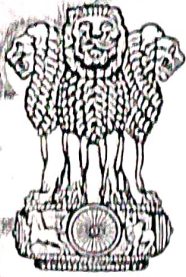
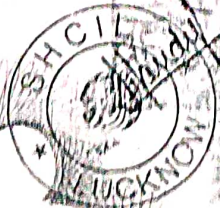


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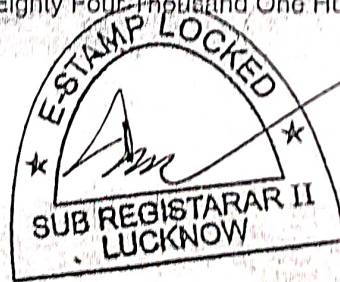
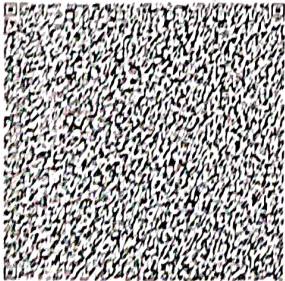
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

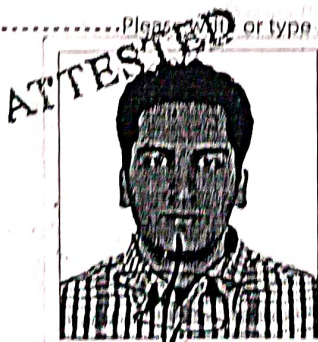
e-Stamp

Certificate No.	: IN-UP03982301132259P
Certificate Issued Date	: 22-Dec-2017 05:29 PM
Account Reference	: SHCIL (FI)/ upshcll01/ QAI SERBAGH/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0104767107816290P
Purchased by	: BRIJESH KUMAR SINGH S O MR RAM AKABAL SINGH
Description of Document	: Article 23 Conveyance
Property Description	: FLAT NO.612, TYPE-L, SIXTH FLOOR SITUATED AT VILL. GANESHPUR REHMANPUR, PARGANA, TEHSIL AND DISTT-LKO.
Consideration Price (Rs.)	: 40,58,495 (Forty Lakh Fifty Eight Thousand Four Hundred And Ninety Five only)
First Party	: N G BUILDCON PVT LTD THRU DIR AKSHAY AGARWAL
Second Party	: BRIJESH KUMAR SINGH S O MR RAM AKABAL SINGH
Stamp Duty Paid By	: BRIJESH KUMAR SINGH S O MR RAM AKABAL SINGH
Stamp Duty Amount(Rs.)	: 2,84,150 (Two Lakh Eighty Four Thousand One Hundred And Fifty only)

5059



Please ATT or type below this line.



For N.G. Buildcon Pvt. Ltd.

Authorized Signatory



BK Singh

UP 0005145562



1. The authenticity of this Stamp Certificate should be verified at www.shcilstamp.com. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

BK Singh

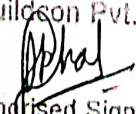
SALE-DEED

Sale Consideration : Rs. 40,58,495/-
 Market Value : Rs. 33,55,697/-
 Stamp Duty : Rs. 2,84,150/-
 Pargana : Lucknow

DETAILS OF INSTRUMENT IN SHORT

1.	Nature of land	Residential
2.	Ward/ Pargana	Lucknow
3.	Mohalla/ Village	Ganeshpur Rehmanpur
4.	Details of Property	Flat No. 612, Type-L, on the Sixth Floor, in the building known as "Kohinoor Pearl" built over Part of Khasra No. 10 & 1Mi
5.	Standard of measurement	sq. meters
6.	Area of Flat	122.769 sq. meter
7.	Proportionate Land	40.923 sq.mtrs.
8.	Location Road	On Main Deva Road
9.	Type of Property	Flat
10.	Boundaries	East : Corridor West : Open to Sky North : Open to Sky South : Flat No. 611

For N.G. Builders Pvt. Ltd.


 Authorised Signatory

Contd




11.	No of persons in first part (1);	No of persons in second part (1)
12.	Details First Party	Detail of Second Party
	N.G. Buildcon Pvt. Ltd., 308, Hemkunt, Chamber, 89, Nehru Place, New Delhi-110019 through Director Akshay Agarwal son of Mr. Amit Kumar Agarwal, resident of S-4, Sheen Apartment, A-1/1, Sector-C, Aliganj, Lucknow.	MR. BRIJESH KUMAR SINGH son of Mr. Ram Akabal Singh resident of Village-Trilokpur, Post-Utrauli, Ghazipur, Pin- 232333 (U.P.), presently residing at 141-B/5A, Om Gayatri Nagar, Allahabad, Pin- 211004 (U.P.)

THIS DEED OF SALE IS EXECUTED ON 09.02.2018 BETWEEN **N.G. Buildcon Pvt. Ltd., 308, Hemkunt, Chamber, 89, Nehru Place, New Delhi-110019 through Director Akshay Agarwal son of Mr. Amit Kumar Agarwal, resident of S-4, Sheen Apartment, A-1/1; Sector-C, Aliganj, Lucknow**, through authenticated power of attorney holder Mr. Shatrohan Lal, Advocate son of Sri Kanauji Lal resident of 538A/689A, Triveni Nagar-I, Sitapur Road, Lucknow, which is duly registered in the office of Sub Registrar-IV, Lucknow vide Bahi No. 6, Jild No. 3, Pages 63 to 72 at Sl.No. 11 registered on 28.09.2015, which is valid and not revoked till today (hereinafter called the '**SELLER**' which expression shall mean and include his heirs, successors, administrators and assigns) AND **MR. BRIJESH KUMAR SINGH son of Mr. Ram Akabal Singh resident of Village-Trilokpur, Post-Utrauli, Ghazipur, Pin-232333 (U.P.), presently residing at 141-B/5A, Om Gayatri Nagar, Allahabad, Pin-211004 (U.P.)**, (hereinafter called the '**PURCHASER**' which expression shall mean and include his heirs, successors, administrators and assigns).

WHEREAS the Seller is the absolute owner and in possession of **Flat No. 612, Type-L, on the Sixth Floor** in the building known as "**Kohinoor Pearl**" built over part of Khasra No. 10 & 1Mi, situated at **Village-Ganeshpur Rehmanpur, Pargana, Tehsil & Distt.-Lucknow**, Covered Area measuring about **1321 sq. feet i.e. 122.769 sq. meters** (super area 1585 sq. feet).

WHEREAS, the Seller has purchased Plot part of land Khasra No.

For N.G. Buildcon Pvt. Ltd.


Authorized Signatory

Contd


B.K. Singh



10, area measuring 1998.14 sq.mtr. situated at Village-Ganeshpur Rehmanpur, Pargana, Tehsil & Distt.-Lucknow from Meva Ram alias Meva Lal son of Huddi Lal resident of Village-Goswa, Post-Baghauli, Distt.-Hardoi, U.P. through a registered Sale Deed, which is duly registered in the office of Sub Registrar-II, Lucknow vide Bahi No. 1 Jild No. 10377 Pages 21 to 56 at Sl.No. 15339 dt. 26.11.2010. -

WHEREAS, the Seller has purchased Plot part of land Khasra No. 1Mi, area measuring 650.55 sq.mtr. situated at Village-Ganeshpur Rehmanpur, Pargana, Tehsil & Distt.-Lucknow from Bajrang Prasad son of Sri Ramasray resident of Village-Chak, Post-Bansa, Pargana, Tehsil & Distt.-Barabanki & Heera Lal son of Sri Balla resident of Village-Basi, Mazra-Malara, Tehsil-Sadar, Distt.-Hardoi, U.P. through a registered Sale Deed, which is duly registered in the office of Sub Registrar-II, Lucknow vide Bahi No. 1 Jild No. 10370 Pages 87 to 116 at Sl.No. 15246 dt. 25.11.2010.

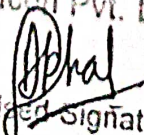
AND WHEREAS, the after purchased the said land, Seller has constructed a multistoried residential building known as "**Kohinoor Pearl**" on the Plot, Part of Land Khasra No. 10 & 1Mi, situated at Village-Ganeshpur Rehmanpur, Pargana, Tehsil & Distt.-Lucknow, vide approved/sanctioned plan bearing Permit No. 650- dt 11.02.2011 sanctioned by Zila Panchayat, Lucknow

WHEREAS the Seller wants to sell the **Flat No. 612, Type-L, on the Sixth Floor** in the building known as "**Kohinoor Pearl**" built over **part of Khasra No. 10 & 1Mi, situated at Village-Ganeshpur Rehmanpur, Pargana, Tehsil & Distt.-Lucknow, Covered Area measuring about 1321 sq. feet i.e. 122.769 sq. meters**, and the PURCHASER being interested in purchasing the same, have offered a sum of **Rs. 40,58,495/- (Rupees Forty Lakh Fifty Eight Thousand Four Hundred Ninety Five Only)** which offer the Seller has accepted:

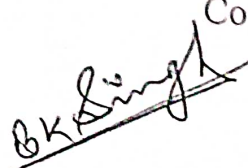
NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in consideration of **Rs. 40,58,495/- (Rupees Forty Lakh Fifty Eight Thousand Four Hundred Ninety Five Only)** paid by the PURCHASER to the Seller, the receipt whereof the Seller hereby acknowledges, the Seller doth hereby transfers, conveys sale and assigns to the PURCHASER by way of absolute sale of **Flat No. 612, Type-L, on the Sixth Floor** in the building known as "**Kohinoor Pearl**" built over **part of Khasra No. 10 & 1Mi, situated at Village-Ganeshpur**

For N.G. Builders Pvt. Ltd.


Authorized Signatory

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Rehmanpur, Pargana, Tehsil & Distt.-Lucknow, Covered Area measuring about **1321 sq. feet i.e. 122.769 sq. meters**, morefully detailed at the foot of this deed to hold and enjoy the same as his/her/their property on the terms and conditions of this deed (hereinafter referred to as the "demised flat").

2. That the flat hereby sold is free from all sorts of encumbrances, liens, attachments, mortgages, transfers and charges etc. Therefore the Seller indemnifies the PURCHASER from all types of damages regarding the title of the above mentioned flat.
3. That the PURCHASER shall in no way or manner will be entitled to block the common areas such as corridor, lobbies, staircases, lifts, entrances, exits of the parking area, garden, terrace, pump, water tank, and ducts and in case he / she / they does so then the Seller as well as the owner of the other flats shall have right to remove the construction/ obstruction forthwith at the cost of the PURCHASER or his nominees.
4. That the PURCHASER has examined the nature of construction and quality work of the fiat and are fully satisfied with it. The PURCHASER hereinafter shall not be entitled to raise any sort of dispute or claims regarding quality of the construction/ workmanship or anything or matter relating to or incidental to the construction etc. of the said flat.
5. That the PURCHASER has examined the title of the Seller and have seen all the papers regarding the same.
6. That the PURCHASER shall have no claim, right title or interest of any nature of any kind except of ingress or egress in respect of all or any of the common areas such as stair cases, lobbies, roof, open spaces and parking etc., which shall be commonly used by the owner of the flats in the complex.
7. That the PURCHASER agrees to pay all taxes, charges, payable in respect of their flat to the Nagar Nigam or State Government, Central Government or any other authorities empowered to impose the same.
8. That the PURCHASER shall not store in his flat any goods of hazardous or combustible nature or which are so heavy as to effect the construction or structure of the building of the other owners.

For N.O. [unclear] [unclear]


Authorized Signatory

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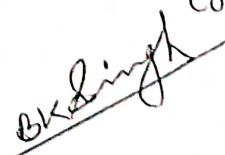
9. That the PURCHASER shall not do any cause to be done anything in or about his property which may damage or in any manner interfere with the use of any floor, ceiling or walls adjacent to his/their/her flats or any passage or amenities available for common use.
10. That the PURCHASER shall keep and maintain the sewer line including water passage and the sewer pipe running through his/her/their portion and would not allow his to be choked up and damaged thereby causing inconvenience to the other owner/occupies of the other portion of the complex. Further, the PURCHASER shall permit to the Seller or its nominees, agents or persons/employees at all reasonable time to enter into the flat for the inspection and maintenance/repairs.
11. That the PURCHASER shall not use or cause to be used the demised flat or any portion thereof for any purpose whatsoever other than that for the residential purposes.
12. That after purchasing the flat the owners shall organize a society which the owners of flat shall bear electric expenses of the common meter and other expenses incurred for the maintenance of the building, the PURCHASER shall maintain the common portion of the said apartments and would provide essential service such as facility of running of water, electricity, cleaning of passage, generator, lift and common portion etc.
13. That the PURCHASER agrees and binds himself/ herself/ themselves to become a member of Society/Association.
14. That the name of the entire complex is "**Kohinoor Pearl**" and the PURCHASER or occupiers of the other flats shall not be entitled to change the name of the complex under any circumstances.
15. That PURCHASER and owners of the other flats or their transferees will keep his flat, floor, ceiling and four walls in their possession in good repair and if at any time by way of an act of the God or natural calamity the whole or part of the building falls down or is damaged, then the owners of the different flats or their transferees shall get the foundation walls, beams, columns, toilets and roofs etc. on the subsequently floors made of such stability as may be agreed to between the flat owners so that it may bear the load of all the flats akin to the flats on the subsequently floors failing which the other PURCHASER/or either

For N.G. Builders Pvt. Ltd.

Authorized Signatory




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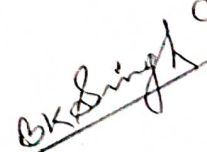
of them shall get the foundation walls, beams, columns, toilets and roofs etc. on the subsequently floors constructed in order to build their flats on such floor similar to the flats as previously the same was in existence and they shall have right to recover the proportionate costs of such construction from the owner or their transferee of the remaining flats together with interest thereon and service charges thereof.

16. That the PURCHASER hereby agrees to abide by the building rules, municipal by laws and regulations.
17. That the PURCHASER agrees to take his electricity connection from the Electricity Supply Department and will pay for the electricity consumed for their portion.
18. That the PURCHASER shall pay the sewage and water tax charges and any other tax which may be payable to any local or statutory authority in respect of the demised flat from the date of possession of the same or the date of execution and registration of the deed whichever is earlier.
19. That if any Govt. tax/GST, if payable on the aforesaid flat on the basis of the instant sale deed the same shall be borne and paid by the PURCHASER.
20. That the vacant possession of the flat hereby sold shall be delivered by the Seller to the PURCHASER with all rights, privileges so far held and enjoyed by the Seller to hold and enjoy the same the PURCHASER free from all sorts of encumbrances.
21. That all the expenses towards registration fee legal fee including miscellaneous expenses for execution and registration of this deed has been borne by the PURCHASER.
22. That except ownership rights in the construction of the said property hereby sold PURCHASER shall have no claim, right, title or interest of any kind in respect of any open land, land underneath the said property and roof of the said property hereby sold. However, the PURCHASER of the said flat shall have only the right to use all common facilities provided by the Seller. The PURCHASER will be absolute owner of the construction of the said flat only by virtue of the instant deed and the common areas and all common facilities shall remain undivided. The PURCHASER shall have no claim against the

For N.G. Builders Pvt. Ltd.


Authorized Signatory

Contd


Buyer



Seller in respect of any item of work material installation etc. in the said property hereby sold.

23. That the flat transferred under this deed is situated at Village-Ganeshpur Rehmanpur, Lucknow and situated on Main Deva Road (Segment Roads). Hence the valuation of the same is calculated as per residential rates given in the Circle Rate List issued by Collector, Lucknow. There is no swimming pool, Club, Bar, Restaurant in the building.
24. That the covered area of said flat is **122.769 sq.mtrs.** Therefore the proportionate land area of the aforesaid flat comes to **40.923 sq.mtrs.** (1/3 covered area of the flat) and the said Apartment situated at Main Deva Road. The circle rate for the said area as fixed by Distt. Magistrate, Lucknow is **Rs. 20,000/- per sq. mtr.** Since the said Apartment is situated at Corner, therefore 10% additional is payable over the circle rate, which comes to **Rs. 22,000/- per sq. mtr.** Thus the cost of **40.923 sq.mtr.** proportionate land comes to **Rs. 40.923 x 22,000/- = Rs. 9,00,306/-**. The covered area of the said flat is **122.769 sq.mtr.** and the rate for construction is fixed as **Rs. 20,000/- per sq.mtr.** Thus, the total value of construction comes to **Rs. 24,55,391/-**. Thus the Govt. value of the said flat comes to **Rs. 33,55,697/-** and the consideration amount is **Rs. 40,58,495/-**, which is higher than the Govt. Value. Hence the stamp duty on Sale Consideration comes to **Rs. 2,84,150/-** @ 7% as per Government Notification Order No. S.V.K.N.-5-2756/11-2008-500(165)/2007Lucknow dated 30.06.08 issued by Sansthatagat Vitt, Kar. Evam Nibandhan Anubhag-5, which is being paid by the PURCHASER through e-Stamp Certificate No. **IN-UP039823011322259P** dt. **22.12.2017**. That this sale deed has been drafted by the undersigned as per instructions and documents provided by the parties for which they shall be responsible. The aforesaid flat is situated on Deva Road and covered area is constructed according to the enclosed map.

SCHEDULE OF PROPERTY

Flat No. 612, Type-L, on the Sixth Floor in the building known as "Kohinoor Pearl" built over part of Khasra No. 10 & 1Mi, situated at Village-Ganeshpur Rehmanpur, Pargana, Tehsil & Distt.-Lucknow, Covered Area measuring about **1321 sq. feet i.e. 122.769 sq. meters**, and bounded as under:-

For R.G. Builders Pvt. Ltd.

Authorized Signatory

Contd

(Handwritten Signature)

(Handwritten Mark)

(9)

East : Corridor
West : Open to Sky
North : Open to Sky
South : Flat No. 611

SCHEDULE OF PAYMENT

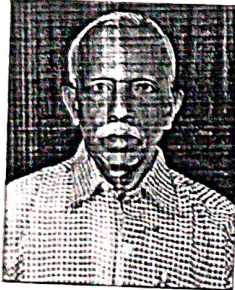
The Seller has received Total Sale Consideration **Rs. 40,58,495/- (Rupees Forty Lakh Fifty Eight Thousand Four Hundred Ninety Five Only)** from the PURCHASER before the execution of sale deed.

IN WITNESS WHEREOF the parties have put their respective signatures on this DEED OF SALE on the date, month and year first above written in the presence of following witnesses.

WITNESSES :



1. *Ekta*
MRS. EKTA SINGH
W/o Mr. Brijesh Kumar Singh
R/o Village-Trilokpur, Post-Utrauli,
Ghaziipur, (U.P.)



2. *Chotey Lal*
Chotey Lal
S/o Late Mahayir
R/o Kanhai Lal Ka Purwa,
Vikas Nagar, Lucknow

Typed By:

Saurabh
(Saurabh Balaji)
Collectorate, Lucknow.

For N.G. Buildcon Pvt. Ltd.

Akshay
Authorized Signatory
(Akshay Agarwal)
Director
N.G. Buildcon Pvt. Ltd.,
Pan No. AADCN3604M
SELLER

BK Singh
(BRIJESH KUMAR SINGH)
Pan-BPJPS4238D
PURCHASER

Drafted By:

Shatran Lal
(Shatran Lal)
Advocate
Collectorate, Lucknow
Mob. No. 9838275640

B

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

विक्रेता: 1

श्री अक्षय अग्रवाल, डायरेक्टर, एन०जी० विल्डकान
प्रा०लि० के द्वारा शत्रोहन लाल, पुत्र श्री कनौजी लाल
निवासी: 538ए/689ए, त्रिवेणी नगर-1, सीतापुर
रोड, लखनऊ।

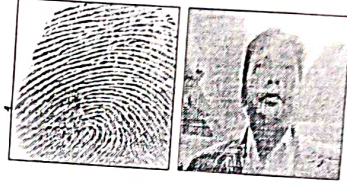
व्यवसाय: वकालत

क्रेता: 1



श्री बृजेश कुमार सिंह, पुत्र श्री राम अकबाल सिंह
निवासी: ग्राम-त्रिलोकपुर, पोस्ट-अतरौली,
जिला-गाजीपुर।

व्यवसाय: नौकरी

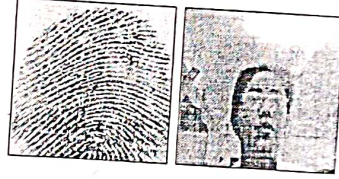


ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

श्रीमती एकता सिंह, पत्नी श्री बृजेश कुमार सिंह
निवासी: ग्राम-त्रिलोकपुर, पोस्ट-उतरौली, गजीपुर,
उ०प्र०।

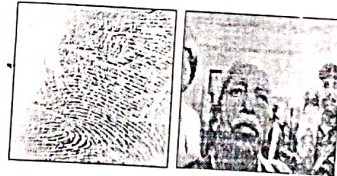
व्यवसाय: नौकरी

पहचानकर्ता: 2



श्री छोटे लाल, पुत्र श्री स्व० महावीर
निवासी: कन्हईलाल का पुरवा, विकास नगर,
लखनऊ।

व्यवसाय: अन्य



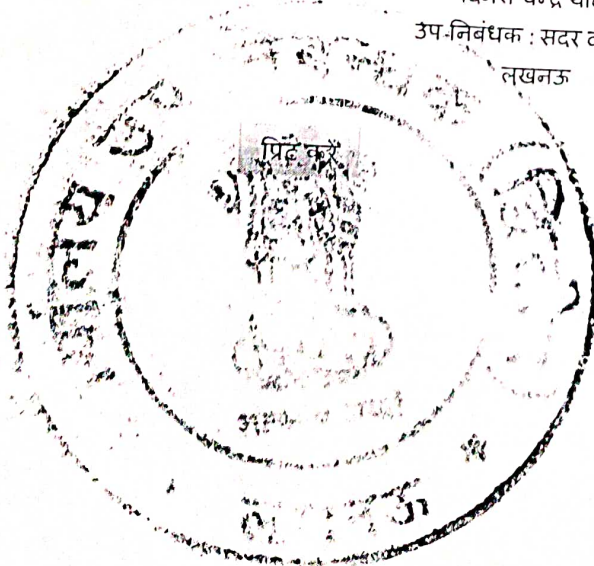
ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे
नियमानुसार लिए गए हैं।
टिप्पणी:

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दिनेश चन्द्र यादव

उप-निबंधक : सदर द्वितीय

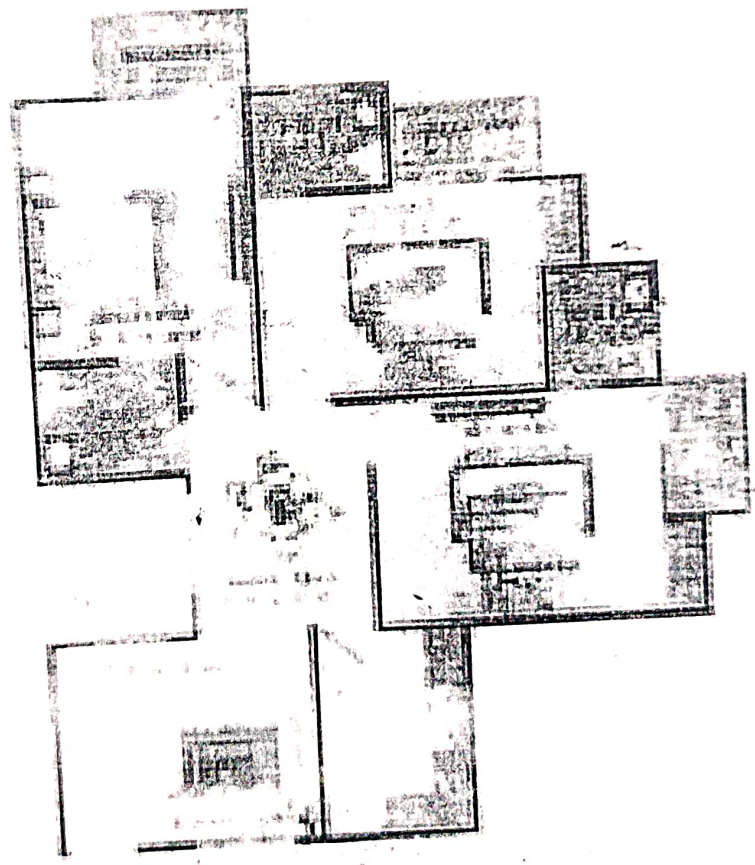
लखनऊ



PEARL SITUATED AT:-GANESPUR RAHMANPUR.
INA, TEHSHEEL, AND DISTRICT, LUCKNOW.

FLAT AREA : 122.769 SQ. METER
FLAT COVERED AREA : 122.769 SQ. METER

EAST : CORRIDOR
WEST : OPEN TO SKY
NORTH : OPEN TO SKY
SOUTH : FLAT NO-611

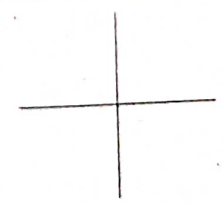


SIGN OF SELLER

[Signature]
Authorized Signatory

SIGN OF PURCHASER

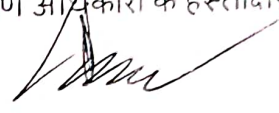
[Signature]



विलेख 60

बही संख्या 1 जिल्द संख्या 20563 के पृष्ठ 183 से 202 तक
क्रमांक 2040 पर दिनांक 12/02/2018 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



दिनेश चन्द्र यादव

उप निबंधक : सदर द्वितीय

लखनऊ

