

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक मोहनलाल लखनऊ क्रम 2023232010956

आवेदन संख्या : 202300822008852

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2023-03-04 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम अम्बुज मिश्रा

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 4990937 / 1925000.00

1. रजिस्ट्रीकरण शुल्क 49920
2. प्रतिलिपिकरण शुल्क 120
3. निरीक्षण या तलाश शुल्क
4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 50040

शुल्क वसूल करने का दिनांक 2023-03-04 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2023-03-04 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAWFB5546J



नाम / Name
BABA INFRA DEVELOPERS LLP

निगमन/गठन की तारीख
Date of Incorporation/Formation
05/08/2020

M/s. Baba Infra Developers LLP


Authorised Signatory

M/S Bada Infra Developers LLP

Authorized Signatory



भारत सरकार
Government of India



Download Date: 05/08/2021



अरुण कुमार द्विवेदी
Arun Kumar Dwivedi
जन्म तिथि/DOB: 10/06/1983
पुरुष/ MALE

Issue Date: 03/05/2020

3232 1094 2786

VID : 9183 7849 6031 3022

मेरा आधार, मेरी पहचान

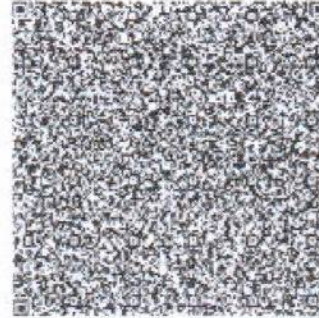


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
नरवदेश्वर द्विवेदी, 401/एम/यमुना अपार्टमेंट, गोमती नगर
विस्तार विभाग-4, लखनऊ, लखनऊ,
उत्तर प्रदेश - 226016

Address:
C/O Narvadeshwar Dwivedi, 401/M/Yamuna
Apartment, Gomati Nagar Ex. sector-4,
Lucknow, Lucknow,
Uttar Pradesh - 226016



Arun Kumar Dwivedi

3232 1094 2786

VID : 9183 7849 6031 3022

1947

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आयकर विभाग

INCOME TAX DEPARTMENT

AMBUJ MISHRA

NAND LAL MISHRA

12/11/1988

Permanent Account Number

CYMPM4668Q

Ambuj

Signature



भारत सरकार

GOVT. OF INDIA



21012016

~~*Ambuj*~~



भारत सरकार
Government of India



Issue Date: 01/01/2012



अम्बुज मिश्रा
Ambuj Mishra
जन्म तिथि/DOB: 12/11/1988
महिला/ FEMALE

6628 4026 2108

VID : 9105 9622 4758 4175

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
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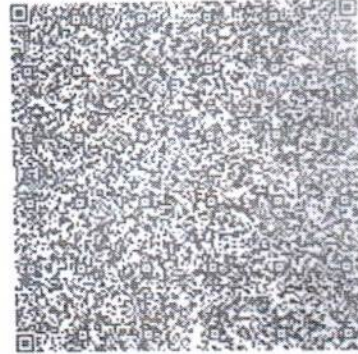


पता:

द्वारा: अजय कुमार मिश्रा, शोहरतगढ़, लुचुईया, शोहरत गढ़,
सिद्धार्थनगर,
उत्तर प्रदेश - 272205

Address:

C/O: Ajay Kumar Mishra, shohratgarh,
luchuiya, Shohrat Garh, Siddharthnagar,
Uttar Pradesh - 272205



Ambuj

Download Date: 23/02/2023

6628 4026 2108

VID : 9105 9622 4758 4175



1947



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Ajay Kumar Mishra



भारत सरकार
Government of India



अजय कुमार मिश्र
Ajay Kumar Mishra
जन्म तिथि/DOB: 07/07/1987
पुरुष/ MALE



5941 8794 5457

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:

S/O Rajendra Prasad Mishra,
shohrat garh, luchuiya,
Siddharthnagar,
Uttar Pradesh, 272205

पता:

S/O राजेंद्र प्रसाद मिश्र, शोहरत गढ़, लुचुईया,
सिद्धार्थनगर,
उत्तर प्रदेश, 272205

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Ajay Kumar Mishra



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नामांकन क्रमांक Enrolment No.: 1171/10967/01429

To,
Nand Lal Mishra
नन्द लाल मिश्र
S/O Raja Ram Mishra
563/16 CHITRA GUPTA NAGAR NEAR NEW PUBLIC INTER
COLLEGE ALAMBAGH
ALAMBAG Lucknow
Uttar Pradesh 226005

04/11/2011



UC 03303794 4 IN

Ref No.:412B3E9X-3303794



आपका आधार क्रमांक / Your Aadhaar No. :

6469 1664 3020

आधार – आम आदमी का अधिकार

नन्द लाल मिश्र



भारत सरकार
GOVERNMENT OF INDIA



नन्द लाल मिश्र
Nand Lal Mishra

जन्म वर्ष / Year of Birth : 1962
पुरुष / Male

6469 1664 3020



आधार – आम आदमी का अधिकार

भारत सरकार
Government of India

विजय कुमार मिश्र
Vijai Kumar Mishra
जन्म तिथि/DOB: 11/07/1983
पुरुष/ MALE

Download Date: 14/04/2021

Issue Date: 01/08/2014

7669 8566 4039
VID : 9188 4013 8530 0978

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O राजेन्द्र प्रसाद मिश्र, लुचुइया, शोहरतगढ़, शोहरत
गढ़, सिद्धार्थनगर,
उत्तर प्रदेश - 272205

Address:
S/O Rajendra Prasad Mishra, luchiya,
shohratgarh, Shohrat Garh, Siddharthnagar,
Uttar Pradesh - 272205

7669 8566 4039
VID : 9188 4013 8530 0978

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Vijai Kumar Mishra

BRIEF DETAIL OF SALE DEED

Nature of Land	:	Residential
Pargana	:	Mohanlalganj
Village	:	Madharmau Khurd, Madharmau Kala, Bakkas and Pahadnagar Tikariya
Detail of Property	:	Plot No. E-2 area 2495.47 Sq. Ft. i.e., 231.83 Sq. Mt. in " Kailasha Enclave ", a Project situated at Village- Madharmau Khurd Madharmau Kala, Bakkas and Pahadnagar Tikariya, Pargana- Mohanlalganj, Tehsil- Mohanlalganj, District- Lucknow.
Measurement Unit	:	Square Meter
Built-up Area	:	NIL
Plot Area	:	231.83 Sq. Mtr.
Road	:	More than 100 Mtr. away from Sultanpur Road
Other Description	:	Situated at 9 Meter Wide Road not bounded with Park and not on Corner/ two roads.
Type of Property	:	Residential
Consideration	:	Rs. 49,90,937.11/-
Govt. Value	:	Rs. 19,25,000.00/-
Stamp duty paid on sale deed	:	Rs. 3,39,500.00/-

M/s. Baba Infra Developers LLP


Authorised Signatory


Ajay Kumar Mishra

No. of Seller- 1

M/s BABA INFRA DEVELOPERS L.L.P., (PAN- AAWFB5546J), a Limited Liability Partnership having its registered office at 83/201, Second Floor, Vijay Chowk, Laxmi Nagar, East Delhi, Delhi through its duly authorized signatory Mr. Arun Kumar Dwivedi son of Mr. Narvadeshwar Dwivedi.

No. of Purchaser- 2

(1) Mrs. Ambuj Mishra wife of Mr. Ajay Kumar Mishra, Resident of Shohratgarh, Luchuiya, Siddharthnagar, Uttar Pradesh- 272205 and (2) Mr. Ajay Kumar Mishra son of Mr. Rajendra Prasad Mishra, Resident of Shohrat Garh, Luchuiya, Siddharthnagar, Uttar Pradesh- 272205.

SALE DEED



THIS SALE DEED is executed at Lucknow on this 04th Day of March, 2023.

BY

1. **M/s BABA INFRA DEVELOPERS L.L.P., (PAN- AAWFB5546J),** a Limited Liability Partnership having its registered office at 83/201, Second Floor, Vijay Chowk, Laxmi Nagar, East Delhi, Delhi through its duly authorized signatory Mr. Arun Kumar Dwivedi son of Mr. Narvadeshwar Dwivedi authorized vide board resolution dated 01.07.2022, (**Contact No.- 9919486633, Profession- Job**) (hereinafter referred to as the **Developer/ Seller**, which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns).

M/s. Baba Infra Developers LLP


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IN FAVOUR OF

(1) Mrs. Ambuj Mishra wife of Mr. Ajay Kumar Mishra (PAN-CYMPM4668Q), Contact No.- 8924028695, Profession-Service) Resident of Shohratgarh, Luchuiya, Siddharthnagar, Uttar Pradesh- 272205 and (2) Mr. Ajay Kumar Mishra son of Mr. Rajendra Prasad Mishra, (PAN- CCHPM7055G, Contact No.- 9582285186, Profession- Service) Resident of Shohrat Garh, Luchuiya, Siddharthnagar, Uttar Pradesh- 272205 (Hereinafter referred to as the "Purchaser", which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his/her/their respective legal heirs, executors, administrators, legal representatives and assigns, of the SECOND PART)

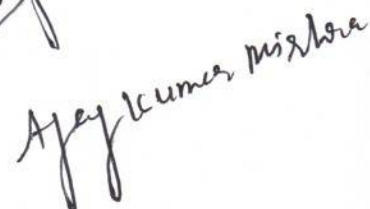
WHEREAS:

- A. Promoter/ Developer/ Seller is developing a residential township on a land admeasuring 24.96 acres approx. situated at Village- Madharmau Khurd, Madharmau Kala, Bakkas and Pahadnagar Tikariya, Pargana- Mohanlalganj, Tehsil- Mohanlalganj, District- Lucknow (hereinafter referred to as "**Township**") in terms of Permit No. LDA/LD/20-21/1370 dated 27.08.2021 issued by the Lucknow Development Authority (hereinafter referred to as "**LDA**").
- B. Promoter/ Developer/ Seller, by virtue of Joint Development Agreement with the Land Owners of Land Khasra Nos. 310, 311, 312 (Part), 326, 327, 328, 330, 331, 332, 333, 334, 337 area 3.91847 Hectare situated at Village- Madharmau Khurd, Pargana- Mohanlalganj, Tehsil- Mohanlalganj, Distt- Lucknow, U.P. and Land Khasra Nos. 259 mi, 255 (Part), 256 mi, 258, 261, 262, 263, 264, 265 va, 268 mi area 3.361218 Hectare situated at Village- Madharmau Kala, Pargana- Mohanlalganj, Tehsil-

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Mohanlalganj, Distt- Lucknow, U.P. and Land Khasra Nos. 3000, 3001, 3002, 3004, 3005 (Part), 3006, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3019 sa, 3020, 3022, 3023, 3025 total area 2.8755 Hectare situated at Village- Bakkas, Pargana- Mohanlalganj, Tehsil- Mohanlalganj, Distt- Lucknow, U.P. and Land Khasra No. 2 mi area 0.346 Hectare situated at Village- Pahadnagar Tikariya, Pargana- Mohanlalganj, Tehsil- Mohanlalganj, Distt- Lucknow, U.P., falling in Township developing the same under the name and style of **"KAILASHA ENCLAVE"**, as per approved Layout & Building Plan which inter-alia includes plotted development, independent built-up villas, independent floors, commercial spaces, parks, utilities and other common services and facilities therein. SELLER has carried out the development of the Township by carving out the plots of different sizes and dimensions so as to allot, transfer and sell the same as such or by constructing thereon villas, plots, commercial area etc. and to realize the consideration in whole or in installments and issue receipts in acknowledgment thereof and to convey the duly developed villas, plot, commercial area etc. to the intending purchasers by executing sale deed for the same and to do all acts, matters and deeds incidental thereto. Joint Development Agreement is registered in the office of Sub-Registrar, Mohanlalganj, Lucknow at Bahi No. 1, Jild 12166, Pages 301/356 at Serial No. 19203 on 19.11.2020.

- C. In pursuance of clause No. 12 of the said Joint Development Agreement, the 50% saleable area of the project belongs to Land Owners and 50% saleable area of the project belongs to Promoter/ Developer/ Seller. The plotted area has been divided

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between Land Owners and Developer through a Supplementary Agreement.

- D. Through a registered Supplementary Agreement having document no. 6996 on 10.03.2022 in the office of Sub-Registrar, Mohanlalganj, Lucknow, the Land Owners and Developer have determined their respective share. Undivided 50% share of Group Housing Plot admeasuring 1204.12 Sq. Mtr. came into the share of Land Owner and Undivided 50% share of Group Housing Plot admeasuring 1204.12 Sq. Mtr. came into the share of Seller/ Promoter.
- E. The Land Owners Gayatri Developers, Gayatri Infracon and Bhudeva Propcon L.L.P. had expressed their desire to dispose-off their 50% undivided Share and Seller has purchased the Undivided 50% share of Group Housing Plot admeasuring 1204.12 Sq. Mtr. from Land Owners through registered Sale Deed which is duly registered in the office of Sub-Registrar, Mohanlalganj, Lucknow at Bahi No. 1, Jild 13821, Pages 1/24 at Serial No. 8268 on 24.03.2022. After the Sale Deed, the seller became absolute owner of Group Housing Plot total admeasuring 2408.24 in "**KAILASHA ENCLAVE**", a Project situated at Village- Madharmau Khurd, Madharmau Kala, Bakkas and Pahadnagar Tikariya, Pargana- Mohanlalganj, Tehsil- Mohanlalganj, District- Lucknow.
- F. Promoter/ Developer/ Seller has submitted revised layout & got approved the revised layout of Group Housing Plot into Plotted Residential Development bearing Plot No. E-1 to Plot No. E-8, Sector- E, admeasuring 2408.24 Sq. Mtr., situated at Village-

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Madharmau Khurd, Madharmau Kala, Bakkas and Pahadnagar Tikariya, Pargana- Mohanlalganj, Tehsil- Mohanlalganj, District- Lucknow (hereinafter referred to as "**Township**") in terms of revised Permit No. **Plotted Resi development/ Plotted Housing/05542/LDA/SBP/22-23/0388/02072022** dated **01-08-2022**, issued by the Lucknow Development Authority (hereinafter referred to as "**LDA**").

- G. **WHEREAS** the Purchaser/s have duly scrutinized and inspected the title, rights, interest, encumbrances, the title documents, revised layout and other relevant papers and have also fully satisfied themselves with the title, rights, interest, encumbrances in respect to the property being conveyed in pursuance of the present sale deed.
- H. SELLER pursuant to the application of the Purchaser made booking on 09/10/2021 and allotted a **Plot No. E-2** area 2495.47 Sq. Ft. i.e., 231.83 Sq. Mt. in Sector- E, "**KAILASHA ENCLAVE**", a Project situated at Village- Madharmau Khurd, Madharmau Kala, Bakkas and Pahadnagar Tikariya, Pargana- Mohanlalganj, Tehsil- Mohanlalganj, District- Lucknow (herein after referred to as "**Said Plot**"), in the Township on the terms and conditions contained in the Allotment Letter/ Builder Buyer Agreement dated 11/02/2023, (hereinafter referred to as "**Allotment Letter/ Builder Buyer Agreement**").
- I. The Purchaser has paid the entire consideration amount and other charges as stipulated in respect of Said Plot prior to getting this Sale Deed executed and after fully satisfying themselves with the facts and right and title of the Seller and after satisfying

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Ajay Kumar Mishra



themselves Purchasers is ready to purchase the same. Purchaser has been categorically informed of the fact of non-availability of Statutory Occupancy Certificate of the project and it is at the exclusive request of the Purchaser, the present sale deed is being executed and registered in favour of Purchaser on the terms appearing hereunder.

NOW, THEREFORE, THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the Allotment Letter/ Builder Buyer Agreement and in consideration of the Amount of **Rs. 49,90,937.11/- (Rupees Forty Nine Lakh Ninety Thousand Nine Hundred Thirty Seven and Eleven Paise Only)**, paid by the Purchaser to the SELLER, the receipt whereof the Seller hereby admits and acknowledges before the Sub-Registrar, Lucknow and the Purchaser agreeing to observe and perform the terms and conditions herein contained and as contained in the Allotment Letter/ Builder Buyer Agreement, referred in the recitals hereinabove and undertaking to pay such further amount, as may at any time hereto after become payable in terms hereof. The Seller, by virtue of this Sale Deed doth hereby sell, convey, assure, assign and transfer to the Purchaser the Said Plot, on **"as is where is"** basis more particularly described in Schedule-1 hereunder written and for greater clearness delineated on the plan attached hereto, together with the right to use the common areas & facilities including all rights, liberties, privileges, benefits,

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advantages and easements whatsoever necessary for the enjoyment of the Said Plot, to have and to hold the same unto and to the use of the Purchaser and his/her/their legal heirs, legal representatives, successors-in-interest and assigns, absolutely and forever subject to the exceptions, reservations, conditions, stipulations and covenants herein contained.

2. The Said Plot hereby sold, conveyed and assured under this Deed is free from all sorts of encumbrances, liens or charges (except those created on request of the Purchaser to obtain loan for purchase of the same), transfers, easements, liens, attachments of any nature whatsoever and the Seller have unencumbered, good, marketable and transferable rights/ title in the Said Plot to convey, grant, transfer, assign and assure the same unto the Purchaser in the manner aforesaid.
3. The vacant symbolic legal possession of the Said Plot is being delivered to the Purchaser simultaneously with the execution of this Sale Deed and actual physical possession shall be handed over with mutual consent of both the parties and the Purchaser agrees and confirms not to raise any dispute/ claim, whatsoever at any time in future in this regard.
4. The Purchaser shall have no claim, right, title or interest of any nature or kind whatsoever, in the facilities and amenities to or in the rest of the Township, except right of usage, ingress/ egress over or in respect of all common areas & facilities. The use of such common areas &

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Ajay Kumar Mishra

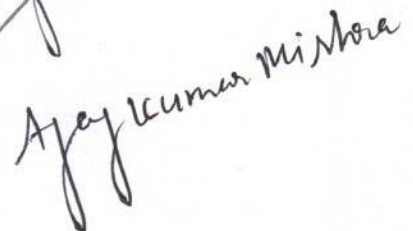
facilities within the Township shall always be subject to the covenants contained herein and up to date/ timely payment of all dues.

5. The Purchaser shall have no right to object to the Seller constructing and/or continuing to construct other units/ spaces/ facilities in the Township. If at any stage further construction in the Township or any part thereof becomes permissible, the Seller shall have the sole right to undertake and dispose of such construction without any claim or objection from the Purchaser. The Seller shall also be connecting/ linking the amenities/ facilities viz. water, electricity, sanitary/ drainage system etc. of Township/ additional development/ construction with the existing ones in the Township, which the Purchaser understands and agrees not to raise any objection, claim, dispute etc. in this regard at any time whatsoever.
6. The Purchaser shall carry out construction on the Said Plot at its own cost and expenses in accordance with the approved building plans and specifications as may be approved by LDA. The Purchaser shall comply with all laws, rules, regulations and building byelaws applicable to the construction on the Said Plot and comply with the time frame, if any, stipulated by the Concerned Authorities for completing the construction/ development thereon. The Purchaser shall alone be responsible and liable for all consequences, claims, penalty, actions etc. arising out of any breach or non-compliance of applicable laws and rules.

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Ajay Kumar Mishra



7. The Purchaser shall carry out construction on the Said Plot subject to that (i) it shall not cause nuisance or annoyance to the other occupants in the adjoining areas or (ii) it shall not obstruct or block the common areas and facilities of the Township (iii) it shall not stock construction material on the road or areas adjoining the Said Plot (iv) It is clearly understood by purchaser that tap water shall not be used by Purchaser for construction. The required water shall be provided by Seller/ Maintenance Agency after paying water consumption charges.
8. The Purchaser understands and agrees that various utilities in the Township like drain, water, sewer network etc. will be running outside the Said Plot. Seller has provided the individual connection points of water and sewer at the particular unit and Purchaser in any case whatsoever shall not disturb/ puncher the main trunk line of water, sewer and drainage. The Purchaser's utility connection to these services in respect of the Said Plot will be subject to specific permission of SELLER and on payment of utility connection charges as may be intimated to him by the SELLER and connect through approved agency by Seller.
9. The Purchaser or any person claiming through them shall not be entitled to subdivide the Said Plot or amalgamate the same with any other adjoining plot(s). In case of Joint Purchaser(s), each Purchasers share in the Said Plot shall always remain undivided, unidentified and impartible and

M/s. Baba Infra Developers LLP

Authorised Signatory

Praveen

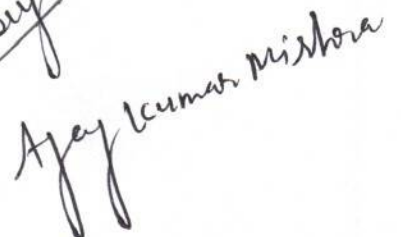
Ambuj
Ajay Kumar Mishra

none of them shall be entitled to claim partition of its share therein.

10. The Purchaser shall be entitled to sell, mortgage, lease, gift, exchange or otherwise part with possession of the Said Plot hereby conveyed to any person(s) subject to the terms contained herein and shall before doing so obtain a No Objection/ No Due Certificate as regards clearance/ payment of outstanding maintenance charges/ other dues from the SELLER or the Maintenance Agency (defined below) and payment of such administrative charges as may be prescribed as the case may be.
11. The Purchaser shall not put any sign-board/ name plate, neon-light, publicity material or advertisement material etc. on any kind of building to be constructed upon the Said Plot or the common areas or on the roads of the Township and shall be entitled to display his/her/their own name plate only at the proper place at entry gate.
12. The Purchaser, whenever transfer the title of the Said Plot and/or construction thereon in any manner whatsoever, then the transferee(s) shall be bound by all covenants and conditions contained in this Sale Deed, Allotment Letter/ Builder Buyer Agreement and the Maintenance Agreement etc. and he/she/they shall be liable and answerable in all respects thereof.
13. The Purchaser, whenever transfer the title of the Said Plot and/or construction thereon in any manner whatsoever, then it shall be the responsibility of the transferor to pay the outstanding maintenance and other charges payable to

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SELLER/ Maintenance Agency before effecting the transfer of the Said Plot and/or construction thereon failing which the transferee shall have to pay the outstanding dues of SELLER/ Maintenance Agency.

14. The Purchaser subject to the same reservations, limitations as mentioned in Clause No. 12 above, shall be entitled to sublet the whole or any part of the building to be constructed on the Said Plot for purposes of private dwelling only. It shall be the liability of Purchaser that the tenant should abide the terms and conditions of the maintenance agreement and pay the dues properly. In case of default, it shall be the liability and responsibility of Purchaser.
15. The Purchaser shall from time to time and at all times pay on demand such amount, which may be levied, charged or imposed now or in future or retrospectively, on account of any taxes (municipal tax, property tax, wealth tax, fire-fighting tax, water tax, sewerage tax, other taxes etc.), rates, duty, charges, cess, fee, assessment, External Development Charges (EDC), Infrastructure Development Charges (IDC) etc. of any nature whatsoever, by any Local Administration, State, Government, Central Government on the Colony/ Said Plot and/or construction thereon by virtue of any notification or amendment in the existing laws {including any levy of any additional charges payable to the LDA/other Competent Authority(ies), any other taxation etc.} and/or any increase therein effected, on pro-rata basis. The Purchaser agrees and understands that if such

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Authorised Signatory

Praveedi

Ambuj

Ajay Kumar Mishra

the pro-rata demand is raised as above said on the Purchaser, the same shall be payable by the Purchaser directly to the Concerned Government Agency/ Competent Authority(ies) or Department concerned or to SELLER as the case may be.

16. The Purchaser agrees that this transaction is on **“as is where is”** basis and specifically undertakes that he/she/they/it will not make any objection on the level of earth in the Said Plot relative to the level of adjoining areas or abutting road and will not demand for any earthwork or earth filling in the Said Plot. The Purchaser understands and agrees that in order to maintain the uniformity and aesthetic of the project Purchaser shall in all circumstances, whatsoever maintain the plinth level of the said plot at 0.50 Mtr. above the abutting road and the height of the boundary wall shall be 1.65 Mts above road level, to have uniformity of the project.
17. The Purchaser agrees that so long as the Said Plot and/or construction thereon is not separately assessed, then he/she/they shall pay on pro-rata basis such dues, demands, charges, taxes, liabilities, as determined and demanded by the SELLER/ Maintenance Agency, which shall be final and binding upon the Purchaser. Once the Said Plot and/or construction thereon is assessed separately, the Purchaser shall pay directly to the Competent Authority on demand being raised by the Competent Authority.

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18. The Purchaser shall at all times duly perform and observe all the covenants and conditions which are contained in this Sale Deed and the Allotment Letter/ Builder Buyer Agreement. The Purchaser shall also abide by and be liable to observe all the rules framed by the SELLER/ Maintenance Agency and all laws, by-laws, rules and regulations stipulated by LDA, Municipal, Local and other Government or Statutory bodies and shall alone be responsible for any non-compliance or breach thereof and shall keep the Seller/ Maintenance Agency and other occupiers of the Township indemnified and harmless against all costs, action, consequences, damages & penalties arising on this account.
19. The Purchaser, for the purpose of availing the Maintenance Services in the Township, enter into a maintenance agreement with SELLER or any other body as may be appointed/ nominated by it for the maintenance and upkeep of the Said Plot/ Township (herein '**Maintenance Agency**'). The Purchaser agrees to abide the terms and conditions of the Maintenance Agreement and to promptly pay all the demand/s, bills, charges as may be raised by the SELLER/ Maintenance Agency from time to time. Default in payment towards the maintenance bills, other charges on or before due date, shall entitle the SELLER/ Maintenance Agency to discontinuation of maintenance services besides the remedy as may be available under the maintenance agreement. After offer of possession, the Purchaser is liable to pay maintenance charges; either the

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- unit is occupied or vacant. The Purchaser shall not deny paying maintenance charges after offer of possession or execution of this deed, whichever is earlier.
20. The Purchaser understands and agrees that domestic electricity connection for supply of electricity through Sub-Station/ Transformer to the Said Plot will be provided by LESA and further agrees to apply electricity connection directly from LESA for supply of electricity through Sub-Station/ Transformer to the Said Plot at its own cost & expenses. The Purchaser understands that no power back up shall be provided to the Said Plot and construction thereon.
21. The Purchaser has given consent that the Developer may change/ extend/ revised layout plan of the Township and may use the facilities and amenities of the Township to extended/ revised layout. Purchaser shall not raise any claim, compensation, damages etc. whatsoever against the Seller/ Developer in this regard.
22. The Purchaser shall pay on pro-rata basis any/all charges, fees and expenses payable for obtaining service connections like telephone, water, sewer connection and other utilities including security deposit for sanction and release of such connections as well as service charges pertaining thereto as & when determined & demanded by SELLER/ Maintenance Agency.
23. The Purchaser agrees to form and join an Association comprising of the Purchaser/s for the purpose of management and maintenance of the Township. The

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common lawns and other common areas shall not be used for conducting personal functions such as marriages, birthday parties etc. If any common space is provided in any block for organizing meetings and small functions, the same shall be used on payment of charges as prescribed by Seller/ Maintenance Agency.

24. The Purchaser shall maintain the Said Plot and constructions thereupon at his/her/their own cost and expenses. The Purchaser shall not, in any manner, litter, pollute or cause nuisance in the areas adjoining the Said Plot and ensure proper garbage and refuse disposal.
25. (a) The Purchaser shall insure the contents lying on Said Plot and/or building to be constructed thereon at his/her/their own cost and expenses. The Purchaser shall always keep the SELLER/ Maintenance Agency or resident association/ society harmless and indemnified for any loss and/or damages in respect thereof. The Purchaser agrees not to raise claim/ damages against any third-party liability.
- (b) The Purchaser further agrees and undertakes not to raise any claim/ compensation etc. or initiate any action/ proceeding against the SELLER/ Maintenance Agency on account of any harm, damage or loss caused due to theft/ fire/ accident etc. in the Said Plot and/or building to be constructed thereon.
26. The Purchaser shall not in any manner whatsoever cause damage to or encroach upon any part of the Township, common areas, other villas, plots etc. and shall also have

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no right to use the facilities and services not specifically permitted to be used. All unauthorized encroachments or temporary/ permanent constructions carried out in the common areas or on any part of the Township by the Purchaser or any damage caused to the common areas or on any part of the Township shall be liable to be removed/ rectified at the sole cost and expenditure of the Purchaser by the Maintenance Agency/ SELLER.

27. The Purchaser shall not carry on or permit to be carried on, in the Said Plot and/or construction thereon any trade or business whatsoever or use the same or permit the same to be used for any purpose other than residential or to do or suffer to be done therein any act or thing whatsoever which in opinion of the SELLER/ Maintenance Agency may be a nuisance, annoyance or disturbance to the other occupants/ residents in the Township and persons living in the neighborhood.
28. The Purchaser shall obey all directions, rules and regulations made by the SELLER/ Maintenance Agency/ Concerned Government Authorities, now existing or hereinafter to exist so far as the same are incidental to the possession of immovable property or so far as it affects the health, safety or convenience of other inhabitants of the Township.
29. The Purchaser shall not have any right in any community facilities, commercial premises, school, nursing home etc., if any constructed in the Township, the SELLER/ Seller shall be free to dispose of the same on such terms and

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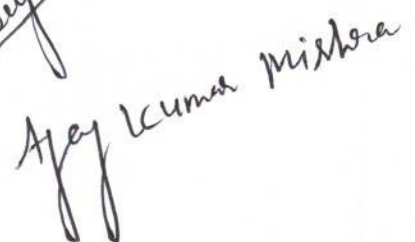



conditions, as it may deem fit and proper. The Purchaser shall not have any right to interfere in the manner of booking/ allotment/ sale of such community facilities, commercial premises, school etc. to any person/s and also in their operation and management.

30. The Purchaser agrees and understands that the Seller shall be entitled to make suitable and necessary variations, alterations, amendments or deletions to or in the development/ layout of the Township, relocate/ realign service and utility connections and lines, open spaces and all or any other areas, amenities and facilities, as Seller may deem fit in its sole discretion or if the same is required by the Concerned Authority.
31. The Purchaser agrees and understands that all the facilities and amenities in the Township will be developed/ provided in phases. The completion of construction/ provision of all these facilities/ amenities may go as long as the completion of the entire Township and therefore any/all these facilities/ amenities may not be available at the time of handing over possession of the Said Plot and the Purchaser agrees not to raise any objection/ dispute in this regard.
32. SELLER/ Seller has provided/ made provisions for basic internal services like water, sewer, drainage, internal electrification in the Township. However, these services are to be joined with the external services like trunk sewer, water mains, nala to be provided by LDA, Jal Sansthan & other Local Bodies. In case, there is a delay in providing

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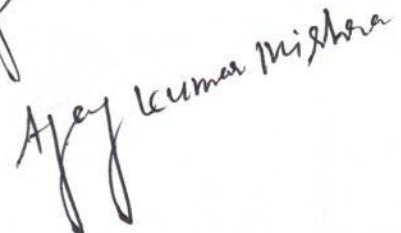


these external services by the Local Bodies/ LDA which prevents the Seller from joining the said internal services with external services, the Purchaser shall not hold SELLER/ Seller liable for such delay & consequently shall not raise any claim/ dispute against SELLER/ Seller for delay in providing said external services by LDA/ Local Authorities.

33. The Purchaser shall keep indemnified, defend and hold harmless the Seller 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 Seller/ Maintenance Agency/ other Occupants of the Township, 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.
34. That the Vendor is in bona fide belief that all the payments made at all time to the Vendor by the Purchaser has been generated from legal sources and is not involved in any illegal activities relating to Terrorism, Money Laundering etc. and also adhering strict compliance of laws relating to Money Laundering Act, Foreign Exchange Management Act, Reserve Bank of India Act and/or any other law governing this transaction including remittance of payments in India and acquisition of immovable properties in India. The Vendor in any case shall not be responsible for any violation of aforesaid laws, rules and regulation. All

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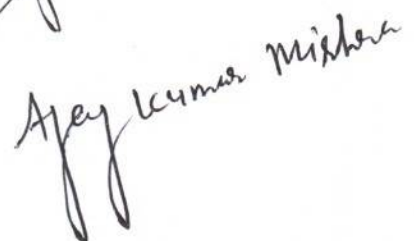
financial and penal consequences (if any) for violation of any law or rule shall be borne exclusively by the Purchaser himself. The Purchaser shall always indemnify for any loss arising to the Vendor due to such violation.

35. The Stamp duty, registration fee and other all incidental charges required for execution and registration of this deed shall be borne by the Purchaser. The Purchaser agrees that, if at any time additional stamp duty is demanded by the Competent Authorities due to any reason, whatsoever than the same shall be exclusively borne by him/her/them.
36. The property transferred hereby is a plot measuring 231.83 Sq. Mtr. The Said Plot is situated on 9 Mtr. Wide Road. The circle rate of the land of project is @ Rs. 8,300.00/- Per Sq. Mtr. There is no construction on the said plot. The Said Plot is not situated on corner/ two roads and not bounded with park. The market value of Plot area 231.83 Sq. Mt. at the rate of Rs. 8,300.00/- Per Sq. Mt. comes to Rs. 19,24,189.00/- (i.e., In round figure the Govt. Value comes to Rs. 19,25,000.00/-). The Sale Consideration is Rs. 49,90,937.11/- *which is higher than Government Value.* Hence, 7% Stamp Duty on the Sale Consideration, amounting Rs. 3,39,500.00/- (i.e.,- *after deduction of Rs. 10,000.00/- as one of the purchasers is female and both the purchasers having equal share in the aforesaid property*) has been paid by the purchaser on this document through E-Stamp bearing No. **IN-UP44403137743688V** on this document.

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Ajay Kumar Mishra

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SCHEDULE OF SAID PLOT

Plot No. **E-2** area 2495.47 Sq. Ft. i.e., 231.83 Sq. Mt. in Sector- E, "**KAILASHA ENCLAVE**", a Project situated at Village- Madharmau Khurd, Madharmau Kala, Bakkas and Pahadnagar Tikariya, Pargana- Mohanlalganj, Tehsil- Mohanlalganj, District- Lucknow, along with right to use the common areas & facilities including all rights and easements whatsoever necessary for the enjoyment of the Said Plot, bounded as under:

BOUNDARIES OF THE PROPERTY

East	:	9 Meter Wide Road
West	:	Commercial Land
North	:	Plot No. E-3
South	:	Plot No. E-1
Width	:	40.223 Ft./12.26 Mtr.
Length	:	62.041 Ft./18.91 Mtr.

M/s. Baba Infra Developers LLP


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Ajay Kumar Mishra

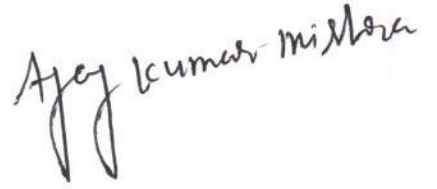
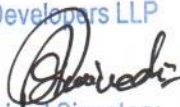
PAYMENT SCHEDULE

- 1-Seller has received of Rs. 11,000.00/- through Cash on dated 09/10/2021 from Purchaser.
- 2-Seller has received of Rs. 2,00,000.00/- through NEFT No.- SBIN223009646302 on dated 09/01/2023, Bank- State Bank of India, Branch- Ambedkar Nagar, U.P. from Purchaser.
- 3-Seller has received of Rs. 7,00,000.00/- through Cheque No.- 002578 on dated 03/02/2023, Bank- State Bank of India, Branch- Kanpur Road, Lucknow, U.P. from Purchaser.
- 4-Seller has received of Rs. 40,79,937.11/- through NEFT No.- SBIN523063743080 on dated 04/03/2023, Bank- State Bank of India, Branch- Safedabad, Barabanki, U.P. from Purchaser.

Thus, the Seller has received **Rs. 49,90,937.11/- (Rupees Forty Nine Lakh Ninety Thousand Nine Hundred Thirty Seven and Eleven Paise Only)** from the Purchaser and the Seller acknowledges the receipt thereof.

M/s. Baba Infra Developers LLP

Authorised Signatory





IN WITNESS WHEREOF the Seller and the Purchaser have hereunto set their hands, the day, month and the year first above written and on the presence of following witnesses:

In presence of:

M/s. Baba Infra Developers LL



नंद लाल मिश्रा
1. Mr. Nand Lal Mishra
S/o- Mr. Raja Ram Mishra
R/o- H. No. 563/16, Chitra Gupta
Nagar, Near New Public Inter
College, Alambagh, Lucknow,
Uttar Pradesh- 226005
Mobile- 9935044751
Occupation- Farmer



[Signature]
Authorized Signator

(SELLER)



[Signature]



2. Mr. Vijai Kumar Mishra
S/o- Mr. Rajendra Prasad Mishra
R/o- Luchuiya, Shohratgarh,
Siddharthnagar, U.P.- 272205
Mobile- 9984887228
Occupation- Service

[Signature]

(PURCHASER/s)

[Signature]
Ajay Kumar Mishra



Drafted & Typed By

[Signature]
(Amrish Kumar Tiwari)
Advocate
Mob. No.- 7499247347

आवेदन सं०: 202300822008852

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 6558

वर्ष: 2023

प्रतिफल- 4990937 स्टाम्प शुल्क- 339500 बाजारी मूल्य - 1925000 पंजीकरण शुल्क - 49920 प्रतिलिपिकरण शुल्क - 120 योग : 50040

श्रीमती अम्बुज मिश्रा,
पत्नी श्री अजय कुमार मिश्रा
व्यवसाय : नौकरी
निवासी: शोहरत गढ़, लुचुईया सिद्धार्थनगर, उ०प्र०

Ambuj



ने यह लेखपत्र इस कार्यालय में दिनांक 04/03/2023 एवं 03:29:45 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

[Signature]
धर्मेन्द्र कुमार तिवारी
उप निबंधक :मोहनलालगंज
लखनऊ
04/03/2023

सै० गाजी अब्बास
निबंधक लिपिक
(4/03/2023)

प्रिंट करे



आवेदन सं०: 202300822008852

वही सं०: 1

रजिस्ट्रेशन सं०: 6558

वर्ष: 2023

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

विक्रेता: 1

श्री बाबा इन्फ्रा डेवलपर्स एलएलपी के द्वारा अरुण कुमार द्विवेदी, पुत्र श्री नर्वदेश्वर द्विवेदी

निवासी: 83/201, सेकेंड फ्लोर, विजय चौक, लक्ष्मी नगर, ईस्ट दिल्ली, दिल्ली

व्यवसाय: नौकरी

क्रेता: 1



श्रीमती अम्बुज मिश्रा, पत्नी श्री अजय कुमार मिश्रा

निवासी: शोहरत गढ़, लुचुईया सिद्धार्थनगर, 30प्र0

व्यवसाय: नौकरी

क्रेता: 2



श्री अजय कुमार मिश्र, पुत्र श्री राजेंद्र प्रसाद मिश्र

निवासी: शोहरत गढ़, लुचुईया सिद्धार्थनगर, 30प्र0

व्यवसाय: नौकरी

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री नन्द लाल मिश्र, पुत्र श्री राजा राम मिश्र

निवासी: 563/16, चित्र गुप्त नगर, आलमबाग लखनऊ 30प्र0

व्यवसाय: कृषि

पहचानकर्ता: 2



श्री विजय कुमार मिश्र, पुत्र श्री राजेन्द्र प्रसाद मिश्र

निवासी: शोहरत गढ़, लुचुईया सिद्धार्थनगर, 30प्र0

व्यवसाय: नौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

धर्मेन्द्र कुमार तिवारी

उप निबंधक : मोहनलालगंज

लखनऊ

04/03/2023

सै0 गाजी अद्वैत

निबंधक लिपिक लखनऊ

04/03/2023

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

प्रिंट करें

Plot No. **E-2** area 2495.47 Sq. Ft. i.e., 231.83 Sq. Mtr. in Sector- E, "**KAILASHA ENCLAVE**", a Project situated at Village- Madharmau Khurd, Madharmau Kala, Bakkas and Pahadnagar Tikariya, Pargana- Mohanlalganj, Tehsil- Mohanlalganj, District- Lucknow.



M/s. Baba Infra Developers LLP

Praveedi
Authorised Signatory


Ambuj

Ajay Kumar Mishra

आवेदन सं०: 202300822008852

बही संख्या 1 जिल्द संख्या 15170 के पृष्ठ 369 से 416 तक क्रमांक 6558 पर दिनांक
04/03/2023 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


धर्मेन्द्र कुमार तिवारी

उप निबंधक : मोहनलालगंज

लखनऊ

04/03/2023

प्रिंट करें

