

From,  
Pankaj Kumar Singh, HJS,  
Joint Registrar (Judicial) (Listing)  
Allahabad High Court,  
Lucknow Bench, Lucknow

Forwarded  
MVA  
23/8/19

To,  
The Registrar General,  
Hon'ble High Court  
Allahabad

(MANVENDRA SINGH)  
SENIOR REGISTRAR  
HIGH COURT, LUCKNOW

Through  
Senior Registrar,  
Allahabad High Court,  
Lucknow Bench, Lucknow

**Ref:- Letter No.11222/IV-3939/Admin(A)/ Dated: 21.08.2019 / Letter No.11223/IV-3939/Admin(A)/ dated: 21.08.2019**

**Sub:-Information regarding purchase of 2BHK flat No. Tochen-002, "Paramount Emotions", Sector-1, Noida Extension Greater Noida, Gautam Budh Nagar.**

Respected Sir,

With reference to letter No.11222/IV-3939/(Admin(A) dated 21.08.2019 and letter No.11223/IV-3939/Admin(A)/ dated: 21.08.2019, the undersigned is furnishing complete and point wise (1 to 11) details about the purchase of flat, in the light of directions contained in Court's C.L.No.25/Admin (A) dated 13.07.1998 alongwith all the relevant papers :-

- |                   |   |               |
|-------------------|---|---------------|
| <b>Point No.1</b> | Date of joining in service  | 17.01.2011    |
|                   | (Copy of appointment letter dated 12.01.2011, copy of Notification No.22/DR(S)/2011: Allahabad dated : 15.01.2011 and copy of Charge certificate- Annexure No.1, 2 and 3 respectively)  |               |
| <b>Point No.2</b> | (i) Present gross salary<br>(September-2019)  | Rs.1,95,409/= |
|                   | (ii) Present take home salary<br>(September-2019)   | Rs.1,38,989/= |
|                   | (Copy of pay certificate -Annexure No.4)  |               |
| <b>Point No.3</b> | Purchased CIAZ ALPHA PETROL CAR UP 32 KT 2606 from KTL AUTOMOBILES PVT. LTD., Cyber Heights, Vibhuti Khand, Gomti-nagar, Lucknow, information sent to Hon'ble High Court vide letter No.5322, dated 07.06.2019 (Annexure No.5). |               |
| <b>Point No.4</b> | No advance or loan taken from the High Court.   |               |



**Point No.5**

(i) Housing loan taken from Bank of Baroda

(a) Details of amount -Rs.29,80,000/=

(b) Mode of payment -Draft/RTGS.

(c) Period of deduction -Repayable in 240 months.

(d) No. of installments -Repayable in 210 monthly installments.

(e) Amount of installment - Rs.30,580/=

(ii) Car loan taken from Bank of Baroda

(a) Details of amount -Rs.8,90,000/=

(b) Mode of payment -Draft/RTGS.

(c) Period of deduction -72 monthly installments.

(d) Amount of installment - Rs.16,021/=

**(copy of loan sanction letter dated 16.02.2015 have been filed as annexure No.11)****Point No.6**

Undersigned have not purchased second hand car.

**Point No.7**

i. Area of flat - 1075 Square feet

ii. Locality - Plot No.GH-05A, Sector-1, Noida Extension  
Greater Noida, Gautambudh Nagar, U.P.,201301

iii. City - Greater Noida

iv. District - Gautam Budh Nagar

**(Copy of allotment letter have been filed as annexure No.6)****Point No.8****Name and full address of the Dealer/seller**

-M/s Paramount Probuild Pvt. Ltd. (an amalgamated Company of M/s Paramount -Home Land Private Limited) a company incorporated under the provisions of the companies Act 1956, having its registered office at 208, Second Floor, Sikka mansion, LSC Savita Vihar, Delhi-110092. **(Copy of letter have been filed as annexure No.14)**

**Point No.9**

Builder is a regular and reputed one.

**Point No.10**

Neither undersigned related to the builder in anyway nor any case against the builder is pending in or decided by the undersigned.

**Point No.11**

(a) It is most respectfully submitted here that on my application M/S Paramount Homeland Private Limited has allotted me and my wife Mrs. Anita Singh on 09.02.2015, a flat proposed to be constructed by them at Plot NO. GH-05A, Sector-1, Noida Extension, Greater Noida, Gautambudh Nagar, U.P.-201301 in their residential project "Paramount Emotions" consisting of area 1075 Square feet, at ground floor in Block Tochen Unit No. T-002 under construction linked plan. The aforesaid builder, who is a company duly incorporated and registered under the Indian Companies Act 1956. The total cost of the unit allotted to us is Rs. 37,25,520/=. The copy of allotment letter dated 09.02.2015 is annexed as **annexure No.6**).



- (b) To pay initial amount of Rs. 2,90,000/=, I availed loan from State Bank of Patiala (now State of Bank of India due to merger of State Bank of Patiala into State Bank of India), Nehru Nagar, Branch, Agra against my 6 FDRs, amounting Rs. 2,20,000/= which were already shown by me in my property statement submitted for the year 2012-13.
- (c) Aforesaid FDRs were matured on 01.01.2014 and maturity amount of Rs. 2,83,669/= were credited into my saving account No. 10000152845 with State Bank of Patiala (after merger new Saving Bank Account No.65270037903 with State Bank of India), out of my salary account at State Bank of India Rs. 15,000/= were deposited through Cheque No. 709917. Out of the total credited amount of Rs. 3,00,449.13 FDR is made on 01.01.2014 amounting to Rs. 3,00,000/= against which I availed loan to pay aforementioned initial amount of Rs. 2,90,000/= through RTGS. The copy of statement of account relating to State Bank of Patiala (now State Bank of India), certificate issued by State Bank of Patiala (now State Bank of India) regarding sanction of loan, copy of the receipt issued by the builder and the certificate regarding change of saving account No. after merger issued by the State Bank of Patiala (now State of India) are annexed herewith as **annexure No. 7, 8, 9 and 10.**
- (d) For the rest of amount I availed the facility of housing loan from the Bank of Baroda. The Bank of Baroda on 16.02.2015 sanctioned the credit facility of Rs. 29,80,000/=. We have also entered into a tripartite agreement on 22.02.2015. The Bank of Baroda, have also released Rs. 11,05,826/= on 18.04.2015. The photocopy of loan sanction letter dated 16.02.2015 issued by the Bank of Baroda, the copy of tripartite agreement and receipt issued by the builder are annexed herewith as **annexure No. 11, 12 and 13.**
- (e) By letter dated 20.08.2015 send by Director, Paramount Probuild Private Limited it was informed that Paramount Homeland Private Limited has been amalgamated with its Parent Company, Paramount Probuild Pvt. Ltd. vide order dated 18.05.2015 passed by the Hon'ble Delhi High Court and said amalgamation order has also been taken on record by the Registrar of Companies and all assets and liabilities of Paramount Homeland Private Limited, including the project, Paramount Emotions, stand vested in Paramount Probuild Private Limited. The copy of letter dated 20.08.2015 issued by the Director, Paramount Probuild Private Limited is annexed herewith as **annexure No.14.**
- (f) The undersigned vide letter No. 2709/ I dated 05.06.2015 submitted information to the Hon'ble High Court, Allahabad about allotment/ booking of a flat No. Tochen-002, 2BHK, Ground Floor, Block Tochen, Super area 1075 Sq. ft. "Paramount Emotions" proposed to be constructed on Plot NO. GH-05A, Sector-1, Noida Extension Greater Noida, Gautambudh Nagar U.P. 201301.





- (g) The Hon'ble High Court vide letter No. 9734/ IV- 3939/ Admin. (A) / dated 24.07.2015 directed the undersigned to submit information about purchase of the flat on completion of the transaction also with the copy of the sale deed of the flat and other relevant papers, in the light of the directions contained in Court's circular letter No. 25/ Admin (A) dated 13.07.1998, for taking further necessary action in the matter.
- (h) Vide letter dated 08.08.2016 builder Paramount Probuild Pvt. Ltd. (erstwhile Paramount Homeland Pvt. Ltd.) raised demand of 2<sup>nd</sup> instalment of Rs. 10,26,406/=. To pay the marginal money of Rs. 2,05,000/= in lieu of 2<sup>nd</sup> installment of housing loan of Rs. 10,26,406/=. I availed loan of Rs. 3,05,000/= against my 6 FDRs (details of said FDRs given above in point 11 (b)) and paid the amount of Rs. 2,05,000/= through cheque No. 689964 dated 08.08.2016 from my saving account No. 10000152845 with State Bank of Patiala(now State Bank of India Saving Bank Account No. 65270037903), Nehru Nagar, Branch Agra and the Bank of Baroda have also released Rs. 8,21,406/= and transferred Rs. 10,26,406/- to the builder Paramount Probuild Pvt. Ltd. through demand draft No. 038104 dated 11.08.2016 of Rs. 9,00,000/= and demand draft No. 038105 dated 11.08.2016 of Rs. 1,26,406/= drawn on Bank of Baroda, Agra, total Rs. 10,26,406/=. The copy of verified statement of account of State Bank of Patiala (now State Bank of India), certificate issued by State Bank of Patiala (now State Bank of India) regarding sanction of loan and copy of receipts issued by the builder are annexed herewith as **annexure No. 15, 16, 17 and 18.**
- (i) It is relevant to mention here that the remaining amount of Rs. 99,117.94/= have been transferred to discharge the loan of Rs. 2,90,000/= availed on 20.01.2015 against the 6 FDRs. The copy of verified statement of State Bank of Patiala (now State Bank of India) have been filed as **annexure No.15.**
- (j) The builder Paramount Probuild Pvt. Ltd. on 11.03.2018 issued the letter dated 11.03.2018 for the offer of possession of Unit No. T-002, Tower- Tochen Total area 1075 Sq. feet in the Paramount Emotions Project and demanded Rs. 18,27,0007/= including interest on delayed payment of Rs. 1,49,152/=. The copy of letter dated 11.03.2018 for the offer of possession is annexed herewith as **annexure No.19.**
- (k) The builder Paramount Probuild Pvt. Ltd. on negotiation agreed to waive off interest of Rs. 1,49,152/= on delayed payment. To pay the 3<sup>rd</sup> installment of housing loan of Rs.18,27,007/=. the undersigned paid the marginal money of Rs. 6,25,000/= vide cheque No. 397872 dated 04.07.2018 from salary account No. 30004864306, State Bank of India, Jawahar Bhawan Branch, Ashok Marg, Lucknow and the Bank of Baroda have also released Rs. 12,02,855/= and transferred Rs. 16,77,855/= through NEFT to the builder on 18.07.2018. The copy of relevant verified statement of account relating to State Bank of India, copy of statement of account relating to Bank of Baroda and copy of receipt of Rs. 16,77,855/= issued by the builder are annexed herewith as **annexure No. 20, 21 and 22.**



(5)

- (l) The undersigned on 10.09.2018 have also paid the one year advance maintenance and other charges of Rs. 32,856/= payable to Premium Facility Management Pvt. Ltd. through NEFT from my salary account No. 30004864306, State Bank of India, Jawahar Bhawan Branch, Ashok Marg, Lucknow. The copy of relevant verified statement of account relating to State Bank of India, annexed herewith as **annexure No.23**.
- (m) The undersigned paid the e-Stamp of Rs. 1,86,317.70/= on 10.10.2018 to the Stock Holding Corporation of India Limited E-Stamping U.P. through NEFT from my salary account No. 30004864306, State Bank of India, Jawahar Bhawan Branch, Ashok Marg, Lucknow. The copy of relevant verified statement of account relating to State Bank of India, annexed herewith as **annexure No.24**.
- (n) The tripartite sub lease deed in between the undersigned & his wife Smt. Anita Singh, Greater Noida, Industrial Development Authority and M/S Paramount Probuild Pvt. Ltd. (an amalgamated Company of M/S Paramount Homeland Pvt. Limited) entered on 16.11.2018 before the Up-Nibandhak, Sadar, Greater Noida, Gautam Budh Nagar, U.P. and possession of the flat was also handed over to the undersigned and Smt. Anita Singh by the builder on the same date.
- (o) The undersigned gets the copy of above tripartite sub lease deed on 17.06.2019 from Bank of Baroda, Lawyers Colony, 37/1-A Bye pass Road, Agra, when equitable mortgage deed have been signed and entered in between the undersigned and his wife Smt. Anita Singh and Bank of Baroda, Lawyers Colony, 37/1-A Bye pass Road, Agra. The copy of tripartite sub lease deed is annexed herewith as **annexure No.25**.


It is, therefore, kindly requested to place the information before the Hon'ble Court for its kind consideration and suitable orders.

With regards.

Dated: 23. 10. 2019

Yours faithfully,

**Encl:** . 1 to 25.

  
(Pankaj Kumar Singh)  
Joint Registrar (Judicial) (Listing)  
Allahabad High Court,  
Lucknow Bench, Lucknow  
I.D.No. : U.P. 1898

उत्तर प्रदेश शासन  
नियुक्ति अनुभाग-4  
संख्या-59/दो-4-2011-32(1)/05  
लखनऊ: दिनांक 12, जनवरी, 2011

कार्यालय-ज्ञाप

महानिबन्धक, उच्च न्यायालय, इलाहाबाद के अर्द्ध शासकीय पत्र संख्या-22/पी.एस.(आर.जी.)/2010 दिनांक 19.1.2010 द्वारा उ० प्र० उच्चतर सेवा नियमावली 1975 यथासंशोधित के नियम-18,20 एवं 21 के अन्तर्गत उ० प्र० उच्चतर न्यायिक सेवा परीक्षा 2009 के माध्यम से उच्चतर न्यायिक सेवा हेतु चयनित कुल 115 अधिकारियों, जिसमें से 81 पद श्रेष्ठता एवं सीमित प्रतियोगिता परीक्षा के माध्यम से तथा 'बार' से सीधी भर्ती के अन्तर्गत 34 अभ्यर्थियों की संस्तुति नियुक्ति पत्र निर्गत किये जाने हेतु शासन को उपलब्ध करायी गयी थी।

2- महानिबन्धक, मा० उच्च न्यायालय, इलाहाबाद द्वारा प्रेषित संस्तुति में उ० प्र० राज्य में लागू आरक्षण नियमों एवं अन्य मानदण्डों का अनुपालन सुनिश्चित नहीं किया गया था, अतः प्राप्त विधिक राय के अनुसार उ० प्र० राज्य की ओर से मा० उच्चतम न्यायालय में विचाराधीन सिविल अपील संख्या-1867/2006 मलिक मजहर सुल्तान व अन्य बनाम उ० प्र० लोक सेवा आयोग व अन्य में आई.ए. संख्या-83/2010 उ० प्र० राज्य सरकार बनाम उच्च न्यायालय, इलाहाबाद योजित की गयी। उक्त आई.ए. में पारित मा० उच्चतम न्यायालय के आदेश दिनांक 16.8.2010 के अनुपालन में महानिबन्धक, उच्च न्यायालय, इलाहाबाद के उपरोक्त संदर्भित पत्र दिनांक 19.1.2010 में संस्तुत विभागीय 81 न्यायिक अधिकारियों में से 76 अधिकारियों की उ० प्र० उच्चतर न्यायिक सेवा में नियुक्ति/तैनाती विषयक कार्यालय ज्ञाप संख्या-2371/दो-4-2010-32(1)/2005 दिनांक 4.9.2010 निर्गत किया गया।

3- उ० प्र० उच्चतर न्यायिक सेवा परीक्षा 2009 के माध्यम से सीधी भर्ती के अन्तर्गत उ० प्र० उच्चतर न्यायिक सेवा में चयनित 34 अभ्यर्थियों के बारे में मा० उच्चतम न्यायालय द्वारा उपरोक्त संदर्भित आई.ए. संख्या-83/2010 में पारित आदेश दिनांक 15.11.2010 द्वारा राज्य सरकार को यह निर्देश दिये गये कि समस्त चयनित अभ्यर्थियों के नियुक्ति आदेश निर्गत कर दिये जायें। साथ ही उक्त आदेश दिनांक 15.11.2010 में मा० उच्चतम न्यायालय द्वारा मा० उच्च न्यायालय इलाहाबाद को प्रश्नगत सीधी भर्ती के चयन में आरक्षण कोटा पूर्ण किये जाने सम्बन्धी अन्य निर्देश भी दिये गये।

4- अतएव प्रश्नगत आई.ए. संख्या-83/2010 में पारित मा० उच्चतम न्यायालय के आदेश दिनांक 15.11.2010 के अनुपालन में महानिबन्धक, उच्च न्यायालय, इलाहाबाद के उपरोक्त संदर्भित अर्द्धशासकीय पत्र दिनांक 19.1.2010 द्वारा प्राप्त मा० उच्च न्यायालय, इलाहाबाद की संस्तुति के आधार पर



उ० प्र० उच्चतर न्यायिक सेवा नियमावली 1975 यथा संशोधित के नियम-22 (1) एवं 22 (2) के अन्तर्गत उपरोक्तानुसार 'बार' से सीधी भर्ती के निम्नांकित अधिकारियों को प्रस्तर-2/3 में उल्लिखित शर्तों/प्रतिबन्धों के तहत उ० प्र० उच्चतर न्यायिक सेवा में नियुक्त/तैनात करने की श्री राज्यपाल सहर्ष स्वीकृति प्रदान करते हैं:-

क्रमांक	अभ्यर्थी का नाम/पिता का नाम	पत्र व्यवहार का पता
1-	श्रीमती कमलेश कुच्छल पत्नी श्री आशुतोष गुप्ता	द्वारा श्री सुनील मिश्रल म.न. -3, प्रेमपुरम मल्लीपुर रोड, जिला- सहारनपुर, उ० प्र०-247001
2-	श्री उत्कर्ष चतुर्वेदी पुत्र श्री विहारी लाल चौबे	93 पतनगर, फोरबिसगंज, जिला-गोण्डा, उ० प्र०-271001
3-	श्री जय प्रकाश पाण्डेय पुत्र श्री कन्हैया पाण्डेय	251, न्यू आशियाना सी.जी. एच.एस. लिमिटेड, प्लॉट न०-10, सेक्टर-6 द्वारका, नई दिल्ली- 1100075
4-	श्री वेदपाल सिंह पुत्र श्री इन्द्रजीत सिंह	72/82 अग्रसेन विहार, प० नई मण्डी, जिला- सुपुल, उ० प्र०-251001
5-	श्री राजकुमार सिंह पुत्र श्री अमर बहादुर सिंह	एम.डी.-13, सेक्टर-सी, निकट-नेहरूबाल बाटिका, अलीगंज, जिला-लखनऊ उ० प्र०-226024
6-	श्री पंकज कुमार सिंह पुत्र श्री सत्य नारायण सिंह	बी-4/63 विनय खण्ड, गोमतीनगर, जिला-लखनऊ, उत्तर प्रदेश-226010
7-	श्री कुलदीप सक्सेना पुत्र श्री जे.के. सक्सेना	22/51 सेक्टर-25, इन्दिरा नगर, जिला-लखनऊ, उ० प्र०- 26008
8-	श्री देवेन्द्र सिंह पुत्र स्व० श्री रूप सिंह	चेम्बर न०-X-39 ए, सिविल बिल्डिंग तीस हजारी कोर्ट, दिल्ली- 110054

5- उपरोक्तानुसार नियुक्ति सिविल अपील संख्या-1867/2006 मलिक मजहर सुल्तान व अन्य बनाम उ० प्र० लोक सेवा आयोग व अन्य में योजित आई.ए. संख्या-83/2010 उ० प्र० राज्य सरकार बनाम उच्च न्यायालय, इलाहाबाद एवं आई. संख्या-84/2010 में पारित मा० उच्चतम न्यायालय के अन्तिम निर्णय के अधीन होगी।

6- उपरोक्त आई.ए. संख्या-83/2010 में पारित मा० उच्चतम न्यायालय के आदेश दिनांक 16.8.2010 एवं 15.11.2010 के अनुपालन में महानिबन्धक, उच्च न्यायालय इलाहाबाद के पत्र दिनांक 19.1.2010 द्वारा संस्तुत प्रोन्नति कोटे/सीधी भर्ती के उच्चतर न्यायिक सेवा के अधिकारियों एवं उच्च न्यायालय, इलाहाबाद द्वारा उक्त बैच 2009 के अन्तर्गत आरक्षण कोटा पूर्ण होने के संदर्भ में किये जाने वाले चयन से नियुक्त होने वाले अधिकारियों की पारस्परिक श्रेष्ठता मा० उच्च न्यायालय, इलाहाबाद द्वारा उ० प्र० उच्चतर न्यायिक सेवा नियमावली 1975 यथासंशोधित के अन्तर्गत निर्धारित की जायेगी।

श्री राज्यपाल की आज्ञा से

(नेतृत्व)  
प्रमुख सचिव

संख्या-59(1)/दो-4-2011 तददिनांक।

प्रतिलिपि निम्नलिखित को कृपया सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित:-

1- निदेशक, मुद्रण लेखन सामग्री, उ० प्र० इलाहाबाद को उ० प्र० गजट के आगामी हिन्दी तथा उर्दू अंक में प्रकाशनार्थ।

विशेष वाहक द्वारा

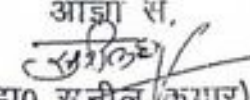
2- महानिबन्धक, मा० उच्च न्यायालय, इलाहाबाद को उनके अर्द्ध शासकीय पत्र संख्या-22/पी.एस.(आर.जी.) दिनांक 19.1.2010 के संदर्भ में इस विज्ञप्ति की 08 अतिरिक्त प्रति, सम्बन्धित अभ्यर्थियों द्वारा परीक्षा में सम्मिलित होने हेतु भरे गये आवेदन प्रपत्रों एवं उनके संलग्नकों सहित मूलरूप में तथा उपरोक्त अभ्यर्थियों के विषय में चिकित्सा परिषद की स्वास्थ्य परीक्षण रिपोर्ट मूलरूप में, इस मन्तव्य के साथ प्रेषित कि उक्त अभ्यर्थियों में से यदि कोई मा० उच्च न्यायालय द्वारा निर्धारित समयसीमा में बिना समुचित कारणों के अपना योगदान सेवा में प्रस्तुत नहीं करते हैं तो उसकी स्थिति से शासन को अविलम्ब अवगत कराने का कष्ट करें। इसके अतिरिक्त अभ्यर्थियों की तैनाती के सम्बन्ध में निर्गत होने वाले मा० न्यायालय के आदेश की प्रति तथा अभ्यर्थियों के कार्यभार ग्रहण करने की तिथि/समय सहित सूचना शासन को कृपया तत्काल प्रेषित की जाय।



- 3- प्रमुख सचिव, श्री राज्यपाल, उ० प्र० शासन।
- 4- प्रमुख सचिव मा० मुख्य मंत्री जी उ० प्र० शासन।
- 5- प्रमुख सचिव, न्याय, विधायी एवं विधि परामर्शी उ० प्र० शासन।
- 6- प्रमुख सचिव संसदीय कार्य, उ० प्र० शासन।
- 7- महालेखाकार, उ० प्र०, इलाहाबाद।
- 8- संयुक्त निदेशक, कोषागार निदेशालय, शिविर कार्यालय नवीन कोषागार भवन, कचहरी रोड, इलाहाबाद।
- 9- निदेशक, न्यायिक प्रशिक्षण तथा अनुसंधान संस्थान, उ० प्र० गोमती नगर लखनऊ।
- 10- श्री कमलेन्द्र मिश्रा, ए.ओ.आर. मा० उच्चतम न्यायालय, बी.-23 सागर अपार्टमेन्ट-6 तिलक मार्ग, नई दिल्ली।
- 11- न्याय (उच्च न्यायालय) अनुभाग/न्याय (अधीनस्थ न्यायालय) अनुभाग।

### रजिस्टर्ड

- 12- सम्बन्धित अभ्यर्थियों को इस निर्देश के साथ प्रेषित कि उनकी यह नियुक्ति पूर्णतया अस्थायी है एवं अपनी तैनाती के सम्बन्ध में महानिबन्धक उच्च न्यायालय, इलाहाबाद से तत्काल सम्पर्क स्थापित कर उनके द्वारा निर्गत किये जाने वाले आदेशों के अनुरार एवं मा० उच्च न्यायालय द्वारा निर्धारित समयसीमा के अन्दर अपने पद का कार्यभार अवश्य ग्रहण कर लें, यदि बिना समुचित कारणों के वह मा० उच्च न्यायालय द्वारा निर्धारित समयसीमा में अपना कार्यभार ग्रहण नहीं करते हैं तो उनका अन्वयन रद्द किया जायेगा तथा ऐसी स्थिति में इस सेवा में नियुक्ति के लिए उनका कोई दावा माना नहीं होगा। अभ्यर्थियों को यह भी सूचित किया जाता है कि यदि वह इस सेवा में कार्यभार ग्रहण करने के इच्छुक नहीं तो उसकी लिखित सूचना महानिबन्धक, उच्च न्यायालय, इलाहाबाद तथा संयुक्त सचिव नियुक्ति अनुभाग-4 को तत्काल भेजें। उन्हें यह भी सूचित किया जाता है कि उच्चतर न्यायिक सेवा के पद पर उनकी नियुक्ति अस्थायी रूप से इस प्रतिबन्ध के साथ की जा रही है कि उन्हें निदेशक, न्यायिक प्रशिक्षण तथा अनुसंधान संस्थान उ० प्र० लखनऊ के निर्देश प्राप्त होने पर विभागीय परीक्षा उत्तीर्ण करनी होगी। अभ्यर्थी जब तक उच्चतर न्यायिक सेवा के पद पर अस्थायी रूप से नियुक्त नहीं हो जाते हैं वह तब तक अस्थायी कर्मचारियों पर लागू शासकीय 3. सूचना संख्या-26/1/74 नियुक्ति-2 दिनांक 11.6.75 में दी गयी बातों के अधीन रहेंगे। अभ्यर्थियों को कार्यभार ग्रहण करने हेतु कोई रजिस्ट्रार भर्ता अनुमन्य नहीं होगा।
- 13- गार्ड फाइल।

आज्ञा से,  
  
(डा० सुनील कुमार)  
अनु सचिव।



# HIGH COURT OF JUDICATURE AT ALLAHABAD

## NOTIFICATION

DATED: ALLAHABAD: January 15, 2011

No 40 / DR(S)/2011

Pursuant to Government Office Memorandum No. 59/ II-4-2011-32(1)/ 05 dated 12.01.2011, Smt. Kamlesh Kuchchal, Advocate is appointed as direct recruit from the Bar to U.P. Higher Judicial Service and posted as Additional District & Sessions Judge, Hathras.

