



SHCIL

Bapa Jais Developers LLP

Authorized Signatory

0013830883

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक मोहनलालयं लखनऊ क्रम 2022232052907

आवेदन संख्या : 20220082204214

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2022-10-22 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम महेन्द्र सिंह पासवान

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 5277000 / 1387926.00

1. रजिस्ट्रीकरण शुल्क 52770
2. प्रतिलिपिकरण शुल्क 140
3. निरीक्षण या तलाश शुल्क
4. मुद्दतार के अधिप्रमाणी करण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 52910

शुल्क वसूल करने का दिनांक 2022-10-22 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2022-10-22 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



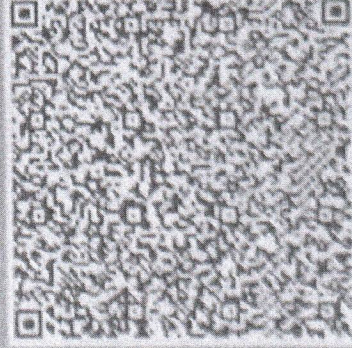
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAWFB5546J



fold

नाम / Name  
BABA INFRA DEVELOPERS LLP

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

Baba Infra Developers LLP

Authorised Signatory



भारत सरकार  
Government of India



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



3232 1094 2786  
VID : 9162 2014 3123 0071

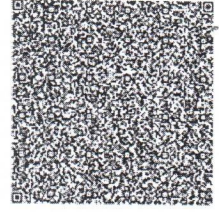
मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता:  
एस/ओ नरवदेश्वर द्विवेदी, डी-3/90, अंसल ए पी आई,  
बेस्ट प्राइस के पास, सुशांत गोल्फ सिटी, हासेमाऊ,  
लखनऊ,  
उत्तर प्रदेश - 226010

**Address:**  
C/O S/O Narvadeshwar Dwivedi, D-3/90,  
ANSAL API, Near Best Price, SUSHANT  
GOLF CITY, Hasemau, Lucknow,  
Uttar Pradesh - 226010



QR Code with Photograph

3232 1094 2786  
VID : 9162 2014 3123 0071



help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT


भारत सरकार  
GOVT. OF INDIA

MAHENDRA SINGH PASWAN  
RAM TIRTH SAROJ

18/07/1989  
Permanent Account Number  
BTMPP9897C

*only for the use of  
Kailash Chandra  
Saroj*

Signature



15112011

PLOT NO - A - 34



भारत सरकार

GOVERNMENT OF INDIA



महेंद्र सिंह पासवान

Mahendra Singh Paswan

जन्म तिथि / DOB: 18/07/1989

पुरुष / MALE



7967 9521 9708

*only for the use of*  
*Kaushal Kumar Anand*  
**मेरा आधार, मेरी पहचान**



भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Download Date: 05/01/2015

पता:

संयोजित: राम तीर्थ सरोज,  
105 ब्लॉक जी टाइप 4,  
कानपुर रोड, आर एम एन  
एन लॉ यूनिवर्सिटी कैम्पस,  
सेक्टर डी-1, एन डी ए  
कॉलोनी, लखनऊ,  
उत्तर प्रदेश - 226012

Address:

S O: Ram Tirth Saroj, 105  
block G type 4, kanpur road,  
R M L N LAW university  
campus, Sector D -1 L D A  
Colony, Lucknow Uttar  
Pradesh - 226012

7967 9521 9708



1947  
1800 300 1947



help@uidai.gov.in

www

www.uidai.gov.in

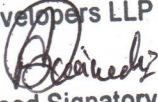
PO Box 1947  
Lucknow, Uttar Pradesh

PLOT NO - A-34



Plot No. A-34 area 1800 Sq. Ft. i.e 167.22 Sq. Mt. in Sector-A "**KAILASHA ENCLAVE**", a Project situated at Village-Madharmau Khurd and Madharmau Kala, Bakkas, Pahadnagar Tikariya, Pargana- Mohanlalganj, Tehsil- Mohanlalganj, District- Lucknow.



Baba Infra Developers LLP  
  
Authorised Signatory



**BRIEF DETAIL OF SALE DEED**

Nature of Land	:	Residential
Pargana	:	Mohanlalganj
Village	:	Madharmau Khurd and Madharmau Kala, Bakkas, Pahadnagar Tikariya,
Detail of Property	:	Plot No. A-34 area 1800 Sq. Ft. i.e 167.22 Sq. Mt. in "Kailasha Enclave", a Project situated at Village-Madharmau Khurd and Madharmau Kala, Bakkas, Pahadnagar Tikariya, Pargana- Mohanlalganj, Tehsil-Mohanlalganj, District- Lucknow.
Measurement Unit	:	Square Meter
Built-up Area	:	NIL
Plot Area	:	167.22 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. 52,76,999.88/-
Valuation	:	Rs. 13,87,926/-
Stamp duty paid with sale deed	:	Rs. 3,69,700/-

Baba Infra Developers LLP

  
Authorised Signatory



**No. of Seller-1**

**M/s BABA INFRA DEVELOPERS LLP, (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 Sri Narvadeshwar Dwivedi.

**No. of Purchaser-1**

**Ms. Mahendra Singh Paswan son of Mr. Ram Tirth Saroj Resident of 105 Block-G, Type-4, Kanpur Road, RMLN Law University Campus, Sector-D-1 LDA Colony, Lucknow, Uttar Pradesh-226012.**

**SALEDEED**

THIS SALE DEED is executed at Lucknow on this 22<sup>nd</sup> Day of October, 2022.

BY

1. **M/s BABA INFRA DEVELOPERS LLP, (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 Sri Narvadeshwar Dwivedi authorized vide board resolution dated 01.07.2022, (**Cont. 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).

Baba Infra Developers LLP

  
Authorised Signatory



**IN FAVOUR OF**

**Ms. Mahendra Singh Paswan son of Mr. Ram Tirth Saroj Resident of 105 Block-G, Type-4, Kanpur Road, RMLN Law University Campus, Sector-D-1 LDA Colony, Lucknow, Uttar Pradesh- 226012 (PAN-BTMPP9897C, Cont. No. 9453639404, Profession- Govt. Service);** (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-Village-Madharmau Khurd and Madharmau Kala, Bakkas, 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, UP and Land Khasra nos. 259mi, 255 (Part), 256 mi, 258, 261,

Baba Infra Developers LLP

  
Authorized Signatory



262, 263, 264, 265va, 268mi area 3.361218 Hectare situated at Village-Madharmau Kala, Pargana-Mohanlalganj, Tehsil-Mohanlalganj, Distt-Lucknow, UP and Land Khasra nos. 3000, 3001, 3002, 3004, 3005 (Part), 3006, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3019sa, 3020, 3022, 3023, 3025, total area 2.8755 Hectare situated at Village-Bakkas, Pargana- Mohanlalganj, Tehsil- Mohanlalganj, Distt-Lucknow, UP and Land Khasra No. 2mi area 0.346 Hectare situated at Village-Pahadnagar Tikariya, Pargana-Mohanlalganj, Tehsil-Mohanlalganj, Distt-Lucknow, UP, 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.

Baba Infra Developers LLP

  
Authorised Signatory



- 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 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 and Plot No. A-34 came into the share of Promoter/Developer/Seller and Seller has right to execute sale deed in favour of Purchaser.
- E. **WHEREAS** the Purchaser/s have duly scrutinized and inspected the title, rights, interest, encumbrances, the title documents 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.
- F. SELLER pursuant to the application of the Purchaser made booking on 28-3-2022 and allotted a Plot No. A-34 area 1800 Sq. Ft. i.e 167.22 Sq. Mt. in Sector-A "**KAILASHA ENCLAVE**", a Project situated at Village- Madharmau Khurd and Madharmau Kala, Bakkas, 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

Baba Infra Developers LLP

  
Authorised Signatory



Buyer Agreement dated 09-04-2022, (hereinafter referred to as "**Allotment Letter/ Builder Buyer Agreement**").

- G. 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 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. 52,76,999.88/- (Rs. Fifty Two Lakh Seventy Six Thousand Nine Hundred Ninety Nine and Eighty Eight 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

Baba Infra Developers LLP

  
Anurag  
Authorised Signatory



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, 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

Baba Infra Developers LLP

  
Authorised Signatory





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 & 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

Baba Infra Developers LLP

  
Anurag  
Authorised Signatory



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.

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

Baba Infra Developers LLP

  
Anurag  
Authorised Signatory



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 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.

Baba Infra Developers LLP

  
Authorised Signatory



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 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,

Baba Infra Developers LLP

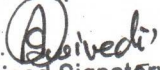
  
Authorised Signatory



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 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

Baba Infra Developers LLP

  
Authorized Signatory



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.
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.

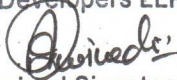
Baba Infra Developers LLP

  
Authorized Signatory



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 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

Baba Infra Developers LLP

  
Authorised Signatory



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 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,

Baba Infra Developers LLP

  
Authorized Signatory





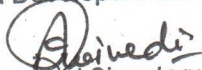
pollute or cause nuisance in the areas adjoining the Said Plot and ensure proper garbage and refuse disposal.

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 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

Baba Infra Developers LLP

  
Authorized Signatory



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 affect 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 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

Baba Infra Developers LLP

  
Authorised Signatory



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 these external services by the local bodies/LDA which prevents the Seller from joining the

Baba Infra Developers LLP

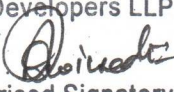
  
Authorised Signatory



said internal services with external services, the Purchaser shall not held 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

Baba Infra Developers LLP

  
Authorised Signatory



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 167.22 sq. mtr. The Said Plot is situated on 9 mtr wide road. The circle rate of the land of project is @ Rs. 8,300/- 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 167.22 Sq. Mt. at the rate of Rs. 8,300/-comes to Rs. 13,87,926/. The sale Consideration is Rs. 52,76,999.88/-which is higher than market value. Therefore the total stamp duty @7% comes to Rs. 3,69,700/-is being paid on sale consideration amount through e-Stamp by the buyer/s.

Baba Infra Developers LLP

  
Authorised Signatory




**SCHEDULE OF SAID PLOT**

Plot No. A-34 area 1800 Sq. Ft. i.e 167.22 Sq. Mt. in Sector-A "**KAILASHA ENCLAVE**", a Project situated at Village- Madharmau Khurd and Madharmau Kala, Bakkas, Pahadnagar Tikariya, Pargana- Mohanlalganj, Tehsil- Mohanlalganj, District- Lucknow, along with the right to use the common areas & facilities including all rights and easements whatsoever necessary for the enjoyment of the Said Plot, the bounded as under:

**BOUNDARIES OF THE PROPERTY**

East : Plot No. A-41  
West : 9 Meter Wide Road  
North : Plot No. A-35  
South : Plot No. A-33  
Width : 9.144 Mtr.  
Length : 18.29 Mtr.

Baba Infra Developers LLP  
  
Authorised Signatory



**PAYMENT SCHEDULE**

- 1-Seller has received of Rs. 5,50,000/- through Cheque No. 058809 on dated 28-03-2022, State Bank of India, branch Ashiyana, Lucknow, Uttar Pradesh, from purchaser.
- 2-Seller has received of Rs. 26,00,000/- through NEFT-SBIN422133455237 on dated 13-05-2022, State Bank of India, branch RACPC-Gomti Nagar, Lucknow, Uttar Pradesh, from purchaser.
- 3-Seller has received Rs. 16,200/- through UPI No. 214813850580 on dated 28-5-2022, State Bank of India, branch Ashiyana, Lucknow, Uttar Pradesh, from purchaser.
- 4-Seller has received Rs. 80,000/- through UPI No. 216523864612 on dated 14-6-2022, State Bank of India, branch Ashiyana, Lucknow, Uttar Pradesh, from purchaser.
- 5-Seller has received of Rs. 2,35,000/- through NEFT-SBIN322166198758 on dated 15-06-2022, State Bank of India, , Fatehpur, Uttar Pradesh, from purchaser.
- 6-Seller has received of Rs. 7,40,400/- through NEFT-SBIN5221698770006 on dated 18-06-2022, State Bank of

Baba Infra Developers LLP

  
Anurag  
Authorised Signatory



India, RACPC-Gomti Nagar, Lucknow, Uttar Pradesh, from purchaser.

7-Seller has received of Rs. 3,99,976/- through NEFT-SBIN122248915847 on dated 05-09-2022, State Bank of India, , Fatehpur, Uttar Pradesh, from purchaser.

8-Seller has received of Rs. 3,89,600/- through NEFT-SBIN422256363255 on dated 13-09-2022, State Bank of India, Branch- RACPC Gomti Nagar, Lucknow, Uttar Pradesh, from purchaser.

9-Seller has received Rs. 15,824/- through UPI No. 228940882052 on dated 16-10-2022, State Bank of India, branch Ashiyana, Lucknow, Uttar Pradesh, from purchaser.

10- Seller has received Rs. 2,50,000/- through Cheque No. 903383 on dated 22.10.2022, State Bank of India, branch Ashiyana, Lucknow, Uttar Pradesh, from purchaser.

Thus the Seller has received **Rs. 52,76,999.88/- (Rs. Fifty Two Lakh Seventy Six Thousand Nine Hundred Ninety Nine and Eighty Eight Paise Only** from the Purchaser and Seller acknowledges the receipt thereof.

Baba Infra Developers LLP

  
Authorised Signatory





विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 33416

वर्ष: 2022

प्रतिफल- 5277000 स्टाम्प शुल्क- 369700 बाजारी मूल्य - 1387926 पंजीकरण शुल्क - 52770 प्रतिलिपिकरण शुल्क - 140 योग : 52910

श्री महेन्द्र सिंह पासवान,  
पुत्र श्री राम तीर्थ सरोज  
व्यवसाय : नौकरी  
निवासी: 105 ब्लाक जी टाइप 4 कानपुर रोड आरएमएलएन लॉ यूनिवर्सिटी कैंपस सेक्टर डी। एलडीए  
कॉलोनी लखनऊ यूपी



ने यह लेखपत्र इस कार्यालय में दिनांक 22/10/2022 एवं 03:19:10 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

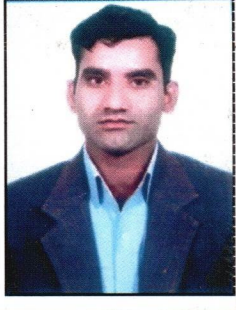
धर्मेंद्र कुमार तिवारी  
उप निबंधक :मोहनलालगंज  
लखनऊ  
22/10/2022


सै0 गाजी अम्बास  
निबंधक लिपिक  
22/10/2022

प्रिंट करें

**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:

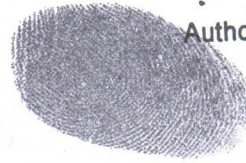



1. Mr. Buddhi Lal   
S/o- Mr. Keshav Ram  
R/o- Admin Block Dr. RMLN Law  
University Campus, Sector-D-1  
LDA Colony, Lucknow,  
Uttar Pradesh- 226012.  
Mobile-9792450349  
Occupation-Service

**(SELLER)**

Baba Infra Developers LLP

  
Authorised Signatory



2.   
Mayank Chauhan  
Advocate,  
Civil Court, Lucknow  
Mobile-

**(PURCHASER)**



**Drafted & Typed By**

  
**(Benkat Raman Singh)**  
Advocate

बही सं०: 1

रजिस्ट्रेशन सं०: 33416

वर्ष: 2022

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त  
विक्रेता: 1

श्री बाबा इन्फ्राडेवलपर्स 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

*(Signature)*



श्री महेन्द्र सिंह पासवान, पुत्र श्री राम तीर्थ सरोज

निवासी: 105 ब्लाक जी टाइप 4 कानपुर रोड आरएमएलएन लॉ  
यूनिवर्सिटी कैंपस सेक्टर डी1 एलडीए कॉलोनी लखनऊ यूपी

व्यवसाय: नौकरी

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

*(Signature)*



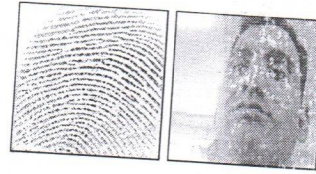
श्री बुद्धी लाल, पुत्र श्री केशव राम

निवासी: एडमिन ब्लाक डॉ आरएमएलएनएलयू कैंपस कानपुर रोड  
सेक्टर डी1 एलडीए कॉलोनी लखनऊ यूपी

व्यवसाय: नौकरी

पहचानकर्ता: 2

*(Signature)*

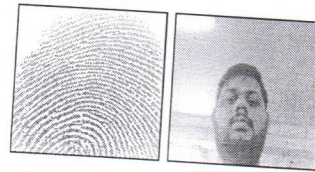


श्री मयंक चौहान, अधिवक्ता

निवासी: सिविल कोर्ट, लखनऊ

व्यवसाय: वकालत

*(Signature)*



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

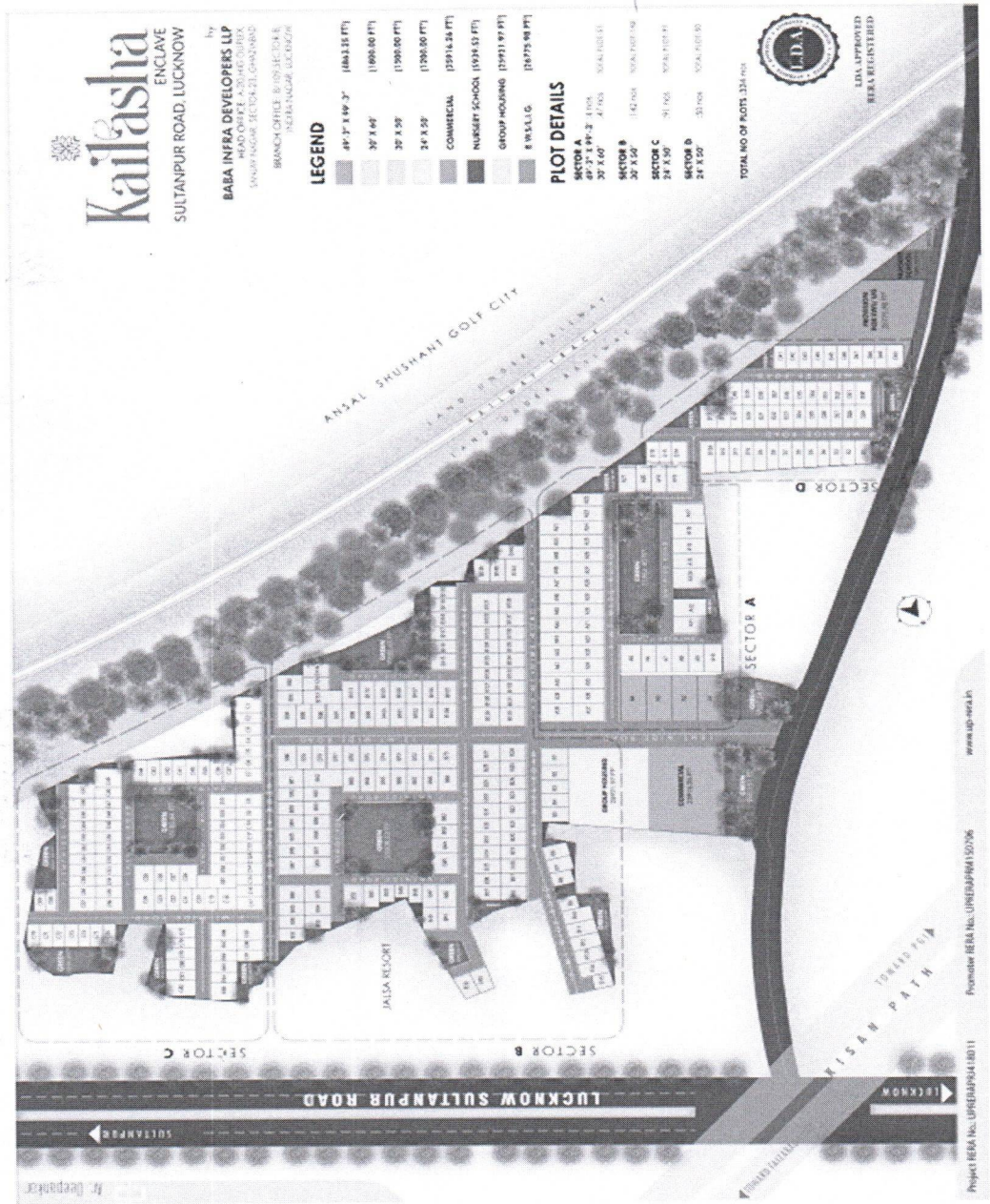
*(Signature)*  
धर्मेन्द्र कुमार तिवारी  
उप निबंधक: मोहनलालगंज  
लखनऊ  
22/10/2022

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

टिप्पणी:

सै० गाजी अहमद  
निबंधक लिपिक लखनऊ  
22/10/2022

प्रिंट करें



Baba Infra Developers LLP


*Divyedi*  
Authorized Signatory

*[Signature]*

आवेदन सं०: 202200822042143

बही संख्या 1 जिल्द संख्या 14676 के पृष्ठ 13 से 64 तक क्रमांक 33416 पर  
दिनांक 22/10/2022 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
धर्मेन्द्र कुमार तिवारी

उप निबंधक : मोहनलालगंज

लखनऊ

22/10/2022

Authorised Signatory