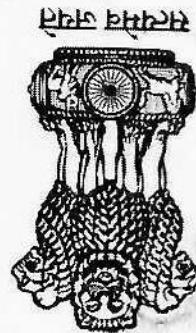


INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp



IN-UP35628815068634T	:	Certificate No.
16-Feb-2021 07:18 PM	:	Certificate Issued Date
NEWIMPACC (SV) / up14168504/ LUCKNOW SADAR/ UP-LKN	:	Account Reference
SUBIN-UPUP1416850461476461948898T	:	Unique Doc. Reference
VINOD KUMAR SON OF DEVI DAYAL	:	Purchased by
Article 23 Conveyance	:	Description of Document
PLOT NO-99 KHASRA NO-457 SA FRIENDS COLONY PHASE-1	:	Property Description
VILL-HARIHARPUR LKO	:	First Party
SHRI BALAJI MAHARAJ INFRA TECH PVT LTD	:	Second Party
VINOD KUMAR SON OF DEVI DAYAL	:	Stamp Duty Paid By
VINOD KUMAR SON OF DEVI DAYAL	:	Stamp Duty Amount(Rs.)
1,96,000	:	
(One Lakh Ninety Six Thousand only)	:	



Please write or type below this line



Managing Director

Shri Balaji Maharaaj Infra Tech Pvt. Ltd.

0000853208

Statory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shrestamp.com or using e-Stamp Mobile App of Stock Holding.

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.



6225/21


E-3

6846 7509 4143

UNRECORDED WITH POSTAL MARK

Address:
 S/O. Manoj Pandey, WARD NO 10 gandey
 TOLA, ITAUNIA, NAGAR PANCHAYAT
 ITAUNIA, Ahmednagar Kheda, LUCKNOW,
 Uttar Pradesh - 227205

S/O. Manoj Pandey, WARD NO 10 gandey, TOLA, ITAUNIA, NAGAR PANCHAYAT, Ahmednagar Kheda, LUCKNOW, Uttar Pradesh - 227205



भारत सरकार, भारत प्रजासत्ताक

*Manish Pandey
7233007111*

भारत आचार्य, भारत प्रजासत्ताक

6846 7509 4143

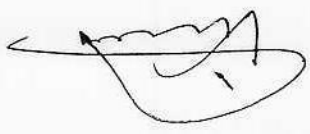
UNRECORDED WITH POSTAL MARK

Manish Pandey
 Date of Birth/DOB: 20/12/1989
 sex/MALE

GOVERNMENT OF INDIA



भारत सरकार, भारत प्रजासत्ताक



B707272490

भारतीय रिजिस्टर प्रदाता प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

प्रातः
 आसब: देवी दयाल, रामपुर
 आशिया हर, रामपुर
 आशिया हर, बहेराह, उत्तर प्रदेश - 271830

Address:
 S/O: Dev Dayal, Rampur
 dhobliya har, Rampur Dhobliya
 Har, Bahraich,
 Uttar Pradesh - 271830

2781 6219 7313

MERA AADHAR, MERI PEHCHAN

भारत सरकार
GOVERNMENT OF INDIA

विनोद कुमार
 Vinod Kumar
 जन्म तिथि/ DOB: 03/07/1977
 पुरुष / MALE

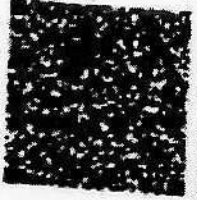



2781 6219 7313

मेरा आधार, मेरी पहचान

B70727242

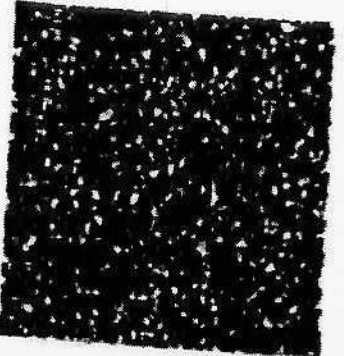
भारतीय डाक
Rudip Kumar Verma
 जन्म तिथि/DOB: 01/02/1981
 स्त्री/MALE



6253 4520 5652
 VID: 9152 3087 5686 1822

मेरा आधार, मेरी पहचान

भारतीय डाक
Ministry of India



आधार: जगदीश प्रसाद वर्मा, रायपुर धोबिया हर,
 उत्तर प्रदेश - 271830

Address:
 S/O: Jagdish Prasad Verma, Rampur
 Dhobyia Har, Bahraich,
 Uttar Pradesh - 271830

6253 4520 5652
 VID: 9152 3087 5686 1822

68

Managing Director

Shri Balaji MaharaJ Infratech Pvt. Ltd.

Pradesh)
Post - Rampur Dhobiya Har, Bahraich - 271830 (Uttar
Mr. Vinod Kumar S/o Mr. Devi Dayal R/o Village &

NUMBER OF SECOND PARTY (1)

Details of Purchaser

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

Details of Seller

NUMBER OF FIRST PARTY (1)

BOUNDARIES
East : 15.00 Mtr. Wide Road
West : Plot No - 86
North : Plot No - 98
South : Plot No - 100

1. Type of land : Non-Agricultural
2. Pargana : Bijnor
3. Mohalla/Village : Hariharpur
4. Details of Property : Plot No. 99, Friends Colony (Phase-1), Khasra No. 457Sa
5. Unit of Measurement : Square Metre
6. Area of Property : 215 sq.mtr.
7. Details of Road : More than 100 mtrs. away from Lucknow-Sultanpur Road (As per Schedule)

SUMMARY OF DEED

Consideration : 28,00,000/-
Valuation : Rs. 21,50,000/-
Stamp Duty : Rs. 1,96,000/-
Pargana : Bijnor

SALE DEED

This DEED OF SALE is made and executed at Lucknow by **Shri Balaji Maharaaj 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 **Mr. Vinod Kumar S/o Mr. Devi Dayal R/o Village & Post - Rampur Dhobiya Har, Bahraich - 271830 (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. 99, Friends Colony (Phase-1)** measuring **215 sq.mtr.**, Seller have purchased Khasra No - **457Sa, 477Sa, 476Ml.** The plot has been carved out from Khasra No. **457Sa** situated in Village Hartharpur, 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. 99, Friends Colony (Phase-1)** on the aforesaid khasra numbers and the **Plot No. 99, 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. 99, 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

Managing Director

Shri Balaji Maharaaj Infratech Pvt. Ltd



transferable right in the said land and there is no impediment in the sale/transfer of the said land by the Seller to the purchaser.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in consideration of Rs. 28,00,000/- 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. 99, Friends Colony (Phase-1) carved out from Khasra No. 457Sa, situated in Village Hariharapur, 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. 99, 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.

Managing Director

Shri Balaji Maharaaj Infotech Pvt. Ltd.



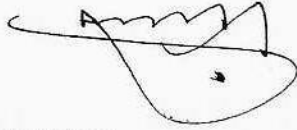
6. That the Seller assures that in case the purchaser is deprived of the demised property hereby conveyed transferred or any part thereof on account of any defect in the title of the Seller with respect to the demised property or if the purchaser is put to any loss on this account, then the purchaser shall have full right to recover the total amount of sale consideration of the said **Plot No. 99, 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.

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



Managing Director

Shri Balaji Mahara] Infratech Pvt. Ltd.

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.

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.

Managing Director

Shri Balaji Maharaj Infotech Pvt. Ltd



Managing Director



Shri Balaji Maharaaj Infratech Pvt. Ltd.

- 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 / 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.

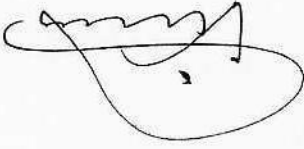
24. The Seller has got approval of the layout Plan of the said land by Zila Panchayat, Lucknow vide its permit No. 267, Dated 16-06-2020.

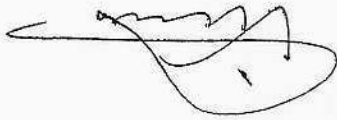
25. That the authentic power of attorney executed by the Vendor for the presentation of this sale deed to Mr. Manish Pandey S/o Mr. Manoj Pandey R/o Itaunja, Lucknow, is duly registered in the office of Sub - Registrar-III Lucknow at Bahi Number 6 Zild Number 12 on page 123 to 132 at serial No 03 on 04.02.2020.

26. That the total area of land hereby transferred through deed measures 215 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 215 × 10,000/- = Rs. 21,50,000/-. The consideration of the said Plot No. 99 is 28,00,000/- which is higher than the valuation on which stamp duty paid by purchaser Rs. 1,96,000/- with this deed.

Managing Director

Shri Balaji Maharaaj Infratech Pvt. Ltd.





Managing Director



Shri Balaji Maharaaj Intraach Pvt. Ltd.

- 1- Received Rs. 7,00,000/- through RTGS Dated 23-09-2020.
- 2- Received Rs. 21,00,000/- through Cheque No - 255049, dated 12-02-2021 drawn on HDFC Bank, Praray Tower, Lucknow cheque issued by LIC Housing Finance Ltd Lucknow.

DETAILS OF RECEIPT OF THE SALE CONSIDERATION
SCHEDULE "B"

East : 15.00 Mtr. Wide Road
West : Plot No - 86
North : Plot No - 98
South : Plot No - 100

Plot No. 99, Friends Colony (Phase-1) measuring 215 sq.mtr., which plot has been carved out from Khasra No - 457Sa, situated in Village Hartharpur, Pargana Bijnor, Tehsil Sarojini Nagar, Lucknow, bounded as below :

DETAILS OF PROPERTY HEREBY SOLD

SCHEDULE "A"

IN WITNESS WHEREOF the Seller and purchaser have signed this deed without any pressure in the presence of the following witnesses on this day of 16th Day of February, 2021 at Lucknow.

WITNESS :

Shri Balaji Maharaj Infratech Pvt. Ltd.
Managing Director



1. (Kuldeep Kumar Verma) S/o Mr. Jagdish Prasad Verma

Seller / 1st Party
PAN : AATCS9586R

R/o - Village & Post - Rampur
Dhobiya Har, Bahraich



2- (Sanjay Kumar Verma) S/o Mr. Hukum Prasad Verma

Purchaser / 2nd Party
PAN-ARZPK0268Q



R/o Babahi,
Bahraich



Typed by: -
(Akash Deep Verma)
Lucknow

Drafted by:-
Brajesh Kumar Pandey
Advocate
Sadar Tehsil Lucknow.

DETAILS OF PROPERTY HEREBY SOLD

Plot No. 99, Friends Colony (Phase-1) measuring 215 sq.mtr., which plot has been carved out from Khastra No - 457Sa, situated in Village Hartharpur, Pargana Bijnor, Tehsil Sarojini Nagar, Lucknow, bounded as below :

- East : 15.00 Mtr. Wide Road**
- West : Plot No - 86**
- North : Plot No - 98**
- South : Plot No - 100**

15.00 Mtr. Wide Road										
										9.00 Mtr. Wide Road
	12.50	10.00						10.00	12.00	21.50
21.50	93	94	95	96	97	98	99	100		
	12.39									20.00
20.00	92	91	90	89	88	87	86	85		
	12.29	10.00					10.00	12.00		

PURCHASER

SELLER

Managing Director

Shri Balaji Mahara] Infratech Pvt. Ltd.

भाग 1

प्रस्तुतकर्ता श्रेयवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सरोजनीनगर लखनऊ क्रम 2021367008356

आवेदन संख्या : 202101041008077

नेत्र या शार्दीना पत्र प्रस्तुत करने का दिनांक 2021-02-17 00:00:00

प्रस्तुतकर्ता या शार्दी का नाम विनोद कुमार

नेत्र का प्रकार विक्रय पत्र

प्रतिफल भी शरराशि 2800000 / 2150000.00

1. रजिस्ट्रीकरण शुल्क 28000

2. प्रतिनिधित्व शुल्क 80

3. निरीक्षण या तलाश शुल्क

4. मुज्तार के अधिप्रमानी करण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भत्ता 28080

1 से 6 तक का योग शुल्क वसूल करने का दिनांक 2021-02-17 00:00:00

दिनांक जब नेत्र प्रतिनिधि या तलाश

प्रमाण पत्र दापस करने के लिए तैयार होगा 2021-02-17 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर