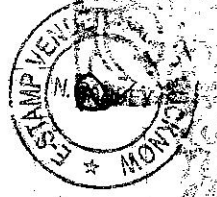


4072/2

INDIA NON JUDICIAL
Government of Uttar Pradesh



सत्यमेव जयते



e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: IN-UP31747771746787T

: 08-Feb-2021 11:00 AM

: NEWIMPACC (SV)/ up14168504/ LUCKNOW SADAR/ UP-LKN

: SUBIN-UPUP1416850454402008269270T

: SHAILENDRA KUMAR VERMA SON OF GORAKH NATH VERMA

: Article 23 Conveyance

: PLOT NO-106 KHASRA NO-457 SA FRIENDS COLONY (PHASE-1)
VILL-HARIHARPUR LUCKNOW

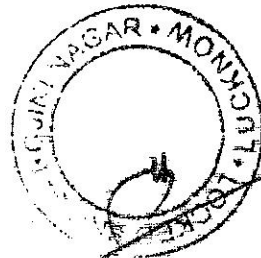
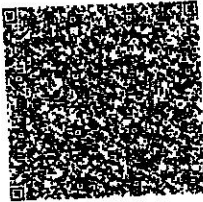
: SHRI BALAJI MAHARAJ INFRATECH PVT LTD

: SHAILENDRA KUMAR VERMA SON OF GORAKH NATH VERMA

: SHAILENDRA KUMAR VERMA SON OF GORAKH NATH VERMA

: 1,96,000

: (One Lakh Ninety Six Thousand only)



Please write or type below this line



Shri Balaji Maharaj Infratech Pvt. Ltd.
तहसील, लखनऊ

Managing Director

Shaileendra Kumar Verma
तहसील, लखनऊ

Shaileendra Kumar Verma

0000843171

Statutory Alert:

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

Consideration : 28,00,000/-
Valuation : Rs. 21,50,000/-
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. **106**, Friends Colony (Phase-1), Khasra No. **457Sa**
5. Unit of Measurement in(Hect./Sq. Meter) : Square Metre
6. Area of Property : **215 sq.mtr.**
7. Details of Road (As per Schedule) : More than 100 mtrs. away from Lucknow-Sultanpur Road

BOUNDARIES

East : 15.00 Mtr. Wide Road
West : Plot No - 79
North : Plot No - 105
South : Plot No - 107

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

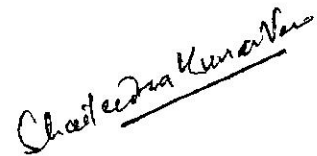
NUMBER OF SECOND PARTY (1)

Details of Purchaser

Mr. Shailendra Kumar Verma S/o Mr. Gorakh Nath Verma R/o 47/1, Near Raj Place, Hakikatpur, Maunath Bhanjan, Mau - 275101 (Uttar Pradesh)

Shri Balaji Maharaj Infratech Pvt. Ltd.


Managing Director



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. Shailendra Kumar Verma S/o Mr. Gorakh Nath Verma R/o 47/1, Near Raj Place, Hakikatpur, Maunath Bhanjan, Mau - 275101 (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. 106, Friends Colony (Phase-1)** measuring **215 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 U.P. Revenue Code 2006 and the property thereby became fit for non-agricultural purchase and the accordingly the plots were carved out after the proceedings of Section 80 and there was no impediment in the plotting of the area and in accordance with the procedure warranted under the law, the seller carved out **Plot No. 106, Friends Colony (Phase-1)** on the aforesaid khasra numbers and the **Plot No. 106, 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. 106, 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 and there is no impediment

Shri Balaji Maharaj Infratech Pvt. Ltd.

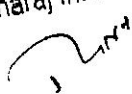

Managing Director

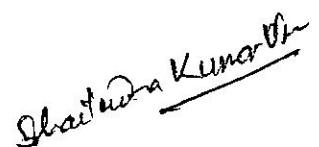

Shailendra Kumar Verma

in the sale/transfer of the said land by the Seller to the purchaser.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

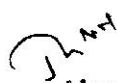
1. That in consideration of Rs. **28,00,000/-** paid by the purchaser to the Seller the receipt whereof the Seller hereby acknowledges as per the details given at the foot of this deed of sale, the Seller hereby transfer, sell convey and assign by way of absolute sale of **Plot No. 106, Friends Colony (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. 106, 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.

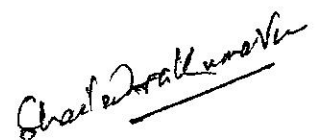
Shri Balaji Maharaj Infratech Pvt. Ltd.

Managing Director


Shri Anand Kumar

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 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. 106, 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.

Shri Balaji Mahara] Infratech Pvt. Ltd.


Managing Director



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 ramp, ventilator or any other fencing work etc. shall not affect the rights of the adjacent plot owners.
11. That the purchaser of plot is allowed to build Ramp of house at 2.0 ft. height from the road level and only stretch upto 3.0ft. The purchaser shall not make any construction of ram beyond that limit. If any such rules are not followed, then the seller shall have right to demolish the same without any prior notice to the purchaser. The purchaser is only allowed to construct ramp up 3.0ft on green belt rest front of the said plot should be left vacant.
12. The plot hereby sold shall be used by the purchaser only for residential purpose and the seller shall not allow the purchaser to use it for any other purpose or for any commercial use.
13. That the purchaser shall have no right to sell the plot in question by making division of the plot land is not allowed to make division of the plot in question.
14. That the purchaser will not do anything which will affect the right of the adjacent plot owner nor will ever encroach over any part of the adjacent plot and if he indulges in such activities, the seller may impose penalty apart from the value of the area.

Shri Balaji Maharaj Infratech Pvt. Ltd.



Managing Director

Chaitan Kumar

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.
17. That the purchaser will abide by all the laws, bye-laws, rules and regulations of the Government/Local Bodies and/or any other lawful authorities and shall attend, answer and be responsible for all deviations, failures or breach of any of the conditions of byelaws or laws or rules and regulations and keep the seller indemnified, secured and harmless against all costs, consequences and damages arising due to breach and non-compliance of the said bye-laws/regulations by the purchaser.
18. That the purchaser will have to pay 50 paisa per sq feet (per month) maintenance charges for one year at a time to seller before the possession of the said plot + one time service connection charges and as per the rules of the company till then the society is formed. Once the society is formed then the same shall be paid by the purchaser to the society in accordance with the rules and regulations of the association at time.
19. That the purchaser of this deed will have to join Residents Welfare Association / Resident's Society which shall be responsible for maintenance of the entire colony and for other matter of welfare concerning the colony. The expenses so incurred by the said Society/Association would be shared by the purchaser as per the share of area with reference to his/her ownership. Till the time, the Association is fully formed and becomes functional, the seller would look after the affairs of the Colony on behalf of the purchaser and the purchaser would pay the proportionate charges in

Shri Balaji Maharaj Infratech Pvt. Ltd.



Managing Director




advance to the Seller every month / every quarter / every year (charges and frequency of the payments as decided by the seller).

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

Shri Balaji Maharaj Infratech Pvt. Ltd.


Managing Director


Chaitanya Kumar Verma

26. That the total area of land hereby transferred through deed measures **215** sq.mtr. For the purpose of present market value of land, the stamp duty in the locality fixed by the collector Lucknow is Rs. **10,000/-** per sq.mtr. circle rate comes to **215 × 10,000/- = Rs. 21,50,000/-**. The consideration of the said **Plot No. 106** is **28,00,000/-** which is higher than the valuation on which stamp duty paid by purchaser Rs. **1,96,000/-** with this deed.

SCHEDULE "A"

DETAILS OF PROPERTY HEREBY SOLD

Plot No. 106, Friends Colony (Phase-1) measuring **215** sq.mtr., which plot has been carved out from Khasra No – **457Sa**, situated in Village Hariharpur, Pargana Bijnor, Tehsil Sarojini Nagar, Lucknow, bounded as below :

East : **15.00 Mtr. Wide Road**
West : **Plot No - 79**
North : **Plot No - 105**
South : **Plot No - 107**

SCHEDULE "B"

DETAILS OF RECEIPT OF THE SALE CONSIDERATION

- 1- Received Rs. 5,00,000/- through cheque No – 813172 Dated 09-02-2020 drawn on SBI.
- 2- Received Rs. 2,00,000/- through cheque No – 813181 Dated 07-08-2020 drawn on SBI.
- 3- Received Rs. 21,00,000/- through Cheque No - 254605, dated 30-01-2021 drawn on HDFC Bank, Pranay Tower, Lucknow cheque issued by LIC Housing Finance Ltd Lucknow.


Shri Balaji Mahara] Infratech Pvt. Ltd.


Managing Director



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 8th Day of February, 2021 at Lucknow.

WITNESS :


1. (Mr. Sanjay Kumar Verma)
S/o Mr. Gorakh Nath Verma

Shri Balaji Maharaj Infrotech Pvt. Ltd.
Managing Director


Seller / 1st Party
PAN : AATCS9586R

R/o - Hakeekatpur
Maunath Bhanjan
Mau




Chandrakumar

Purchaser / 2nd Party
PAN-AEWPV7239Q


2- (Vinay Kumar Mishra)
S/o Late Amrat Lal Mishra

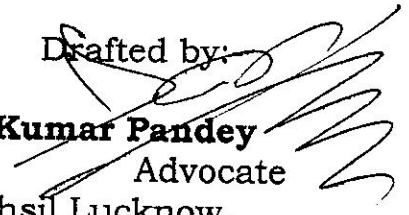
R/o Old Tehsil Compound
Kaisarbagh, Lucknow



Typed by: -

(Akash Deep Verma)
Lucknow

Drafted by:


Brajesh Kumar Pandey
Advocate
Sadar Tehsil Lucknow.
Mo - 9415001452

DETAILS OF PROPERTY HEREBY SOLD

Plot No. 106, Friends Colony (Phase-1) measuring 2.5 sq.mtr., which plot has been carved out from Khasra No - **457Sa**, situated in Village Hariharpur, Pargana Bijnor, Tehsil Sarojini Nagar, Lucknow, bounded as below :

East : 15.00 Mtr. Wide Road
West : Plot No - 79
North : Plot No - 105
South : Plot No - 107

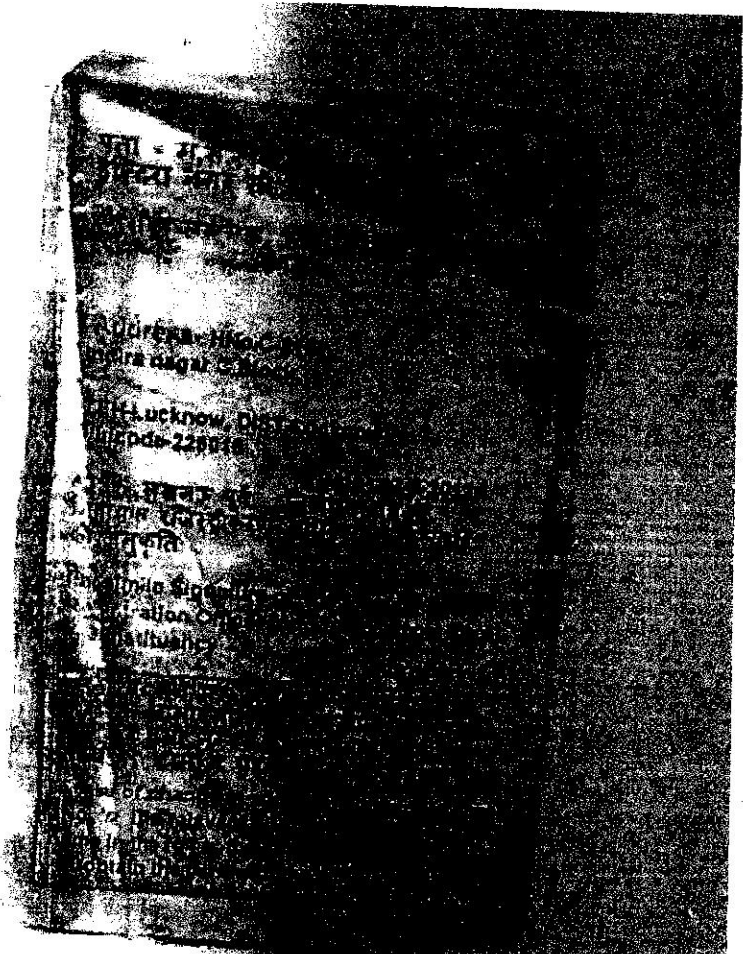
20.00	74	75	76	77	78	79	80	81	82	83	20.00	84
21.50	111	110	109	108	107	106	105	104	103	102	21.50	101
										10.00		12.00


Shri Balaji Maharaj Infratech Pvt. Ltd.

Managing Director

SELLER

PURCHASER




भारत निर्वाचन आयोग
पहचान पत्र
ELECTION COMMISSION
IDENTITY CARD


RXM2382539

निर्वाचक का नाम :
दिनेश कुमार
Elector's Name :
DINESH KUMAR

पिता का नाम : स्व. शिवप्रसाद
Father's Name : LATE SHIVPRASAD

लिंग / Sex : पुरुष
अवधि/Valid till : 02/05/1995

भारत सरकार
Ministry of Home Affairs



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

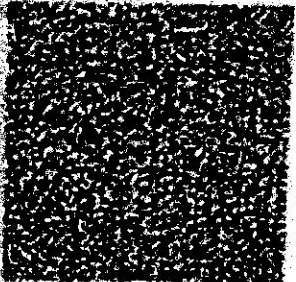
6846 7509 4143

मेरा आधार, मेरी पहचान

Manish Pandey

भारत सरकार
Ministry of Home Affairs

पता / Address:
S/O Manish Pandey, WARD NO 10 pandey
TOLA, ITAUNIA, NAGAR PANCHAYAT
ITAUNIA, Ahmedpur Khera, Lucknow,
Uttar Pradesh - 227205



6846 7509 4143



भारत सरकार



भारत सरकार

Unique Identification Authority of India



आधार

नामांकन क्रमांक/Enrolment No.: 1293/10501/45685

Shailendra Kumar Verma (शैलेन्द्र कुमार वर्मा)

S/O: Gorakh Nath Verma, 47/1, Near Raj Place,
Hakikatpur, Maunath Bhanjan, Mau,
Uttar Pradesh - 275101

Date: 13/07/2016

आपका आधार क्रमांक/ Your Aadhaar No.:

2429 1458 9040



मेरा आधार, मेरी पहचान



1547



help@uidai.gov.in



www.uidai.gov.in

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Shailendra Kumar Verma
7007931489

Signature Not Verified
Digitally signed by DS (UNIQUE IDENTIFICATION AUTHORITY OF INDIA 01
Date: 2016.07.13 18:38:48 IST

- आधार देश भर में मान्य है।
- आधार के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है।
- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं. इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहायित होगी।
- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



शैलेन्द्र कुमार वर्मा
Shailendra Kumar Verma
जन्म तिथि/ DOB: 07/11/1972
पुरुष / MALE



पता:

आत्मज: गोरख नाथ वर्मा,
47/1, राज पैलेश के पास,
हकीकतपुर, मऊनाथ भंजन,
मऊ,
उत्तर प्रदेश - 275101

Address:

S/O: Gorakh Nath Verma, 47/1,
Near Raj Place, Hakikatpur,
Maunath Bhanjan, Mau,
Uttar Pradesh - 275101

2429 1458 9040

मेरा आधार, मेरी पहचान

2429 1458 9040

MERA AADHAAR, MERI PEHACHAN



भारत सरकार



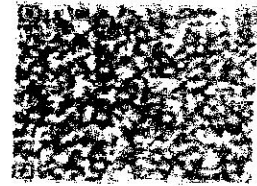
संजय कुमार वर्मा

Sanjay Kumar Varma

जन्म तिथि/ DOB: 14/02/1969

पुरुष / MALE

9451652201
संजय कुमार वर्मा



8700 4748 9120

आधार-आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार

पता:

आत्मज: गोरख नाथ वर्मा,
हकीकतपुर, मऊनाथ भंजन,
मऊ,
उत्तर प्रदेश - 275101

Address:

S/O: Gorakh Nath Varma,
hakekatpur, Meunath Bhanjan,
Mau,
Uttar Pradesh - 275101

8700 4748 9120

Aadhaar-Aam Admi ka Adhikar

UNION OF INDIA **Driving Licence** **UP** **NT**

UP32A20150012911

मारी मारी मारी मारी
 Date of Issue
 24/07/2015
 मारी मारी
 Date of Birth
 01/02/1996

मारी / Name
VINAY KUMAR MISHRA
 मारी मारी मारी / Son/Daughter/Wife of
AMRIT LAL MISHRA

Handwritten:
 मारी मारी
 76520210010

UP32A20150012911

मारी मारी
 24/07/2015 24/07/2015

मारी मारी मारी मारी
CHANDRA SE ROAD SADAR TAHSIL COMPOUND
MEERUT DISTRICT

मारी / Name
AMRIT LAL MISHRA

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सरोजनीनगर लखनऊ क्रम 2021367006569

आवेदन संख्या : 202101041006272

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2021-02-08 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम शैलेन्द्र कुमार वर्मा

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 2800000 / 2150000.00

1 . रजिस्ट्रीकरण शुल्क 28000

2 . प्रतिलिपिकरण शुल्क 80

3 . निरीक्षण या तलाश शुल्क

4 . मुख्तार के अधिप्रमाणी करण लिए शुल्क

5 . कमीशन शुल्क

6 . विविध

7 . यात्रिक भत्ता

1 से 6 तक का योग 28080

शुल्क वसूल करने का दिनांक 2021-02-08 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2021-02-08 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर