees that the Vendor shall be responsible for handing over the building/constructions or infrastructure services and systems, laid out for the said Project, in typical working order and free from any structural or fundamental defect. Only such defects of workmanship and quality that would in the ordinary course lead to the breakdown, malfunction or failure of building/constructions or infrastructure services and systems shall be covered under Defect Liability. The Vendee further confirms and agrees that the Defect Liability would be rendered void in case of failure to maintain the technological equipment, materials and processes involved in the services laid out and implemented in the Project and failure to undertake maintenance and upkeep of such services, equipment and systems through appropriately qualified agencies. The Vendee also agrees that the Vendor shall not be responsible in cases where such defect has occasioned on account of unauthorized tampering, mishandling, human error or intervention by a technically unqualified person. Furthermore, it is agreed that the defects that are the result of ordinary wear and tear in due course or which are result of failure by the Government to provide its obligated services, infrastructure, etc., upto and outside the periphery of the Project shall not be covered under Defect Liability.
15. The Vendee hereby confirms and agrees that all fittings, fixtures, apartment level equipment whatsoever like ACs, CP fittings, toilet fixtures, etc., shall be made functional at the time of handing over possession but the maintenance thereof through appropriate AMC's or otherwise shall be the responsibility of the individual apartment owner alone. Intrinsically breakable or degradable items like tiles, stones, wooden items, glass, iron grills, aluminium items, façade, doors, windows and such like shall also not be covered under Defect Liability.
16. The Vendee acknowledges and agrees that despite of all the necessary steps and precautions taken while designing and construction, the concrete slabs/beams may deflect due to self-weight, imposed loading, creep and/or shrinkage phenomenon (inherent properties of concrete), for years after completion of construction. Further, there may be cracks in finishes i.e., flooring, ceiling, slab gypsum etc. as a result of such slab/beam deflection and due to any renovation work or alterations undertaken by the Vendor or Vendees of other apartments. The Vendee hereby agrees and confirms that it shall not hold the Vendor liable for any such defects or claim any compensation from the Vendor in this regard.
17. The Vendee undertakes to become a member of the Association of the apartment owners as and when it shall be formed by the Vendor in accordance with the provisions of the Apartment Act. The Vendee hereby undertakes and agrees to fulfill all its obligations in this regard including signing of the membership form, payment of membership charges etc. The Vendee undertakes to abide by all the necessary documents and conditions in this respect. The Vendor shall transfer and convey the right, title and interests in the Common Areas as well as all its rights and obligations for maintenance of the Project excluding all the unsold apartments to the Association of apartment owners of the said Project or any part thereof as may be constituted in accordance with the provisions of the Apartment Act.



Allottee(s)

23. The Vendee sh  
i. Th
18. Upon assuming possession of the Apartment, the Vendee may, carry out interior works in the Apartment as per the requirement and use provided such interior works are done in accordance with applicable laws and no structural alterations or modifications are done to the Apartment and no walls or other permanent constructions are broken or new walls or permanent constructions made that changes the internal layout plan of the Apartment. Before commencement of interior works, the Vendee shall take prior written consent of the Vendor/ Association and adhere to the directions/ requirements specified by them and subsequently no alternation work should be carried out by the Vendee without obtaining prior written permission from the Vendor/Association. The Vendee shall ensure that no work carried out by it will in any manner affect the apartments of other owners or Common Areas and the structure of the building in which the Apartment is situated or the façade of the Apartment and Project. In the event any damage is caused to other apartments or building or Common Areas, the Vendee shall solely be responsible for making good such damage at his own risk as to cost and consequences and shall keep the Vendor indemnified at all times. Any internal works carried out in the Apartment shall not cause damage to the Apartment, electrical systems, plumbing and fire-fighting system. The operating electrical load of all appliances installed inside the Apartment e.g. ovens, air conditioners, coolers, water heaters and convectors, microwave ovens, refrigerators, televisions, lighting and other fixtures, fittings and home appliances shall not exceed the electrical load provided for the Apartment and shall not pose any risk or hazard of fire. Any damage caused to other apartments and the Common Areas due to such internal works shall be made good at the cost of the Vendee.
19. The Vendee agrees and undertakes that it shall not, display any name, address, signboard, name-plate, neon-light, publicity material, advertisement material, billboards, hoarding, on the external façade of the Apartment or anywhere outside the Apartment. The Vendee would be permitted to place a name board / plate at the entrance to the Apartment only at the designated place specified in this behalf.
20. The Vendee shall maintain the Apartment in good order and shall ensure timely and proper maintenance of all its walls, partitions, sewers, drains, pipes and appurtenances thereto or belonging thereto in good condition and maintain the same at costs to be borne entirely by the Vendee.
21. The Vendee agrees and undertakes to use the Apartment only for such permitted use as prescribed under Applicable Laws. Furthermore, the Vendee shall not conduct any illegal or immoral activities thereon. The Vendee shall abide by all Applicable Laws and guidelines as may be prescribed by the applicable Authority/ Vendor/ Association from time to time.
22. The Vendee or any person claiming under or through the Vendee shall not partition or sub-divide the Apartment at any point of time. This condition shall be applicable to to subsequent transferee(s) as well.

Promoter



Page 9 of 15

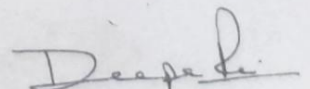
*Deepak*

Allottee(s)



- works in the  
accordance  
and
23. The Vendee shall abide by the following:
- i. The balconies shall not be covered in any manner;
  - ii. The Vendee will not install any window shades, awnings, window grills, air conditioning/heating units or any other equipment in the Apartment (except at such designated places as may be specified by the Vendor) without intimating the Vendor/Association of the same;
  - iii. Vehicles shall be parked only at designated car parking spaces as the case maybe;
  - iv. The Vendee shall neither encroach upon any of the Common Areas, passages and corridors or obstruct any amenities/ services available for common use nor store any article in such areas or block the same in any manner whatsoever;
  - v. The Vendee shall not do anything that alters or changes the external façade, color scheme and texture of the Apartment and shall not put up any structure, (temporary or permanent), to cover any open areas common and shared with other occupants.
24. That this Deed is subject to all laws and notifications and rules applicable to the Project.
25. The Vendee confirms having borne and paid all expenses for the completion of this Deed, including cost of stamp duty, registration and other incidental charges. This Deed in respect of the transaction involved herein, is valued for the purpose of stamp duty at Rs. 4,14,900/- (Rupees Four Lakhs Fourteen Thousand Nine Hundred Only) in terms of the Indian Stamp Act, 1899. Any deficiency in the stamp duty as may be determined by the Sub- Registrar/concerned authority along with consequent penalties/deficiencies as may be levied in respect of the said Apartment conveyed by this Deed shall be borne by the Vendee exclusively and the Vendor shall not be liable for the same and accepts no responsibility in this regard.
26. The vendee further confirms to have deposited with the Government the 1% TDS deducted from the sale consideration of the Apartment under section 194 IA of the Income tax Act 1961. In case of non-deposition of the TDS, the Vendor shall have lien on the Apartment conveyed herein to the extent of the TDS liability and the Vendee alone shall be liable for the penal action prescribed by the act in this regard.
27. That the Vendee acknowledges and confirms that the time frame and quality of infrastructure facilities provided by the Government of Uttar Pradesh/ Lucknow Development Authority /other Competent Authority (ies) in the Project are beyond the control of the Vendor and the Vendee agrees not to raise any claim or dispute against the Vendor in respect of the infrastructure facilities as aforesaid to be provided by the public agencies. Further, the Vendee explicitly agrees that any lack in the performance and upkeep of the internal services viz sewer, drainage etc within the Project caused by inadequate support of the external services viz nala, trunk sewer etc to be provided by external authorities/public agencies shall not be Vendor's /Maintenance Agency's responsibility.SSS



  
Allottee(s)

28. That the Vendee agrees to keep indemnified, defend and hold the Vendor harmless against any/all actions, proceedings, third party claim/s or any losses, costs, charges, penalties, expenses or damages incurred and suffered by or caused to the Vendor/ Maintenance Agency / other occupants of the Project, by reason of any breach, non-observance, non-performance of the conditions contained herein and/or due to non-compliance with any rules & regulations and/or non-payment of municipal taxes, levies, charges and other outgoings.
29. The provisions of this Conveyance Deed as well as the Maintenance Agreement and the obligations arising under them in respect of the Apartment or the Project shall be equally applicable to and enforceable against all occupiers, tenants, licensees etc. of the Apartment and to all subsequent purchasers, transferees, assignees, nominees of the Vendee and to all parties who may have any lawful lien upon the Apartment. The Vendee undertakes that in any dealing with the third party in relation to the Apartment, the Vendee shall disclose this Conveyance Deed and the Maintenance Agreement to the third party and ensure that said third party complies with the provisions of this Conveyance Deed and the Maintenance Agreement as applicable to the said third party.
30. This Conveyance Deed along with its preamble, recitals and the schedules constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes any and all other understandings, covenants, undertakings, promises, any other agreements, correspondences, memorandums and arrangements whether written or oral, between the Parties. This Conveyance Deed or any provisions hereof cannot be orally changed, waived or abrogated and any changes in any provisions or additional provisions must be set forth in writing duly signed and executed by the Parties.
31. This Conveyance Deed shall be governed by the laws of Uttar Pradesh/India. All or any disputes arising out or touching upon or in relation to the terms and conditions of this Deed, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Real Estate Act/Rules. The rights and obligations of the parties under or arising out of this deed shall be construed and enforced in accordance with the Real Estate (Regulation and Development) Act 2016 and the Rules and Regulations made thereunder including other applicable laws prevalent in the State of Uttar Pradesh for the time being in force. The RERA Authority/Adjudicating Officer or civil courts at Lucknow, as the case may be, shall have exclusive jurisdiction in all matters arising out of this Deed.



*Deepak*  
Allottee(s)

...less against  
... expenses  
...ther

### SCHEDULE OF THE APARTMENT

All that piece and parcel of Apartment No. 0302 on Floor 3<sup>rd</sup> in Tower-1, having Carpet Area of 82.22 sq. mtrs. (885.02 sq. ft.) in the "Experion Capital" Project, situated at Phase-1.

The Apartment is bounded as under:

At or towards the North: **OPEN**

At or towards the South: **UNIT NO. TOWER / 1-0301**

At or towards the East: **OPEN**

At or towards the West: **OPEN**

The Parking Space No.: **R22**



Allottee(s)

आवेदन सं०: 202200821036992

विज्ञाप पत्र

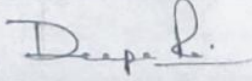
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रजिस्ट्रेशन सं०: 10150

वर्ष: 2022

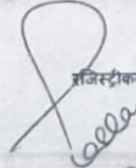
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श्रीमती दीपा राय,  
पत्नी श्री रविन्द्र कुमार  
व्यवसाय : नौकरी  
नियामी: 34 देव नगर कालोनी, सेक्टर-8, इन्दिरा नगर, लखनऊ



ने यह लेखपत्र इस कार्यालय में दिनांक 03/06/2022 एवं 11:49:00 AM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



कंचन मिश्रा

उप निबंधक :सदर द्वितीय

लखनऊ

03/06/2022

रूपम शीवास्तव

निबंधक लिपिक

03/06/2022

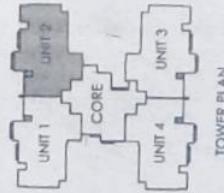
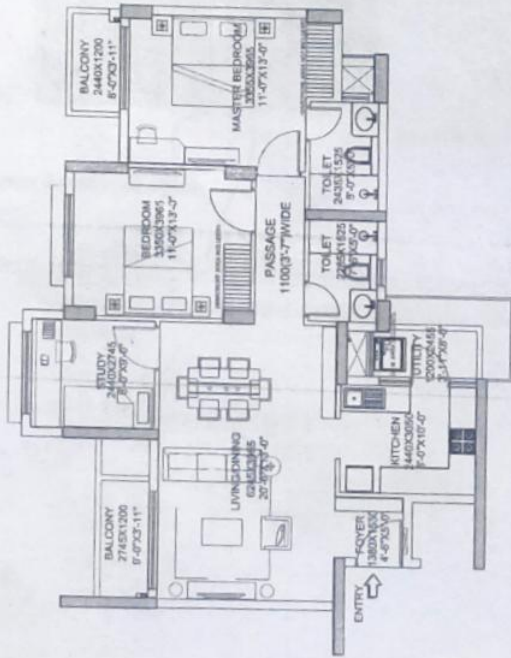
प्रिंट करें



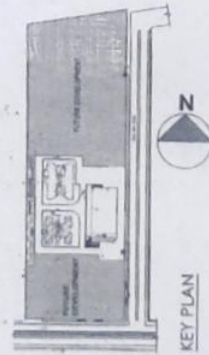
Mon: 843200173  
CIVIL COURT LUCKNOW  
(Atul Mishra) Advocate

Typed by:-  
CIVIL COURT LUCKNOW

ANNEXURE I  
FLOOR PLAN FOR THE APARTMENT(TYPICAL)



UNIT NO: TOWER 1-0302  
CARPET AREA = 885.02 SQFT. ( 82.22 SQMT.)  
FLOOR PLAN SCALE-(NTS)



Note: The finish and area details shown above are subject to change. The fixtures, furniture, fittings etc. shown do not form part of the Apartment.



*Deepak*  
Allottee(s)

आवेदन सं०: 202200821036992

पृष्ठ सं०: 1

रजिस्ट्रेशन सं०: 10150

वर्ष: 2022

निम्नानुसार संश्लेषण बाद सुनने व समझने भजनमून व प्राप्त धनराशि क प्रसेखानुसार उक्त

चिकित्सा: 1

श्री एक्सपेरीयान डेवेलोपर्स प्रा०लि० के द्वारा अभियेक , पुत्र श्री दिनेश कुमार

निवासी: विभूति खण्ड, गोमती नगर, लखनऊ

व्यवसाय: नौकरी

चिकित्सा: 2

*Chh*



श्री एक्सपेरीयान होस्पिटैलिटी प्रा०लि० के द्वारा अभियेक , पुत्र श्री दिनेश कुमार

निवासी: विभूति खण्ड, गोमती नगर, लखनऊ

व्यवसाय: नौकरी

चिकित्सा: 1

*Chh*



श्रीमती दीपा राय, पत्नी श्री रविन्द्र कुमार

निवासी: 34 टैव नगर कालोनी, सेक्टर-8, इन्दिरा नगर, लखनऊ

व्यवसाय: नौकरी

ने निम्नानुसार स्वीकार किया। जिनकी पहचान  
पहचानकर्ता : 1

*Deepa R.*



श्री रवीन्द्र कुमार , पुत्र श्री राम बिलास सिंह

निवासी: 34, टैवनगर इन्दिरा नगर, लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता : 2

*Ravi*



श्री अमित कुमार वर्मा, पुत्र श्री सान डी वर्मा

निवासी: 9/561, इन्दिरा नगर, लखनऊ

व्यवसाय: व्यापार

ने की। प्रत्यक्षतः भद्र साक्षियों के विवेचन अंतर्गत नियमानुसार लिए गए हैं।  
टिप्पणी :

*Amit*



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*Callan*

कंचन शिखा

उप निबंधक : सहायक द्वितीय

लखनऊ

03/06/2022

कंचन श्रीवास्तव

निबंधक लिपिक लखनऊ

03/06/2022

प्रिंट करे

जॉब अडर नं. 202200821032  
वरी संख्या 02

Annexure-II: SPECIFICATIONS FOR THE APARTMENT

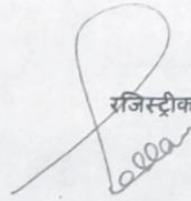
ZONE / AREA	FLOORING	WALL FINISH	CEILING FINISH	DOORS	WINDOWS/GLAZING	OTHERS
UNASSIGNED ROOM	Marble/Travertine/Polished Tiles and vitified tiles in wet areas	Plastering with POP/Putting/GP with Acrylic Emulsion paint	Plastering with POP/Putting/GP with Acrylic Emulsion paint	Main Entrance Door - Full wood frame with 100mm lead door OR Mild steel/Aluminum composite door	UPVC/Aluminum Glazing	
MATERIAL ROOM/DRESS	Laminated wooden flooring and vitified tiles in wet areas	Plastering with POP/Putting/GP with Acrylic Emulsion paint	Plastering with POP/Putting/GP with Acrylic Emulsion paint	Hard wood frame with painted flush door/100mm lead door OR Mild steel/Aluminum composite door	UPVC/Aluminum Glazing	
MATERIAL TOILETS	Marble/Ceramic/Vitrified Tiles	Ceramic/Vitrified Tiles 7 Kg/GK	Modular resistant false ceiling	Hard wood frame with painted flush door/100mm lead door OR Mild steel/Aluminum composite door	UPVC/Aluminum Glazing	Grate cover for floor drain, G trap and vent pipe
ALL BEDROOM/DRESS	Laminated wooden flooring	Plastering with POP/Putting/GP with Acrylic Emulsion paint	Plastering with POP/Putting/GP with Acrylic Emulsion paint	Hard wood frame with painted flush door/100mm lead door OR Mild steel/Aluminum composite door	UPVC/Aluminum Glazing	
OTHER TOILETS	Marble/Ceramic/Vitrified Tiles	Ceramic/Vitrified Tiles 7 Kg/GK	Modular resistant false ceiling	Hard wood frame with painted flush door/100mm lead door OR Mild steel/Aluminum composite door	UPVC/Aluminum Glazing	Grate cover for floor drain, G trap and vent pipe
KITCHEN	Marble/Ceramic/Vitrified Tiles	Ceramic/Vitrified Tiles 7 Kg/GK Color vitrified with vitrified Flaming & POP/Putting/GP with Acrylic Emulsion paint	Plastering with POP/Putting/GP with Acrylic Emulsion paint	Hard wood frame with painted flush door/100mm lead door OR Mild steel/Aluminum composite door	UPVC/Aluminum Glazing	Grate cover for floor drain, G trap and vent pipe
STORAGE ROOM	Ceramic/Vitrified Tiles	Plastering & POP/Putting/GP with Acrylic Emulsion paint	Plastering with POP/Putting/GP with Acrylic Emulsion paint	Hard wood frame with painted flush door/100mm lead door OR Mild steel/Aluminum composite door	UPVC/Aluminum Glazing	
BALCONIES	Marble/Ceramic/Vitrified Tiles	External Grate Trench Paint	Plastering with External Grate Acrylic Emulsion paint	UPVC/Aluminum Glazing	UPVC/Aluminum Glazing	MS railing
SERVICE ROOM	Ceramic/Vitrified Tiles	Oil based Distemper	Oil based Distemper	Hard wood frame with painted flush door/100mm lead door OR Mild steel/Aluminum composite door	UPVC/Aluminum Glazing	
WARRANTY TOILET	Ceramic Tiles	Ceramic tiles 7 Kg/GK	Modular resistant false ceiling	Hard wood frame with painted flush door/100mm lead door OR Mild steel/Aluminum composite door	UPVC/Aluminum Glazing	Grate cover for floor drain, G trap and vent pipe
ELEVATOR	210x210x100 PERFORATED					
POWER BACKUP	200VA					
SECURITY SYSTEM	200VA					
Air Conditioning	200VA					



Deepak  
Allottee(s)

आवेदन सं०: 202200821036992

वही संख्या 1 जिल्द संख्या 26128 के पृष्ठ 1 से 30 तक क्रमांक 10150 पर दिनांक 03/06/2022 को रजिस्ट्रीकृत किया गया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कंचन मिश्रा .

उप निबंधक : सदर द्वितीय

लखनऊ

03/06/2022

प्रिंट करें





प्रस्तुतकर्ता अथवा प्राप्ती द्वारा रखा जाने वाला

उपनिवेशक मर द्वितीय नखनड डम 2022228026658  
 आवेदन संख्या : 202200821036992  
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 प्रतिफल की अवधि 8495205 / 5041000.00  
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 2. प्रतिनिधित्व शुल्क 80  
 3. निरीक्षण या तलाश शुल्क  
 4. मुज्दार के अधिप्राप्ती करण लिए शुल्क  
 5. फनीशन शुल्क  
 6. सिविड  
 7. वाचिक भत्ता  
 1 से 6 तक का योग 85040  
 शुल्क प्रस्तुत करने का दिनांक 2022-06-03 00:00:00  
 दिनांक तक सेवक प्रतिनिधि या कर्ताल  
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 रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

10/50  
 2