No 41 / DR(S)/2011

Pursuant to Government Office Memorandum No. 59/ II-4-2011-32(1)/ 05 dated 12.01.2011, Sri Utkarsh Chaturvedi, Advocate is appointed as direct recruit from the Bar to U.P. Higher Judicial Service and posted as Additional District & Sessions Judge, Bahraich.

No 42 / DR(S)/2011

Pursuant to Government Office Memorandum No. 59/ II-4-2011-32(1)/ 05 dated 12.01.2011, Sri Jai Prakash Pandey, Advocate is appointed as direct recruit from the Bar to U.P. Higher Judicial Service and posted as Additional District & Sessions Judge, Gorakhpur.

No 43 / DR(S)/2011

Pursuant to Government Office Memorandum No. 59/ II-4-2011-32(1)/ 05 dated 12.01.2011, Sri Ved Pal Singh, Advocate is appointed as direct recruit from the Bar to U.P. Higher Judicial Service and posted as Additional District & Sessions Judge, Budaun.

No 44 / DR(S)/2011

Pursuant to Government Office Memorandum No. 59/ II-4-2011-32(1)/ 05 dated 12.01.2011, Sri Raj Kumar Singh, Advocate is appointed as direct recruit from the Bar to U.P. Higher Judicial Service and posted as Additional District & Sessions Judge, Lucknow.

No 45 / DR(S)/2011

Pursuant to Government Office Memorandum No. 59/ II-4-2011-32(1)/ 05 dated 12.01.2011, Sri Pankaj Kumar Singh, Advocate is appointed as direct recruit from the Bar to U.P. Higher Judicial Service and posted as Additional District & Sessions Judge, Unnao.

No 46 / DR(S)/2011

Pursuant to Government Office Memorandum No. 59/ II-4-2011-32(1)/ 05 dated 12.01.2011, Sri Kuldeep Saxena, Advocate is appointed as direct recruit from the Bar to U.P. Higher Judicial Service and posted as Additional District & Sessions Judge, Mau.



No 47 / DR(S)/2011

Pursuant to Government Office Memorandum No. 59/ II-4-2011-32(1)/ 05 dated 12.01.2011, Sri Devendra Singh, Advocate is appointed as direct recruit from the Bar to U.P. Higher Judicial Service and posted as Additional District & Sessions Judge, Farrukhabad

BY ORDER OF THE COURT.

(DINESH GUPTA)  
REGISTRAR GENERAL

No. 22 /DR (S)/2011: Allahabad: Dated: January 15, 2011.

Copy forwarded for information and necessary action to:

1. The Executive Chairman, U.P. State Legal Services Authority, Third Floor, Jawahar Bhawan Annexe, Lucknow-226001.
2. Pramukh Sachiv, Niyukti, U.P. Shasan, Lucknow.
3. Pramukh Sachiv, Nyay Evam Vidhiparamarshi, Uttar Pradesh Shasan, Lucknow.
4. The Director, Institute of Judicial Training & Research, U.P., Vineet Khand, Gomti Nagar, Lucknow. (Information available on E-mail).
5. The Additional Director, Treasury, Camp Office, First Floor, New Treasury Building, Kutchery Road, Allahabad.
6. The Registrar, High Court, Lucknow Bench, Lucknow with the request to place this notification before the Hon'ble Judges sitting at Lucknow for their Lordships kind perusal. (Information available on E-mail).
7. All the District & Sessions Judges Subordinate to the High Court of Judicature at Allahabad. (Information available on E-mail).

The above mentioned direct recruits from Bar may be permitted to join their posts in pursuance of the Government Office Memos.

The Officers mentioned above shall hand over charge of their present posts and shall proceed to take over charge of their new postings immediately.

The Certificates of handing and taking over charge may please be sent to the Deputy Registrar (Services), High Court, Allahabad forthwith.

It is to add that local arrangement shall be made by you in pursuance to the circular letter No.27/D.R. (S)/2000 dated 21.6.2000.

8.

S/sri

Sl. No.	Name of the Candidates S/Sri
1.	Smt. Kamlesh Kuchchal, W/o Sri Ashutosh Gupta, C/o Sri Sunil Mittal, House No.3, Premapuram Malhipur Road, Saharanpur, U.P. 247001
2.	Sri Ulkarsh Chaturvedi S/o Sri Bihari Lal Chaubey, 93 Panrugar, Forbisganj, Gonda U.P. 271001
3.	Sri Jai Prakash Pandey, S/o Sri Kanhaiya Pandey, 251 New Ashiyana C.G.H.S. Ltd., Plot no. 10, Sector-6, Dwarika, New Delhi-1100075.
4.	Sri Ved Pal Singh S/o Sri Indrajeet Singh, 72/82 Agrasen Vihar, Post -Nai Manik, Muzaffarnagar-U.P.251001
5.	Sri Raj Kumar Singh S/o Sri Amar Bahadur Singh, M.D.-13, Sector-C, Near Nehru Bal Batika, Aliganj, Lucknow U.P.-226024.
6.	Sri Pankaj Kumar Singh S/o Sri Satya Narain Singh, B-4/ 63 Vinay Khand, Gomti Nagar, Lucknow U.P. 226010
7.	Sri Kuldeep Saxena S/o Sri J.K.Saxena, 22/51 Sector-25, Indira Nagar, Lucknow U.P.
8.	Sri Devendra Singh S/o late Sri Roop Singh, Chamber No.- X-39 A, Civil Wing Tees Hayari Court, Delhi-1100054

The above mentioned newly appointed Direct Recruits from the Bar shall proceed to take over charge of their posting immediately in pursuance of Government Office Memos.

9. The Publication Secretary, U.P. Judicial Services Association Office, A-1, River Bank Judges Colony, Lucknow.
10. The Registrar (Confidential), High Court, Allahabad.
11. The Joint Registrar (Inspection), High Court, Allahabad.
12. The Officer On Special Duty/Incharge Computer Centre, High Court, Allahabad.
13. The Joint Registrar (Budget), High Court, Allahabad.
14. The Section Officer (Admin. A-2 Section), High Court, Allahabad.
15. The Section Officer (Admin.A-3 Section), High Court, Allahabad.
16. The Director, Printing & Stationery, U.P. Allahabad for publication of the notification in the next issue of the Gazette.
17. P.S. to Hon'ble Judges, High Court, Allahabad with the request to place this notification before the Hon'ble Judges sitting at Allahabad for their Lordships kind perusal. (Information available on E-mail).

BY ORDER OF THE COURT,

(VIRENDRA KUMAR SRIVASTAVA)  
DEPUTY REGISTRAR (SERVICES)





कार्य भार घटाने सम्बन्धी प्रमाण पत्र

प्रमाणित किया जाता है कि न्यायालय अपर जिला एवं गैर न्यायपालिका कार्य न-7 उन्नाव का पदभार माननीय उच्च न्यायालय की विज्ञापित रा0-45/डी नर(एन) 2011 दिनांकित 15 जनवरी, 2011 के अनुसार आज दिनांक 17.1.2011 को पूर्णतः घटाया गया।

*Lambaj Kumar Singh*  
17.1.2011

कार्यग्रहण अधिकारी

(श्री प्रकाश कुमार सिंह)

प्रतिरस्ताद्वारा  
*[Signature]*  
17/01/11  
जिला न्यायाधीश

पत्रांक 158 / प्रथम-15 -2011 उन्नाव 18 जनवरी 2011

प्रतिलिपि निम्न को सूचनाार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित-

- 1-महानिबन्धक, माननीय उच्च न्यायालय, इलाहाबाद।
- 2-निबन्धक, माननीय उच्च न्यायालय, लखनऊ, पीठिका, लखनऊ।
- 3-सचिव, नियुक्ति अनुभाग-4, उ0प्र0 शासन, लखनऊ।
- 4-सचिव, उ0प्र0 शासन, न्याय विभाग, लखनऊ।
- 5-सहायक, निबन्धक (सहाय) माननीय उच्च न्यायालय, इलाहाबाद।
- 6-सयुक्त निदेशक कोषागार शिविर कार्यालय प्रथम तल न्यू ट्रजरी बिल्डिंग कवेहरी रोड, इलाहाबाद।
- 7-सयुक्त निबन्धक (माननीय) माननीय उच्च न्यायालय, इलाहाबाद।
- 8-सयुक्त निबन्धक (कम्प्यूटर) माननीय उच्च न्यायालय, इलाहाबाद।
- 9-वैयक्तिक सचिव, माननीय निरीक्षण न्यायाधीश (जनपद न्यायालय उन्नाव) माननीय उच्च न्यायालय लखनऊ, पीठिका लखनऊ।
- 10-निदेशक, प्रिन्टिंग एण्ड स्टेशनरी उ0प्र0 इलाहाबाद।
- 11-उपनिबन्धक (लेखा) माननीय उच्च न्यायालय, इलाहाबाद।
- 12-वरिष्ठ कोषाधिकारी, उन्नाव।
- 13-सम्बन्धित अधिकारी।

*[Signature]*  
जिला न्यायाधीश  
उन्नाव  
17-1-11  
S.A.C.

*[Signature]*



Lucknow Bench, Lucknow


Date: 14.10.2019

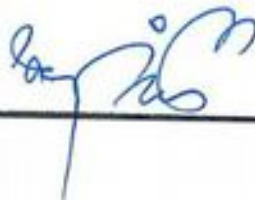
**To Whom It May Concern:**

Certified that Sri Pankaj Kumar Singh, HJS, Joint Registrar(J) (Listing), High Court, Allahabad, Lucknow Bench, Lucknow has drawn salary for the month of September-2019 at the following rate:

Pay	Rs.63070=00
Special Pay	Rs. 400=00
Dearness Allowance(@154%)	Rs. 97125=00
Sumptuary Allowance	Rs. 3,100=00
R.O. Allowance	Rs. 300=00
House Rent Allowance	Rs. 11040=00
Medical Allowance	Rs. 1000=00
City Compensatory Allowance	Rs. 450=00
Interim Relief	<u>Rs. 18921=00</u>
<b>Gross Total</b>	<b>Rs.1,95,409=00</b>
<b><u>Deductions</u></b>	
N.P.S.(Pran)	Rs.16,020=00
G.I.S.	Rs.400=00
Income Tax	<u>Rs.40,000=00</u>
<b>Total deductions</b>	<b>Rs.56,420=00</b>
<b>Net Amount =</b>	<b><u>Rs. 1.38,989=00</u></b>

(Rs. One lac Thirty eight thousand nine hundred eighty nine only)

  
Joint Registrar (Judicial Accounts)  
High Court of Judicature at Allahabad  
Lucknow Bench  
Lucknow





From,  
Pankaj Kumar Singh, H.J.S.,  
Joint Registrar (Judicial) (Listing)  
Allahabad High Court,  
Lucknow Bench, Lucknow

To,  
The Registrar General,  
Hon'ble High Court  
Allahabad

Through  
Senior Registrar,  
Allahabad High Court,  
Lucknow Bench, Lucknow

No. 5322

dt. 07-06-2019

Sub:- Intimation of purchase of CIAZ ALPHA PETROL CAR No. UP32 KT 2606 from KTL Automobiles Pvt. Ltd., Cyber Heights, Vibhuti Khand, Gomti Nagar, Lucknow

Respected Sir,

1. It is most respectfully submitted here that on 14.05.2019 undersigned booked CIAZ ALPHA PETROL CAR in KTL Automobiles Pvt. Ltd., Cyber Heights, Vibhuti Khand, Gomti Nagar, Lucknow, an authorized dealer of Maruti Suzuki.

2. The undersigned intended to sold his old Swift Dzire LDI Car No. UP32 DB 4800, which has already shown in property statement submitted by the undersigned for the financial year 2012-13, to KTL Automobiles Pvt. Ltd. in lieu of new CIAZ ALPHA PETROL CAR.

3. As per the quotation/proforma invoice issued by the KTL Automobiles Pvt. Ltd. on 14.05.2019, the on road price of new CIAZ ALPHA PETROL CAR is Rs. 11,45,434/=. As per the tax invoice issued by the KTL Automobiles Pvt. Ltd. the ex-show room price of New CIAZ ALPHA PETROL CAR is Rs. 9,97,689/=.





4. The KTL Automobiles Pvt. Ltd. assessed the value of old Swift Dzire LDI UP 32 DB 4800 as Rs. 2,20,000/= alongwith exchange bonus of Rs. 25,000/= and corporate offer of Rs. 10,000/=, total Rs. 2,55,000/=, accordingly after deduction of the assessed value of Rs.2,20,000/= of old Swift Dzire LDI Car UP 32 DB 4800 and adjustment of discount of Rs. 35,000/- (Rs.25,000/= exchange bonus and Rs.10,000/= corporate offer), the total amount for New CIAZ ALPHA PETROL CAR would comes to Rs. 8,90,434/=. The copy of quotation/proforma invoice is annexed herewith as annexure No.1.

5. To pay Rs. 8,90,434/=. I availed a loan from Bank of Baroda, Indira Nagar Branch, Lucknow.

6. On 17.05.2019, the Bank of Baroda sanctioned Rs. 8,90,000/= to the undersigned to purchase a new car @ of interest 8.95% repayable in 72 monthly installments. EMI Rs. 16,021/= commencing from one month after disbursement. The copy of loan sanction letter dated 17.05.2019 is annexed herewith as annexure No.2.

7. The Bank of Baroda have issued demand draft No.991572, dated 17.05.2019 of Rs. 8,90,434/= (Loan amount of Rs. 8,90,000/= and Rs.434/= debited from my saving account No.22390100019037 in Bank of Baroda) in favour of KTL Automobiles Pvt. Ltd.. The copy of demand draft No.991572, dated 17.05.2019 of Rs. 8,90,434/= issued by the Bank of Baroda, copy of receipt of demand draft No.991572, dated 17.05.2019 of Rs. 8,90,434/= and copy of certificate issued by the Bank of Baroda are annexed herewith as annexure No.3, 4 & 5.

8. Thereafter on 19.05.2019 KTL Automobiles Pvt. Ltd. purchased old Swift Dzire LDI UP 32 DB 4800 from the undersigned and after deducting Rs.

*Ray*

*Ray*



# KTL AUTOMOBILE PVT. LTD.

Cyber Height, Vibhuti Khand, Gomti Nagar, Lucknow.  
Mob.: +91-7571009101, www.nexaexperience.com, Pin Code - 226010  
GSTIN : 09AAGCK5437N1ZY  
IVRs : 8303585858

Name : Mr. Pankaj kumar Singh  
Address : B-4/63, Vinay Khand, Gomti Nagar  
Lucknow (U.P.)  
Ph. No. : 94150-28118  
Vehicle Model : Ciaz Alpha (P)  
Date : 14-05-2019

## QUOTATION / PROFORMA INVOICE

S.No.	Particulars	Price
1.	Ex-Showroom Price	9,97,689/-
2.	Insurance	4,0070/-
3.	Extended Warranty	16,957/-
4.	Registration	82,415/-
5.	GNA Package	7,124/-
6.	My Nexa Card	1,180/-
	<b>TOTAL</b>	<b>11,45,434/-</b>

Old Car Value :- (-) 2,20,000/-  
Exchange Bonus (-) 25,000/-  
Corporate offer (+) 10,000/-  
**890,434**

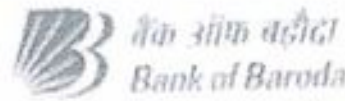
### Terms & Conditions :

- All products are as per company's standard specifications.
- Price quoted above are subject to change without notice & that prevailing at time of delivery will be applicable irrespective when the order was placed and or accepted by us.
- PAYMENT : delivery against full payment in case or by bank draft payable at Lucknow.
- Bank draft/cheque should be in the name of KTL AUTOMOBILE PVT. LTD.
- Any scheme /offer written on the bank side of the quotation is invalid.
- All disputes subject to Lucknow Jurisdiction only
- RTGS Details: HDFC Bank type of A/c cash/credit.  
A/c No. 50200030043149, IFSC Code - HDFC0003802  
Branch - CP-6 Vikrant Khand, Gomti Nagar, Lucknow - 226010

For **KTL AUTOMOBILE PVT. LTD.**



*[Handwritten signature]*



## LETTER OF SANCTION TO THE BORROWER

BOB/ADV/

Place: Lucknow

Date: 17/05/2019

To

Mr. PANKAJ KUMAR SINGH S/O SATYA NARAIN SINGH,  
B 4 BY 63 VINAY KHAND GOMTI NAGAR  
LUCKNOW  
LUCKNOW  
Uttar Pradesh  
226010

Dear Sir,

**RE:** Your request for Baroda Auto Loan Limit of Rs. 890000

With reference to your application/letter of 17/05/2019, we are pleased to inform you that we have sanctioned you the above credit facility, on the terms and conditions as under :

**TERMS AND CONDITIONS**

PURPOSE OF LOAN	: PURCHASE OF NEW CAR
FACILITY	: Term Loan Under Baroda Auto Loan
TOTAL COST	: Rs. 1085174
LIMIT	: Rs. 890000
MARGIN	: 17.99 %
RATE OF INTEREST	: Under Floating option, <b>0.00 %</b> above <b>ONE YEAR MCLR</b> + Strategic Premium per annum with monthly rests. i.e., applicable rate is <b>8.95 %</b> (at present), being <b>ONE YEAR MCLR</b> is <b>8.7 %</b> and Strategic Premium is <b>0.25 %</b>
TOTAL PERIOD	: 72 months
REPAYMENT	: Repayable in 72 Monthly Installments
EMI	: Rs. 16021
COMMENCING FROM	: One Month After Disbursement
DOCUMENTATION CHARGES	: Rs. 0.00
PROCESSING CHARGES	: Rs. 590.00 (inclusive of Upfront Charges/ Out of pocket expenses)
UPFRONT CHARGES/ Out of pocket expenses	: Rs. 0.00

*Pankaj Kumar Singh*

*Pankaj*



NAME OF GUARANTOR

NOT APPLICABLE

DISBURSEMENT

Direct to the dealer through Banker's Cheque except margin include in the exchange of old car

**SECURITIES :**PRIMARY

Hypothecation of vehicle Make &amp; Model Maruti, Ciaz Alpha P

COLLATERAL

NOT APPLICABLE

**SECURITY DOCUMENTS**

- 1) D.P. Note Signed by the borrower (Idoc 2)
- 2) Instrument of Hypothecation of Vehicles (Idoc 20)
- 3) Blank TTO form (in duplicate) duly signed by the borrower (Misc)
- 4) Letter of Authority to make payment directly to dealers (Idoc 72) ✓
- 5) Attestation Memo (Idoc 1)
- 6) Letter of Installment with Acceleration Clause (Idoc 57)
- 7) Declaration Cum Undertaking Cum Authority
- 8) Loan Agreement - Cum - Instrument of Hypothecation / Pledge (Idoc-17D) ✓

**OTHER CONDITIONS**

- 1) Bank will have right to carry out inspection of vehicle and the charges thereof will be borne by the borrower.
- 2) Vehicle is to be insured under comprehensive insurance policy with Bank's clause and a copy of the insurance policy to be deposited with the Bank.
- 3) Bank's charge on the vehicle to be noted with RTO with Bank's name as financier and a copy of RC book / Registration of vehicle to be deposited with the Bank.
- 4) Penal interest @ 2% p.a will be charged for non - payment / delayed payment on overdue amount.
- 5) Equated monthly instalments are fixed for the convenience of the borrower, whereby interest payable towards the loan is spread over the entire term of repayment fixed. The repayment of all such equated monthly instalment will not be construed as full repayment / settlement of loan account. On payment of all equated monthly instalments, residual amount if any, in the account due to debiting of overdue / penal interest / additional interest as a consequence of revision in interest rates, other incidental charges shall be paid separately by the borrower.
- 6) The existing insurance policy to be transferred in the name of borrower with Bank's clause
- 7) Mandate for recovery of EMIs through ECS to be executed by the Borrower.
- 8) Unified Processing charges at the rate prescribed by the Bank and Service Tax and Education - Cess thereon as prescribed by Government of India will be borne by the borrower.
- 9) This sanction is valid for four months only.

*Sanjay Kumar Singh*

*Sanjay Kumar Singh*

10) Bank reserves the right to recall the concessions if account is not conducted satisfactory as per stipulated terms of sanction.

11) Borrower to note that Floating Rate of Interest will undergo change as and when Bank will revise Floating Rate or 1 Year MCLR wherever is applicable.

12) Rate of Interest shall be reset on annual basis.

13) Rate of Interest is linked to One Year MCLR of the Bank.

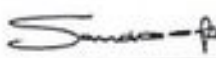
14) The MCLR prevailing on the date of disbursement will be applicable till the next reset date i.e. one year, irrespective of the changes in the MCLR during the interim period

the facility is granted to you for a period of 72 months, subject to annual renewal, the Bank reserves the right to recall the facility or alter the terms and conditions at any time, during the currency of the facility.

Bank also reserves the right to discontinue the facility/advance and to with-hold/stop any disbursement, without giving any notice in case of non-compliance/breach of any of the terms and conditions stipulated herein, or any informations / particulars furnished to us found to be incorrect or in case of any development or situations wherein in the opinion of the Bank, its interest will be/ is likely to be prejudicially affected by such continuation or disbursements.

If the above terms and conditions are acceptable to you, kindly arrange to return a copy of this letter duly signed, for having found acceptable/accepted the terms and conditions of sanction.

Yours faithfully,

  
Branch Manager



Accepted

  
(Mr. PANKAJ KUMAR SINGH S/O SATYA NARAIN SINGH)  
[Borrower]







बैंक ऑफ बड़ोदा

Bank of Baroda

सेक्टर - १४, इंदिरानगर, लखनऊ - २२६ ०१६

SECTOR - 14, INDIRA NAGAR, LUCKNOW - 226 016

RTGS/NEFT IFSC CODE BARB0INDLUC

58000015106004

बैंकर्स | BANKER'S  
बैंक | CHEQUE

1 7 0 5 2 0 1 9

D D M M Y Y Y Y

कार लोन डिस्पेंसमेंट  
KTL AUTOMOBILE PVT LTD

DR MR PANKAJ KUMAR SINGH

या उनके आदेश पर

Or Order

असठ्ठ एघट लख नइंतु थुसंड फुअर हुण्ड्रेड

THIRTY FOUR ONLY

₹ 8,90,434

NOT OVER INR 8,90,434.00

कृते बैंक ऑफ बड़ोदा For Bank of Baroda

भारत कूट ALPHA CODE  
INDLUC

BC/2015MWJ

(BC Alpha Prefix)

Sandesh

Sandesh

ए.ए.नं./S.S. NO.  
SANDESH KUMAR SINGH  
8-7113

ए.ए.नं./S.S. NO. (G-2189

991572 2260120471

12

*Sandesh*

KTL AUTOMOBILE PVT LTD.  
CYBER HEIGHTS,VIBHUTI KHAND,GOMTI NAGAR,  
LUCKNOW(N3)  
Regd Office:-22/3BHAGWATI NIWAS GOKHLE MARG LUCKNOW  
State Name : Uttar Pradesh, Code : 09  
CIN: U50500UP2017PTC092082  
Contact : 8303585858,8303585858  
GST No.: 09AAGCK5437N1ZY

PHONES : 8303585858  
Fax :

ORIGINAL COPY

RECEIPT NO : NEXA-001273

DATE 19-5-2019

Received with Thanks from :- MR.PANKAJ KUMAR SINGH , B-4/63 VINAY KHAND-GOMTI NAGAR ,State : Uttar Pradesh City :-  
LUCKNOW, Thana :- , PHONE :-

PAYMENT DEPOSITED :

8,90,434.00

DD NO-991572.DT-17.5.19.BOB,INDIRA NAGAR LUCKNOW

RS : 8,90,434.00

INR Eight Lakh Ninety Thousand Four Hundred Thirty Four Only

Note:

1. All Disputes subject to LUCKNOW Jurisdiction only.
2. Price Prevailing at the time of delivery will be the actual price.
3. Receipt subject to realisation of cheque/DD/Pay Order.

*Pankaj Kumar Singh*  
Customer Signature

KTL AUTO MOBILE PVT. LTD.  
For KTL AUTOMOBILE PVT LTD.  
NEXA  
AUTHORISED SIGNATORY  
GST-09AAGCK5437N1ZY  
Authorised Signatory

*Pankaj Kumar Singh*

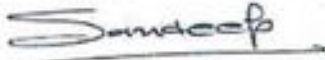




**TO WHOMSOEVER IT MAY CONCERN**

We have sanctioned car loan of Rs 8,90,000/- account no 58000600000133 to Mr Pankaj Kumar Singh dated 17-05-2019 and we have issued a banker's cheque in favour of M/S KTL AUTOMOBILE PVT LTD of amount Rs 8,90,434/- as per quotation for Ciaz Alpha(P) issued by the dealer. We also confirm that margin amount Rs 434/- has been debited from his saving account no- 22390100019037 dated 17.05.2019.

Regards



Senior Branch Manager  
Sector 14 Indira Nagar



सेक्टर-14 शाखा : म०न०-14/453, सेक्टर-14, इन्दिरा नगर, लखनऊ - 226 016  
Sector-14 Branch - H.No.- 14/453, Sector-14, Indira Nagar, Lucknow-226016

**TRUE VALUE****MARUTI SUZUKI**

No.

2701

**PURCHASE RECEIPT**

Date: 19.05.19

We **KTL Automobile Pvt. Ltd.** have taken the delivery of vehicle having registration no. UP32DB4800 bearing chassis no. 225857, engine no. 335502 model Swift Drive year 2019 colour white from Mr./Ms./M/s Pankaj Kumar Singh daughter/son Mr./Ms. S.N. Singh to B-4/63 Vinay Khand Gomb. Nagar, Lucknow. on date 19.05.19 at 4.15 a.m./p.m. at **LUCKNOW** city.

**PRICE**

220000/-

**EXCHANGE BONUS**

25000/-

**TOTAL PRICE**

245000/-

We will be responsible for its maintenance, accident, road tax, insurance, fines or any kind of misuse after taking the delivery of vehicle. We have taken original registration certificate.

Witness

Pankaj Kumar Singh  
19/05/2019

**KTL Automobile Pvt. Ltd.**

Plot No. 513 Opposite Anshal Sushant  
Golf City, Bahadurpath, Lucknow - 226012 Mobile : 7408411398, 7408411389

**ALL DAYS OPEN 10.00 - 18:30 hrs.**

KTL AUTOMOBILE PVT. LTD.  
Signature of Manager  
AUTHORISED SIGNATORY  
GST-C9AAGCK5437N1ZV

9415029119 Regd. Off : "Bhagwati Niwas", 22/3, Gokhale Marg, Lucknow-226001

*(Handwritten signature)*



TAX INVOICE

(Original - Buyer's Copy)

**KTL AUTOMOBILE PVT LTD.**  
 CYBER HEIGHTS,VIBHUTI KHAND,GOMTI NAGAR,  
 LUCKNOW(N3)  
 Regd Office:-22/3BHAGWATI NIWAS GOKHLE MARG LUCKNOW  
 GSTIN/UIN: 09AAGCK6437N1ZY  
 State Name : Uttar Pradesh, Code : 09  
 CIN: U60500UP2017PTC092082  
 Contact : 8303585858,8303585858  
 PHONES 8303585858

**MR.PANKAJ KUMAR SINGH**  
 B-4/83 VINAY KHAND-GOMTI NAGAR  
 Thana :  
 City : LUCKNOW State : Uttar Pradesh  
 Phone : 9415028118 Customer PAN No: AQYPS2437D  
**MR.SATYA NARAYAN SINGH**  
 Post office :  
 State Code : 09

INVOICE NO : 13ND-0356 INVOICE DATE : 16-5-2019  
 DELIVERY DEALER CODE: 13ND BOOKING DEALER CODE: 13ND  
 ALLOTMENT NO :  
 CUSTOMER TYPE : Body of Individuals DATE OF BOOKING : 14-5-2019  
 FINANCED BY : BANK OF BARODA INDIRA NAGAR BRANCH LUCKNOW

PARTICULAR	HSN/SAC	Qty	Rate	UOM	AMOUNT
THE NEW CIAZ Alpha Petrol Engine No : K15BN-1059865 Chassis Number : MA3EXGL1S00-390703 Color : PEARL SNOW WHITE(PS WHITE)	87033191	1 pc	6,63,923.45	pc	6,63,923.45
				OUTPUT CGST	92,949.28
				OUTPUT SGST	92,949.28
				OUTPUT GST CESS17%	1,12,866.99

Amount :  
 Amt.In words :INR Nine Lakh Sixty Two Thousand Six Hundred Eighty Nine Only 9,62,689.00 Dr

EX SHOWROOM PRICE 9,97,689.00

1. All Disputes subject to LUCKNOW Jurisdiction only.

Discount adjusted above : 35,000.00

RECEIVED BY E.&.O.E.  
 for KTL AUTOMOBILE PVT LTD.

*Pankaj Kumar Singh*  
 Customer Signature

CHECKED BY

*SP*  
 PREPARED BY

Authorised Signatory

Branch/Depo : 1-OPP-HAL INDIRA NAGAR,LUCKNOW, 2-SEMRA FAIZABAD ROAD,LUCKNOW, 3-NEAR-TELCO DEVA ROAD,DHAVA LUCKNOW,  
 4-KHASARA NO-104,SARDARI KHERA ALAMBAGH LUCKNOW, 5-GRAM GULLUPUR,HARCHANDPUR,KATHWARA RAEBARELI, 6-R SQUARE  
 VIPUL KHAND ADJACENT TO CITY MALL,GOMTI NAGAR,LUCKNOW, 7-ISMAILGANJ,OPP-HIGH COURT,ISMAILGANJ,LUCKNOW, 8  
 -SOMVANSHI COMPLEX,LUCKNOW ALLAHABAD ROAD,, TOWN AREA,UNCHAHAR RAEBARELI, 9-PLOT NO-E-32,UPSIDC INDUSTRIAL AREA,  
 TIKARIA, GAURIGANJ,AMETHI, 10-MOHANLALGANJ,TILOI RAEBARELI

*Signature*



**GOVERNMENT OF UTTAR PRADESH**  
**Transport Department Transport Nagar RTO Lucknow (UP32)**  
**FORM 23**



**CERTIFICATE OF REGISTRATION**

Registration No: UP32RT2806  
 Description of Vehicle: MOTOR CAR  
 Dealer's Name & Address: KTL AUTOMOBILE PVT LTD, OPP: HAL, INDIRA NAGAR FAZLABAD, ROAD LUCKNOW  
 Registration Date: 29-May-2019  
 Purpose For Printing RC: NEW  
 Owner Name: PANKAJ KUMAR SINGH, Son/Wife/Daughter of SATYA NARAYAN SINGH  
 Full Address (Permanent): B-4/63 VINAY KHAND, GOMTI NAGAR, LUCKNOW, UTTAR PRADESH-226010  
 Full Address (Temporary): B-4/63 VINAY KHAND, GOMTI NAGAR, LUCKNOW-UTTAR PRADESH-226010  
 Fitness Up To: 28-May-2024  
 Owner Serial No: 1  
 Tax Up To: One Time

**Detailed Description**

Class of Vehicle	MOTOR CAR	Link Vehicle No	
Ownership	INDIVIDUAL	Name	BHARAT S PAGE IV
Maker's Name	MARUTI SUZUKI INDIA LTD	Rear HSRP No	AA100040854
Front HSRP No	AA100040853	Month/Year of Manuf	05/2019
Type of Body	RIGID (PASSENGER CAR)	Chassis No	MAJEXGL 15000390703
No. of Cylinders	4	Eng	PETROL/HYBRID
Engine No	K15BN1059665	Cubic Capacity	1462.00
Horse Power (BHP)	103.18	Wheels	2650
Maker's Classification	C14Z SMART HYBRID	Standing Cap	0
Seating Cap (In all)	5	Orignal Wt (Kgs)	1058
Sleeper Cap	0	Current Wt (Kgs)	1520
Colour	SNOWWHITE	AC Fitted	YES
Other Criteria			
Vehicle Purchase As	Fully Built		

**Additional Particulars of all transport vehicles other than motor cabs (Gross Vehicle Weight)**

By Manuf.	Description	As Regd.	Weight (in Kgs)
a) Front:			
b) Rear:			
c) Other:			
d) Tandem:			

The motor vehicle above described is subject to Hypothecation in favour of BANK OF BARODA, SECTOR-14 INDIRA NAGAR, Lucknow, Uttar Pradesh-226001, w.e.f. 19-May-2019.

Purchase dt: 19-May-2019, Sale Amt: 997688  
 OTT Date: 19-May-2019, Amount/Recpt No: 79816

Tax Up To: One Time, Vehicle is Govt./Pvt.: PRIVATE  
 Tax Exempted or Not: NOT EXEMPTED, Date of Approval: 29-May-2019

Other State/Transfer/Conversion Details:  
 Previous Owner: , Previous RegNo: UP3201905018326  
 Old State: , Entry Date:   
 Transfer Date: , Conversion Date:

Date: 04-Jun-2019 16:05:35  
 Taxation Particulars / Advance Registration Mark Fee Details:  
 Signature of Registrar: [Signature]  
 Date: 04-Jun-2019

H 0741301

[Handwritten Signature]



# INDIA NON JUDICIAL

Government of National Capital Territory of Delhi



सत्यमेव जयते

## e-Stamp

Certificate No. : IN-DL49999213474127M  
Certificate Issued Date : 26-Dec-2014 06:33 PM  
Account Reference : IMPACC (IV)/ dl731303/ DELHI/ DL-DLH  
Unique Doc. Reference : SUBIN-DL73130396003912781380M  
Purchased by : PARAMOUNT HOMELAND PVT LTD  
Description of Document : Article Others  
Property Description : Not Applicable  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : PARAMOUNT HOMELAND PVT LTD  
Second Party : Not Applicable  
Stamp Duty Paid By : PARAMOUNT HOMELAND PVT LTD  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)



Please write or type below this line.....

### ALLOTMENT

This forms part of Allotment made this 09th day of FEBRUARY 2015 entered into between M/s Paramount Homeland Pvt. Ltd. (First Party/ Builder/ Company) and MR. PANKAJ KUMAR SINGH & MRS. ANITA SINGH (Second Party/ Allottee/s) for unit no. TOCHEN - 002 in Paramount Emotions GH-05A, Sector-1, Greater Noida.

for Paramount Homeland Private Limited  
Company

Authorised Signatory

Pankaj Kumar Singh  
Allottee/

#### Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shilestamp.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.

Pankaj



MRS. ANITA SINGH

Please refer your application dated 21/01/2015 with PARAMOUNT HOMELAND PVT. LTD. having its Corp.office at H-123 SECTOR-63. We are pleased to allot you a unit in our PARAMOUNT EMOTIONS project, at GH-05A, SECTOR -1, NOIDA EXT., GREATER NOIDA, vide allotment no PE-1502.

This Allotment letter is made on this date : 09-02-2015 between PARAMOUNT HOMELAND PVT. LTD., a company incorporated under the Indian Companies Act 1956 having its registered office at 208, SIKKA MANSION LSC, SAVITA VIHAR, DELHI-92 NEW DELHI-110092 (hereinafter referred to as the COMPANY, which expression shall include its assigns and successor etc. Unless the subject and context requires otherwise) of the one part.

AND

- A MR. PANKAJ KUMAR SINGH  
S/O SHRI. SATYA NARAIN SINGH  
B-4/63, VINAY KHAND, GOMTI NAGAR,  
LUCKNOW, UTTAR PRADESH-226010
- B MRS. ANITA SINGH  
W/O MR. PANKAJ KUMAR SINGH  
B-4/63, VINAY KHAND, GOMTI NAGAR, LUCKNOW, UTTAR PRADESH-226010

(Hereinafter referred to as the ALLOTEE/S, which expression shall include his/her assigns and successors etc. unless the subject and context requires otherwise) of the other part.

This Allotment is subject to the terms and conditions detailed in this allotment letter hereinafter and shall prevail over all other terms and conditions given in our brochures, price lists, application form and any other sale document. This cancels all previous Allotment Letters issued against this allotment. The articles and interiors demonstrated by the company in any show/villa/flat/studios/suites/AC Apartment are only to demonstrate the interior of the unit which can be done by the allottee. It is very clearly informed and understood by the allottee that the company would provide the said unit only with the items as given in the specification sheet of the broucher for the unit. Kindly quote unit details and allotment no. in all future communications with us.

The intending Allottee(s) has/have applied for registration of allotment of an Apartment in a residential complex to be developed in PARAMOUNT EMOTIONS situated at GH-05A, SECTOR -1, NOIDA EXT., GREATER NOIDA.

That the project is being executed on leasehold land allotted/leased by GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY, to the company, whereby the company is authorized to develop and market the Project, the terms and conditions of above said allotment/lease deed shall be mutatis-mutandis applicable on the allottee (s).

That execution of the sub-lease cum sale deed shall be done in favour of intending allottee(s) by the company and GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY in the forms and formats as prescribed by GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY for transfer of the leasehold title of the unit. The Applicant/s shall also be bound by the terms of GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY. The Authority may make changes in its existing bylaws, purchasable FAR compoundable FAR and green building FAR which the company may get as usual, the company would be free to purchase/utilize such FAR for construction in project. The authority may make changes in its existing bylaws, purchasable FAR compoundable FAR and green building FAR which the company may get as usual, the company would be free to purchase/utilize such FAR for construction in project. The allottee(s) here by gives his/her their prior consents for any alteration/variation/addition/deletion or modification in the plans, common areas, number and height of the units/towers/villas, specifications, change in FAR and other particulars as may be necessary due to architectural and structural reasons duly recommended and verified by architect or as directed or sanctioned by sanctioning authority(s) and shall have no objection whatsoever to it in future.

UNIT DETAILS

Type: 2BHK+2TOLIET+UTILITY/STORAGE

Block: TOCHEN

Super Area: 1075 SQ.FT

UNIT SALE PRICE Rs. 37,25,520/- ( Rupees Thirty Seven Lacs Twenty Five Thousand Five Hundred Twenty Only.)

(Inclusive of FFC, Int. Electrification, Power Backup provision 1 KVA, Lease Rent, Club Membership  
1 Open/Covered car parking has been allotted, to above mentioned unit.)

Unit no	T-002
Floor	Ground

Note : :The responsibility of the developer for all types of wooden installations and the fittings in the unit shall cease immediately after the handing over of the possession of the unit to the allottee.  
In case the company provides the Gas Pipe line (subject to availability and approval from respective Government Authority), the Refundable Security deposit and connectivity charges of the same shall be extra and has to be borne by the allottee and has to be paid at offer of possession.

*Pankaj Kumar Singh*  
Allottee(s) *Anita Singh*

For Company: Paramount Homeland Private Limited

*[Signature]*

Authorized Signatory

*[Signature]*



Extra Charges at offer of Possession

9

S.No	Description	Amount
1	IFMS	15.00 15,125.00
2	ELECTRIC METER CONNECTION CHARGES	16,500.00 16,500.00
3	WHOLE DISTRIBUTION CHARGES @ 72	72.00 77,400.00
Total		110,025.00

PAYMENT DETAILS

S.No	Receipt No.	Receipt Date	Payment Mode	Cheque No.	Cheque Date	Received Amount	S.Tax	Total
1	04200	21/01/2015	EFT	STBP20150	21/01/2015	281,300/-	8,697/-	290,000/-
* R. denote for Reverse						281,300/-	8,697/-	290,000/-

The allotment is subject to the realization of the booking amount (Cheque/Draft)

40-30-30 PAYMENT PLAN

S.No	Installment No.	Installment Date	Description	Amount(Rs)
1	AT THE TIME OF BOOKING	21/01/2015	10%	334,923/-
2	WITHIN 30 DAYS OF BOOKING	20/02/2015	30%	1,004,781/-
3	ON COMPLETING SUPER STRUCTURE	N/A	30%	1,004,781/-
4	ON OFFER OF POSSESSION	N/A	30%	1,381,031/-
Total				3,725,520/-

\* service tax extra as applicable.  
(e & o.e)

POSSESSION

Possession of the unit is likely to be given in 30 months from the date of issue of this allotment letter subject to receipt of the entire sale price, extra charges, registration charges and any other charges as may be intimated by the company. However if due to any reason beyond the control of the builder or due to any force majeure unforeseen circumstances e.g. non availability of materials, agitation etc. change in laws by the GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY/government/local authorities/court order etc. there is delay in handing over the possession of the flat, no claim by way of damages/ compensation shall lie against the company. The company shall be entitled to reasonable extension of time for completion of construction of the group housing and delivery of possession of apartment. The Company had already started the construction work at site and proposes to carry out the same in full swing, but due to the farmers agitation in Greater Noida (West) almost on daily basis (as also appearing in media) the developers are restrained from carrying out their construction activities smoothly and in continued manner. However the Company would make all efforts to carry out the construction work at site. But under these prevailing conditions, the given possession date, area and super area are tentative. The whole building area and super area shall be calculated at the time of possession. These conditions are not in Company's control. Under these circumstances the Company may be compelled to increase/ decrease area and further extend this possession date. The allottee(s) hereby give(s) his/her/their consent for the same. It is agreed and understood that, Company at its discretion shall charge chakidarana as per the policy of company in case of delay by the allottee(s) in taking the possession of the unit after the possession of the said unit is offered to him/them by the company. It is clarified and understood that certain administrative procedure carried out at the level of authority(s) are beyond the control of the company and once the company applied for providing the completion certificate to the authority(s) it shall be understood that the project is complete and thereafter company shall not be liable to pay any penalty on delayed possession or compensation whatsoever to the allottee(s).

Marketing Supriya Project Head Sapari Accounts Red HOD G. K. Sharma

For PARAMOUNT HOMELAND PRIVATE LIMITED

Authorized Signatory [Signature]  
Authorized Signatory

Date 09-02-2015

Place Delhi

For Paramount Homeland Private Limited  
Company [Signature]

Authorized Signatory

Allottee's

[Signature] [Signature]

[Signature]

[Signature]

**STATEMENT OF ACCOUNT**

LUCKNOW; PICUP  
 PICUP OFFICE; VIBHUTI KHAND  
 GOMTI NAGAR, LUCKNOW  
 Branch Code : 50643  
 Branch Phone : 2393045  
 IFSC:STBP0000643  
 MICR:226007003

**Mr. PANKAJ KUMAR SINGH**

B-4/63  
 VINAY KHAND GOMTI NAGAR  
 LUCKNOW  
 226001

**Account No. : 10000152845**  
**Product : SBCHQ-GEN-PUB-IND-NONRURAL-INR**  
**Currency : INR**

Date : 19/05/2014 Time : 11:17:09

E-mail :

Cleared Balance : 1,322.13Cr

Uncleared Amount : 0.00

+MOD Bal: 1,322.13Cr

Drawing Power : 0.00

Limit : 0.00

Nominee Name :

Int. Rate : 4.00 % p.a.

Page No. : 1

Statement From 01/04/2013 to 31/03/2014

Post Date	Value Date	Details	Chq.No.	Debit	Credit	Balance
		<b>BROUGHT FORWARD :</b>				968.13Cr
30/06/13	30/06/13	CR INT CR 99999			21.00	989.13Cr
28/09/13	28/09/13	DEBIT SMS CHARGES FOR QUAR		15.00		974.13Cr
13/11/13	13/11/13	CENDEX DEP 51140 MUMBAI--CCPC ECSCreditAQYPS2437D-			3680.00	4654.13Cr
24/11/13	24/11/13	ATM WDL 50888 ATM CELL MUMBA		2500.00		2154.13Cr
09/12/13	09/12/13	ATM 8516 SBI GOMTI POS ATM PURCH		400.00		1754.13Cr
28/12/13	28/12/13	50888 ATM CELL MUMBA POS 085837 DIMPLE OF DEBIT		15.00		1739.13Cr
29/12/13	30/12/13	SMS CHARGES FOR QUAR CHQ DEP	709917		15000.00 ✓	16739.13Cr
31/12/13	31/12/13	SBI CLG CR INT CR			31.00 ✓	16770.13Cr
01/01/14	01/01/14	99999 ATM CELL MUMBA DEP TFR			51578.00 ✓	68348.13Cr
01/01/14	01/01/14	STDR A/C CLOSED TRF FR 0065113770208			51578.00 ✓	119926.13Cr
01/01/14	01/01/14	DEP TFR STDR A/C CLOSED TRF FR 0065113770446			51578.00 ✓	171504.13Cr
01/01/14	01/01/14	DEP TFR STDR A/C CLOSED TRF FR 0065113770275			51578.00 ✓	223082.13Cr
01/01/14	01/01/14	DEP TFR STDR A/C CLOSED TRF FR 0065113770377			51578.00 ✓	274660.13Cr
01/01/14	01/01/14	DEP TFR STDR A/C CLOSED TRF FR 0065113770504			51578.00 ✓	300448.13Cr
		<b>CARRIED FORWARD :</b>				3,00,449.13Cr

**Statement Summary**

Dr. Count 4 Cr. Count 10 2,930.00 3,02,411.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.



**STATEMENT OF ACCOUNT**

LUCKNOW; PICUP  
PICUP OFFICE; VIBHUTI KHAND  
GOMTI NAGAR; LUCKNOW  
Branch Code : 50643  
Branch Phone : 2393045  
IFSC:STBP0000643  
MICR:226007003

**Mr. PANKAJ KUMAR SINGH**  
B-4/63  
VINAY KHAND GOMTI NAGAR  
LUCKNOW  
226001

**Account No. : 10000152845**  
**Product : SBCHQ-GEN-PUB-IND-NONRURAL-INR**  
**Currency : INR**

Date : 19/05/2014 Time : 11:17:09

E-mail :

Cleared Balance : 1,322.13Cr

Uncleared Amount : 0.00

+MOD Bal: 1,322.13Cr

Limit : 0.00

Drawing Power : 0.00

Int. Rate : 4.00 % p.a.

Nominee Name :

Statement From 01/04/2013 to 31/03/2014

Page No. : 2

Post Date	Value Date	Details	Chq.No.	Debit	Credit	Balance
		BROUGHT FORWARD :				300449.13Cr
01/01/14	01/01/14	TRF FR 0065113770571 DEBIT		300000.00		449.13Cr
07/02/14	08/02/14	TRFF STDR A/C CHQ DEP	709921		1000.00	1449.13Cr
16/03/14	16/03/14	SBI CLG DEBIT		15.00		1434.13Cr
16/03/14	16/03/14	SMS CHARGES FOR QUAR DEBIT		112.00		1322.13Cr
		6038455064300000445				

CLOSING BALANCE :

1,322.13Cr

**Statement Summary**

Dr. Count 7

Cr. Count 11

3,03,057.00

3,03,411.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.  
\*\*\* END OF STATEMENT \*\*\*

**STATE BANK OF PATIALA**

**65, NEHRU NAGAR, AGRA-282002**

**Phone :0562-2522591, Fax :0562-2850351  
(Code - 50181)**

**No. Ref/NNA  
Dated: 21.05.2015**

**To Whom It May Concern**

It is certified that Sh. Pankaj Kumar Singh & Mrs Anita Singh having following STDR accounts with us and they have raised demand loan of Rs290000/- (Rs Two lacs ninty thousands only) against these STDRs on 20.01.2015.

Sr No	Account No	Name	Amount	Date	Maturity Date
1	65184786420	Sh Pankaj Kumar Singh & Mrs Anita Singh	Rs50000/-	01/01/14	01/01/17
2	65184786339	—do—	Rs50000/-	01/01/14	01/01/17
3	65184787128	—do—	Rs50000/-	01/01/14	01/01/17
4	65184786907	—do—	Rs50000/-	01/01/14	01/01/17
5	65184786714	—do—	Rs50000/-	01/01/14	01/01/17
6	65184786634	—do—	Rs50000/-	01/01/14	01/01/17
Total			Rs300000/-		

  
**MANAGER**  
राज्य प्रबंधक Branch Manager  
स्टेट बैंक ऑफ पटियाला  
State Bank of Patiala  
नेहरु नगर, अग्रा-50181  
Nehru Nagar, Agra-50181





Tel No: 0120,4613000  
Fax No: 4274246

## RECEIPT

Received with thanks from

First Allottee **MR. PANKAJ KUMAR SINGH**  
B-4/63, VINAY KHAND,  
GOMTI NAGAR, LUCKNOW,  
UTTAR PRADESH-226010

Receipt No. : REC0025/04200/14-15/  
Date : 21/01/2015  
Application No : BOOKPE/01344/14-15  
Customer ID :

Co Allottee(s) **MRS. ANITA SINGH**

Payment in respect of Unit No. : T-002 .Ground Floor at TOCHEN(Flat) SuperArea :- 1075 (SQFT) in PARAMOUNT EMOTIONS,  
GH-05A, SECTOR -1, NOIDA EXT., GREATER NOIDA

vide EFT No. STBP201501215000736693 dated : 21/01/2015 Drawn on :-

Description	Amount (Rs.)
AT THE TIME OF BOOKING UNIT CHARGES ( 281,308.00 + SERVICE TAX : 8,692.00 )	290,000.00

Rupees Two Lacs Ninety Thousand Only

290,000.00

\* Receipt is valid subject to realization of cheque/draft.

\* Acceptance of this payment won't guarantee transfer of ownership of unit till final payment is received

\* Service Tax No. :- AAFCP6120L5D001

\* The receipts are not transferable without written consent of the company.

\* This is only the receipt for the remittance as above and this does not entitle you to claim ownership / Use of the above property unless you are the confirmed owner of the property , as per Company's record.

For PARAMOUNT HOMELAND PVT. L



Authorised Signatory

Regd Office - H-123 SECTOR-63

Page 1 of 1

*(Handwritten signature)*



**STATE BANK OF INDIA**  
Punjab and Haryana High Court Branch  
Chandigarh (Branch Code 50306)

Ref No: SBI/HC/2017-18/20 .  
Date: 27.07.2017

**TO WHOM IT MAY CONCERN**

This is to certify that **Mr Pankaj Kumar Singh & Mrs Anita Singh** r/o B 4/63, Vinay Khand, Gomti Nagar, Lucknow were maintaining their Saving Bank Account bearing number 10000152845 with our erstwhile-State Bank of Patiala. Due to merger of State Bank of Patiala with State Bank of India, the said account number has now been changed to 55270037903. Therefore, both the account numbers be read as the same account.

  
For State Bank of India

Chief Manager  
State Bank of India

State Bank of India  
Punjab & Haryana High Court  
Chandigarh







**BOB/ADV/**

Place: Agra

Date : 16/02/2015

**To**

Mr. PANKAJ KUMAR SINGH S/O SATYA NARAIN SINGH,  
Mrs. ANITA SINGH W/O PANKAJ KUMAR SINGH,  
H. NO. A-9, JUDGES COMPOUND  
NEHRU NAGAR  
AGRA  
Uttar Pradesh  
282002

Dear Sir,

**RE:** Your request for Baroda Home Loan Limit of Rs. 2980000

With reference to your application/letter of 30/01/2015 , we are pleased to inform you that we have sanctioned you the above credit facility, on the terms and conditions as under :

**TERMS AND CONDITIONS**

PURPOSE OF LOAN	: PURCHASE OF FLAT IN APF PARAMOUNT EMOTIONS
FACILITY	: Term Loan Under Baroda Home Loan
TOTAL COST	: Rs. 3725520
LIMIT	: Rs. 2980000
MARGIN	: 20.01 %
RATE OF INTEREST	: Under Floating option , 0.00 % above Base Rate per annum with monthly rests. -
TOTAL PERIOD	: 240 months
REPAYMENT	: Repayable in 210 Monthly Installments
EMI	: Rs. 30580
MORATORIUM PERIOD	: 30 Months
WHETHER INTEREST WILL BE SERVICE DURING MORATORIUM PERIOD	: Yes
COMMENCING FROM	: 30 MONTHS (THIRTY MONTHS) AFTER THE FIRST DATE OF DISBURSEMENT
DOCUMENTATION CHARGES	: Rs. 0.00
PROCESSING CHARGES	: Rs. 0.00



Paramount Emotions", on Plot noGH-05A, Sector - I,  
Noida Extension, Greater Noida

GAUTAMBUDHNAGAR

UP  
201301

NAME OF GUARANTOR

:1) Mr. MAYANK KUMAR JAIN S/O RAJENDRA KUMAR  
JAIN

DISBURSEMENT

: DISBURSEMENT BE MADE IN STAGES AFTER  
RECOVERING THE STIPULATED MARGIN DEPENDING  
ON THE PROGRESS OF CONSTRUCTION AS PER  
BUILDER BUYER AGREEMENT FOLLOWED BY POST  
INSPECTIONS AFTER EACH DISBURSEMENT BY THE  
BRANCH AS PER BANK'S GUIDELINES. AS PER BUILDER  
BUYER AGREEMENT AND BRANCH CERTIFYING THE  
PROGRESS OF THE WORK. DURING THE COURSE OF  
CONSTRUCTION AT LAST STAGE, VALUATION REPORT  
FROM BANK'S APPROVED/GOVT. VALUER CERTIFYING  
FULL END USE OF FUNDS MUST BE OBTAINED.

SECURITIES :

PRIMARY

Equitable mortgage of House/Flat bearing Survey No. located at Flat No. Tochen-002, 2BHK, Ground Floor, Block  
Tochen, Super area 1075 Sq. ft Paramount Emotions", on Plot noGH-05A, Sector - I, Noida Extension, Greater  
Noida, GAUTAMBUDHNAGAR, UP - 201301, belonging to Mr. Pankaj Kumar Singh S/o Satya Narain Singh and  
Mrs. Anita Singh W/o Pankaj Kumar Singh

COLLATERAL:

Personal guarantee of Mr. MAYANK KUMAR JAIN S/O RAJENDRA KUMAR JAIN Net worth (Rs.)5139782.00

**SECURITY DOCUMENTS**

- 1) Title clearnace certificate(Misc)
- 2) Valuation report of house/flat(Misc)
- 3) Undertaking from the borrower/employer for deducting instal./bal o/s from salary/terminal benefits(Misc)
- 4) Attestation Memo(ldoc1)
- 5) Letter of Installment with Acceleration Clause (ldoc57)
- 6) Letter of Authority by the Borrower in favour of Employer to deduct the EMI from Salary
- 7) Attendance Sheet For creation of Mortgage
- 8) Declaration Cum Undertaking Cum Authority
- 9) Declaration in the matter of mortgage by deposit of title deed of immovable (Ind. propert)(LDOC 90C)
- 10) Letter of Undertaking for Post Dated Cheques



13) Confirmation of Creation/ Extension of mortgage by joint owners. (LDOC 90 J)

14) Term loan agreement (ldoc23\_a)

15) General form of guarantee signed by the guarantor (ldoc33)

16) Memorandum of Entry (In case of Mortgage of Individuals property (ldoc90 A )

#### OTHER CONDITIONS

- 1) Bank reserves the right to recall the concessions if account is not conducted satisfactory as per stipulated terms of sanction.
- 2) Penal interest @ 2% p.a. will be charged for non - payment / delayed payment on overdue amount.
- 3) Borrower to ensure that Bank's lien is noted over the flat/house in society's record.
- 4) Processing & documentation charges at the rate prescribed by the Bank and Service Tax and Education - Cess thereon as prescribed by Government of India will be borne by the borrower.
- 5) Equated monthly instalments are fixed for the convenience of the borrower, whereby interest payable towards the loan is spread over the entire term of repayment fixed. The repayment of all such equated monthly instalment will not be construed as full repayment / settlement of loan account. On payment of all equated monthly instalments, residual amount if any, in the account due to debiting of overdue / penal interest / additional interest as a consequence of revision in interest rates, other incidental charges shall be paid separately by the borrower.
- 6) Borrower to bear the advocate's fee for legal opinion and Architect's / Valuer's fee for certificate / valuation of the property, if any.
- 7) Bank will have right to carry out inspection of flat / house and the charges thereof will be borne by the borrower.
- 8) Borrower to bear escalations in the cost of flat / house if any from his / her own sources.
- 9) Borrower to submit Share Certificate issued by the society duly transferred in his / her name.
- 10) Borrower to submit original copy of agreement for sale/sale deed along with registration fee receipt in original issued by the Sub Registrar of Assurance and original receipt for stamp duty paid to be lodged with the Bank.
- 11) Borrower to submit original receipt for payment made to the Seller / Builder.
- 12) Borrower to submit duly acknowledged letter of authority addressed to the Sub Registrar of Assurances requesting him to send the original agreement of sale / sale deed directly to the Bank as and when registered.
- 13) Mandate for recovery of EMIs through ECS to be executed by the Borrower.
- 14) This sanction is valid for four months only.
- 15) Borrower to give an affidavit - cum - undertaking stating that the built up property has been constructed as per the sanctioned plan and / or building bye-laws.
- 16) Borrower to submit a copy of completion certificate issued by the competent authority.
- 17) Home Loan rates are linked to Base Rate of the Bank and therefore, the same shall undergo change as and when Bank revise the Base Rate. Period of loan will be adjusted as per increase/decrease in rate of interest, keeping EMIs at fixed level till full repayment subject to the condition that total/extended tenure of Home Loan does not go beyond the maximum period permissible under Home Loans as per guidelines.
- 18) Personal Accidental Insurance will be available to borrowers/co-borrowers as per Master Group Personal

19). Borrower to give undertaking cum authority that 40% of the pension is sufficient to pay EMI. In case EMI exceeds 40% of the pension, the borrower to deposit adequate amount in the loan account so as to reduce the outstanding amount of loan to the extent it can be serviced by 40% of the pension.

20) Branch to strictly follow the bank's guidelines as per BCC: BR: 106:149 dated 10.04.2014, BCC: BR: 106:240 dated 27.06.2014 and BCC: BR: 106:406 dated 14.10.2014 of Adjudication of Tenancy rights in SARFAESI proceedings - Precautions to be taken by the Bank before disbursement of facility.

the facility is granted to you for a period of 240 months, subject to annual renewal, the Bank reserves the right to recall the facility or alter the terms and conditions at any time, during the currency of the facility.

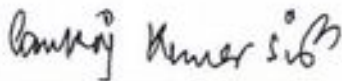
Bank also reserves the right to discontinue the facility/advance and to with-hold/stop any disbursement, without giving any notice in case of non-compliance/breach of any of the terms and conditions stipulated herein, or any informations / particulars furnished to us found to be incorrect or in case of any development or situations wherein in the opinion of the Bank, its interest will be/ is likely to be prejudicially affected by such continuation or disbursements.

If the above terms and conditions are acceptable to you, kindly arrange to return a copy of this letter duly signed, for having found acceptable/accepted the terms and conditions of sanction.

Yours faithfully,

Branch Manager

Accepted



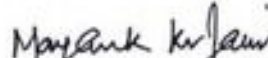
(Mr. PANKAJ KUMAR SINGH S/O SATYA NARAIN SINGH)

[Borrower]



(Mrs. ANITA SINGH W/O PANKAJ KUMAR SINGH)

[Co-Borrower]



(Mr. MAYANK KUMAR JAIN S/O RAJENDRA KUMAR JAIN)

[Guarantor]







सत्यमेव जयते

# INDIA NON JUDICIAL

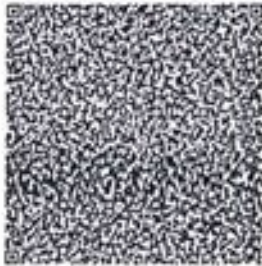
## Government of National Capital Territory of Delhi

### e-Stamp

Certificate No.	: IN-DL49993523745308M
Certificate Issued Date	: 26-Dec-2014 06:21 PM
Account Reference	: IMPACC (IV)/ dl731303/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL73130396323328058692M
Purchased by	: PARAMOUNT HOMELAND PVT LTD
Description of Document	: Article Others
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: PARAMOUNT HOMELAND PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: PARAMOUNT HOMELAND PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



C-7815  
23/2/15



Please write or type below this line  
**TRIPARTITE AGREEMENT**

This Agreement is made this 22nd day of Feb. 2015

AMONGST

1. MR. PANKAJ KUMAR SINGH, S/o Shri SATYA NARAIN SINGH, aged about \_\_\_\_\_ years, residing at B-4/63, VINAY KHAND, GOMTI NAGAR, LUCKNOW, UTTAR PRADESH-226010 2. MRS. ANITA SINGH, W/o MR. PANKAJ KUMAR SINGH, aged about \_\_\_\_\_ years, residing at B-4/63, VINAY KHAND,

For Paramount Homeland Limited  
*[Signature]*  
Authorized Signatory

*[Signature]*  
*[Signature]*

Page 1 of 9



**Statutory Alert:**

- 1. The authenticity of this Stamp Certificate should be verified at "www.chicestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
- 2. The user of checking the legitimacy is on the users of the certificate.

*[Signature]*



expression shall, unless repugnant to the context or meaning thereof, be deemed to include their respective survivor or survivors & the legal representatives, heirs, executors or administrators), of the FIRST PART;

M/s **PARAMOUNT HOMELAND PVT. LTD** a Private Limited Company incorporated under the provisions of the Companies Act 1956, [OR] a Partnership Firm within the meaning of Indian Partnership Act, 1932, having its Registered Office at **208, IInd Floor Sikka Mansion, ISC Savita Vihar Delhi-110092** [OR] Shri / Smt. \_\_\_\_\_ running a Sole Proprietorship Concern under the name and style M/s \_\_\_\_\_ (hereinafter called 'the Builder' which expression shall, unless repugnant to the context or meaning thereof, be deemed to include his/ her/ their legal representatives, heirs, executors, administrators / successors and assigns) [Income Tax P A No: \_\_\_\_\_] represented by authorised signatory Shri / Smt. \_\_\_\_\_ (authorised as per Board Resolution dated \_\_\_\_\_ of the Builder) of the SECOND PART;

AND

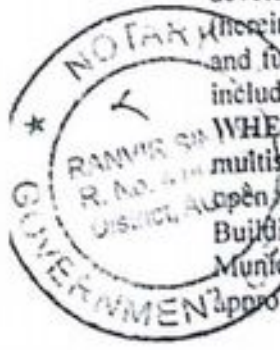
**BANK OF BARODA**, a body corporate constituted by and under the Banking Companies (Acquisition and Transfer of Undertakings) Act, 1970 and having its Head Office at Baroda House, Mandvi, Baroda - 390 006 and Corporate Office at Baroda Corporate Centre, C - 26, G - Block, Bandra - Kurla Complex, Bandra East, Mumbai - 400 051 and a Branch amongst other places at \_\_\_\_\_ (hereinafter called the 'the Bank' which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and assigns) of the THIRD PART.

WHEREAS M/s Paramount Homeland Pvt. Ltd. having their office at 208, 2<sup>nd</sup> Floor Sikka Mansion, LSC, Savita Vihar Delhi-92 being the absolute owner/s of the property described hereunder as Schedule 'A' property (hereinafter referred to as the 'Schedule 'A' property') represented by \_\_\_\_\_ (hereinafter called 'the Seller') have entered into an Agreement with the Builder for developing the Schedule 'A' property and for construction of houses/apartments / flats as the case may be.

WHEREAS the Seller has also by an irrevocable General Power of Attorney dated \_\_\_\_\_ registered before the \_\_\_\_\_ S.R.O. as Doc. No. \_\_\_\_\_ duly authorised the Builder to develop residential layouts in the Schedule 'A' property and to construct and to sell and to execute Sale Deeds in favour of the intending purchasers of such residential layouts / Villas / Houses / Flats as the case may be.

WHEREAS the Builder after getting the lay out plan approved by GNIDA Authority has developed/resolved to develop / construct the Schedule 'A' property into a Paramount Emotions (hereinafter referred to as 'the Project') consisting of Residential as well as Non-Residential buildings and further authorised Shri \_\_\_\_\_ to do all the acts and deeds in this regard, including execution of Sale Deed, Construction Agreement and all other requisite documents.

WHEREAS the Builder will as part of the project be constructing in the Schedule 'A' property a multistoried residential building known as 'Paramount Emotions' consisting of residential units, open / covered car park, common areas, common lobbies etc. (hereinafter referred to as 'the Residential Building') and has submitted requisite application before the \_\_\_\_\_ Corporation / Municipal Council / Gram Panchayat for the said purpose and the same has been sanctioned and approved vide Permit No. \_\_\_\_\_ dated \_\_\_\_\_.



For Paramount Homeland Private Limited  
**B. B. Bhatnagar**  
Authorised Signatory

**Asingh**  
Bank of Baroda



**Asingh**



WHEREAS the Borrower is desirous of purchasing one such residential unit to be constructed along with undivided share in the Schedule A property, more fully described hereunder in Schedule 'B' with all amenities and common facilities attached thereto (hereinafter referred to as 'the Schedule 'B' property'), and has approached the Builder for purchase of the Schedule 'B' property.

WHEREAS the Borrower has entered into an Agreement for Sale / Development Agreement and Agreement for Common/Additional Areas & Amenities (hereinafter referred to as 'the said Agreements') with the Builder on \_\_\_\_\_ and on \_\_\_\_\_ respectively for purchase and/or construction of Schedule 'B' property with the specifications mentioned in the said Agreements and the Builder has agreed to construct, hand over and transfer all right, title and interest in respect of the Schedule 'B' property along with amenities to the Borrower for the latter's peaceful vacant possession and enjoyment, on the terms and conditions mentioned in the said Agreements, for the Sale Consideration mentioned in the said Agreements and the Borrower has agreed to pay the Sale Consideration subject to the terms and conditions mentioned in the said Agreements. The time mutually agreed by the Borrower and Builder for completing the transaction / construction as per the said Agreements is 30<sup>th</sup> month from date of issue of allotment letter / the date of Approval of Plan by \_\_\_\_\_ with a grace period of \_\_\_\_\_ ( \_\_\_\_\_ ) months.

WHEREAS the Borrower has approached the Bank for financial assistance (hereinafter referred to as the 'Loan') for purchase of the Schedule 'B' property and the Bank has agreed to sanction the Borrower the Loan upon terms and conditions set out in the Bank's Sanction Letter No. R.L.F. Agra dated 16/02/2012 and those contained in the Loan Agreements executed / to be executed by the Borrower in favour of the Bank as also on the conditions set out hereunder.

WHEREAS one such condition contained in the Bank's Sanction Letter is that the Borrower shall create security by way of Mortgage / Charge of Schedule 'B' property in favour of the Bank and the Builder shall give free consent and render all requisite assistance to the Borrower to create Mortgage / Charge on Schedule 'B' Property in favour of the Bank.

WHEREAS the title to the Schedule 'B' Property shall be conveyed by the Builder unto the Borrower/the Co-operative Housing Society or the Limited Company of which the Borrower will be taken as a member, after \_\_\_\_\_ months / years, viz., the time mutually agreed by the Borrower and Builder as per the said Agreements.

WHEREAS the Borrower is not in a position to create Mortgage by deposit of title deeds / Charge in respect of the Schedule 'B' Property for the time being, since the absolute Sale Deed will be executed by the Builder in favour of the Borrower the Society or the Limited Company of which the Borrower will be taken as a member, only upon completion of construction of Schedule 'B' Property and upon payment of full Sale Consideration of the Schedule 'B' Property by the Borrower.

WHEREAS the Borrower and the Builder have jointly requested the Bank to disburse the Loan to the Borrower on the basis of the said Agreements as also on the covenants / representations of the Builder / Borrower herein in the absence of sale deed by the Builder in favour of the Borrower and/or formation of a Co-operative Housing Society or Limited Company and the Borrower being taken a member

Page 3 of 9

For Paramount Homeland Private Limited  
Authorized Signatory

Asingh  
Boudraj Kumar Singh

Signature



of the Borrower/ Co-Operative Housing Society or Limited Company, the Borrower will be taken as a member whereof.

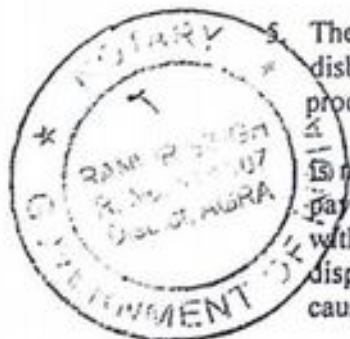
AND WHEREAS the Bank has agreed to sanction the Loan to the Borrower based on the representations / declarations / undertakings of the Borrower and the Builder herein and further subject to the terms contained in this Agreement.

NOW IN CONSIDERATION of a sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Only) already deposited by the Borrower with the Builder on \_\_\_\_\_ as initial payment for purchase of the Schedule 'B' Property and a further sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Only) to be paid by the Bank directly to the Builder from the Loan account of the Borrower as per the demands for payment by the Builder as agreed to between the Borrower and the Builder, it is hereby agreed, declared and undertaken as follows: -

1. The Builder has absolute right, title and saleable interest over the Schedule 'A' & Schedule 'B' Property.  
\*(a) The Builder declares that the entire property is not subject to any mortgage or charge in favour of any other financial institution or bank or any other creditor and is free from all sorts of encumbrances. The Builder has not entered into any other Agreement with any persons / parties in respect of the Schedule 'B' Property, other than the Borrower.  
\*(b) The Builder declares that the entire project land is presently mortgaged to BOB Bank for the LOAN facility/finance obtained for the development of the project. As such NOC/Letter releasing charge over the particular unit being financed is requested to be obtained from BOB Bank.
2. The Builder has obtained all requisite permissions/approvals/sanctions for construction of Schedule 'B' Property from all the competent authorities concerned and undertakes to construct the same in accordance with the approved plans. The Borrower has examined and is satisfied with the title of the Builder over the said properties and about the approvals.
3. The Builder has no objection to the Bank giving a loan to the Borrower and creation of charge over the Schedule 'B' Properties in favour of the Bank by way of security for the loan granted to the Borrower and has noted the lien of the Bank over the Schedule 'B' Property.
4. This Agreement shall be in addition to the said Allotment Letter entered into by the Builder / Borrower and shall be enforceable notwithstanding any of the terms and conditions contained in the said Agreements between Builder and Borrower.

5. The Borrower hereby irrevocably, voluntarily and unconditionally authorise the Bank to disburse the Loan, directly to the Builder without reference to the Borrower and merely on production of Quote / Demand Note / Estimate /Certificate/ Bill by the Builder provided there

is no dispute regarding the Quote / Demand Note / Estimate /Certificate/ Bill while making payment as above. Any disputes / protests shall be resolved by the Borrower and the Builder without reference to the Bank. In case the payment to the Builder is delayed due to such disputes / protests, the Bank shall not be liable under any circumstances for the damages / loss caused / likely to be caused to the Builder or to the Borrower.



For Paramount Homeland Private Limited  
*[Signature]*  
Authorized Signatory

*Asingh*

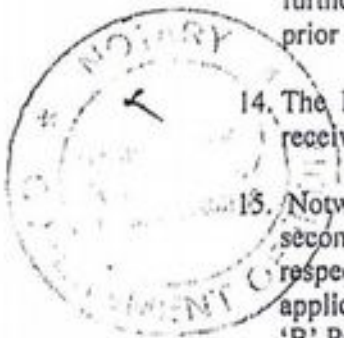
Page 4 of 9

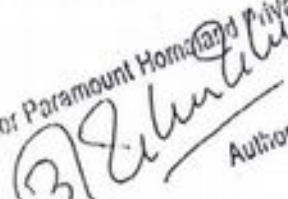
*Govt of Madhya Pradesh*

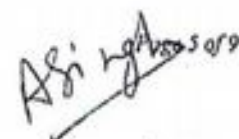
*[Signature]*



6. The Borrower hereby declares that the payment made in the above manner by the Bank to the Builder shall be as effective and binding on him as if the payment is made through the Borrower. The Borrower shall not question such disbursement at any time. Further, the payment as mentioned above shall be valid discharge by the Bank.
7. Notwithstanding anything to the contrary contained herein, the Bank may at its sole discretion refuse to disburse the Loan, until: -
  - a) The Borrower pays his own contribution in full to the Builder, i.e., the cost of Schedule 'B' Property (including escalation, if any) less the loan and / or,
  - b) Progress and need of construction evidenced by the Certificate of Architect justifies (the Bank being the sole judge thereof) the disbursement requested.
8. Notwithstanding the disbursement of Loan to the Builder, the Borrower shall continue to be liable to pay the installments / dues in respect of the Loan with the applicable rate of interest fixed by the Bank along with other costs and expenses and subject to the Terms and Conditions set out in Bank's Sanction Letter No. RLF. Agra dated 16/02/2015 and the loan documents executed by the Borrower in favour of the Bank, whether or not the possession of Schedule 'B' property was received by the Borrower.
9. The increase / escalation of Cost of Construction shall not affect the liability of the Bank in making disbursement as above and any increase / escalation shall be borne / met by the Borrower and the Bank's liability to make payment to the Builder shall not exceed Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Only) at any time.
10. Disbursement of the amount under the Loan to the Builder shall be purely the discretion of the Bank and the Builder / Borrower shall not, as of right, demand any amount or part of the amount under the Loan.
11. The Bank shall not be liable to pay existing and future rates, taxes, cesses, assessments and all other impositions whatsoever now or hereafter charged or levied or imposed in respect of the Schedule 'A' or Schedule 'B' properties, including water taxes and all other impositions whatsoever.
12. The Borrower undertakes that he shall not, without the prior written consent from the Bank, exchange the Schedule 'B' property for any other unit.
13. The Builder undertakes to the Bank that he shall bring to the knowledge of the Bank the request, if any, of the Borrower to exchange the Schedule 'B' property for any other unit and further binds himself that he will not accept any such request of the Borrower without the prior written approval of the Bank.
14. The Builder shall maintain a separate account for the Borrower and adjust the payment received by it from the Bank / Borrower against the cost of the Schedule 'B' Property.
15. Notwithstanding anything contained in the said Agreements, the Bank shall always have the second charge over the Schedule 'B' Property, until and unless the entire dues outstanding in respect of the Loan to the Borrower is fully realized / recovered with updated interest at the applicable rates and other charges. The Builder cedes his charge in respect of the Schedule 'B' Property in favour of the Bank.



For Paramount Homeland Private Limited  
  
 Authorized Signatory

  
 Banwari Kumar Singh





16. The Borrower / Builder agree and undertake that on completion of construction of the Schedule 'B' Property, its possession shall be handed over to the Borrower subject to the confirmation from the Bank along with the Conveyance of title / Sale Deed / Possession Letter (Originals whereof the Builder shall hand over on behalf of the Borrower to the Bank in terms of clause 16 hereof), once the Borrower complies with the payment terms and conditions as contained in the said Agreements. The Builder further agrees and undertakes that without obtaining prior written approval from the Bank the Builder shall not part with the possession of Schedule 'B' Property to the Borrower and retain possession thereof for and on behalf of and in trust for the Bank.
17. The Builder shall execute a sale deed with respect to Schedule 'B' Property in favour of the Borrower or in favour of Co-operative Housing Society / Limited Company of which the Borrower shall be taken as a member/shareholder and shall give prior notice in writing to the Bank regarding the registration of the same. The Builder agrees and undertakes that he shall not, due to any reason whatsoever, delay the execution of sale deed as aforesaid in favour of the Borrower / Co-operative Housing Society/Limited Company.
18. The Builder undertakes that in and towards the mortgage and further deposit of title deeds in favour of the Bank the Builder shall hand over the original title deed/Possession Letter/Share Certificate in respect of Schedule 'B' properties directly to the Bank without parting the same to the Borrower during the pendency of the Loan. The Borrower / Builder irrevocably authorise the Bank to collect from the concerned Registrar of Assurances the Conveyance Deed / Sale Deed which will be executed in favour of the Borrower by the Builder.
19. In case of any delay on the part of the Builder or if the Builder fails or refuses to execute Sale Deed in favour of the Borrower and hand over possession of Schedule 'B' Property even after receipt of the entire payment as mentioned in the said Agreements, or even after the expiry of 30<sup>th</sup> month from \_\_\_\_\_ the date of Approval of Plan with a grace period of \_\_\_\_\_ ( \_\_\_\_\_ ) months or if the said Agreements are cancelled for any reason or if the Borrower dies, the Bank will have full discretion, however without being bound to exercise such discretion, to step into the shoes of the Borrower and the Bank shall have all the rights to take all requisite steps for getting the Sale Deed executed in its favour and/or take possession of the Schedule 'B' Property. In such case the Builder shall be liable to pay the expenses, costs etc. incurred by the Bank in connection with the same and the Bank shall be entitled to recover the same from the Builder in addition to the damages for non-completion of construction of the Schedule 'B' Property. In case the Bank decides not to take the Schedule 'B' Property, it shall have the right to obtain refund of all the amounts received by the Builder in respect thereof, whether from the Borrower or from the Bank, with interest @ \_\_\_\_\_ % per annum calculated at monthly rests. To the extent of the said amount, interest and costs / expenses the Bank shall have first charge on the Schedule 'B' Property, till the said amount, interest and costs / expenses are recovered. The Bank shall refund the balance, if any, to the Borrower or the person entitled thereto after adjusting the entire outstanding dues, including interest, costs and other amounts recoverable by the Bank from the Borrower in respect of the Loan. In case of default, Bank will intimate the builder of the same for refund of the amount as mentioned above, within six months from the date of NPA.



Further, the Bank may at its discretion (but not obliged), deposit by the borrower of the defaulted amount in full with upto date interest, decide to regularize the account. In such



For Paramount Homeland Private Limited  
 [Signature]  
 Authorised Signatory

[Signature] Page 6 of 9  
 [Signature]

[Signature]



eventuality, bank will have the right to again invoke the above provision for refund of amount in case of any subsequent default committed by the borrower.

20. The Builder and Borrower undertake that during the currency / subsistence of the Loan the Builder / Borrower shall not alienate / transfer / lease / mortgage / encumber in any manner Schedule 'B' Property without the prior written consent of the Bank. In the event of alienation / transfer / lease / mortgage / encumbrance of the Schedule 'B' Property without obtaining permission as above the Builder / Borrower shall be liable to pay liquidated damages to the Bank. The Builder and Borrower further jointly and severally agree and undertake to keep the Bank, its Managers, Agents, Officers and Servants and their respective estates and effects safe and saved harmless and indemnified against all actions, losses, costs, charges, expenses and demands whatsoever in case of any such event from time to time and at all times hereafter.
21. In case of any occurrence of any event hampering the construction/project, the builder will be liable to indemnify the bank for all the charges/costs/losses that the bank may suffer on account of having finance by individual flats buyers inter alia on the basis of undertaking dated \_\_\_\_\_ given by builder. The indemnity is in addition to the obligation of the borrower/flat buyer to repay the loan as per financing documents.
22. In the event the Borrower fails to adhere to any of the Sanction Terms and conditions contained in Bank's Sanction Letter No. R.L.P. Aggra dated 16/02/15 or any the security documents, the Bank shall be, at its sole discretion, at liberty to recall the Loan and to enforce the security by all means available to it, without reference to and without taking into account the protest (if any) of the Builder.
23. In consideration of the Bank agreeing to sanction the Loan in the account of the Borrower, inter alia, against Mortgage / Charge of the right, title and interest of the Borrower / Builder in the Schedule 'B' Property and the Borrower / Builder at the same time agreeing and undertaking to execute at Borrower's / Builder's own costs whenever called upon a proper conveyance in favour of the Borrower and Mortgage of the right, title and interest in the said properties of the Borrower / Builder to secure the Loan with updated interest at the applicable rate and at the same time also agreeing to execute an irrevocable Power of Attorney in favour of the Bank for executing the said conveyance in favour of the Borrower and Mortgage / Charge in favour of the Bank, the Borrower do hereby nominate constitute and appoint the Bank to be their true and lawful attorney for and in the name and on behalf of the Borrower, to do and perform the acts and deeds such as signing, sealing, execution, delivery, completion, perfection and recording any entry relating to creation of Mortgage or an Indenture of Mortgage to be made between the Borrower / Builder of the one part and the Bank of the other part in respect of the Schedule 'B' Property in such form and containing such covenants and conditions as the Bank may deem fit, including the power to sell and the power to appoint Receiver of the said property and all other powers, provisions and conditions as are usual in a mortgage for securing repayment of the said Loan to the Bank with updated interest at the applicable rate of interest or of the money as and when due and owing to the Bank in respect of the said Loan and lodge such deeds, documents and writings



For Paramour Housing Private Limited  
3/1/2015  
Authorized Signatory

Asingh  
Paramour Housing Private Limited  
Asingh



for registration with the Registrar of Assurances... deeds with the Bank and to apply for registration of the said property under the provisions of any applicable Act(s) relating to ownership for the time being in force in the State.

24. The Borrower / Builder further empower the Bank to incur and reimburse out of Loan all costs, charges and expenses that may have to be spent to give effect to the provisions contained herein. The Bank being a body corporate, any person/s authorised by the Bank may exercise all or any of the powers, authorities and discretions conferred hereby upon the Bank and may delegate all or any of such powers, authorities and discretions to such of the Officer/s or other person/s and on such terms and conditions as the Bank or its authorised Officer/s or any constituted attorney or other person/s appointed by it with such power to delegate may deem fit and accordingly all deeds and documents executed and acts performed by any such person/s shall be binding on the Borrower / Builder.
25. The Borrower / Builder further empower the Bank to execute, do and perform all such deeds, instruments, acts, matters and things in relation to the said property as the Bank shall think necessary or expedient as fully and effectually in all respects as the Borrower / Builder would have done if personally present and the Borrower / Builder do hereby agree to ratify and confirm and covenant for himself / herself / itself and his / her / its heirs, executors, administrators and assigns to ratify and confirm all and whatsoever the Bank shall lawfully do or cause to be done in or about the premises by virtue of these presents. And the Borrower / Builder doth declare that the authority shall be irrevocable until the said Loan with interest thereon and other charges in full shall be repaid to the Bank.
26. The Builder/Borrower shall give due notice of the Bank's charge over the Schedule 'B' Property to the Co-operative Housing Society / Limited Company as and when formed and shall take necessary steps to get the lien of the Bank noted in Society's / Company's books.
27. Soon after getting the Sale Deed registered in favour of the Borrower/the Bank and delivery thereof to the Bank and the delivery of possession of Schedule 'B' Property to the Borrower/the Bank, the liability of the Builder shall be discharged and this Agreement shall become void and unenforceable as against the Builder.
28. The covenants contained herein shall not be construed to mean and fasten any liability upon the Bank to observe the payment schedule, if any, between the Builder and the Borrower or make payments to the Builder. Bank shall not be liable for any delay or omission in disbursement on account of breach / default attributable to the Borrower / Builder. The Borrower shall be responsible to fulfil his obligations also and follow up with the Bank to make disbursement on his behalf as per his arrangement with the Builder.

29. In case of any repugnancy / contradiction between the flat buyers' agreement and this tripartite agreement, provision of the tripartite agreement will prevail.



**SCHEDULE "A" PROPERTY**

(Please mention the full particulars as appearing in the Sale Deed in favour of the OWNER/ Development Agreement in favour of the BUILDER)



For Paramount Homelands Private Limited  
*[Signature]*  
Authorised Signatory

*[Signature]*  
*[Signature]*

*[Signature]*



**SCHEDULE 'B' PROPERTY**

(Please mention the full particulars as appearing in the Sale Agreement / Construction Agreement in favour of the BORROWER. This property shall be undivided share in the land and/or Flat / Residential unit / Villa)

Unit no - T-002 floor Ground. paramount emotions GH-05A, Sector -1, greater Noida

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED AND EXECUTED THIS AGREEMENT ON THE DAY AND THE YEAR FIRST ABOVE WRITTEN

SIGNED AND DELIVERED by the

BORROWER Pankaj Kumar Singh & Mrs Anita Singh

SIGNED AND DELIVERED for and on behalf of the OWNER / BUILDER,

by the hand of Shri/ Smt. [Signature]  
its Authorized Signatory

For Paramount Holdings Private Limited

SIGNED AND DELIVERED for and on behalf of the BANK, by the hand of Shri/ Smt. Durgesh Kumar Barua  
its Authorized Signatory



BEFORE ME  
-NOTARY-

Pankaj Kumar Singh  
Anita Singh

C-75/5  
23/2/15



ATTESTED

[Signature]  
23/2/15  
P. NIRVIR SINGH  
DISTT NOTARY  
Bazettin - 4001 Agga

[Signature]



PARAMOUNT HOMELAND PVT. LTD.

CUSTOMER COPY

205, SIKKA MANSION LSC, SAVITA VIHAR, DELHI-92, NEW DELHI-110002

Tel No: 9120-4910100  
Fax No: 4274245

RECEIPT

Received with thank you  
From: MR. PANKAJ KUMAR SINGH  
B-461, VINAY KHAND,  
GGMT NAGAR, L.DKNDW,  
UTTAR PRADESH-200010

Receipt No: REC009100571113-10  
Date: 18/04/15  
Application No: BQMP/05/1345/14-15  
Customer ID:

To Address: MRS. ANITA SINGH  
Payment is receipt of Unit No. T-009, Ground Floor at TCC-HERO Flat Super-tall - 1075 (SOFT), in PARAMOUNT EMOTIONS,  
CH-05A, SECTOR-63, NOIDA EXT., GREATER NOIDA

YDS. EFT No. 2235001013725, dated 18/04/2015, Drawn on: BANK OF PARGDA ACPA

Description	Amount (RS)
AT THE TIME OF BOOKING UNIT CHARGES - (10,512.00 + SERVICE TAX - 1,551.00)	55,275.00
WITHIN 30 DAYS OF BOOKING UNIT CHARGES (11,004,781.00 + SERVICE TAX - 31,047.00)	1,035,828.00
ON COMPLETING SUPER STRUCTURE UNIT CHARGES (14,287.00 + SERVICE TAX - 441.00)	14,722.00
	1,105,826.00

Rupees Eleven Lacs Five Thousand Eight Hundred Twenty Six Only

For PARAMOUNT HOMELAND PVT. LTD.

- \* Receipt is valid subject to retention of receipt copy
- \* Assistance of a payment bank customer transfer of ownership of unit to be done by the customer
- \* Service Tax No. - AAAP0402063000
- \* The bank has not transferred amount without consent of the company
- \* This is only the receipt for the remittance of Rs. 11,05,826.00 and this does not entitle you to claim ownership of the above property, unless you are the declared owner of the property. As per Company record

Authorized Signatory



Annexure no -14

Dated: 20/08/2015

To,  
Dear Customer,

**Sub: Amalgamation of Paramount Homeland Private Limited with Paramount Propbuild Private Limited**

Sir/Madam,

As part of a restructuring of various projects within the Paramount Group and in order to offer a more cohesive and timely service to our esteemed customers, Paramount Homeland Pvt Ltd, the developer of project, Paramount Emotions, where you are one of the customers, has been amalgamated with its parent company, Paramount Propbuild Pvt Ltd, vide order dated 18.05.2015 passed by the Hon'ble Delhi High Court. Subsequently, the said amalgamation order has also been taken on record by the Registrar of Companies and all assets and liabilities of Paramount Homeland Private Limited, including the project, Paramount Emotions, stand vested in Paramount Propbuild Private Limited.

This, however, does not change anything as far as your booking, payments and commitments etc are concerned and all arrangements and letters of allotment issued by Paramount Homeland Pvt Ltd shall remain fully valid and enforceable, without the need for any fresh paperwork. Except for any routine changes/re-shuffling, the officers dealing with Paramount Emotions and providing requires services to you also remain un-changed.

The name of the company now stands changed to Paramount Propbuild Pvt Ltd and Paramount Emotions will be one of the units within this company. Accordingly, you are requested to make any further payments towards your booking/unit in the name of "Paramount Emotions, a unit of Paramount Propbuild Private Limited". Any further correspondence should also be addressed to Paramount Emotions, a unit of Paramount Propbuild Private Limited. Please deposit TDS in Paramount Propbuild Private Limited (mentioning PAN- AADCP5228P)

We thank you for your patronage and assure you of our continued services in respect of your booking/unit in Paramount Homeland.

Yours Faithfully

For Paramount Propbuild Private Limited

(Amalgamated company of Paramount Homeland Private Limited)

  
Director



An ISO 9001:2000  
Certified Company



Corp. Off.: H-123, Sector-63, Noida-201305  
Ph.: 0120-4882000 • Fax : 0120-4613001 • C. C. No.: 18001039282  
E-mail : info@paramountgroup.co.in Website : www.paramountgroup.co.in



**STATEMENT OF ACCOUNT**

STATE BANK OF INDIA  
 LUCKNOW, PICUP  
 PICUP BHAWAN; VIBHUTI KHAND  
 GOMTI NAGAR; LUCKNOW  
 Branch Code : 50643  
 Branch Phone : 2720812  
 IFSC: SBIN0050643  
 MICR: 226002138

Account No. : 65270037903  
 Product : REGULAR SB CHQ-INDIVIDUALS  
 Currency : INP

**PANKAJ KUMAR SINGH****ANITA SINGH**

B-4/63  
 VINAY KHAND GOMTI NAGAR  
 LUCKNOW  
 226001

Date : 20/05/2019

Time : 15:59:02

E-mail :

Cleared Balance :

0.00

Uncleared Amount :

0.00

+MOD Bal :

0.00

Monthly Average Balance : 3000

Limit :

0.00

Drawing Power :

0.00

Int. Rate : 3.50 % p.a.

Nominee Name :

Account Open Date :

Account Status : CLOSED

Statement From 20/01/2015 to 31/12/2017

Page No. : 1

Post Balance Date	Value Date	Details	Chq.No.	Debit	Credit
-------------------	------------	---------	---------	-------	--------

BROUGHT FORWARD :  
 1021.13Cr

20/01/15	20/01/15	DEP TRF 291021.13Cr 50181 AGRA NEHRU NAG TRF FR 0065223275594 Mr. PANKAJ KUMAR SIN			290000.00
21/01/15	21/01/15	REMT THRU CHQ 984.13Cr 50181 AGRA NEHRU NAG RTGS STBPR5201501210 0736693 PARAMOUNT HO STATE BANK OF INDIA	689963	290037.00	
14/03/15	14/03/15	DEBIT 969.13Cr SMS CHARGES FOR QUAR.		15.00	
17/03/15	17/03/15	DEBIT 857.13Cr 6039455064300000445		112.00	
26/06/15	26/06/15	DEBIT 842.13Cr QTLY SMS CHR APR-JU		15.00	
30/06/15	30/06/15	INTEREST CREDIT 892.13Cr			10.00
23/09/15	23/09/15	DEBIT 876.13Cr QTLY SMS CHR JULY-SE		16.00	
22/12/15	22/12/15	DEBIT 860.13Cr QTLY SMS CHR Oct-Dec		16.00	
31/12/15	31/12/15	INTEREST CREDIT 878.13Cr			16.00
11/03/16	11/03/16	DEBIT 763.13Cr AMC ATM 201516 FOR		115.00	
14/03/16	14/03/16	DEBIT		16.00	



*(Handwritten signature)*



23/06/16	23/06/16	760.13Cr DEBIT	15.00
		745.13Cr QTLY SMS CHR APR-JUN	
09/08/16	09/08/16	WDL TFR	100.00
		645.13Cr 50181 AGRA NEHRU NAG TRF TO DL TRF TO 0065223275594 Mr. PANKAJ KUMAR SIN	
09/08/16	09/08/16	DEP TFR	305000.00
		305645.13Cr 50181 AGRA NEHRU NAG DEPOSIT BY TRANSFER CARRIED FORWARD :	3,05,645.13

**Statement Summary**

**Dr. Count 10**                      **Cr. Count 5**                      2,90,457.00                      5,95,081.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.



*Handwritten signature in blue ink.*

**STATEMENT OF ACCOUNT**

STATE BANK OF INDIA  
 LUCKNOW; PICUP  
 PICUP BHAWAN; VIBHUTI KHAND  
 GOMTI NAGAR; LUCKNOW  
 Branch Code : 50643  
 Branch Phone : 2720812  
 IFSC:SBIN0050643  
 MICR:226002138

Account No. : 65270037903  
 Product : REGULAR SB CHQ-INDIVIDUALS  
 Currency : INR

**PANKAJ KUMAR SINGH****ANITA SINGH**

B-4/63  
 VINAY KHAND GOMTI NAGAR  
 LUCKNOW  
 226001

Date : 20/05/2019

Time : 15:59:02

E-mail :

Cleared Balance :

0.00

Uncleared Amount :

0.00

+MOD Bal :

0.00

Monthly Average Balance : 3000

Limit :

0.00

Drawing Power :

0.00

Int. Rate : 3.50 % p.a.

Nominee Name :

Account Open Date :

Account Status : CLOSED

Statement From 20/01/2015 to 31/12/2017

Page No. : 2

Post Balance Date	Value Date	Details	Chq.No.	Debit	Credit
		BROUGHT FORWARD :			
		1219.44Cr			
09/08/16	09/08/16	TRF FR 0065262638565 Mr. PANKAJ KUMAR SIN WDL TFR 206527.19Cr 50181 AGRA NEHRU NAG A/C CLOSED		99117.94	
09/08/16	09/08/16	TRF TO 0065223275594 Mr. PANKAJ KUMAR SIN CSH WDL 206427.19Cr 50643 LUCKNOW; PICUP CASH WITHDRAWAL SELF		100.00	
09/08/16	09/08/16	CSH DEP 206527.19Cr 50643 LUCKNOW; PICUP CASH DEPOSIT SELF			100.00
09/08/16	09/08/16	REMT THRU CHQ 1497.19Cr 50181 AGRA NEHRU NAG RTGS UTR NO: STBPR52 016080902891511 STATE BANK OF INDIA PANKAJ KUMAR SINGH	689964	205030.00	
25/08/16	25/08/16	INTEREST CREDIT 1506.19Cr			9.00
28/09/16	28/09/16	DEBIT 1491.19Cr QTLY SMS CHR JULY-SE		15.00	
25/11/16	25/11/16	INTEREST CREDIT 1506.19Cr			15.00
21/12/16	21/12/16	DEBIT 1491.19Cr QTLY SMS CHR OCT-DEC		15.00	
25/12/16	25/12/16	INTEREST CREDIT			5.00





03/03/17	03/03/17	AMC ATM 201617 FOR DEBIT	15.00	
		1366.19Cr		
25/03/17	25/03/17	QTLY SMS CHR Jan-Mar INTEREST CREDIT		14.00
		1380.19Cr		14.00
25/06/17	25/06/17	INTEREST CREDIT		
		1394.19Cr		
14/07/17	14/07/17	DEBIT	86.25	
		1307.94Cr		
31/07/17	31/07/17	Monthly Avg-Bal Non-CR RT CHG 4.000 -	88.50	
19/08/17	19/08/17	MAB SB Debit		
		1219.44Cr		1,219.44Cr
		CARRIED FORWARD :		

**Statement Summary**

Dr. Count 19

Cr. Count 11

5,95,039.69

5,95,238.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.



*Handwritten signature in blue ink.*



**State Bank of India**

**M G Road, Nehru Nagar**

**Agra- 282002**

**Telephone No. 0562- 2522591, 2850351**

**E-Mail address- [sbl.50181@sbi.co.in](mailto:sbl.50181@sbi.co.in)**

Date: 17/05/2019

**TO WHOM IT MAY CONCERN**

It is Certified that Mr. Pankaj Kumar Singh and Mrs. Anita Singh have availed loan against STDR (Loan A/c No. 65262638565) amounting Rs 305000/- from our branch on 08/08/2016 and the same was adjusted on 29/12/2017.

Details of STDR Given below

STDR A/c No	Amount (Rs)	Date	Maturity Date
65184786420	65303	01/01/17	01/01/20
65184786339	65303	01/01/17	01/01/20
65184787128	65303	01/01/17	01/01/20
65184786907	65303	01/01/17	01/01/20
65184786714	65303	01/01/17	01/01/20
65184786420	65303	01/01/17	01/01/20

Interest charged on Loan account from 01/04/2016 to 31/03/2017 = Rs 15789/-

Interest charged on Loan account from 01/04/2017 to 31/03/2018 = Rs 5614/-

  
Branch Manager





## RECEIPT

Received with thanks from

First Addressee **MR. PANKAJ KUMAR SINGH**  
**Additional District & Sessions Judge**  
**A - 9 Judge Compound**  
**Agra**

Receipt No **REC0025/04095/16-177**  
 Date **12/08/2016**  
 Application No **BOOKPE/01344/14-15**  
 Customer ID

Co Addressee(s) **MRS. ANITA SINGH**

Payment in respect of Unit No.: T-002, Ground Floor at TOCHER(Flat) SuperArea : > 1075 (SQFT) in **PARAMOUNT EMOTIONS,**  
**GH-05A, SECTOR -1, NOIDA EXT., GREATER NOIDA**

vide Demand Draft No. 038104 dated . 11/08/2016 Drawn on : BANK OF BARODA agra-257305

Description	Amount (Rs.)
CONSTRUCTION SUPER STRUCTURE JOB CHARGES ( 808,516.00 + SERVICE TAX : 31,484.00 )	900,000.00
	<b>900,000.00</b>

Rupees Nine Lacs Only

For PARAMOUNT PROPBUILD PVT LTD

\* Receipt is valid subject to realization of cheque/draft

\* Acceptance of this payment won't guarantee transfer of ownership of unit till final payment is received

\* Service Tax No. - AADCP5228PST001

\* The receipts are not transferable without written consent of the company

\* This is only the receipt for the remittance as above and this does not entitle you to claim ownership / title of the above property unless you are the confirmed owner of the property, as per Company's record



Regional Office - H-125, SECTOR-03 NOIDA

Page 1 of 1

## RECEIPT

Received with thanks from

First Allottee **MR. PANKAJ KUMAR SINGH**  
 Additional District & Sessions Judge  
 A - 9 Judge Compound  
 Agra

Receipt No : REC0025/04006/16-17/  
 Date 12/08/2016  
 Application No BOOKPE/01344/14-15  
 Customer ID :

Co Allottee(s) **MRS. ANITA SINGH**

Payment in respect of Unit No.: T-002 .Ground Floor at TOCHEN(Flat) Super/Area :- 1075 (SQFT) in PARAMOUNT EMOTIONS,  
 GH-05A, SECTOR -1, NOIDA EXT., GREATER NOIDA

vide Demand Draft No. 038105 dated 11/08/2016 Drawn on : BANK OF BARODA agra-282005

Description	Amount (Rs.)
ON COMPLETING SUPER STRUCTURE UNIT CHARGES ( 121,984.00 + SERVICE TAX : 4,422.00 )	126,406.00
Rupees One Lac Twenty Six Thousand Four Hundred Six Only	126,406.00

For PARAMOUNT PROPBUILD PVT LTD

\* Receipt is valid subject to realization of cheque/draft

\* Acceptance of this payment won't guarantee transfer of ownership of unit till final payment is received

\* Service Tax No. - AADCP5226PST001

\* The receipts are not transferable without written consent of the company

\* This is only the receipt for the remittance as above and this does not entitle you to claim ownership / title of the above property unless you are the confirmed owner of the property . as per Company's record



Regd Office - H-123, SECTOR-63 NOIDA

Page 1 of 1



# PARAMOUNT PROPERTIES

(An amalgamated company of Paramount Homeland Pvt. Ltd.)

Regd. Off. : 208, Second Floor, Sikka Mansion, LSC, Savita Vihar, Delhi-110092

Unit No : T-002

## Letter For The Offer Of Possession

Print Date : 11/03/2018

Customer :	MR. PANKAJ KUMAR SINGH
Co-allotees Name:	MRS. ANITA SINGH
Address :	Additional District & Sessions Judge A - 9 Judge Compound Agra 282002 , INDIA 282002
Project Name :	PARAMOUNT EMOTIONS
Unit No :	T-002
Tower :	TOCHEN
Total Area :	1.075.00
Carpet Area :	640.03

Subject : Letter regarding the offer of Possession

Dear Madam/Sir ,

Greetings from Paramount.

We are pleased to inform you that we shall soon be starting delivering the possession of your dream unit, we welcome you to PARAMOUNT EMOTIONS.

We are giving below the details of the outstanding amount/other charges payable by you towards the above unit.

Please make it convenient to clear your dues and follow the steps given here under for smooth handing over of the unit.

Components	Amount Due	Service Tax	CGST	SGST	Amount Payable	Paid till Date	Balance Payable
BASIC SALE PRICE	3,725,520.00	77,743.00	82,862.00	82,862.00	3,968,987.00	2,122,232.00	1,546,755.00
IFMS@15 PER SQ. FT.(EXCLUDING ONT BOX SECURITY)(REFUNDABLE)	16,125.00	0.00	0.00	0.00	16,125.00	0.00	16,125.00
WHOLE DISTRIBUTION CHARGES @ 72(AS PER BBA)	77,400.00	0.00	6,966.00	6,966.00	91,332.00	0.00	91,332.00
WATER AND SEWER CONNECTION CHARGES	4,500.00	0.00	405.00	405.00	5,310.00	0.00	5,310.00



**PARAMOUNT**  
GROUP OF COMPANIES  
GUILD BY TOMORROW

Cord. Off. : H-123, Sector-63, Noida - 201301 (U.P.)

ONT BOX SECURITY (REFUNDABLE AS PER BBA)	15,500.00	0.00	0.00	0.00	15,500.00	0.00	15,500.00	
ELECTRIC METER CONNECTION/INSTALLATION, CABELING CHARGES, LABOUR CHARGES, (INCL. OF 3 KW CONNECTED LOAD)	27,000.00	0.00	2,430.00	2,430.00	31,860.00	0.00	31,860.00	
LABOUR CESS CHARGES (AS PER BBA)	14,513.00	0.00	1,300.00	1,300.00	17,125.00	0.00	17,125.00	
EXTERNAL ELECTRIFICATION CHARGES DEPOSITED WITH UPSEB/NPCL (AS PER BBA)	9,500.00	0.00	855.00	855.00	11,210.00	0.00	11,210.00	
GAS PIPE LINE CHARGES (INCLUDING SECURITY CHARGES)	7,800.00	0.00	0.00	0.00	7,800.00	0.00	7,800.00	
LEGAL AND DOCUMENTATION CHARGES	15,000.00	0.00	1,350.00	1,350.00	17,700.00	0.00	17,700.00	
INTEREST ON DELAYED PAYMENT	149,152.00	0.00	0.00	0.00	149,152.00	0.00	149,152.00	
TOTAL	4,062,010.00	77,743.00	96,174.00	96,174.00	4,332,101.00	2,422,232.00	1,909,869.00	
LESS GST BENEFIT ON BSP	Basic: 73,984.00 + CGST: 4,439.00 + SGST: 4,439.00 = 82,862.00							1,827,007.00
TOTAL PAYABLE								

- PARAMOUNT EMOTIONS COLLECTION ESCROW ACCOUNT.
- Cheque/DD to be made in favour of PARAMOUNT EMOTIONS COLLECTION ESCROW ACCOUNT.
  - Please note according to provisions 1% TDS will be applicable in case of property consideration exceeding Rs. 50Lacs (excluding IFMS). PAN number of PARAMOUNT PROPBUILD PVT LTD (An amalgamated company of M/S Paramount Homeland Pvt. Ltd.) is AADCP5220P and GST number of PARAMOUNT PROPBUILD PVT LTD (An amalgamated company of M/S Paramount Homeland Pvt. Ltd.) is 09AADCP5228P1ZV.
  - TDS ON PROPERTY TRANSACTION W.E.F 1st June 2013.
  - Security deposit for gas pipeline installation and its distribution system etc. is interest free (refundable) (security of the equipment and facilities). This refund shall be made by M/s IGL on surrender of facilities. Gas consumption bill shall be raised by M/s IGL directly to the consumer.
  - Facility of additional power backup can be availed on extra payment of Rs. 25000 per kva + Taxes (maximum upto 3.00 kva)
  - Stamp duty as applicable at the time of registration of the sub-lease deed shall be payable by the allottee(s).
  - Deed registration fee as applicable shall be payable by the allottee(s) at the time of registration.
  - This may please be noted that after the payment for procurement of stamp papers (procurement may take 10 working days), the registration of sub lease deed may take 20-25 days. The Sub-Lease deed shall be executed between the allottee(s), developer and the authority.



*Handwritten signature in blue ink.*



Unit No. T-002

- Please clear your dues within 30 days from the date of this letter. As per the terms and conditions of the allotment letters an interest shall be charged for any delayed payment of the said dues.
- In case your unit is financed by any bank/financial institution kindly obtain necessary no objection certificate (NOC), from them and submit the same to us.
- Please note that Holding Charges @ Rs.12/- per sq. ft. per month (Taxes extra as applicable) along with the fixed electricity and power backup charges shall be charged after 45 days if the handover of the unit is not taken over by you.
- The company at its sole discretion may restore the allotment of the cancelled unit. Restoration charges of Rs. 100/- per Sq. Ft. shall be chargeable from the allottee(s) for the same.
- The finishing work of the unit is likely to take approx 30 days. In order to maintain the freshness of the unit the final coat of paint, finishing of flooring, installation of bathroom fittings, hardware accessories and the final cleaning of the unit shall be done during this period only after clearing all dues and registration of the sub lease deed by allottee(s).
- Kindly note that the handover of a particular unit shall be effected on "First Come-First Serve Basis", only after clearing all dues/ other charges and thereafter on completion of various formalities by you.  
Allottee(s) shall be required to sign the following documents before "handing over of the possession" of the unit to you.
  - Fit out Agreement,
  - Maintenance Agreement,
  - Allotment for Parking,
  - Power backup/ Electricity Agreement
  - Possession Letter of the Unit.

Five Non-Judicial Stamp Papers (in your name), each of value Rs.100/- only, to be purchased from District-GautamBudh Nagar (U.P.) for execution of abovementioned documents.

The following documents would be required at the time of Sub-Lease Registration:

- Self-Attested Copy of PAN card/IT Return;
- Form -60 (In Case PAN Card is not available);
- 4 (Four) Nos. of Passport size photograph of each allottee(s).
- Any identification proof such as self-attested copy of Ration Card/Voter ID/ Aadhar Card/Driving License/Passport etc.

You may please feel free to contact our Customer Relation Department (CRM) no. 0120-4882000 for any clarification or to schedule your visit to our office at H-123, Sector-63, Noida (Monday-Friday-between 10:00 AM to 4:00 PM) only after fixing prior appointment.

We assure you the best of our services and once again welcome you to PARAMOUNT EMOTIONS.

Thanking you,  
Very truly yours,

E. & O.E



A handwritten signature in blue ink, appearing to be "Rajiv S".

Unit No : T-002

Maintenance and Other Charges Payable to Premium Facility Management Pvt. Ltd

S.No.	COMPONENTS	RATE	AMOUNT	CGST	SGST	TOTAL PAYABLE
1.	One Year Advance Maintenance	Rs 1.80/- per sq ft	23,220.00	2,089.80	2,089.80	27,399.60
2.	Advance Club Usage Charges (1 Years Advance)	Rs. 600/- per month	7,200.00	648.00	648.00	8,496.00

\* Cheque/DD to be made in favour of Premium Facility Management Pvt. Ltd.

E. & O

MARKETING



Dear Sir



**STATEMENT OF ACCOUNT**

**PANKAJ KUMAR SINGH & ANITA SINGH**

B-4/63  
VINAY KHAND GOMTI NAGAR  
LUCKNOW  
226001

STATE BANK OF INDIA  
JAWAHAR BHAWAN (LUCKNOW)  
ASHOK MARG  
LUCKNOW

Branch Code : 6144  
Branch Phone : 2286264  
IFSC:SBIN0006144  
MICR:226002023

Account No. : 30004864306  
Product : REGULAR SB CHQ-INDIVIDUALS  
Currency : INR

Date : 14/05/2019

Time : 14:16:56

Cleared Balance : 1,99,503.92Cr

+MOD Bal : 0.00

Limit : 0.00

Int. Rate : 3.25 % p.a.

Account Open Date : 15/04/2005

Statement From 01/04/2018 to 31/03/2019

E-mail :

Uncleared Amount : 0.00

Monthly Average Balance : 3000

Drawing Power : 0.00

Nominee Name :

Account Status : OPEN

Page No. : 7

Post Balance Date	Value Date	Details	Chq. No.	Debit	Credit
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BROUGHT FORWARD :  
118104.72Cr

30/06/18	30/06/18	99922 INTERNET BANKI INB 2412--2412- TRF FR 0032355235760 DEP TFR 855385.02Cr			157738.00
07/18	01/07/18	99922 INTERNET BANKI INB 2412--2412- TRF FR 0032355235760 POS ATM PURCH 852815.02Cr		2570.00	
01/07/18	01/07/18	04292 ATM SWITCH CEN OTHPOS818215375458FA 01/07/2018 818215375 458 POS ATM PURCH 847841.02Cr		4974.00	
05/07/18	05/07/18	04292 ATM SWITCH CEN SBIPG NT6443665583MA 01/07/2018 NT6443665 583 POS ATM PURCH 846691.02Cr		1150.00	
05/07/18	05/07/18	04292 ATM SWITCH CEN OTHPG 818611576150IR 05/07/2018 818611576 150 POS ATM PURCH 845541.02Cr		1150.00	
06/07/18	06/07/18	04292 ATM SWITCH CEN OTHPG 818611578982IR 05/07/2018 818611578 982 CAS PRES CHQ 220541.02Cr	397872	625000.00	



*Handwritten signature*

		10384 CCPC LUCKNOW		
		SB Multicity Cheque		
		BOB PANKAJ KUMAR S		
07/18	06/07/18	CAS CASH CHEQUE	397874	20000.00
		200541.02Cr		
		06144 JAWAHAR BHAWAN		
		SB Multicity Cheque		
07/18	09/07/18	CASH WITHDRAWAL BY C		
		POS ATM PURCH		710.00
		199831.02Cr		
		CARRIED FORWARD :		1,99,831.02

Statement Summary

Dr. Count 51	Cr. Count 8	8,71,621.77	10,37,174.25
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In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.



*[Handwritten signature]*



Co Allottee(s) : MRS. ANITA SINGH

Payment in respect of Unit No.: T-002, Ground at TOCHEN, in PARAMOUNT EMOTIONS, GH-05A, SECTOR -1,GREATER NOIDA WEST

Vide EFT No. BARBQ18199544532 dated :18/07/2018 Drawn on , for Rs. 1,677,855.00 (Rupees Sixteen Lakhs Seventy Seven Thousand Eight Hundred Fifty Five Only)

\* Receipt is valid subject to realisation of cheque.

\* Acceptance of this payment won't guarantee transfer of ownership of unit till final payment is received

**THIS IS COMPUTER GENERATED RECEIPT**

Page 1 of 2

## A/c. Ledger Inquiry

**Finacle**

Universal Banking Sol

Account Ledger Inqui

A/c. ID  
A/c. Status  
A/c. Open Date  
GL Subhead  
Opening Bal.  
Closing Bal.  
Funds in Clg.

Tran	Date	Value	E
18-05-2019	18-05-2		
17-05-2019	17-05-2		
17-05-2019	17-05-2		
06-05-2019	06-05-2		
06-05-2019	06-05-2		
30-04-2019	30-04-2		
16-04-2019	16-04-2		
16-04-2019	16-04-2		
31-03-2019	31-03-20		
31-03-2019	31-03-2		
30-03-2019	30-03-2		
28-03-2019	28-03-2		
28-02-2019	28-02-2		
22-02-2019	22-02-2		
18-02-2019	18-02-2		

<https://cbdlb101.bankofb>

**STATEMENT OF ACCOUNT**

STATE BANK OF INDIA  
 JAWAHAR BHAWAN (LUCKNOW)  
 ASHOK MARG  
 LUCKNOW  
 Branch Code : 6144  
 Branch Phone : 2286264  
 IFSC:SBIN0006144  
 MICR:226002023

**PANKAJ KUMAR SINGH & ANITA SINGH**  
 B-4/63  
 VINAY KHAND GOMTI NAGAR  
 LUCKNOW  
 226001

**Account No. : 30004864306**  
**Product : REGULAR SB CHQ-INDIVIDUALS**  
**Currency : INR**

Date : 14/05/2019 Time : 14:20:51

E-mail :

Cleared Balance : 1,99,503.92Cr

Uncleared Amount : 0.00

+MOD Bal : 0.00

Monthly Average Balance : 3000

Limit : 0.00

Drawing Power : 0.00

Int. Rate : 3.25 % p.a.

Nominee Name :

Account Open Date : 15/04/2005

Account Status : OPEN

Statement From 16/08/2018 to 31/03/2019

Page No. : 2

Post Balance Date	Value Date	Details	Chq.No.	Debit	Credit
		BROUGHT FORWARD :			
		216288.72Cr			
01/09/18	01/09/18	04292 ATM SWITCH CEN SBIPOS001254111480LI 26/08/2018 001254111480			157738.00
01/09/18	01/09/18	DEP TFR 273067.92Cr 99922 INTERNET BANKI INB 2412--2412- TRF FR 0032355235760			
01/09/18	01/09/18	POS ATM PURCH 270006.92Cr		3061.00	
06/09/18	06/09/18	04292 ATM SWITCH CEN OTHPOS824415006972FA 01/09/2018 824415006972			
06/09/18	06/09/18	CAS CHQ XFER WD 260006.92Cr 06144 JAWAHAR BHAWAN SB Multicity Cheque TFD	397887	10000.00	
06/09/18	06/09/18	TRF TO 0035818130169 CAS CASH CHEQUE 250006.92Cr	397886	10000.00	
10/09/18	10/09/18	06144 JAWAHAR BHAWAN SB Multicity Cheque CASH WITHDRAWAL BY C REMT THRU CHQ 217150.02Cr	397889	32856.90	
10/09/18	10/09/18	SB Multicity Cheque NEFT UTR NO: SBIN718 253646985 HDFC BANK PREMIUM FACILITY MAN MCC ISSUE			
				88.50	



*[Handwritten signature]*



**STATEMENT OF ACCOUNT**

STATE BANK OF INDIA  
 JAWAHAR BHAWAN (LUCKNOW)  
 ASHOK MARG  
 LUCKNOW  
 Branch Code : 6144  
 Branch Phone : 2286264  
 IFSC:SBIN0006144  
 MICR:226002023

**PANKAJ KUMAR SINGH & ANITA SINGH**

B-4/63  
 VINAY KHAND GOMTI NAGAR  
 LUCKNOW  
 226001

Account No. : 30004864306  
 Product : REGULAR SB CHQ-INDIVIDUALS  
 Currency : INR

Date : 14/05/2019 Time : 14:20:51

E-mail :

Cleared Balance : 1,99,503.92Cr

Uncleared Amount : 0.00

+MOD Bal : 0.00

Monthly Average Balance : 3000

Limit : 0.00

Drawing Power : 0.00

Int. Rate : 3.25 % p.a.

Nominee Name :

Account Open Date : 15/04/2005

Account Status : OPEN

Statement From 16/08/2018 to 31/03/2019

Page No. : 6

Post Balance Date	Value Date	Details	Chq.No.	Debit	Credit
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BROUGHT FORWARD :  
 29490.71Cr

/10/18	10/10/18	672 REMT THRU CHQ 100076.49Cr SB Multicity Cheque NEFT UTR NO: SBIN418 283412329 IDBI LTD.	087682	186317.70	
/10/18	11/10/18	SHCIL E STAMPING UTT CAS PRES CHQ 80676.49Cr 10384 CCPC LUCKNOW SB Multicity Cheque BOB STUDY HALL	087681	19400.00	
/10/18	11/10/18	CAS PRES CHQ 50096.49Cr 10384 CCPC LUCKNOW SB Multicity Cheque BOB PANKAJ KUMAR S	397895	30580.00	
/10/18	12/10/18	POS ATM PURCH 49677.49Cr 04292 ATM SWITCH CEN SBIPG PT6784165255BS 12/10/2018 PT6784165 255		419.00	
/10/18	12/10/18	CEMTEX DEP 52332.49Cr 04292 ATM SWITCH CEN 00000003707 031			2655.00
/10/18	16/10/18	REMT THRU CHQ 51307.49Cr SB Multicity Cheque DD	087684	1025.00	
/10/18	16/10/18	CAS CASH CHEQUE 41307.49Cr	087683	10000.00	



*(Handwritten Signature)*

IV-37653/100/2018

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp



सत्यमेव जयते

CERTIFICATE LOCKED



Certificate No.	: IN-UP05166809044169Q
Certificate Issued Date	: 15-Oct-2018 05:38 PM
Account Reference	: SHCIL (FI)/ upshcil01/ NOIDA/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0106173589264906Q
Purchased by	: PANKAJ KUMAR SINGH AND ANITA SINGH
Description of Document	: Article 35 Lease
Property Description	: FLAT NO.002,GROUND FLOOR,BLOCK-TOCHEN,PARAMOUNT EMOTIONS,PLOT NO.GH-05A,SECTOR-01,GREATER NOIDA
Consideration Price (Rs.)	:
First Party	: GNIDA AND PARAMOUNT PROPBUILD PVT LTD
Second Party	: PANKAJ KUMAR SINGH AND ANITA SINGH
Stamp Duty Paid By	: PANKAJ KUMAR SINGH AND ANITA SINGH
Stamp Duty Amount(Rs.)	: 1,86,300 (One Lakh Eighty Six Thousand Three Hundred only)



Please write or type below this line.....

Handwritten initials

Handwritten signature: Pankaj Kumar Singh



Handwritten signature: Anita Singh



0008104818

Statutory Alert:

1 The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com" Any discrepancy in the details on this Certificate and as available on the website renders it invalid.

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**TRIPARTITE SUB-LEASE DEED**

**Stamp valuation as per valuation list w.ef 01-08-2018 at Noida, G.B. Nagar**

Unit No. (without roof right) : T-002	Floor : Ground floor
Tower Name. : "TOCHEN"	Super Area : 99.87 sq. mtr.
Block : "T"	Carpet Area : 59.46 sq. mtr.
Total floor : G+17 Floors	
Sale consideration : 37,25,520.00	Value as per circle rate : 36,87,590/
Parking : 1 Covered Parking	Floor Rebate : Ground floor
(Value Rs, 3,00,000)	(Value Depreciate by 0%)
Circle rate : Rs.32,000/- sq.mtr.	Stamp paid on: 37,25,520/-
	Stamp duty : 1,86,300/-

Circle Rate @ Rs.32,000/- Per Sq. Mtr. + 6% i.e. Rs. 1,920/- for Facilities, thus Total Rs. 33,920/- Per Sq. Mtr.

(According to Govt. Circle Rate List mentioned on Page No.-119, Sr. No.-59, Software V-Code is .0057; Floor rebate is as per Rate List.)

Power Backup : Yes	Community Centre/Club : Yes
Swimming Pool : Yes	Gym : Yes
Lift : Yes	

All 5 amenities (value appreciate by 6%)



*[Signature]*  
Lessor/First Party  
(Authorized Signatory)

*[Signature]*  
Lessee/Second Party  
M/s. PARAMOUNT PROPBUILD PVT. LTD.  
(Authorized Signatory)

*[Signature]*  
Sub-Lessee/Third Party

*[Signature]*

*[Signature]*

THIS SUB-LEASE DEED is made at Greater Noida, Distt. Gautam Budh Nagar, on this 16 day of 11 2018.

**BY AND BETWEEN**

**GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY**, a body corporate constituted under Section-3 of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) (hereinafter referred to as the "**LESSOR**"), which expression shall unless the context does not so admit include its successor and assigns, of the **FIRST PART**.

**AND**

**M/s. PARAMOUNT PROPBUILD PVT. LTD.**, (An amalgamated company of M/s PARAMOUNT HOMELAND PRIVATE LIMITED) a company incorporated under the provisions of The Companies Act, 1956, having its registered office at 208, Second Floor, Sikka Mansion LSC SavitaVihar, Delhi-110092, represented through its Authorized Signatory **Mr. Devendra Kumar Goel S/o Mr. Om Prakash Goel R/o 1102, Mapple Paramount Symphony, Crossing Republic, NH-24, Ghaziabad**, duly authorized by the Board vide Board Resolution dated 16.04.2018, (hereinafter referred to as the "**LESSEE**"/**SECOND PARTY**") which expression shall unless contrary or repugnant to the context thereof include its successors and assigns) of the **Second Part**. PAN no. is **AADCP5228P**.

**AND**


**MR. PANKAJ KUMAR SINGH** (PAN No. AQYPS2437D & Aadhaar Card No.7256 5465 1949) S/O **MR. SATYA NARAIN SINGH AND MRS. ANITA SINGH** ( PAN NO. AATPS9811Q & Aadhaar No. 3529 1070 5392) **BOTH R/o B-4/63, VINAY KHAND, GOMTI NAGAR, LUCKNOW, UTTAR PRADESH-226010** (hereinafter referred to as the "**SUB-LESSEE**"), which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his/her/their/legal heirs, executors, administrators, legal representatives and assigns of the **THIRD PART**;

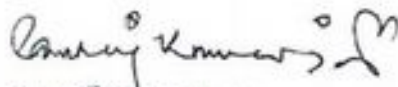
Whereas, **M/s. PARAMOUNT PROPBUILD PVT. LTD.** Authorized Signatory **Mr. Devendra Kumar Goel S/o Mr. Om Prakash Goel R/o 1102, Mapple Paramount Symphony, Crossing Republic, NH-24, Ghaziabad**, to present the documents/lease deed of built up property/Flats on the said Land in the complex/building namely "**PARAMOUNT emotions**" situated Plot no. Gh-05A, Sector-01, Greater Noida

**WHEREAS:**

- Greater Noida Industrial Development Authority ("**GNIDA**") as Lessor invited bids under its scheme No. BRS-03/2010 for allotment of Large Group Housing/Builders Residential Plots for development of Group Housing/Plots/Flats, situated in different sectors of Greater Noida, District GautamBudh Nagar, Uttar Pradesh.
- The Lessee including other consortium were the successful bidder of the Plot No. GH-05A, Sector-01, Greater Noida, Distt. GautamBudh Nagar, Uttar Pradesh, vide Acceptance Letter No. PROP/BRS-03/2010/1673 dated 23-07-2010 and Allotment Letter No. Builders/2010/1730 dated 18-08-2010

✓  
Lessor/First Party  
(Authorized Signatory)

  
Lessee/Second Party  
**M/s. PARAMOUNT PROPBUILD PVT. LTD.**  
(Authorized Signatory)

  
Sub-Lessee/Third Party






- C. Whereas the said registered consortium has given an undertaking dated 09-02-2011 to indemnify the lessor which shall be part of this lease deed and shall in no way exonerate from their liability to perform and pay as per the terms of allotment till all the payments are made to the Lessor.

Whereas the Lessor approved the aforesaid sub-division and name and status of M/s Paramount Homeland Private Limited on the request of consortium in accordance with the clause C-8(e) of the brochure/bid document of the scheme, to develop and market the project on demarcated/sub-divided plot No.GH-05A, Sector-01, Greater Noida, measuring 45641.00 sq. mtr. vide letter No. Builders/BRS/2011/346 dated 10-02-2011.


And it has been represented to the lessor that the Consortium members have agreed amongst themselves that M/s Paramount Homeland Private Limited having its registered office at 208, Second Floor, Sikka Mansion, LSC SavitaVihar, Delhi-110092, shall solely develop the project on the demarcated/sub-divided builders Residential/Group Housing Plot No.GH-05A, Sector-01, Greater Noida and lessee shareholding shall remain unchanged till the occupancy/completion certificate of at least one phase of the project is obtained from the Lessor (Authority) However, the Lessee will be allowed to Transfer/Sell up to 49% of its shareholding subject to the conditions that the original shareholders as indicated above (on the date of submission of the tender) shall continue to hold at least 51% of the shareholding till the temporary Occupancy/completion certificate of at least one phase of the project is obtained from the Lessor.

And it has been represented to the lessor that lessee shall solely develop the project on the demarcated Builders Residential/Group Housing Plot No.GH-05A, Sector-01, Greater Noida, measuring an area 45641.00 sq.mtr.,

The **GNIDA** executed a Lease Deed dated 15-02-2011, which was duly registered with the Sub-Registrar, Sadar, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh, registered in Book No I, Volume No. 7981, from Pages 91 to 182, having Document No.2539, registered on 15-02-2011 (hereinafter referred to as the "**Lease Deed**") for the lease term of 90 (ninety) years commencing from 15-02-2011 to demise the Said Land/Plot No. GH-05A, area measuring 45641 Sq. mtr., Sector-16-B, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh in favor of **M/s Paramount Homeland Private Limited.**, with other consortium members on and subject to covenants, terms and conditions, inter-alia, to construct and thereafter transfer the developed Flats/Dwelling Units/Commercial Space and Facilities in favor of its Allottee/Sub-Lessee by executing the Sub-Lease Deed, for the unexpired period of Lease Deed executed in favor of the Lessee by the Lessor. The said Lessee company vide order dated 18.05.2015 of Hon'ble High Court, Delhi, has been amalgamated in the company M/s Paramount Propbuild Pvt. Ltd. (hereinafter called the Lessee/Second Party) the said merger has also been taken on record by the Lessor vide letter no. NOIDA/Group Housing/ 2015/ 2239 dated 31.08.2015.

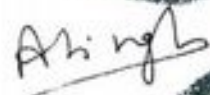
- D. The Lessee had obtained approval of layout for development of Group Housing project on the above said land, project known as "**PARAMOUNT EMOTIONS**", having division of said land into various part for development of Group Housing, Commercial and Facilities project etc. and carried out internal development work comprising of site clearance, leveling, construction of roads, drains, street lighting electrification, lighting, water supply, sewerage and road side plantation, horticulture, development of parks, parking spaces as per norms fixed by the Lessor and obtained sanction of the building plans for development and construction of the Group Housing Building on the Said Land and as such, have

Lessor/First Party  
(Authorized Signatory)

Lessee/Second Party   
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Sub-Lessee(s)/Third Party 









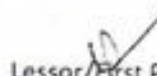
constructed multi-storied complex and each consisting of several Flats/Dwelling Units, Club, Commercial Spaces, Gymnasium, Swimming Pool, Service Building etc. The said Building together with the Said Land shall hereafter be referred to and named as the "**PARAMOUNT EMOTIONS**".

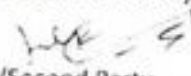
- E. The Sub-Lessee named above, applied to the Lessee for allotment of a Flat/Dwelling Unit and the Lessee allotted a Flat/Dwelling Unit bearing No. **T-002** on **Ground Floor**, Tower-**TOCHEN**, Block-**T** Total Super area approximate **1075 Sq. Ft. (99.87 Sq. mtrs.)**, built on Plot No.GH-05A, situated at Sector-01, Greater Noida, District Gautam Budh Nagar, U.P. together with proportionate rights to use the common covered area, including all easement rights attached thereto, (hereinafter referred to as "**Said Flat/Dwelling Unit**") along-with undivided and impartible lease-hold rights in the portion of the Said Land underneath the building, consisting of several Blocks comprising the Complex, in proportion of the ratio of the super area of the said Flat/Unit to the total super area in the Complex, more fully described in the Schedule given hereunder, on the terms and conditions as contained in the terms and conditions of Allotment dated **09-02-2015** executed between the Lessee and the Allottee/Sub Lessee.
- F. The Sub-Lessee has carried out the inspection of the lease deed executed in favor of Lessee by the Lessor, building plans of said project/dwelling unit and has satisfied himself as to the soundness of construction thereof and conditions and descriptions of all fixtures and fitting installed and/or provided therein and also the common amenities and passages, appurtenant to the said Flat/Dwelling unit and also the nature, scope and extent of the undivided benefit of interest in the common areas and facilities within the said Complex.
- G. The use of words importing the singular shall include plural and masculine shall include feminine gender and vice versa
- H. Reference to any law shall include such law as from time to time enacted, amended, supplemented or re-enacted.

**NOW, THEREFORE, THIS SUB-LEASE DEED WITNESSETH AS FOLLOWS:**

1. That in consideration of the amount of **Rs.37,25,520/- (Rupees Thirty Seven Lakh Twenty Five Thousand Five Hundred Twenty Only)** paid by the Allottee/Sub-Lessee to the Lessee, the receipt whereof the Lessee hereby admits and acknowledges, and the Allottee/Sub Lessee agreeing to observe and perform the terms and conditions herein contained and as contained in the Allotment Letter, the Lease Deed executed between the Lessor and the Lessee and the terms and conditions of Allotment Letter, executed between the Allottee/Sub-Lessee and the Lessee, the Lessee doth hereby agrees to demise and the Allottee/Sub-Lessee agrees to take on Sub-Lease the Said Flat/Dwelling Unit with all its sanitary, electrical, sewerage and other fittings and for clearness has been delineated on the plan attached hereto together with all rights and easements whatsoever necessary for the enjoyment of the Said Flat/Dwelling Unit along with right to use the common staircases, corridors, common roads, facilities, lifts, entrance and exits of the building, water supply arrangement, installations, such as power system, lighting system, sewerage system, etc., subject to the exceptions, reservations, covenants, stipulations and conditions hereinafter contained.

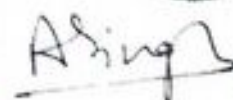
And whereas the Housing Loan of **Rs. 29,80,000 (Rupees Twenty Nine Lakh Eighty Thousand only)** from **BANK OF BARODA** is taken by the Sub-Lessee.

  
Lessor/First Party  
(Authorized Signatory)

  
Lessee/Second Party  
M/s. **PARAMOUNT PROPBUILD PVT. LTD.**  
(Authorized Signatory)

  
Sub-Lessee(s)/Third Party







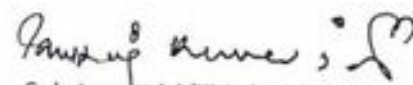




2. That the Lessor and Lessee both hereby grant Sub-Lease of the said Flat/Dwelling Unit unto the said Sub-Lessee, for unexpired period of 90 years, reckoned from 15-02-2011.
3. The vacant and peaceful possession of the Said Flat/Dwelling Unit has been delivered to the Sub-Lessee simultaneously with the signing and execution of this Sub-Lease Deed, and the Sub-Lessee has satisfied himself as to the area of the Said Flat/Dwelling Unit, quality and extent of construction and the specifications in relation thereto and the Sub-Lessee has agreed not to raise any dispute at any time in future on this account.
4. That the said project "PARAMOUNT EMOTIONS", is situated at Plot No. GH-05A, Sector-01, Greater Noida, District GautamBudh Nagar, U.P. and the maintenance charges of the project are applicable and payable by the Sub-Lessee. The Sub-Lessee has executed separate agreements namely Maintenance Agreement and Electricity Supply Agreement of the said Project " PARAMOUNT EMOTIONS", , thus the Sub-Lessee shall be bound by all the covenants and conditions therein.
5. That the up-keeping and maintenance of the project "**PARAMOUNT EMOTIONS**", shall be carried out by the Maintenance Agency till it be handed over to the A.A.O. (Association of Apartment Owners) as mentioned in UP Apartment Act-2010.
6. That the electricity supply to the Flat/Dwelling Unit of the Project "**PARAMOUNT EMOTIONS**", has been provided from single point electricity connection through separate meters. The maintenance charges of the Project "**PARAMOUNT EMOTIONS**", , the Electricity consumption charges and Power Back-up charges (if availed) will be charged through that electricity meter on prepaid basis, the electricity supply of the Flat/Dwelling Unit shall not be restored until the dues of any charges remains unpaid, interest @ 18% per annum shall be charged for the period of delay.
7. That for computation purpose, the super area means and includes the covered area, areas of the balconies, cupboards, if any, lofts plus proportionate common areas such as projections, corridors, passages, area under lifts and lift rooms, staircases, underground/ overhead water tanks, munties, entrance lobbies, electric substation, pump house, shafts, guard rooms and other common facilities of the Said Flat/Dwelling Unit. The Sub-Lessee shall get exclusive possession of the built-up area, i.e., covered area, areas of balconies, area of lofts and area of cub-boards, if any, of the Said Flat/Dwelling Unit. The title of the said Flat/Dwelling Unit is being transferred to the Sub-Lessee through this Sub-Lease Deed. The Sub-Lessee shall have no right, interest or title in the remaining part of the Complex, such as, club, open parking spaces, roads, parks, overhead water tanks, underground water tanks, electric sub-station, open areas, entrance lobbies, munties, pump house, shafts, guard rooms etc., except the right of ingress and outgress in common areas, which shall remain the property of the Lessee. The right of usage of the common facilities is subject to the covenants herein contained and up-to-date payment of all dues.
8. That the Sub-Lessee shall not be entitled to claim partition of his undivided share in the land of the project "**PARAMOUNT EMOTIONS**", as aforesaid, and the same shall always remain undivided and impartibly and unidentified. It is further clarified that the interest of the Sub-Lessee shall be confined in the Said Land only.

  
 Lessor/First Party  
 (Authorized Signatory)

  
 Lessee/Second Party  
 M/s. PARAMOUNT PROPBUILD PVT. LTD.  
 (Authorized Signatory)

  
 Sub-Lessee(s)/Third Party

  
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9. The Sub-Lessee undertakes to put to use the said Flat/Dwelling Unit exclusively for the residential use only and for no other use/mixed use whatsoever. Use of the said Flat/Dwelling Unit other than residential will render Sub-Lease liable for cancellation and the Sub-Lessee will not be entitled to any compensation whatsoever.
10. That except for the transfer of said Flat/Dwelling unit all common easementary rights attached therewith, the entire common areas and facilities provided in the complex and its adjoining areas including the unclothed terrace/roof, unreserved open and covered parking spaces, club and facilities therein, storage areas etc., and the un-allotted areas and Flats/Dwelling Units, shopping areas, if any, shall remain the property of the Lessee and shall be deemed to be in possession of the Lessee, who has all the right to dispose of these properties.
11. That the said Flat/Dwelling Unit is free from all sorts of encumbrances, liens and charges, etc., except those created at the request of the Sub-Lessee himself to facilitate his loan/ financial assistance for purchase of the said Flat/ Dwelling Unit.
12. That the Lessor reserves the right and title to all mines and minerals, coals, washing gold, earth oil, quarries, in or under the Said Land and full right and power at any time to do acts and things which may be necessary or expedient for the purpose of searching, working, obtaining, removing and enjoying the same without providing or leaving any vertical support for the surface of the Said Land or for any building or structure for the time being standing there on provided always that the Lessor shall make reasonable compensation to Sub-Lessee for all damages directly occasioned by the exercise of such rights. The decision of the Lessor on the amount of reasonable compensation will be final and binding on the Sub-Lessee.
13. That the Lessor has received one time lease rent in respect of the said land from the Lessee and hereby confirms that no lease rent is payable in future by the Sub-Lessee in respect of the said Flat/Dwelling Unit during the period of Sub-Lease.
14. That the Sub-Lessee shall be liable to pay on demand municipal tax, property tax, water tax, sewerage tax, other annual rent, taxes, compensation to the farmers, metro cess, cess, charges, levies and impositions, levied by the Lessor and/or any other local or statutory authority from time to time in proportion to the area of the said Flat/ Dwelling Unit from the date of allotment of the said Flat/Dwelling Unit by the Lessee.
15. That the Sub-Lessee shall, at all times duly perform and observe all the covenants and conditions which are contained in this Sub-Lease Deed, the Lease Deed and the Allotment Letter and the terms & conditions of Allotment Letter and punctually observe the same in respect of the said Flat/Dwelling Unit purchased by him. The Lease deed shall be deemed to be a part of this sub lease deed. The sub lessee confirms that he has received a copy of the said lease deed.
16. That the Sub-Lessee shall not sell, transfer or assign, mortgage or sublet the whole or any part of the said Flat/Dwelling Unit to anyone except with the previous consent in writing of the Lessor and on such terms and conditions including the transfer charges/ fees as may be decided by the Lessor from time to time and shall have to follow the rules and regulations prescribed by the Lessor in respect of Lease-hold properties.
17. That whenever the title of the Sub-Lessee in the said Flat/Dwelling Unit is transferred in any manner whatsoever, the transferee shall be bound by all covenants and conditions contained

Lessor/First Party  
(Authorized Signatory)

Lessee/Second Party *[Signature]*  
M/s. PARAMOUNT PROPBUILD PVT. LTD.  
(Authorized Signatory)

Sub-Lessee(s)/Third Party  
*[Signature]*

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*[Signature]*

*[Signature]*



in this Sub-Lease Deed, Lease Deed and the terms and conditions of Allotment and the Maintenance Agreement referred to elsewhere in this Sub-Lease Deed and he will be answerable in all respects to the Lessor therefore in so far as the same may be applicable and relate to the said Flat/Dwelling Unit.

