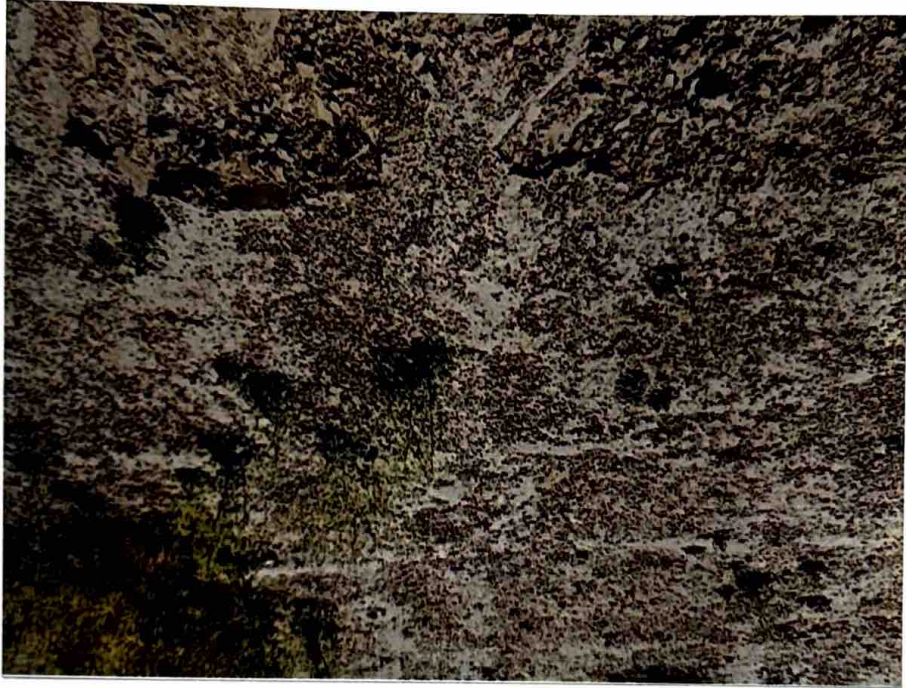


PHOTOGRAPH

Plot No. 139, Friends Colony (Phase-1) measuring **128.18** sq.mtr., which plot has been carved out from Khasra No - **457Sa**, situated in Village Hariharpur, Pargana Bijnor, Tehsil Sarojini Nagar, Lucknow



... Dalaji Maharaj Infratech Pvt. Ltd.

[Signature]

Managing Director

SELLER

[Signature]

PURCHASER

[Signature]



Consideration : 13,00,000/-
Valuation : Rs. 12,81,800/-
Stamp Duty : Rs. 81,000/-
Pargana : Bijnor

SUMMARY OF DEED

1. Type of land : Non-Agricultural
2. Pargana : Bijnor
3. Mohalla/Village : Hariharpur
4. Details of Property : Plot No. **139**, Friends Colony
(Phase-1), Khasra No. **457Sa**
5. Unit of Measurement : Square Metre
in(Hect./Sq. Meter)
6. Area of Property : **128.18 sq.mtr.**
7. Details of Road : More than 100 mtrs. away
(As per Schedule) from Lucknow-Sultanpur
Road

BOUNDARIES

East : Plot No - 158
West : 15.00 Mtr. Wide Road
North : Plot No - 140
South : Plot No - 138

NUMBER OF FIRST PARTY (1)

Details of Seller

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



NUMBER OF SECOND PARTY (2)

Details of Purchaser

Mrs. Puja Singh W/o Mr. Dharendra Kumar AND **Mrs. Tanya Singh** W/o Mr. Shailendra Kumar Singh R/o - 2/146 K, Vishesh Khand, Gomti Nagar, Lucknow - 226010 (Uttar Pradesh)

Shri Balaji Maharaj Infratech Pvt. Ltd.


Managing Director

SALE DEED



This DEED OF SALE is made and executed at Lucknow by **Shri Balaji Maharaj Infratech Pvt. Ltd., permanent and postal address C-1124, Indira Nagar, Lucknow through its Managing Director Sri Dileep Kumar, son of Late Sri Shital Das** (Hereinafter referred as Seller, which expression shall mean and include his heirs, successors, executors, administrators and assignees) in favour of **Mrs. Puja Singh W/o Mr. Dharendra Kumar AND Mrs. Tanya Singh W/o Mr. Shailendra Kumar Singh R/o - 2/146 K, Vishesh Khand, Gomti Nagar, Lucknow - 226010 (Uttar Pradesh)** (Hereinafter referred as the purchaser which expression shall mean and include his heirs, successors, executors, administrators and assignees)

WHEREAS the seller the plot which is being sold to the purchaser is **Plot No. 139, Friends Colony (Phase-1)** measuring **128.18 sq.mtr.**, Seller have purchased Khasra No - **457Sa, 477Sa, 476Mi**. The plot has been carved out from Khasra No. **457Sa** situated in Village Hariharpur, Pargana Bijnor, Tehsil Sarojini Nagar, Lucknow through registered sale deeds. Seller After purchasing the said land, carried out proceeding under Section 80 U.P. Revenue Code 2006 and the property thereby became fit for non-agricultural purchase and the accordingly the plots were carved out after the proceedings of Section 80 and there was no impediment in the plotting of the area and in accordance with the procedure warranted under the law, the seller carved out **Plot No. 139, Friends Colony (Phase-1)** on the aforesaid khasra numbers and the **Plot No. 139, Friends Colony (Phase-1)** is being sold to the purchaser.

Whereas in the above manner, the seller became the absolute owner of the said **Plot No. 139, Friends Colony (Phase-1)** and is fully empowered to transfer the same. The Seller has assured the purchaser that the land is free from all sort of encumbrances, charges, liens, court attachments etc. and is not subject-matter of any court litigation and the Seller also assures the purchaser that the Seller has subsisting and transferable right in the said land and there is no impediment

Shri Balaji Maharaj Infratech Pvt. Ltd.

Managing Director



3 | Page

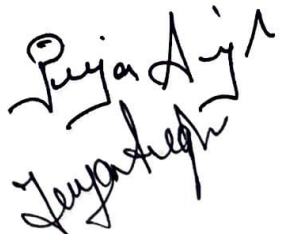
in the sale/transfer of the said land by the Seller to the purchaser.

NOW THIS DEED OF SALE WITNESSESTH AS UNDER:

1. That in consideration of Rs. **13,00,000/-** paid by the purchaser to the Seller the receipt whereof the Seller hereby acknowledges as per the details given at the foot of this deed of sale, the Seller hereby transfer, sell convey and assign by way of absolute sale of **Plot No. 139, Friends Colony (Phase-1)** carved out from Khasra No. **457Sa**, situated in Village Hariharpur, Pargana Bijnor, Tehsil Sarojini Nagar, Lucknow, fully described at the foot of this deed (hereinafter referred to as the "demised property") to the purchaser.
2. That the Seller has assured the purchaser that he has good marketable unencumbered and transferable right in the demised property and there are no impediment and restriction for transfer of the demised property by the Seller to the purchaser.
3. That the Seller has also assured the purchaser that no litigation in respect of the demised property is pending in any court of law with any person and the said **Plot No. 139, Friends Colony (Phase-1)** is free from all litigation and is not the subject matter of court attachment etc.
4. That the Seller has also further assured the purchaser that the demised property has neither been acquired nor requisitioned and that no acquisition and requisition proceedings in respect of the demised property are pending.
5. That there is no due against the said plot and therefore the plot in question is free from all encumbrances.

Shri Balaji Maharaj Infratech Pvt. Ltd.

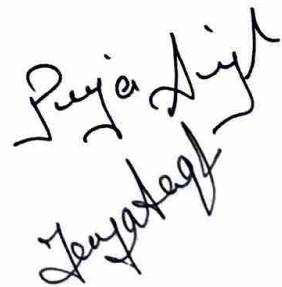

Managing Director



6. That the Seller assures that in case the purchaser is deprived of the demised property hereby conveyed transferred or any part thereof on account of any defect in the title of the Seller with respect to the demised property or if the purchaser is put to any loss on this account, then the purchaser shall have full right to recover the total amount of sale consideration of the said **Plot No. 139, Friends Colony (Phase-1)** along with the loss or losses and damages cause to the purchaser in this regard from the Seller through the court of law at the cost of the Seller along with interest. The Seller further covenant that if any person or persons claim through or on behalf of the Seller any right privileges with respect to the demised property the same shall be rendered illegal and void by virtue of the present deed of sale.
7. That all the expenses for execution and registration of the sale deed, such as stamp duty, registration charges and other miscellaneous expenses have been borne by the purchaser and all further site maintenance charges shall also be borne by the purchaser after the execution of sale deed.
8. That the vacant physical possession of the property sold under this deed has been delivered to the purchaser by the seller today, before execution of this deed and the purchaser has satisfied himself fully in all respect.
9. That if the area of the sold plot is found to be more than the area sold, the seller is entitled to reduce the area of the property without any prior notice to the purchaser and the purchaser shall not have any sort of claim in respect of excess land.

Shri Balaji Maharaj Infratech Pvt. Ltd.



Managing Director



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

Shri Balaji Maharaj Infratech Pvt. Ltd.


Managing Director



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

Shri Balaji Mahara] Infratech Pvt. Ltd.


Managing Director


Jaya Singh

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

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

Shri Balaji Maharaj Infrotech Pvt. Ltd.


Managing Director



26. That the total area of land hereby transferred through deed measures **139** sq.mtr. For the purpose of present market value of land, the stamp duty in the locality fixed by the collector Lucknow is Rs. **10,000/-** per sq.mtr. circle rate comes to **128.18 × 10,000/- = Rs. 12,81,800/-**. The consideration of the said **Plot No. 139** is **13,00,000/-** which is higher than the valuation on which stamp duty paid by purchaser Rs. **81,000/-** with this deed. Because the purchaser is being lady and the stamp duty is being paid according to G.O. - Sa.Vi.Ka.Nee. -5-462/11-2006-500/92/2005 dated 23.02.2006 and G.O. - Sa.Vi.Ka.Nee. -5-2756/11-2008-500 [165]/2007 dated 30.6.2008

SCHEDULE "A"

DETAILS OF PROPERTY HEREBY SOLD


Plot No. 139, Friends Colony (Phase-1) measuring **128.18** sq.mtr., which plot has been carved out from Khasra No - **457Sa** situated in Village Hariharpur, Pargana Bijnor, Tehsil Sarojini Nagar, Lucknow, bounded as below :

East : **Plot No - 158**
West : **15.00 Mtr. Wide Road**
North : **Plot No - 140**
South : **Plot No - 138**

SCHEDULE "B"

DETAILS OF RECEIPT OF THE SALE CONSIDERATION

1-	Received	Rs.	5,00,000/-	through	RTGS
	Dated 04-03-2020.				
2-	Received	Rs.	8,00,000/-	through	NEFT
	Dated 30-03-2021.				

Shri Balaji Maharaj Inftratech Pvt. Ltd.

Managing Director




विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 10544

वर्ष: 2023

प्रतिफल- 1300000 स्टाम्प शुल्क- 81000 बाजारी मूल्य - 1282000 पंजीकरण शुल्क - 13000 प्रतिलिपिकरण शुल्क - 80 योग : 13080

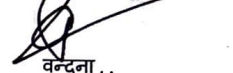
श्रीमती पूजा सिंह,
पत्नी श्री धीरेन्द्र कुमार
व्यवसाय : अन्य

निवासी: 2/146 के, विशेष खण्ड, गोमती नगर, लखनऊ



ने यह लेखपत्र इस कार्यालय में दिनांक 25/03/2023 एवं 04:39:50 PM बजे
निबंधन हेतु पेश किया।

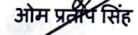
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


वन्दना ..

उप निबंधक :सरोजनीनगर

लखनऊ

25/03/2023


ओम प्रकाश सिंह

निबंधक लिपिक

25/03/2023

प्रिंट करें



IN WITNESS WHEREOF the Seller and purchaser have signed this deed without any pressure in the presence of the following witnesses on 24th Day of March, 2023 at Lucknow.

WITNESS :

Shri Balaji Maharaj Infratech Pvt. Ltd.

Seller / 1st Party Director
PAN : AATCS9586R
(Shri Balaji Maharaj
Infratech Pvt. Ltd)



1- (Shailendra Kumar Singh)
S/o Late Mr. Justice Venketeshwar
Narain Singh

R/o - 2/146 K, Vishesh Khand
Gomti Nagar, Lucknow

Purchaser / 2nd Party
PAN-DDNPS3595F
(Mrs. Puja Singh)



2- (Dharendra Kumar)
S/o Late Mr. Justice Venketeshwar
Narain Singh

R/o - 2/146 K, Vishesh Khand
Gomti Nagar, Lucknow

PAN-BPTPS0984J
(Mrs. Tanya Singh)



Typed by: -
(Akash Deep Verma)
Lucknow

Drafted by:-
Brājesh Kumar Pandey
Advocate
Chamber - In Front Of Registrar
Office, Old Sadar Teshil,
Kaisarbagh, Lucknow.
Mo-9415001452

बही सं०: 1

रजिस्ट्रेशन सं०: 10544

वर्ष: 2023

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

विक्रेता: 1

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

निवासी: इटौंजा, लखनऊ

व्यवसाय: व्यापार

क्रैता: 1

Mani/15 Female



श्रीमती पूजा सिंह, पत्नी श्री धीरेन्द्र कुमार

निवासी: 2/146 के, विशेष खण्ड, गोमती नगर, लखनऊ

व्यवसाय: अन्य

क्रैता: 2

Pooja Singh



श्रीमती तान्या सिंह, पत्नी श्री शैलेन्द्र कुमार सिंह

निवासी: 2/146 के, विशेष खण्ड, गोमती नगर, लखनऊ

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया | जिनकी पहचान

पहचानकर्ता : 1

Tanya Singh



श्री शैलेन्द्र कुमार सिंह, पुत्र श्री स्व० जस्टिस वेंकटेश्वर नारायण सिंह

निवासी: 2/146 के, विशेष खण्ड, गोमती नगर, लखनऊ

व्यवसाय: अन्य

पहचानकर्ता : 2



श्री धीरेन्द्र कुमार, पुत्र श्री जस्टिस वेंकटेश्वरी नारायण सिंह

निवासी: 2/146 के, विशेष खण्ड, गोमती नगर, लखनऊ

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

[Signature]
वन्दना ..

उप निबंधक : सरोजनीनगर

लखनऊ

25/03/2023

ओम प्रकाश सिंह

निबंधक लिपिक लखनऊ

25/03/2023

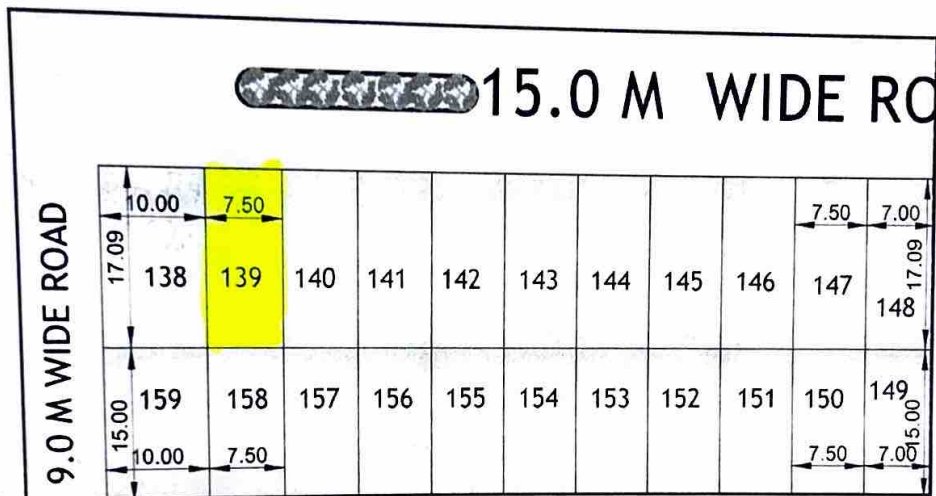
ने की | प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।
टिप्पणी: प्रतिफल के प्राप्त की विक्रेता द्वारा लेखपत्र में अंकित विवरण अनुसार
पुष्टि की गई।

प्रिंट करें

DETAILS OF PROPERTY HEREBY SOLD

Plot No. 139, Friends Colony (Phase-1) measuring **128.18** sq.mtr., which plot has been carved out from Khasra No - **457Sa**, situated in Village Hariharpur, Pargana Bijnor, Tehsil Sarojini Nagar, Lucknow, bounded as below :

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North : Plot No - 140
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Balaji Maharaj Infratech Pvt. Ltd.


 Managing Director

SELLER

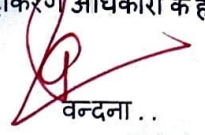


PURCHASER

आवेदन सं०: 202301041014547

बही संख्या 1 जिल्द संख्या 10564 के पृष्ठ 379 से 400 तक क्रमांक 10544 पर दिनांक
25/03/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



वन्दना ..

उप निबंधक : सरोजनीनगर

लखनऊ

25/03/2023

प्रिंट करें

