

I 19737/2020



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP09817516662371S
Certificate Issued Date	: 09-Oct-2020 06:29 PM
Account Reference	: NEWIMPACC (SV)/ up14168504/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUP1416850413492661609086S
Purchased by	: MR RAJEEV KUMAR SINGH SON OF MR RAM SAKHA SINGH
Description of Document	: Article 23 Conveyance
Property Description	: PLOT NO-185 AND 186, FRIENDS COLONY (PHASE-1) KHASRA NO-457 SA VILLAGE-HARIHARPUR PAR-BIJNOR DIST-LKO
Consideration Price (Rs.)	:
First Party	: SHRI BALAJI MAHARAJ INFRATECH PVT LTD
Second Party	: MR RAJEEV KUMAR SINGH SON OF MR RAM SAKHA SINGH
Stamp Duty Paid By	: MR RAJEEV KUMAR SINGH SON OF MR RAM SAKHA SINGH
Stamp Duty Amount (Rs.)	: 1,96,000 (One Lakh Ninety Six Thousand only)

3/6



Self Attested
Raj S.

Please write or type below



Shri Balaji Maharaj Infratech Pvt. Ltd.



Managing Director

श्री बालाजी महाराज इन्फ्राटेक प्राइवेट लिमिटेड
लखनऊ

Rashmi Singh

0012655531

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App 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.

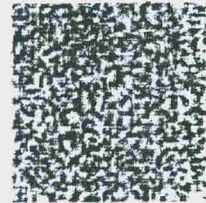




भारत सरकार
Government of India



नाम / Name
Manish Pandey
जन्म तिथि / DOB: 20/12/1989
लिंग / GENDER: MALE



6846 7509 4143

मेरा आधार, मेरी पहचान

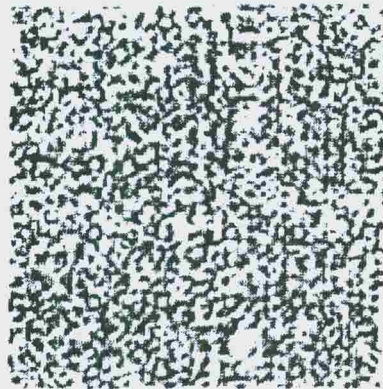
7 2 0 1 8 9 0 7 1 1 1



आधार सेवा प्रदाता - यूपीएनए
Unique Identification Authority of India

*Self Attested
Raj*

पता:
SO Manoj Pandey, WARD NO 10 pandey
TOLA TAUNJA, NAGAR PANCHAYAT
TAUNJA, Ahmedpur Kheda, Lucknow
Pin Code: 227205



Address:
SO Manoj Pandey, WARD NO 10 pandey
TOLA TAUNJA, NAGAR PANCHAYAT
TAUNJA, Ahmedpur Kheda, Lucknow
Pin Code: 227205

Manish Pandey

6846 7509 4143



भारत सरकार

Government of India

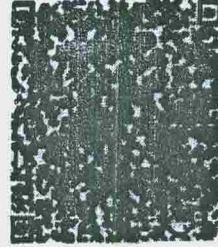


राजीव कुमार सिंह

Rajeev Kumar Singh

जन्म तिथि / DOB : 01/03/1979

पुरुष / Male



9562 0525 2938

आधार - आम आदमी का अधिकार

8299188317



आधार प्राधिकरण

Unique Identification Authority of India

पता: आत्मज: राम सखा सिंह,
जोपा, जोपा, मिर्जापुर, सुपथ, उत्तर
प्रदेश, 231303

Address: S/O: Ram Sakha Singh, jopa,
Jopa, Mirzapur, Supantha, Uttar Pradesh,
231303

RKS

9562 0525 2938



*Self Arrested
RKS*



9452689913
Rashmi Singh



Self A. Attached
Rash



भारत सरकार
Government of India



शिव चन्द
Sheo Chand
जन्म तिथि/ DOB: 22/01/1973
पुरुष / MALE



3708 2402 9117

मेरा आधार, मेरी पहचान

7081725584 SheoChand



एन सी ई आर
Unique Identification Authority of India

पता:
S/O राज देव, पोस्ट - मोरमनाथ
तहसील - महर, रामपुर जिला गोरखपुर
गोरखपुर,
उत्तर प्रदेश - 273015

Address
S/O Raj Deo Post Gorak
Tahseel Sadar Ram Pur
Jilla Sadar Gorakhpur
Uttar Pradesh - 273015

Self Attested
Raj

3708 2402 9117



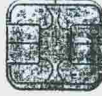
help@uaidr.gov.in



www.uai.gov.in

UNION OF INDIA Driving Licence (UP) (NT)

UP32A20150012911



जारी करने की तिथि
Date of Issue
24/07/2015
जन्म तिथि
Date of Birth
01/02/1996

वैधता / Validity
23/07/2035
Blood Group
UNKNOWN



नाम / Name

VINAY KUMAR MISHRA

पिता/पति का नाम / Son/Daughter Wife of

MRITAL MISHRA

विनय कुमार मिश्रा
08 39 39 4 5 0 9

UP32A20150012911

UP0289122CRS

LMV
24/07/2015
 MCWG
24/07/2015



Form 7 Rule 16(2)

पता / Address
CHAKBAST ROAD SADAR TAHSIL COMPOUN
D LUCKNOW LUCKNOW
UP 226001

विनय कुमार मिश्रा

Holder's Signature

जारीकर्ता / Issuing Authority Sign

TRANS GOMTI LUCKNOW

Self Attested
Trans

Consideration : 28,00,000/-
Valuation:Rs. 25,98,750/-
Stamp Duty :Rs. 1,96,000/-
Pargana : Bijnor

SUMMARY OF DEED

1. Type of land : Non-Agricultural
2. Pargana : Bijnor
3. Mohalla/Village : Hariharpur
4. Details of Property : Plot No. **185 & 186**, Friends Colony (Phase-1), Khasra No. **457Sa**
5. Unit of Measurement : Square Metre
in(Hect./Sq. Meter)
6. Area of Property : **262.50 sq.mtr.**
7. Details of Road : More than 100 mtrs. away
(As per Schedule) from Lucknow-Sultanpur Road

BOUNDARIES

East : Plot No - 220,219
West : 9.00 Mtr. Wide Road
North : Plot No - 187
South : 9.00 Mtr. Wide Road

NUMBER OF FIRST PARTY (1)


Details of Seller

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


NUMBER OF SECOND PARTY (1)

Details of Purchaser

Mr. Rajeev Kumar Singh S/o Mr. Ram Sakha Singh & **Mrs. Rashmi Singh** W/o Rajeev Kumar Singh R/o Jopa, Supantha, Mirzapur - 231303 (Uttar Pradesh)

Shri Balaji Maharaj Infratech Pvt. Ltd.

Managing Director

Self Attested
Raj


Rashmi Singh

SALE DEED

This DEED OF SALE is made and executed at Lucknow by **Shri Balaji Maharaj Infratech Pvt. Ltd., permanent and postal address C-1124, Indira Nagar, Lucknow through its Managing Director Sri Dileep Kumar, son of Late Sri Shital Das** (Hereinafter referred as Seller, which expression shall mean and include his heirs, successors, executors, administrators and assignees) in favour of **Mr. Rajeev Kumar Singh S/o Mr. Ram Sakha Singh & Mrs. Rashmi Singh W/o Rajeev Kumar Singh R/o Jopa, Supantha, Mirzapur - 231303 (Uttar Pradesh)** (Hereinafter referred as the purchaser which expression shall mean and include his heirs, successors, executors, administrators and assignees)

WHEREAS the seller the plot which is being sold to the purchaser is **Plot No. 185 & 186, Friends Colony (Phase-1)** measuring **262.50 sq.mtr.**, Seller have purchased Khasra No - **457Sa, 477Sa, 476Mi**. The plot has been carved out from Khasra No. **457Sa** situated in Village Hariharpur, Pargana Bijnor, Tehsil Sarojini Nagar, Lucknow through registered sale deeds. Seller After purchasing the said land, carried out proceeding under Section 80 Z.A. & L.R. Act and the property thereby became fit for non-agricultural purchase and the accordingly the plots were carved out after the proceedings of Section 80 and there was no impediment in the plotting of the area and in accordance with the procedure warranted under the law, the seller carved out **Plot No. 185 & 186, Friends Colony (Phase-1)** on the aforesaid khasra numbers and the **Plot No. 185 & 186, Friends Colony (Phase-1)** is being sold to the purchaser.

Whereas in the above manner, the seller became the absolute owner of the said **Plot No. 185 & 186, Friends Colony (Phase-1)** and is fully empowered to transfer the same. The Seller has assured the purchaser that the land is free from all sort of encumbrances, charges, liens, court attachments etc. and is not subject-matter of any court litigation and the Seller also assures the purchaser that the Seller has subsisting and transferable right in the said land

Shri Balaji Maharaj Infratech Pvt. Ltd.
Managing Director

Sey A. Hesteked
TRK

TRK
Rashmi Singh

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

NOW THIS DEED OF SALE WITNESSESTH AS UNDER:

1. That in consideration of Rs. **28,00,000/-** paid by the purchaser to the Seller the receipt whereof the Seller hereby acknowledges as per the details given at the foot of this deed of sale, the Seller hereby transfer, sell convey and assign by way of absolute sale of **Plot No. 185 & 186, Friends Colony (Phase-1)** carved out from Khasra No. **457Sa**, situated in Village Hariharpur, Pargana Bijnor, Tehsil Sarojini Nagar, Lucknow, fully described at the foot of this deed (hereinafter referred to as the "demised property") to the purchaser.
2. That the Seller has assured the purchaser that he has good marketable unencumbered and transferable right in the demised property and there are no impediment and restriction for transfer of the demised property by the Seller to the purchaser.
3. That the Seller has also assured the purchaser that no litigation in respect of the demised property is pending in any court of law with any person and the said **Plot No. 185 & 186, Friends Colony (Phase-1)** is free from all litigation and is not the subject matter of court attachment etc.
4. That the Seller has also further assured the purchaser that the demised property has neither been acquired nor requisitioned and that no acquisition and requisition proceedings in respect of the demised property are pending.
5. That there is no due against the said plot and therefore the plot in question is free from all encumbrances.
6. That the Seller assures that in case the purchaser is deprived of the demised property hereby conveyed transferred or any part thereof on account of any defect in the title of the Seller with respect to the demised

Shri Balaji Maharaj Infratech Pvt. Ltd.



Managing Director

Seal Attested
Rish



Rashmi Singh

property or if the purchaser is put to any loss on this account, then the purchaser shall have full right to recover the total amount of sale consideration of the said **Plot No. 185 & 186, Friends Colony (Phase-1)** along with the loss or losses and damages cause to the purchaser in this regard from the Seller through the court of law at the cost of the Seller along with interest. The Seller further covenant that if any person or persons claim through or on behalf of the Seller any right privileges with respect to the demised property the same shall be rendered illegal and void by virtue of the present deed of sale.

7. That all the expenses for execution and registration of the sale deed, such as stamp duty, registration charges and other miscellaneous expenses have been borne by the purchaser and all further site maintenance charges shall also be borne by the purchaser after the execution of sale deed.
8. That the vacant physical possession of the property sold under this deed has been delivered to the purchaser by the seller today, before execution of this deed and the purchaser has satisfied himself fully in all respect.
9. That if the area of the sold plot is found to be more than the area sold, the seller is entitled to reduce the area of the property without any prior notice to the purchaser and the purchaser shall not have any sort of claim in respect of excess land.
10. That the purchaser shall not carry out any construction, temporary or permanent, like septic tank, soak pit, ramp, fencing, grill, garden on the road and will also not touch the common area to be developed by the seller in the said project. If such activity or encroachment is done by the purchaser, the seller has right to demolish the same without any prior notice and the purchaser shall not create any hindrance in removal of such encroachment by the seller. It is further clarified that

Shri Balaji Maharaj Infratech Pvt. Ltd.

Managing Director

Self Attested
R.S.


Rashmi Singh

ramp, ventilator or any other fencing work etc. shall not affect the rights of the adjacent plot owners.

11. That the purchaser of plot is allowed to build Ramp of house at 2.0 ft. height from the road level and only stretch upto 3.0ft. The purchaser shall not make any construction of ram beyond that limit. If any such rules are not followed, then the seller shall have right to demolish the same without any prior notice to the purchaser.
12. The plot hereby sold shall be used by the purchaser only for residential purpose and the seller shall not allow the purchaser to use it for any other purpose or for any commercial use.
13. That the purchaser shall have no right to sell the plot in question by making division of the plot land is not allowed to make division of the plot in question.
14. That the purchaser will not do anything which will affect the right of the adjacent plot owner not will ever encroach over any part of the adjacent plot and if he indulges in such activities, the seller may impose penalty apart from the value of the area.
15. That in case of any dispute, the court jurisdiction shall be at Lucknow only and no other court shall have jurisdiction in any manner in respect of the said plot.
16. That it has also been agreed between the Seller and the Purchaser that the purchaser shall, from time to time, subsequent to the execution of sale deed, pay all taxes/dues which may be imposed by any authority.

Balaji Maharaj Infratech Pvt. Ltd.



Managing Director

Self Attested
R.S.



Rashmi Singh

17. That the purchaser will abide by all the laws, bye-laws, rules and regulations of the Government/Local Bodies and/or any other lawful authorities and shall attend, answer and be responsible for all deviations, failures or breach of any of the conditions of byelaws or laws o rules and regulations and keep the seller indemnified, secured and harmless against all costs, consequences and damages arising due to breach and non-compliance of the said bye-laws/regulations by the purchaser.
18. That the purchaser will have to pay 0.50 paisa per sq.ft maintenance charges + service connection charges for one year at a time to seller at the time of possession of the said plot and as per the rules of the company till than the society is formed. Once the society is formed then the same shall be paid by the purchaser to the society in accordance with the rules and regulations of the association at time.
19. That the purchaser of this deed will have to join Residents Welfare Association / Resident's Society which shall be responsible for maintenance of the entire colony and for other matter of welfare concerning the colony. The expenses so incurred by the said Society/Association would be shared by the purchaser as per the share of area with reference to his/her ownership. Till the time, the Association is fully formed and becomes functional, the seller would look after the affairs of the Colony on behalf of the purchaser and the purchaser would pay the proportionate charges in advance to the Seller every month / every quarter / every year (charges and frequency of the payments as decided by the seller).

Shri Balaji Maharaj Infratech Pvt. Ltd.


Managing Director

Self Attested




Rashmi Singh

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

Shri Balaji Maharaj Infratech Pvt. Ltd.

Managing Director

Self Attested
RMS

RMS

Rashmi Singh

26. That the total area of land hereby transferred through deed measures **262.50** sq.mtr. For the purpose of present market value of land, the stamp duty in the locality fixed by the collector Lucknow is Rs. **9,000/-** per sq.mtr. and the above property situated per corner, hence after enhancement of 10% the actual circle rate comes to **225 × 9,900/- = Rs. 25,98,750/-**. The consideration of the said **Plot No. 185 & 186** is **28,00,000/-** which is higher than the valuation on which stamp duty would be payable at the rate of 7% and the stamp duty comes to Rs. **1,96,000/-** as such stamp duty of Rs. **1,96,000/-** has been paid with this deed.

SCHEDULE "A"

DETAILS OF PROPERTY HEREBY SOLD

Plot No. 185 & 186, Friends Colony (Phase-1) measuring **262.50** sq.mtr., which plot has been carved out from Khasra No - **457Sa**, situated in Village Hariharpur, Pargana Bojnore, Tehsil Saroji Nagar, Lucknow, bounded as below :

East : Plot No - 220,219
West : 9.00 Mtr. Wide Road
North : Plot No - 187
South : 9.00 Mtr. Wide Road

SCHEDULE "B"

DETAILS OF RECEIPT OF THE SALE CONSIDERATION

- 1- Received Rs. 2,00,000/- through cheque No - 989193, dated 01-03-2020, drawn on SBI.
- 2- Received Rs. 3,00,000/- through cheque No 989192, Dated 29-02-2020, drawn on SBI.
- 3- Received Rs. 3,00,000/- through cheque No - 678648, dated 02-03-2020, drawn on SBI.
- 4- Received Rs. 20,00,000/- through cheque No - 249999, dated 30-09-2020, drawn on HDFC.

Shri Balaji Maharaj Infotech Pvt. Ltd.
Managing Director

Self Attested
Rashmi

Rashmi Singh

IN WITNESS WHEREOF the Seller and purchaser have signed this deed without any pressure in the presence of the following witnesses on this day of 09th Day of October, 2020 at Lucknow.

WITNESS :

1-

(Mr. Sheo Chand)

S/o Mr. Raj Deo



R/o Rampur Naya Gaon,
Post - Gorakhnath,
Tahseel - Sadar, Gorakhpur

Sheo Chand

Seller / 1st Party

PAN : AATCS9586R

Mr. Balaji Maharaj Infratech Pvt. Ltd.
Managing Director

Rashmi Singh
Rash

Purchaser / 2nd Party

PAN-FGKPS8018H

2-

(Mr. Vinay Kumar Mishra)

W/o Late. Amrat Lal Mishra

R/o - Old Sadar Tehseel Compound,
Kaisarbagh, Lucknow



Typed by: -

(Akash Deep Verma)

Lucknow

Drafted by:-

Brajesh Kumar Pandey

Advocate

Sadar Tehsil Lucknow.

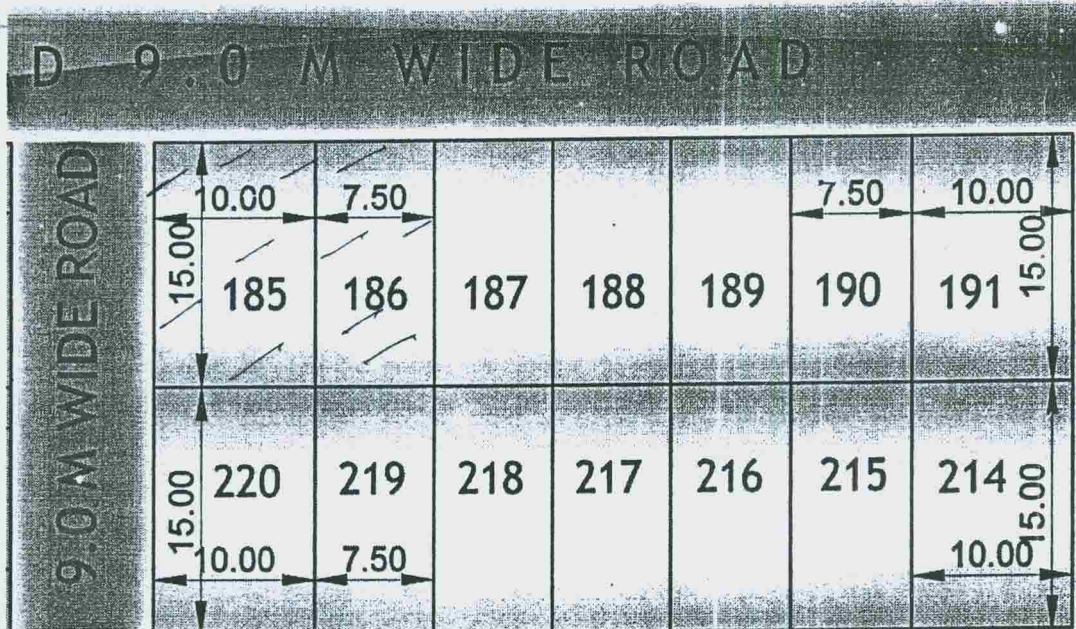
Mo - 9415001452

Self Attested
Rash

PLOT MAP

Plot No. 185 & 186, Friends Colony (Phase-1) measuring **262.50 sq.mtr.**, which plot has been carved out from Khasra No - **457Sa**, situated in Village Hariharpur, Pargana Bojnore, Tehsil Saroji Nagar, Lucknow, bounded as below :

East : Plot No - 220, 219
West : 9.00 Mtr. Wide Road
North : Plot No - 187
South : 9.00 Mtr. Wide Road



Shri Balaji Manoj Infratech Pvt. Ltd.

[Signature]
Managing Director

SELLER

Self Attested
[Signature]

[Signature]
Rashmi Singh

PURCHASER