18. a) That whenever the title of the said Flat/Dwelling Unit is transferred in any manner whatsoever, the transferor and transferee shall within Three (3) months of transfer give notice of such transfer in writing to the Lessor and to the Lessee and to the Maintenance Agency. It will be the responsibility of the transferor to pay the outstanding maintenance dues and other charges payable to the Maintenance Agency and obtain the No Dues of certificate from the Lessee or its nominee or the Association of Apartment Owners, as the case may be and No Dues for the Society Maintenance from the Lessee or its nominee(s) before effecting the transfer of the said Flat/Dwelling Unit, failing which the transferee occupying the said Flat/Dwelling Unit shall have to pay the outstanding dues to the Maintenance Agency.

b) In the event of death of the Sub-Lessee, the person on whom the rights of the deceased devolve by law of succession shall, within Three (3) months of devolution give notice of such devolution to the Lessor and the Lessee/Maintenance Agency/ Association of Apartment Owners (as the case may be). The person on whom the rights of the deceased shall devolve will be liable for payment of outstanding maintenance and other amounts due to the Maintenance Agency, Lessor or any other Government Agency.

c) The transferee or the person on whom the title devolves as the case may be, shall furnish to the Lessor/Lessee and to the nominated Maintenance Agency certified copies of documents evidencing the transfer or devolution.

19. That notwithstanding the reservations and limitations, the Sub-Lessee shall be entitled to sublet the said Flat/Dwelling Unit for purposes of private dwelling only in accordance with law.

20. That the Sub-Lessee may mortgage the said Flat/Dwelling Unit in favour of the State or Central or financial institutions /commercial banks, etc., for raising loan with the prior permission of the Lessor and Lessee in writing before execution of Sub-Lease Deed. Provided that in the event of sale or foreclosure of the mortgaged or charged property, the Lessor shall be entitled to claim and recover such percentages as may be decided by the Lessor of the unearned increase in the value of the said Flat/Dwelling Unit as first charge, having priority over the said mortgage charge. The decision of the Lessor in respect of the market value shall be final and binding on all the parties concerned. Provided further the Lessor shall have pre-emptive right to purchase the mortgaged or charged property after deducting such percentage as decided by the Lessor of the unearned increase as aforesaid. The Lessor's right to the recovery of the unearned increase and pre-emptive right to purchase the property, as mentioned hereinbefore, shall apply equally to involuntary sale or transfer, be it by or through execution of decree or insolvency or any court of law.

21. That the Lessor and/or the Lessee and /or the Maintenance Agency and their employees shall have the right to enter into and upon the said Flat/Dwelling Unit, lawn and terrace area in order to inspect, carry out repair work from time to time and at all reasonable times of the day after giving three days prior notice to the Sub-Lessee, except in case of emergency during the term of the Sub-Lease.

  
Lessor/First Party  
(Authorized Signatory)


  
Lessee/Second Party  
M/s. PARAMOUNT PROPBUILD PVT. LTD.  
(Authorized Signatory)


Sub-Lessee(s)/Third Party  

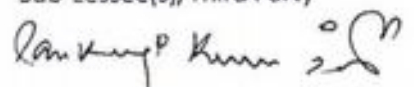







- 22. That the Sub-Lessee shall from time to time and at all times pay directly to the local Government/ Central Govt./ Local Authority or Lessor existing or to exist in future all rates, taxes, charges and assessments of every description which are now or may at any time hereafter during the validity of this deed be assessed, charged or imposed upon the said Flat/Dwelling Unit hereby transferred.
- 23. So long as each said Flat/Dwelling Unit shall not be separately assessed for the taxes, duties etc., the sub-Lessee shall pay proportionate share of such dues, demands, charges, taxes, liabilities, if any, in proportion to the area of the said Flat/Dwelling Unit to the Maintenance Agency or to the Lessee, who on collection of the same from all the Sub-Lessee(s) of the Housing Complex shall deposit the same with the concerned Authority/GNIDA.
- 24. That the Sub-Lessee shall not raise any construction whether temporary or permanent or make any alteration or addition or sub-divide or amalgamate the said Flat/Dwelling Unit.
- 25. (a) The Sub Lessee will not carry on, or permit to be carried on, in the said Flat/Dwelling Unit 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 there in any act or thing whatsoever which in opinion of the Lessor and/or Lessee may be a nuisance, annoyance or disturbance to the other/ neighbouring owners of the said housing complex and persons living in the neighbourhood.  
  
(b) The Sub-Lessee will obey and submit to all directions, issues and regulations made by the Lessor now existing or herein after to exist so far as the same are incidental to the possession of immovable property or so far as they affect the health, safety or convenience of the other inhabitants of the Housing Complex.
- 26. That the Sub-Lessee shall not in any manner whatsoever encroach upon any of the common areas, limited use areas and shall also have no right to use the facilities and services not specifically permitted to use. All unauthorized encroachments or temporary/ permanent constructions carried out in the said Flat/Dwelling Unit or on the open or covered Car Parking space by the Sub-Lessee shall be liable to be removed at his own cost by the Lessor or by the Lessee and /or by the Maintenance Agency with the prior approval of the Lessor. The charges levied by the Lessor in this regard shall be finalized and binding on the Sub-Lessee.
- 27. That the Sub-Lessee shall on the determination of the Sub-Lease of his share in the land, peaceably yield up the proportionate interest in the Land of project " **PARAMOUNT EMOTIONS**", , as aforementioned, unto the Lessor with/without removing the superstructure within the stipulated period from the land.
- 28. That the Complex along-with lifts, pump houses, generators, etc., may be got insured against fire, earthquake and civil commotion at the expenses of the Sub-Lessee by the Lessee or the Maintenance Agency and all the Sub-Lesseees pay and continue to pay the proportionate charges to be incurred by the Maintenance Agency for the purpose of insurance. The Sub-Lessee shall not or permit to be done any act which may render void or voidable any insurance in any part of the said Building/ Complex or cause increased premium.
- 29. That the Sub-Lessee shall maintain the said Flat/Dwelling Unit including walls and partitions, sewers, drains, pipes, attached lawns and terrace areas (if any) thereto in good tenantable repairs, state, order and conditions in which it is delivered to him and in particular so as to

 Lessor/First Party  
(Authorized Signatory)

Lessee/Second Party   
M/s. PARAMOUNT PROPBUILD PVT. LTD.  
(Authorized Signatory)


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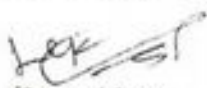




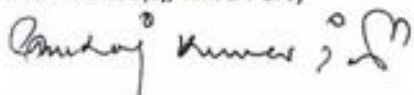
support, shelter and protect the other parts of the Building/ Complex. Further, he will allow the Complex maintenance teams access to and through the said Flat/Dwelling Unit for the purpose of maintenance of water tanks, plumbing, electricity and other items of common interest, etc. Further, the Sub-Lessee will neither himself permit anything to be done which damages any part of the adjacent unit/s, etc., nor violates the rules or bye-laws of the Local Authorities or the Association of the Sub-Lessees.

30. That it shall be incumbent on each Sub-Lessee to form and join an Association comprising of the Sub-Lessees for the purpose of management and maintenance of the Complex as per provided in the U.P. Apartment Act 2010. Only common services shall be transferred to the Association. Facilities like dormitories, stores, shops, parking, etc., shall not be handed over to the Association and will be owned by the Lessee and may be sold to any agency or individual as the case may be on any terms as the Lessee would deems fit. The central green lawns and other common areas shall not be used for conducting personal functions, such as, marriages, birthday parties, etc.
31. That the Sub-Lessee may get insurance of the contents lying in the said Flat/Dwelling Unit at his own cost and expense. The Sub-Lessee shall not keep any hazardous, explosive, inflammable material in the Building/Complex or any part thereof. The Sub-Lessee shall always keep the Lessee or its Maintenance Agency or Association of Apartment Owners, harmless and indemnified for any loss and/or damages in respect thereof.
32. That the Sub-Lessee shall not harm or cause any harm or damage to the peripheral walls, front, side, and rear elevations of the said Flat/Dwelling Unit in any form. The Sub-Lessee shall also not change the colour scheme of the outer walls or painting of exterior side of the doors and windows and shall not carry out any change in the exterior side of the doors and windows and shall not carry out any change in the exterior elevation and design. No construction or alteration of any kind will be allowed on exclusive attached courtyard on ground floor Flats /Dwelling Units and attached terraces on upper Flats/Dwelling Units and in the open car parking spaces, which shall always remain open to sky.
33. That the Sub-Lessee shall not put up any name or sign board, neon light, publicity or any kind of advertisement material, hoarding, hanging of clothes etc., at the exterior façade of the building or anywhere on the exterior or on common areas or on roads of the Complex.
34. That Lessee/Sub Lessee will not erect or permit to be erected any part of the demised premises any stables, sheds or other structures of description whatsoever for keeping horse, cattle, dogs, poultry or other animals except and in so far as may be allowed by the Lessor in writing.
35. That the Lessee/Sub-Lessee shall not exercise its option of determining the lease for hold the Lessor responsible to make good the damages if by fire, tempest, flood or violence of army or of a mob or other irresistible force any materials part of the demised premises wholly or partly destroyed or rendered substantially or permanently unfit for building purposes.
36. That the Lessee/Sub Lessee/Tenant shall not display or exhibit any picture poster, statue or their articles which are repugnant to the morals or are indecent or immoral. The Lessee/Sub Lessee/tenant shall also not display or exhibit any advertisement or placard in any part of the exterior wall of the building except which shall be constructed over the demised wall of the building except.

  
Lessor/First Party  
(Authorized Signatory)

  
Lessee/Second Party  
M/s. PARAMOUNT PROPBUILD PVT. LTD.  
(Authorized Signatory)

Sub-Lessee(s)/Third Party








37. That the Sub-Lessee shall not remove any walls of the said Flat/Dwelling Unit including load bearing walls and all the walls /structures of the same shall remain common between the sub-Lessee and owners of the adjacent Flats/ Dwelling Units.
38. The Sub-Lessee may undertake minor internal alterations in his Flat/ Dwelling Unit only with the prior written approval of the Lessee. The Sub- Lessee shall not be allowed to effect any of the following changes/alterations:
- i) Changes, which may cause damage to the structures (columns, beams, slabs etc.) of any part of adjacent units. In case damage is caused to an adjacent unit or common area, the Sub-Lessee will get the same repaired.
  - ii) Changes that may affect the façade of the unit (e.g. changes in windows, tampering with external, changing of wardrobe position, changing the paint colour of balconies and external walls, putting different grills on doors and windows, covering of balconies and terraces with permanent or temporary structures, hanging or painting of signboards etc.)
  - iii) Making encroachments on the common spaces in the complex
39. That the Sub-Lessee shall strictly observe the following points to ensure safety, durability and long term maintenance of the Building:
- (i) No changes in the internal lay-out of a flat should be made without consulting a qualified structural consultant and without the written permission from the Lessee or the Lessor, if required.
  - (ii) No R.C.C. structural member like column and beams should be hammered or punctured for any purpose.
  - (iii) All the plumbing problems should be attended only by qualified or experienced plumber in the building. The plumbing Network inside the Flat/Dwelling Unit is not tampered with or modified in any case.
  - (iv) Use of acids for cleaning the toilets should be avoided.
  - (v) All the external disposal services to be maintained by periodical cleaning.
  - (vi) No alterations will be allowed in elevation, even of temporary nature.
  - (vii) Any electrical wiring/ cable changes should be made by using good quality material as far as possible and same should be carried out by licensed electrician.
  - (viii) Sub-Lessee shall not cover the balcony/terrace of his Flat/Dwelling Unit by any structure, whether permanent or temporary.
  - (ix) The Sub Lessee shall ensure that all water drains in the Flat/Dwelling Unit (whether in terraces, balconies, toilets or kitchen) are periodically cleaned, i.e., he should not be choked or blocked. Stagnant water is the biggest reason for dampness on levels below.
  - (x) Sub-Lessee should avoid random parking of his vehicle and use only his allotted parking bay.
  - (xi) In case Sub- Lessee rents out the Unit, he is required to submit all details of the tenants to the Maintenance Agency/Association of Apartment Owners. The Sub-Lessee will be responsible for all acts of omission and commission of his tenant. The Complex management can object to renting out the premises to persons of objectionable profile.
  - (xii) Sub-Lessee is not allowed to put the grills in the Flat/Dwelling Unit as per individual wish, only the designs approved by the Lessee will be permitted for installation.

Lessor/First Party  
(Authorized Signatory)

Lessee/Second Party *[Signature]*  
M/s. PARAMOUNT PROPBUILD PVT. LTD.  
(Authorized Signatory)

Sub-Lessee(s)/Third Party

*[Signature]*

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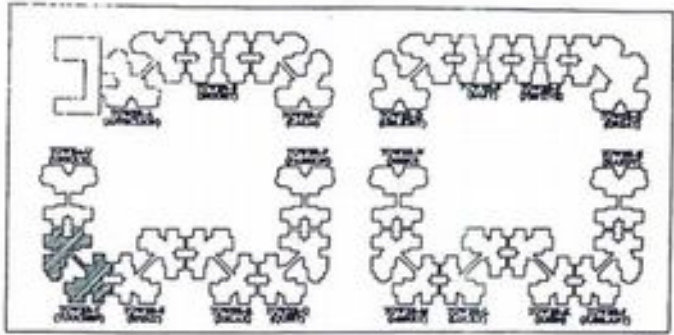
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LAYOUT PLAN OF FLAT NO. 002 IN TOCHEN TOWER, **PARAMOUNT EMOTIONS**  
 SITUATED AT GH-05A, SEC-01, GREATER NOIDA (U.P.)



**TOCHEN TOWER CLUSTER PLAN**  
(NOT TO SCALE)

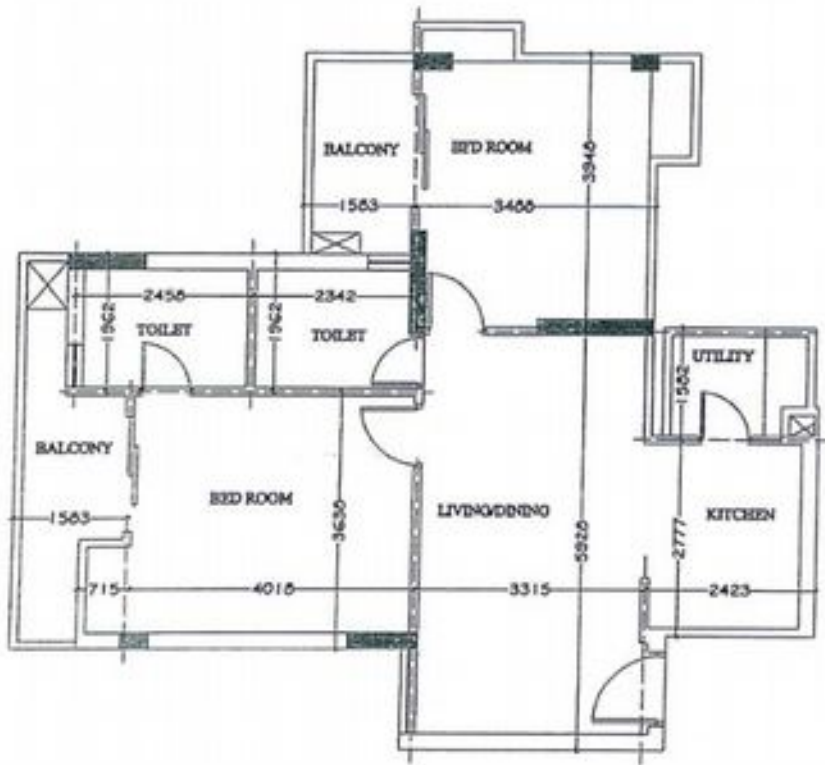


**SITE PLAN**  
(NOT TO SCALE)

APARTMENT NO. -  
 (2 Bed Room + 2 Toilet + 2 Bal + Utility/Storage)

	SQ.MT	SQ.FT.
TOTAL AREA	99.87	1075
BUILD-UP AREA	80.55	867
CARPET AREA	59.46	640.03

MR. Pankaj Kumar Singh  
 &  
 MRS. Anita Singh



**FLAT PLAN**  
(NOT TO SCALE)

**VENDOR**

*[Handwritten signature]*

*[Handwritten signature]*

**VENDEE**

*[Handwritten signature]*

*[Handwritten signature]*

40. That the provisions of Uttar Pradesh Apartment (Promotion of Construction, Ownership & Maintenance) Act, 2010 and Uttar Pradesh Apartment (Promotion of Construction, Ownership & Maintenance) Rules, 2011 and all other rules, regulations and statutory laws, wherever applicable, will be observed and complied with by all the Parties.
41. That the Sub-Lessee and all other persons claiming under him shall ensure that the premises are kept in good shape and repairs and that no substantial material damage is caused to the premises or the sanitary/water/electricity works therein.
42. That the Stamp duty, registration fee and all other incidental charges required for execution and registration of this Deed shall be borne by the Sub-Lessee.
43. That the Lessor shall be entitled to recover all dues payable to it under the deed by the lessee as arrears of land revenue without prejudice to its other rights under any other law for the time being in force.
44. The provisions of U.P. Industrial Area Development Act, 1976 and any rules / regulations framed under the Act or any direction issued shall be binding on the Lessee/Sub-Lessee.
45. That all powers exercisable by the Lessor under the Deed may be exercised by the Chief Executive officer of the Lessor. The Lessor may also authorize any of its officers to exercise all or any of the powers exercisable by it under this Deed. Provided that the expression Chief Executive Officer for the time being or any other officer who is entrusted by the Lessor with the functions similar to those of the Chief Executive Officer.
46. The Chief Executive Officer of the Lessor reserves the rights to make such addition alteration or modification in terms and conditions from time to time as he may consider just and reasonable and the same shall be binding and acting upon the Lessee/Sub-Lessee.
47. The Sub-lessee shall have no right to object to the developer/Lessee constructing and/or continuing to construct other buildings/flats/dwelling units adjoining the said flat/Dwelling Units. If at any stage further construction in the complex becomes permissible, the Developer/Lessee shall have the sole right to undertake and dispose of such construction without any claim or objection from the Sub-Lessee.
48. That in case of any breach of the terms and conditions of this deed by the Sub-Lessee, and/or breach of terms and conditions of the Lease Deed executed between the Lessor and the Lessee and terms and conditions of Allotment for said Flat/Dwelling Unit between the Sub-Lessee and the Lessee, the Lessor and the Lessee will have the right to re-enter the said Flat/Dwelling Unit after determining the lease hold rights in respect thereof. On re-entry of the demised said Flat/Dwelling Unit, if it is occupied by any structure built un-authorized by the Sub-Lessee, the Lessor and/or the Lessee will remove the same at the expense and the cost of the Sub-Lessee. Before exercising the right of re-entry, due notice to the Sub-Lessee shall be given by the Lessor and/or the Lessee to rectify the breaches within the period stipulated by the Lessor and/or the Lessee.
49. That all notices, orders and other documents required under the terms of the Sub-Lease or under the Uttar Pradesh Industrial Development ACT, 1976(U.P.ACT NO. 6 OF 1976) or any rule or regulation made or directions issued thereunder shall be deemed to be duly served as provided under section 43 of the Uttar Pradesh Urban Planning and Development Act, 1973,

Lessor/First Party  
(Authorized Signatory)

Lessee/Second Party  
M/s. PARAMOUNT PROPBUILD PVT. LTD.  
(Authorized Signatory)

Sub-Lessee(s)/Third Party

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*[Handwritten signature]*  
*[Handwritten signature]*



as re-enacted and modified by the Uttar Pradesh President's Act (re-enactment with modifications), 1974 (U.P. Act No. 30 of 1974).

50. That the declaration as provided in the section 12 of U.P. Apartment Act, 2010 has been submitted by the Lessee in the office of competent Authority in respect of the building "PARAMOUNT EMOTIONS", .

**SCHEDULE OF FLAT/DWELLING UNIT**

Residential Flat/Dwelling Unit bearing No.T-002, on **Ground Floor** in Tower-TOCHEN, Block-T, consisting of **02 Bed Rooms, 02 Toilets, 02 Balcony(s), Utility/Storage Room and Kitchen** having a Total Super area approximate **1075 Sq. Ft. (99.87 Sq. Mtr.)** and carpet area-**640.03 Sq. Ft. (59.46 Sq. Mtr.)** along with right to use **One Covered Car Parking Space** in the "PARAMOUNT EMOTIONS", , built on Plot No.GH-05A, situated at Sector-01, Greater Noida, District Gautam Budh Nagar, U.P. along with undivided, impartibly, unidentified lease-hold rights in the portion of the said land underneath the building, consisting of several Blocks comprising the Complex, in proportion of the super area of the Said Flat/Dwelling Unit, as per the enclosed plan and bounded as follows:-

East:  
West: As per the Floor Plan  
South:  
North:

**IN WITNESS WHEREOF**, the Parties have hereunto set their hands on the day, month and the year first above written:

In the Presence of  
**Witnesses:**

(1)

Name:  
S/D/W:  
Address:

Signed for & on behalf of the  
**LESSOR**

(2)

Name:  
S/D/W:

Signed for & on behalf of the

**LESSEE**

Address:

**MR. PANKAJ KUMAR SINGH**

**MRS. ANITA SINGH**

**SUB-LESSEE/S**

Lessor/First Party  
(Authorized Signatory)

Lessee/Second Party  
M/s. PARAMOUNT PROPBUILD PVT. LTD.  
(Authorized Signatory)

Sub-Lessee(s)/Third Party