

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर तृतीय सखनऊ जप 2023229007323

आवेदन संख्या : 202300821022322

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2023-03-27 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम रघुबर सिंह

लेख का प्रकार विद्वय पत्र

प्रतिफल की प्रनराशि 5458088 / 3646000.00

1. रजिस्ट्रीकरण शुल्क 54590

2. प्रतिनिधिकरण 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 54710

शुल्क वसूल करने का दिनांक 2023-03-27 00:00:00

दिनांक जब लेख प्रतिनिधि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2023-03-27 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सिलसिले का न०	बही	खण्ड	पेज	रजिस्ट्रेशन की तारीख	प्रस्तुतकर्ता का नाम व पता	पासपोर्ट साइज का नवीनतम फोटोग्राफ
1	2	3	4	5	6	
					<p>M/s Viraj Constructions Pvt. Ltd., a company incorporated under the Companies Act, 1956 having its registered office at 55, Purana Quila, Lucknow and corporate office at 2nd Floor, Viraj Tower, Vibhuti Khand, Gomti Nagar, Lucknow, through its authorized signatory Sri. R. K. Agarwal.</p>	
					<p>M/s Viraj Distributors Pvt. Ltd., a company incorporated under the Companies Act having its registered office at 55, Purana Quila, Lucknow represented by its authorized signatory Sri. R. K. Agarwal</p>	
					<p>Mr. Raghubar Singh Son of Mr. Ram Kunwar Singh, resident of Karkhiya Raunapar, Azamgarh, Rauna Par, U.P. 276122</p> <p>Mob- 7379551175</p>	
					<p>1. Mr. Avinash Kumar Singh resident of H.N. B-5 IHM Campus Seed Farm, Ida Stadium Sector-g Aliganj Lucknow, U.P. 226024 Mob- 9454150748</p>	
					<p>A.K. Mishra Adv. Civil Court, Lucknow 8303916988</p>	

भारत सरकार
 Government of India




आर के अग्रवाल
 R.K Agarwal
 जन्म तिथि / DOB : 01/01/1954
 पुरुष / Male



5975 7382 3058

आधार - आम आदमी का अधिकार

भारत सरकार
 Unique Identification Authority of India



पता:
 S/O: बाबू बनारसी दास, हाउस नं.
 55, बाबू बनारसी दास भवन, पुराना
 किला, लखनऊ, लखनऊ ज.पी, उत्तर
 प्रदेश, 226001

Address:-
 S/O: Babu Banarsi Das, House
 No. 55, Babu Banarsi Das
 Bhawan, Purana Kila, Lucknow,
 Lucknow G.p, Uttar Pradesh,
 226001

5975 7382 3058

1017
 1800 300 1847

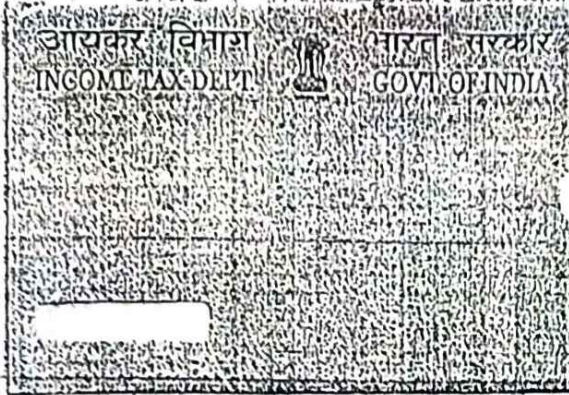
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www.uidai.gov.in

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INCOME TAX PAN SERVICES UNIT

(Managed by National Securities Depository Limited)
4th Floor, 'A' Wing Trade World, Kamala Mills Compound, S. B. Marg,
Lower Panel, Mumbai - 400 013



The Income Tax Department takes pleasure in informing that the PAN allotted to you is:

AACCV2888C

and the PAN card is enclosed herewith. Further, for filing the return of income please contact:

TO: (1) NEW DELHI - NEW

Quoting of PAN on return of income and challans for payment of taxes is necessary to ensure accurate credit of taxes paid by you and faster processing of return of income. Moreover, quoting PAN on all other communications with the department will help to improve taxpayer services.

We may inform that it is mandatory to quote PAN in several transactions specified under the Income Tax Act, 1961. For further details of such transactions, reference is invited to rule 114B of the Income Tax Rules, 1962 read with section 139A of the Income Tax Act, 1961.

In the unlikely event of more than one PAN being allotted, this fact should be brought to the notice of your Assessing Officer, as possessing or using more than one PAN is against law and may attract penalty of upto Rs. 10,000/-.

Any errors in the data printed on your PAN Card may be brought to the notice of IT PAN Services Unit at the address given above and on the reverse of the PAN Card.

Income Tax Department

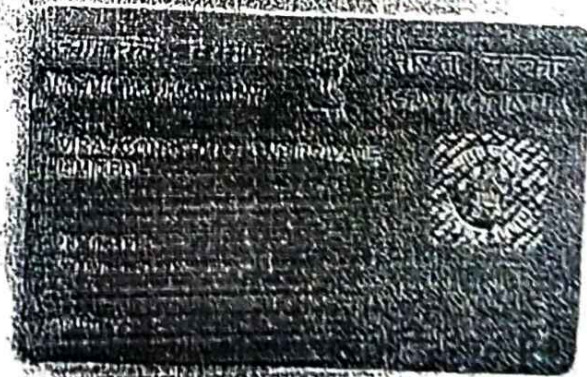
PKG ID: PRC / 00394 / 16082006_01 / FFL



LKN / 91 / 10080100105132111 / 4697334

VIRAJ CONSTRUCTIONS PRIVATE LIMITED

VIRAJ CONSTRUCTIONS PRIVATE LIMITED,
55, PURANA KILA,
LUCKNOW,
UTTAR PRADESH - 226001
TEL NO. : 91 - 9335037672



(This being a computer-generated letter, no signature is required)

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INCOME TAX PAN SERVICES UNIT

(Managed by National Securities Depository Limited)

4th Floor, 'A' Wing, Trade World, Kamala Mills Compound, S. B. Marg,
Lower Parel, Mumbai - 400 013.

आयकर विभाग
INCOME TAX DEPT.



भारत सरकार
GOVT. OF INDIA

The Income Tax Department takes pleasure in informing that the PAN allotted to you is:

AACCV2887P

and the PAN card is enclosed herewith. Further, for filing the return of income, please contact:

ITO- 1(1), LUCKNOW-NEW

Quoting of PAN on return of income and challans for payment of taxes is necessary to ensure accurate credit of taxes paid by you and faster processing of return of income. Moreover, quoting PAN on all other communications with the department will help to improve taxpayer services.

We may inform that it is mandatory to quote PAN in several transactions specified under the Income Tax Act, 1961. For further details of such transactions, reference is invited to rule 114B of the Income Tax Rules, 1962 read with section 139A of the Income Tax Act, 1961.

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Income Tax Department

PKG ID PRC 00400 16082006_01 FFL
LKN / 91 / 100501001051431111 4697401
VIRAJ DISTRIBUTORS PRIVATE LIMITED

VIRAJ DISTRIBUTORS PRIVATE LIMITED
106, PURANA KHA
LUCKNOW
UTTAR PRADESH - 226005
FFL NO 91 - 9245017672

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VIRAJ DISTRIBUTORS PRIVATE
LIMITED

22/12/2005
Permanent Account Number

AACCV2887P



5021212

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

रं मि


 भारत सरकार
Government of India

 रघुबर सिंह
Raghubar Singh
जन्म तिथि / DOB : 10/08/1976
पुरुष / Male




4974 9204 6052


आधार - आम आदमी का अधिकार


 भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: Address:
आत्मजा: राम कुंवर, कर्किया, S/O: Ram Kunwar, karkhiya,
रौनापार, अज़मगढ़, रौना पर, उत्तर प्रदेश, 276122 Raunapar, Azamgarh, Rauna Par,
Uttar Pradesh, 276122

4974 9204 6052

 1947
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

Raghubar Singh

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAGHUBAR SINGH

RAM KUNWAR SINGH

10/08/1976

Permanent Account Number

BPIPS5236J

Raghubar Singh
Signature



88112007

Raghubar Singh



सत्यमेव जयते
भारत सरकार



आधार

आरक्षण विशेष पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No. 0/00292/23639

To
अविनाश कुमार सिंह
Avinash Kumar Singh
C/O, Avinash Kumar Singh
House No B-5 IIm Campus
Seed Farm, IIm Stadium Sector-g Aliganj
Aliganj
Aliganj
Lucknow
Uttar Pradesh 226024
9454150748

16/01/2012

384317977



MA843179776FT



आपका आधार क्रमांक / Your Aadhaar No. :

8542 4377 4580

मेरा आधार, मेरी पहचान




SALE DEED

Nature of Land : Residential
 Pargana : Lucknow
 Ward : Chihat
 Mohalla/Village : Semra
 Detail of Property : Flat No: 304, 3rd Floor, Tower -06,
 Sun Breeze Apartment - I Group
 Housing in **BBD GREEN CITY**,
 Lucknow.
 Flat No. : **304, 3rd Floor Tower- 06 Sun
 Breeze Apartment-I**
 Carpet Area : **100.57 square meter**
 Super Area : **149.07 square meter**
 Road : 30 m
 Type of Property : Residential
 Construction Year : New
 Consideration : **Rs. 54,58,088/-**
 Valuation : **Rs. 36,46,000/-**
 Stamp : **Rs. 3,83,000/-**

RAJ CONSTRUCTIONS



Rajendra Singh


BOUNDARIES OF THE PROPERTY

NORTH : **FLAT NO. 303 TOWER-07**
SOUTH : **FLAT NO. 303 TOWER-06**
EAST : **LOBBY AREA**
WEST : **OPEN AREA**

Name of Seller : **M/s Viraj Constructions Pvt. Ltd.**, a company incorporated under the Companies Act, 1956 having its registered office at 55, Purana Quila, Lucknow and corporate office at 2nd Floor, Viraj Tower, Vibhuti Khand, Gomti Nagar, Lucknow, through its authorized signatory Sri. R. K. Agarwal S/O Late Babu Banarsi Das, who has been duly authorized by the Board of Directors of the Company through its Board Resolution dt. 09.04.2022

Name of Purchaser- : **Mr. Raghubar Singh** Son of Mr. Ram Kunwar Singh, resident of Karkhiya Raunapar, Azamgarh, Rauna Par, U.P. 276122 (Aadhaar no 497492046052) (PAN NO BPIPS5236J)


This Sale Deed is made and executed at LUCKNOW on this
27th day of March, 2023

Between

M/s Viraj Constructions Pvt. Ltd., a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 55, Purana Quila, Lucknow and its corporate office at 2nd Floor, Viraj Tower, Vibhuti Khand,

M/s VIRAJ CONSTRUCTIONS PVT. LTD.

REGISTERED OFFICE



DIRECTOR




Gomti Nagar, Lucknow, (PAN NO. - AACCV2888C) represented by its authorized signatory Sri. R. K. Agarwal S/o Late Babu Banarsi Das, (Aadhar No: 5975 7382 3058) authorized vide Board Resolution dated 09.04.2022, hereinafter referred to as the **"PROMOTER/SELLER"**, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, representatives, nominees and permitted assigns) of the **FIRST PART**

AND

Mr. Raghubar Singh Son of Mr. Ram Kunwar Singh, resident of Karkhiya Raunapar, Azamgarh, Rauna Par, U.P. 276122 (Aadhaar no 497492046052) (PAN NO BPIPS5236J) hereinafter referred to as the **ALLOTTEE/ PURCHASER** which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, successors in interest and permitted assigns) of the **SECOND PART.**

AND

M/s Viraj Distributors Pvt. Ltd., a company incorporated under the Companies Act having its registered office at 55, Purana Quila, Lucknow (PAN No- AACCV2887P) represented by its authorized signatory Sri. R. K. Agarwal S/o Late Babu Banarsi Das, (Aadhar No: 5975 7382 3058) authorized vide board resolution dated 09.04.2022 hereinafter referred to as the **"CONFIRMING PARTY"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, representatives, nominees and permitted assigns) of the **THIRD PART**

CONSTRUCTIONS PVT.
DIRECTOR

RAGHUBAR SINGH

Raghubar Singh

WHEREAS the Promoter/Seller is developing a group-housing namely "Sun Breeze Apartment-I (GH 4)", hereinafter called as Project, in its integrated township located at Faizabad Road, Lucknow. The total area of the project is 26066.22 sq. meters and it is located on Khasra Plot nos. 89, 260, 261, 262, 263, 273, 274, 275, 277 of Village - Semra, Pargana, Tehsil and District - Lucknow (Now Under Municipal Limit); **AND**

WHEREAS the land bearing khasra no. 261 measuring about 0.014 hectare in area, land khasra no. 273 measuring about 0.026 hectare in area and land bearing khasra no, 277 measuring 0.148 hectare in area all situated in Village - Semra, Pargana, Tehsil and District - Lucknow, have been granted on lease by the State of Uttar Pradesh to the promoter / seller company for the purpose of development of the instant integrated township, by means of a registered lease deed dated 22.03.2011, which stands registered in the office of the Sub Registrar-II, Lucknow vide book no. 1 Vol. no. 10738 on pages 53 to 122 at document Sr. No. 3407 on 23.03.2011:**AND**

WHEREAS the Promoter / Seller Viraj Constructions Pvt. Ltd. is the owner in possession of plot of land bearing khasra no. 89, 260, 262, 263 and 274 of Village - Semra, Pargana, Tehsil and District - Lucknow through different sale deeds, the details of which are as under -

- (i) Land bearing Khasra no. 89 measuring in total about 0.765 Hectare in area purchased through deed of sale dated 23-10-2007, which stands duly registered in the

Viraj Constructions Pvt. Ltd.
DIRECTOR

Rajni Singh

office of the Sub Registrar - II, Lucknow in Book No.01 Vol. No. 7002 on Pages 01 to 38 at document Sl. No. 9778 on 23.10.2007:**AND**

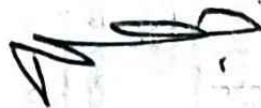
- (ii) Land bearing Khasra no. 260 measuring in total about 1.422 Hectare in area having purchased through deed of sale dated 23-10-2007, which stands duly registered in the office of the Sub Registrar - II, Lucknow, vide in Book No.01, Vol. no.. 7002 on pages 193 to 226 at document Sl. No. 9783 on 23.10.2007:**AND**
- (iii) Land bearing Khasra no. 262 measuring in total about 0.301 Hectare in area having purchased through deed of sale dated 15-02-2007 which stands duly registered in the office of the Sub Registrar - II, Lucknow in Book No:01, Vol. no. 6398 on Pages 335 to 366 at document Sl. No. 1596 on 15.02.2007:**AND**
- (iv) Land bearing Khasra no. 263 measuring in total about 0.545 Hectare in area having purchased through deed of sale dated 23-11-2007 which stands duly registered in the office of the Sub Registrar - II, Lucknow in Book No.01, Vol. no. 7073 on Pages 393 to 416 at document Sl. No. 10794 on 22.11.2007:**AND**
- (v) Land bearing Khasra no. 274 measuring in total about 0.535 Hectare in area having purchased through deed of sale dated 15-02--2007 which stands duly registered in the office of Sub Registrar - II, Lucknow in Book No.01, Vol. 6399 on Pages 99 to 138 at document Sl. No. 1602 on 15.02.2007 & sale deed dated 25-08-2007 which stands duly registered in the office of the Sub

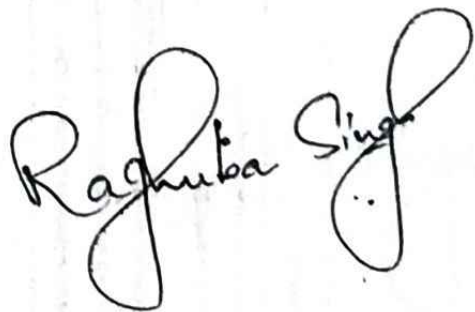
GENERAL CONSTRUCTIONS PVT. LTD.

RAVILAL DISH. CORP. PVT. LTD.



DIRECTOR




Raghuba Singh

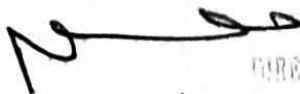
Registrar - II, Lucknow, in Book No.01, Vol. 6871 on Pages 121 to 146 at document Sl. No. 8076 on 25.08.2007:**AND**

WHEREAS M/s Viraj Distributors Pvt. Ltd. (the Confirming Party) is the absolute owner of plot of land bearing khasra no. 275 measuring about 2.091 Hectare in Village - Semra, Pargana, Tehsil and District - Lucknow having purchased the same through two separate sale deeds both dated 12.07.2006, which stand duly registered in the office of Sub Registrar - 2, Lucknow in Book No.01, Vol. 5885 on Pages 1 to 40 at document Sl. No. 6430 and in the office of the Sub Registrar - II, Lucknow in Book No.01, Vol. 5885 on Pages 41 to 86 at document Sl. No. 6431 respectively: **AND**

WHEREAS the Seller formed a consortium of various companies including the confirming party for the development of integrated township in Village Semra, Shahpur and Sarai Sheikh, Pargana, Tehsil and District Lucknow and the licence was granted to Consortium of M/s Viraj Constructions Pvt. Ltd. for development of the integrated township in the aforesaid villages: **AND**

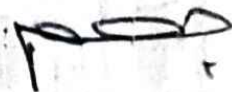
WHEREAS the Seller after acquiring the said land submitted the layout/building plan for the construction and development of a multi storeyed residential complex over the said land with the Competent Authority i.e. Lucknow Development Authority, Lucknow, (hereinafter referred to as "LDA") and the LDA has approved the building plan and has issued the Permit bearing no. 34223 dated 03/01/13 and permit no. 42693 dated 17/01/18: **AND**

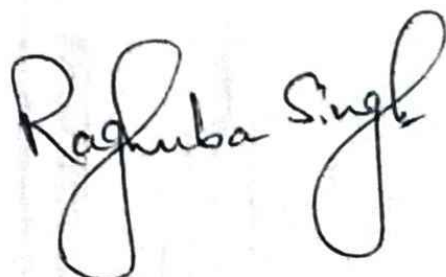
Viraj Constructions Pvt. Ltd.



DIRECTOR

Viraj Constructions Pvt. Ltd.





WHEREAS the Promoter/Seller after getting the building plan approved from the Lucknow Development Authority, Lucknow started constructing a multi storied residential complex known as "Sun Breeze Apartment I" as per the plan sanctioned by the Authority: **AND**

WHEREAS the Seller as per the building plans approved by the Lucknow Development Authority, Lucknow, has constructed a multi storied residential complex named as 'Sun Breeze Apartment - I (Gh 04)' having 12 towers each tower having Stilt +14 stories, total 776 Flats/Unit with parking at basement/stilt/ground and other facilities and services therein ;**AND**

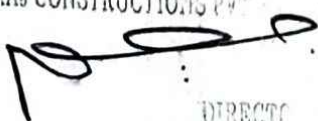
WHEREAS on the request/ application of the Purchaser, Flat/ Unit No. 304, in Tower- 06 on 3rd Floor of Sun Breeze Apartment - I, BBD Green City, Lucknow was allotted by the First Party to the Second Party; **AND**

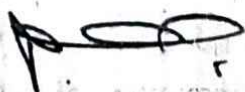
WHEREAS after construction and development as per the approved layout and building plan, the Seller applied for obtaining completion certificate for Tower no. 06 which certificate has been granted by the competent authority; **AND**

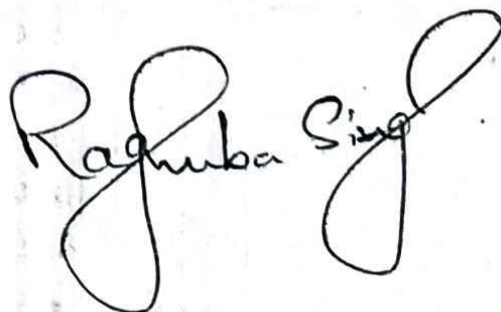
WHEREAS the Purchaser has inspected and examined the title of the Seller in respect of the Flat sold vide this deed of sale and is purchasing the said flat after being fully satisfied about the title of the Seller and its right to sell the said flat; **AND**

WHEREAS the Purchaser has carried out the inspection of the building plans of the said dwelling unit, and have

For VRAJ CONSTRUCTIONS PVT


DIRECTOR




Raghuba Singh

satisfied themselves as to the soundness of construction thereof and conditions and descriptions of all fixtures and fitting installed and/or provided therein and also the common amenities and passages, appurtenant to the said dwelling unit and also the nature, scope and extent of the undivided benefit of interest in the common areas and facilities within the said complex; **AND**

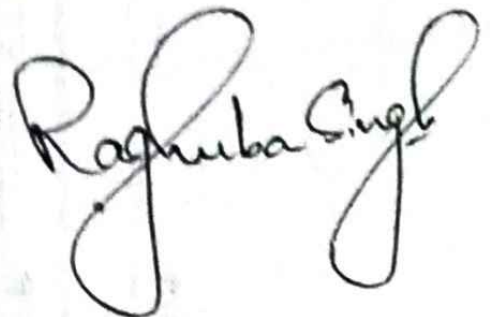
WHEREAS the Purchaser has paid the entire consideration amount and other charges in terms of the allotment/ agreement, the receipt of which is hereby acknowledged by the Seller, and the Seller hereby conveys, assigns absolutely the said flat in favour of the Purchaser on the terms and conditions appearing hereunder; **AND**

WHEREAS M/s Viraj Distributors Pvt. Ltd. has joined this deed as Confirming Party to avoid any dispute and convey the perfect title in favour of the Purchaser.

NOW THIS DEED WITNESSETH AS UNDER:-

1. That in consideration of a sum of Rs. 54,58,088/- (Rs. Fifty Four Lakhs Fifty Eight Thousand and Eighty Eight only) (As per details given in payment schedule annexed with this deed), paid by the Purchaser to the Seller, the receipt whereof is hereby acknowledges by the Seller, the Seller hereby transfers, conveys & assigns absolutely, by way of sale, all rights, title & interests, in the super structure forming Flat no.304 situated on the 3rd Floor of Tower-06 having carpet area of 100.57 square meter and built up area 126.00 square meter (Super area 149.07 square meter) along with proportionate undivided interest in land





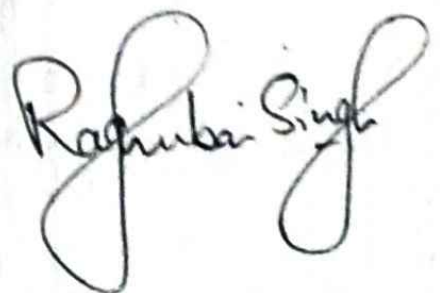
measuring 36.77 square meter land under the complex in proportion to the area of the said flat situated in Group Housing- Sun Breeze Apartment-I at BBD Green City Faizabad Road, Lucknow to hold & enjoy the same as owner thereof with all rights of easement attaching thereto, so far held & enjoyed by the seller. The possession of property hereby sold/ transferred has simultaneously been handed over by the Seller to the Purchaser, free from all encumbrances, charges, liens etc. in perfect condition to the entire satisfaction of Purchaser with regard to quality of construction, specifications, fixtures and fittings therein the Flat.

2. That the area of the Flat hereby transferred is the built-up area, which includes area of independent wall and half of the area of the wall common between 2 units & the area of balcony(s). The Purchaser shall not be allowed to cover the balcony & terrace which will always remain open.
3. That the property hereby transferred is super structure along with 36.77 square meter proportionate undivided interest in the land, under the complex, which shall be unseverable from the joint interest of other Purchaser and shall not be subjected to partition or sub-division at any stage of time by the Purchaser or any person claiming through the Purchaser, which shall however be transferable as an interest incidental to the super structure hereby transferred. This condition shall be applicable on subsequent transferee(s) as well. The Purchaser shall have no right in the roof of the ultimate (top) floor of the block.

RAJ CONSTRUCTION



DIRECTOR



4. That the Purchaser shall, however, have proportionate undivided impartable joint interest in common service/facility area(s) & land under the block & easementary right in respect of Roads, Common passages, corridors.
5. That all taxes, charges, assessment as levied or may be levied by municipal/local authorities upon the property hereby transferred shall be borne & paid by the Purchaser from the date of delivery of possession or the sale deed whichever is earlier.
6. That the Purchaser shall be bound to avail all the services provided by the Seller and shall maintain the payment against the services on regular basis for example telephone, optical fiber, gas connection & other services. Electric connection shall be available to the purchaser as per the connection norm of the UPSEB / concerning authority. The Purchaser in no way will be allowed to disturb the permanent structure (s) and façade of the Complex after taking no objection from the seller.
7. That the Seller represents that the property hereby transferred is free from all encumbrances, charges, lien & the seller has subsisting right to transfer the same to the Purchaser. In case the Purchaser are deprived of the property hereby transferred or any part thereof on account of defect in title, the Seller undertakes to indemnify the Purchaser to the extent of loss as may be sustained by the Purchaser subject to maximum of the sums paid by the Purchaser to the Seller with regard to property hereby sold.

CONSTRUCTIONS PVT.

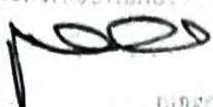

DIRECT

BY

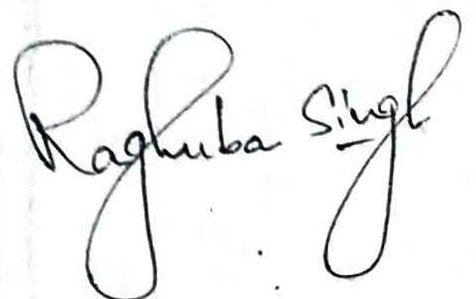

Raghuba Singh

8. That initially the running & maintenance of the complex & services shall be undertaken by the Seller or its nominee & for the cause the purchaser shall pay to the Seller its nominee (s) or the Association whosoever would carry on the maintenance activities the charges as may be asked and, in the manner, prescribed. It is further agreed between the parties that :-

- A. It shall be incumbent upon each allottee/purchaser to join the Association by paying membership fee for the purpose of management and maintenance of the Complex & services thereon whenever the Association is formed & become functional. The Seller shall hand over the responsibility of the maintenance of the complex & common services including roads to the Association along with the balance LSMD, balance PDC of MRMC (if any) by transferring the same in a joint account of Association and Viraj Constructions Pvt. Ltd. or through a Escrow account, and thereafter association shall maintain the complex from interest on LSMD & MRMC and collect the additional proportionate amount (if any) from the allottees for the smooth running & maintenance of the complex.
- B. Common area(s), service(s) and circulation area of the complex shall only be handed over to the association. Unsold area like parking, garages, storage spaces, servant rooms, forming part of independent area, shall not be handed over to the association and will be owned by the seller Company and may be sold on such terms as the Seller Company deems fit.

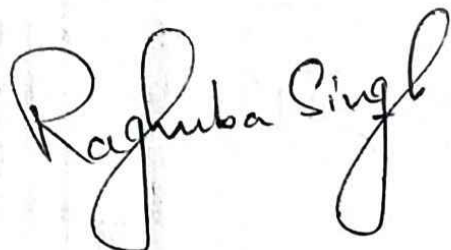
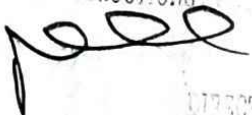
CONSTRUCTIONS

 DIRECTOR




 Raghava Singh

- C. That right to use common services/facilities is always subject to payment of up to date charges & performing stipulations made by the Seller/Association. Any amount due as maintenance charges shall be charge upon the unit owned by the Purchaser in default. If default by the Purchaser in payment of the maintenance charges for more than three months then seller / association shall have right to stop/ disconnect the services of the purchaser including light and water.
- D. That the Seller and/or the maintenance agency deployed by the Seller/Association and their employees at all reasonable time with prior intimation to Purchaser shall have a right to enter the unit/ flat/ apartment in order to inspect, carryout necessary repair work as may be required from time to time. In case of any emergency such right to entry is always reserved & can be exercised without any notice.
- E. That the club / commercial complex, open & covered parking being part of approved layout of Sun Breeze Apartment -I, the group housing complex where the subject flat situates, are the independent area within the meaning of U.P. Apartment (Promotion of Construction, Ownership & Maintenance Act), 2010 not included as common areas for joint use of apartments & shall remain property of the seller or their nominee which shall not be handed over to the Association to be formed by and amongst the purchaser. The Club shall be run by the seller company or its nominee & the company at its sole

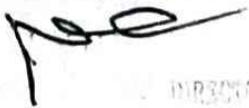
SUN BREEZE CONSTRUCTION



discretion shall have a right to transfer the Club & commercial complex & to prospective Purchaser on terms & conditions as it may deem fit & proper. The Purchaser shall however, on payment of prescribed membership fee (not to be utilized in construction of club), shall become the member of the club and on commencement of activities of Club be allowed to use & enjoy the services on payment of prescribed charges & observing the rules and regulation formed in this regard. Seller /association shall have right to induct new members in the club even if he/she / it is not a resident of the project SBA-I.

- F. The Purchaser shall be bound to have facilities/ services provided/ to be provided in the complex by the Seller and would be bound to pay proportionate installments and maintenance charge thereafter.
- G. The Purchaser and or his successors shall have no right to question the amount spent for maintenance and/ or association to be made for the maintenance of the complex. The decision of the authorized representative of the seller company and/ or association shall be final and binding on the purchaser.
9. That the Purchaser shall not be allowed to change the outer façade and architecture of the complex at any stage of time & shall not be covering/enclosing the balconies & terrace, which always will remain open. The purchaser shall not encroach any common area & stairs etc., any encroachment upon balcony(s), common area & like lobby;

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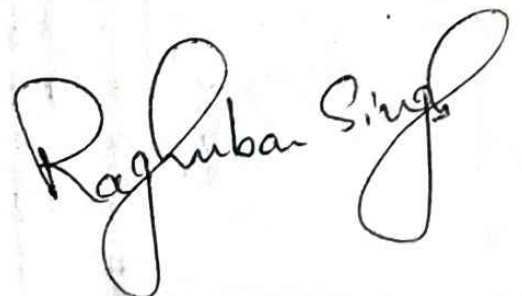
corridor, stairs etc. shall be unauthorized & shall be liable to be removed by the Seller or the Association at the cost of the purchaser. The Purchaser shall also after prior consent in writing of the Seller or Association, be allowed to make any change, addition, alteration in the flat/ unit/ apartment but no such permission shall ever be granted whereby the permanent structure like column, beams & façade etc., of the Complex may be damaged.

10. That the Purchaser shall use the flat/ unit/ apartment for residential purposes only & the parking area for parking purpose and stores for storage of domestic items only and shall also not be allowed to carry out any commercial activity, business & profession, in the demised premises and shall not be doing or cause to be done any activity which may cause nuisance, annoyance to other occupants of the complex. Any activity falling under the aforesaid restrictions shall be liable to be removed at the cost & expenses of the purchaser. This shall be applicable to the subsequent transferee also. In case of keeping pets, the Purchaser shall abide by Municipal laws in this regard & shall exclusively be liable for any hurt caused by pet to any of the occupant or the visitor.

11. That within agreed consideration cost the Purchaser shall have exclusive right to use reserved car parking as mentioned above, in the area earmarked for parking purpose for parking vehicle only and no construction of whatsoever nature shall be allowed to be made on the parking space. Parking space is associated with the flat and in no way shall be severed from the flat, in case of



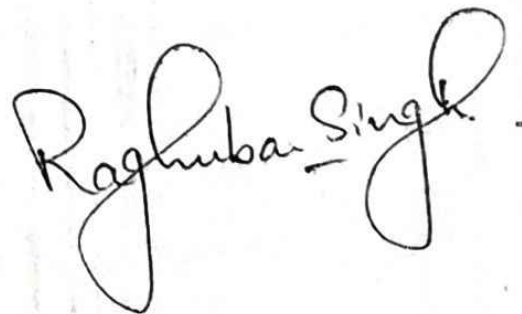




Raghubar Singh

resale of the flat, associated parking shall also be transferred alongwith the flat.


12. That the security & maintenance personnel are meant for Management of Affairs of the complex, safety & security of equipments/plant & machinery installed in the complex & its maintenance and in no case the security personnel be responsible for security of Purchaser & their belongings which shall be the sole responsibility of the Purchaser
13. That the Purchaser shall faithfully, diligently & in true intent follow, observe & perform the stipulations & covenants to be observed & performed as contained in the Certificate of Possession issued in respect of possession of property hereby transferred.
14. That the seller shall have right to increase the built up area when allowed by the competent authority either vertically or horizontally. Proportionate right in the land in such case shall be shared amongst the occupants/ owners of the existing flat owners as well as of the flat owners/ occupants of the subsequent floors.
15. That the Purchaser shall have right to sell/ transfer/ assign the flat subject to prior written consent of the seller/ association as the case may be and subject to payment of transfer charges as may be charged by the seller/ association from time to time.
16. That since the said flat is part of a group housing project under the integrated township developed by Seller in the name and style of BBD Green City which has been

MAJ CONSTRUCTIONS PVT. LTD.



approved by the Lucknow Development Authority and till the development of township the Seller (Viraj Constructions Pvt. Ltd.) would be responsible for maintenance of township civic amenities, security and other allied services and as such till the time of hand over of the integrated township by the Seller to any Government Agency/ Nagar Nigam the purchaser shall be bound to pay applicable maintenance charges to the Seller for the maintenance of the township.

17. That all the expenses for execution and registration of this deed have been borne & paid by the Purchaser.
18. That by this deed of sale Flat no. 304 situated on 3rd Floor of Tower 06 having carpet area of 100.57 square meter and built-up area 126.00 square meter (Super area 149.07 square meter) along with proportionate undivided interest in land measuring 36.77 square meter situated at BBD Green City, Lucknow is being sold. The value of the built up area of the unit measuring 126.00 square meter @ Rs. 22,000/- per square meter fixed by the Collector, Lucknow comes to Rs. 27,72,000/- Since the unit/flat being on 18-meter-wide road in BBD Green City, its rate as fixed by the Collector, Lucknow is Rs. 21,000/- per square meter. However, since the building/ complex (in which the unit/ flat is situated) is between two roads hence by adding 10% the rate of the land as fixed by the Collector, Lucknow comes to Rs. 23,100/- per square meter and the proportionate value of undivided share in the land measuring 36.77 square meter whereas 30% of the built up area is 37.8 square meter @ of Rs. 23,100/- per square


DIRECTOR




Raghubai Singh

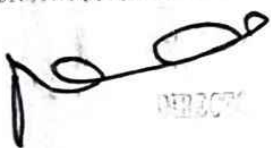
meter comes to Rs. 8,73,180/-. Thus the total value of the unit/ flat (value of the construction plus value of the proportionate land) comes to Rs. 36,45,180/- say Rs. 36,46,000/- Since, the sale consideration agreed is Rs. 54,58,088/- which is higher than the valuation as such Stamp Duty paid on the agreed sale consideration @ 7% comes to Rs 3,82,066/- say Rs. 3,83,000/- which has been paid through E-Stamp No. IN-UP60897583251559V dated 17.03.2023 which is attached to this deed of sale.

SCHEDULE OF PAYMENT

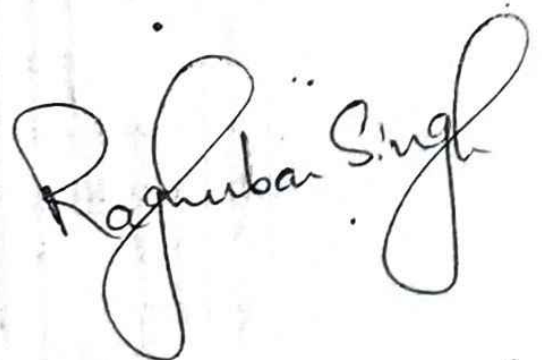
Received Rs. 54,58,088/- (Rs. Fifty Four Lakhs Fifty Eight Thousand and Eighty Eight only) through RTGS/ Cheque (As per details given in payment schedule annexed with this deed) by the Seller from the Purchaser.

SCHEDULE OF PROPERTY

Flat no. 304, situated on the 3rd Floor of Tower 06 having carpet area of 100.57 square meter and built up area 126.00 square meter (Super area 149.07 square meter) along with proportionate undivided interest in land measuring 36.77 square meter land under the complex in proportion to the area of the said flat in Group Housing-Sun Breeze Apartment-I, together with, proportionate right to use common areas as easementary right, situated at BBD Green City Faizabad Road, Lucknow, more specifically demarcated on the plan annexed and bounded as under:-


DIRECTOR



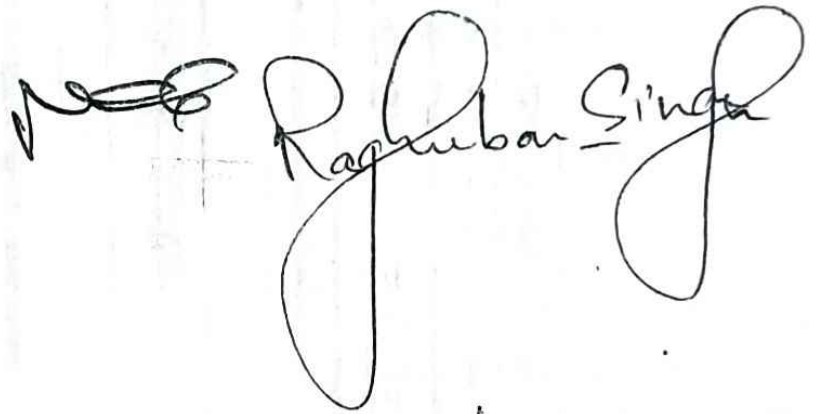

Raghubar Singh

NORTH : **FLAT NO. 303 TOWER-07**
SOUTH : **FLAT NO. 303 TOWER-06**
EAST : **LOBBY AREA**
WEST : **OPEN AREA**

SHREE RAJ CONSTRUCTIONS PVT. LTD.



DIRECTOR



Rajubar Singh

IN WITNESS WHEREOF the parties have here to set their hands on this 27th day of March 2023.

WITNESSES:



1. Mr. Avinash Kumar Singh
resident of H.N. B-5 IHM
Campus Seed Farm, Ida
Stadium Sector-g Aliganj
Lucknow, U.P. 226024
Mob- 9454150748

FOR M/S VIRAJ CONSTRUCTIONS PVT. LTD.
SELLER
PAN NO. AACCV2888C

(R. K. AGARWAL)
DIRECTOR

MR. RAGHUBAR SINGH
PURCHASER
PAN NO BPIPS5236J



- ए.के. मिश्रा
- 2 A.K. Mishra Adv.
Civil Court, Lucknow
Mob- 8303916988

ए.के. मिश्रा

Drafted by:
Sachin Garg
Advocate

(R. K. AGARWAL)
DIRECTOR
FOR M/S VIRAJ DISTRIBUTORS PVT. LTD.
CONFIRMING PARTY
PAN NO. AACCV2887P

Typed by:
Umesh
Typist

Payment Schedule: Raghubar Singh

S.No.	Date	Cheque/Ref. No	Bank Name	Mode of Payment	Amount
1	02/07/2018	N/A	N/A	ADJ	
2	07/08/2018	SBINR520180807000251	STATE BANK OF INDIA	NEFT	1,008,432.00
3	18/03/2019	SBIN819077487007	STATE BANK OF INDIA	NEFT	3,598,500.00
4	14/08/2019	SBIN119226562127	STATE BANK OF INDIA	NEFT	542,573.00
5	14/08/2019	SBIN119226533941	STATE BANK OF INDIA	NEFT	625,600.00
Total (A)					6,084,032.00
Less: Taxes amount included in the above value (A)					495,744.00
Less: Lump Sum maintenance Deposit amount included in the above value (A)					80,200.00
Less: Club Charges amount included in the above value (A)					50,000.00
SALES CONSIDERATION AMOUNT					5,458,088.00

For VIRAJ CONSTRUCTIONS PVT. L.


DIRECTOR


DIRECTOR


Raghubar Singh



Tower
06

06

Rajesh Singh

CONSTRUCTION

ने यह लेखपत्र इस कार्यालय में दिनांक 27/03/2023 एवं 04:13:23 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



कामना राय

उप निबंधक : सदर तृतीय

लखनऊ

27/03/2023

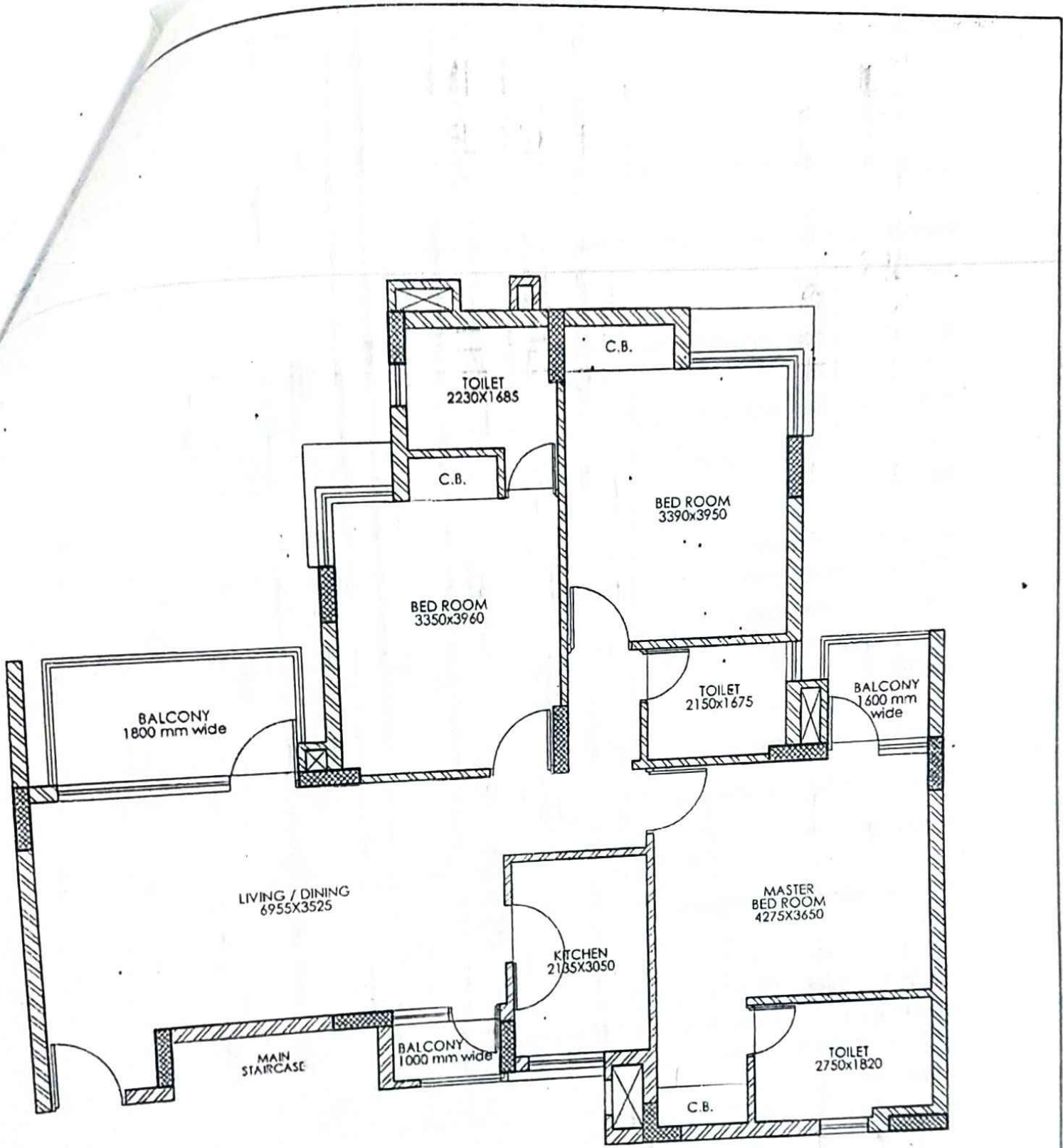


पूजा सिंह

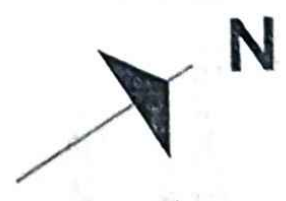
निबंधक लिपिक

27/03/2023

प्रिंट करे



TOWER T6 / 304
3 rd FLOOR PLAN



of VIRAJ CONSTRUCTIONS PVT. LTD. VIRAJ CONSTRUCTIONS PVT. LTD.

[Signature]
 DIRECTOR

[Signature]

Raghubar Singh

बही सं०: 1

रजिस्ट्रेशन सं०: 2873

वर्ष: 2023

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

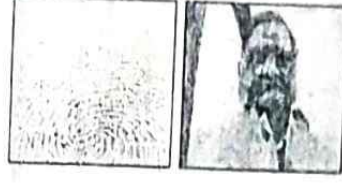
विक्रेता: 1

श्री मेसर्स विराज कान्स प्रा० लि० द्वारा निदे० आर० के० अग्रवाल, पुत्र श्री स्व० बाबू बनारसी दास

निवासी: 55 पुराना किला लखनऊ 30 प्र०

व्यवसाय: व्यापार

विक्रेता: 2

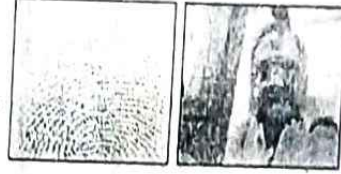


श्री मेसर्स विराज डिस्ट्री० प्रा० लि० द्वारा निदे० आर० के० अग्रवाल पुष्टिकर्ता, पुत्र श्री स्व० बाबू बनारसी दास

निवासी: 55 पुराना किला लखनऊ 30 प्र०

व्यवसाय: व्यापार

क्रेता: 1



श्री रघुबर सिंह, पुत्र श्री राम कुंवर सिंह

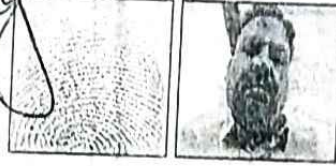
निवासी: करखिया रौनापार आजमगढ़ 30 प्र०

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

Raghubar Singh

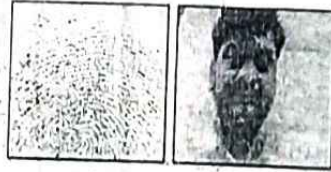


श्री अविनाश कुमार सिंह, पुत्र श्री अंभिमन्यु कुमार सिंह

निवासी: मकान न०-बी-5 आई०एच०एम० कैम्पस सीड फार्म एल०डी०ए० स्टेडियम सेक्टर-जी अलीगंज लखनऊ

व्यवसाय: अन्य

पहचानकर्ता: 2

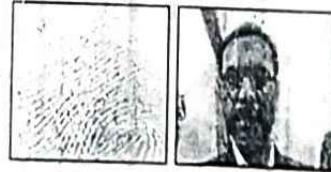


श्री ए के मिश्रा, पुत्र श्री एम एम मिश्रा

निवासी: सिविल कोर्ट लखनऊ

व्यवसाय: वकालत

ए - के मिश्रा



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कामना राय

उप निबंधक: सदर तृतीय

लखनऊ

27/03/2023

बबिता सिंह

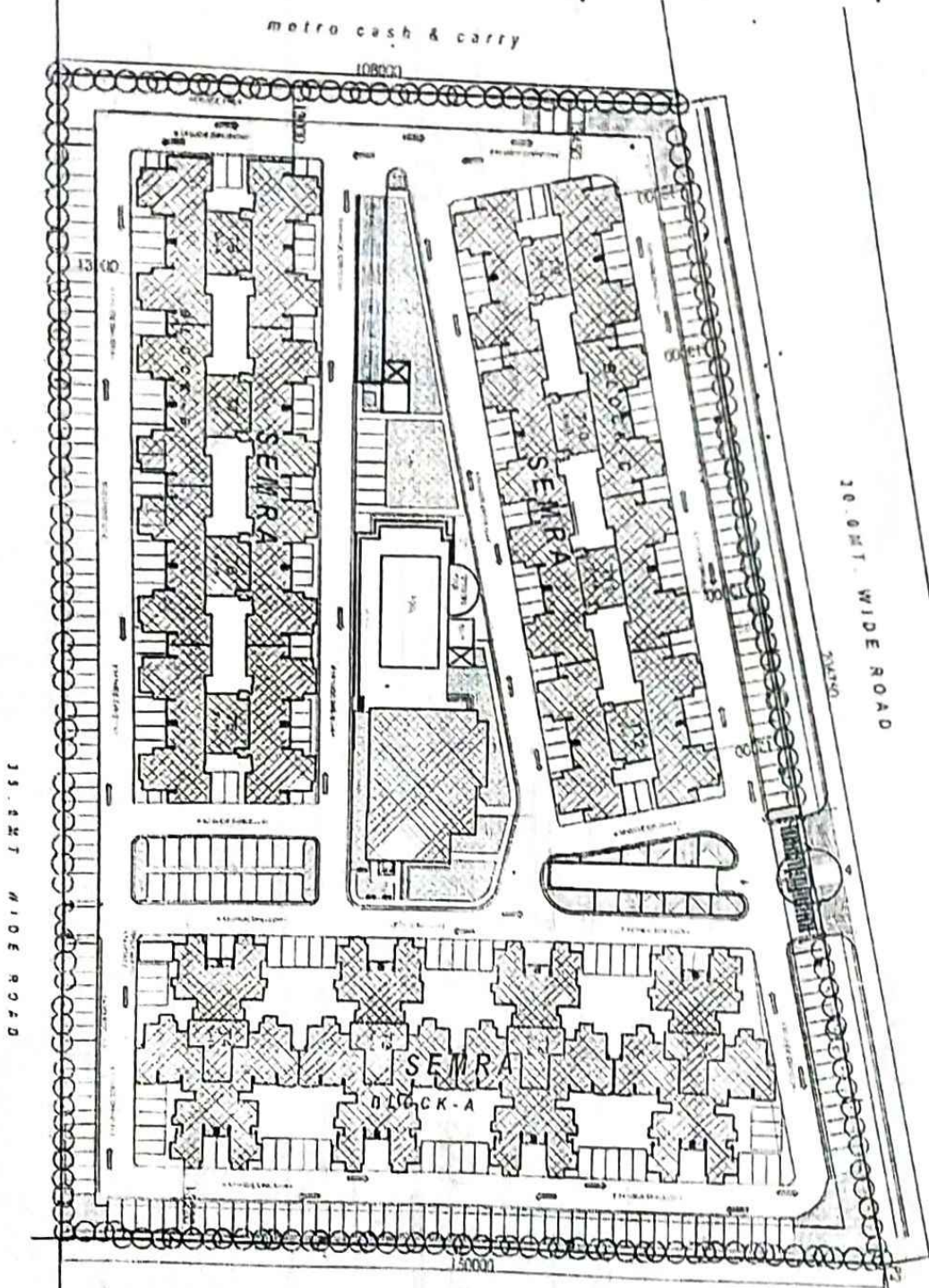
निबंधक लिपिक लखनऊ

27/03/2023

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं। टिप्पणी: विक्रेता ने स्वीकार किया कि भुगतान आर टी जी एस व चेक द्वारा प्राप्त हुआ।

प्रिंट करे

GROUP HOUSING 4
(SUN BREEZE 1)



GROUP HOUSING-8



For VIRAJ CONSTRUCTIONS PVT. LTD.

For VIRAJ DIST. CORP. PVT. LTD

[Signature]
DIRECTOR

[Signature]
DIRECTOR

Raghubar Singh

3/27/23, 4:31 PM

पुस्तक क्रमांक 60

आवेदन सं०: 202300821022322

बही संख्या 1 जिल्द संख्या 15393 के पृष्ठ 1 से 48 तक क्रमांक 2873 पर दिनांक
27/03/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



कामना राय

उप निबंधक : सदर तृतीय

लखनऊ

27/03/2023

