

अचल संपत्ति खरीदने की सूचना का प्रारूप परिपत्र सं.- 25 एडमिन (ए) 13 जुलाई 1998		
1.	सेवा में आने की तिथि	21.03.2015
2.	कुल वेतन	सकल वेतन- रुपये 1,31,028/-मात्र प्राप्त नेट/शुद्ध वेतन-रुपये 1,04,664/-मात्र
3.	स्वयं के द्वारा कय की गई चल संपत्ति जो कि रु. 10000/- से अधिक कीमत एवं अचल संपत्ति का पूर्ण विवरण खरीदने की तिथि, धनराशि जो अदा की गई है, आदि।	कार का विवरण: कार-मारुति अल्टो के-10 पंजीकरण संख्या-UP-93 AR 1310 कय मूल्य-रुपये 4,25,504/-मात्र खरीदने की तिथि-21.09.2015 कार कय करने एवं कार ऋण की सूचना पत्रांक सं.-1656/XY दिनांक 15.05.2017 द्वारा मा. उच्च न्यायालय, इलाहाबाद को पूर्व में ही प्रेषित की जा चुकी है।
4.	यदि कोई धनराशि माननीय उच्च न्यायालय से अग्रिम कर्ज लिया गया हो तो कितनी धनराशि तथा उस कर्ज का भुगतान का तरीका तथा कितनी किश्तों में कब तक उसका भुगतान होना है, आदि।	नहीं।
5.	यदि बैंक से कोई कर्ज लिया है तो उसका विवरण, भुगतान का तरीका, अवधि तथा कितनी किश्तों में, आदि।	(1) कार ऋण की धनराशि- रुपये 3,60,000/- (एस.बी.आई., मुख्य शाखा, झांसी) किश्तों की संख्या-84 प्रति किश्त की धनराशि-रुपये 6,000/-प्रति माह कार ऋण भुगतान की प्रारम्भ तिथि-20-10-2015 कार ऋण समाप्ति की तिथि-08-07-2020 कार ऋण की सूचना मा. उच्च न्यायालय को पूर्व में प्रेषित की जा चुकी है। (2) आवास ऋण रुपये 90,00,000/- (रुपये नब्बे लाख मात्र) एच.डी.एफ.सी. बैंक, गोमतीनगर शाखा, लखनऊ। प्रार्थनी एवं उसके पति श्री संदीप त्रिपाठी ने संयुक्त रूप से एच.डी.एफ.सी. बैंक शाखा, गोमतीनगर, लखनऊ से HOME LOAN (P+C) की कुल धनराशि-रुपये 90,00,000/- 20 वर्षों के लिए 240 किश्तों में लिया है, जिसमें से भूखण्ड कय हेतु रुपये 62,15,623/- का भुगतान एच.डी.एफ.सी. बैंक द्वारा विक्रेता कम्पनी को किया जा चुका है। भवन निर्माण हेतु रुपये 27,84,377/- की धनराशि बैंक द्वारा प्राप्त होना शेष है, जो बाद में भवन निर्माण के समय बैंक द्वारा दिया जाएगा। रुपये 24,08,376/- का चेक संख्या-067905, दिनांक-28.09.2020 एवं रुपये 38,07,247/- का

Self attested
Bhanya Jaisani

		<p>चेक संख्या-125141, दिनांक-03.12.2020 को विक्रेता कंपनी (मेसर्स इम्मार एम.जी.एफ. लैण्ड लि.) के पक्ष में एच.डी.एफ.सी. बैंक द्वारा निर्गत किया गया है। वर्तमान में एच.डी.एफ.सी. बैंक, शाखा गोमतीनगर से होमलोन के रूप में प्राप्त धनराशि के सापेक्ष Pre EMI Interest के रूप में मासिक किश्तों का भुगतान प्रार्थिनी के बचत खाता सं. 3671000400032910 पी.एन.बी., सिविलकोर्ट, लखनऊ से रूपये 22,843/- तथा उसके पति के बचत खाता सं. 20233712731 भारतीय स्टेट बैंक, सचिवालय शाखा, लखनऊ से रूपये-15,229/- (अर्थात् कुल रूपये 38,072/-प्रति माह भुगतान) किया जा रहा है।</p> <p>आवास निर्मित होने पर ब्याज सहित आवास ऋण की मासिक किस्त रूपये 72,504/- का भुगतान बैंक को प्रतिमाह किया जायेगा।</p>
6.	अधिकारी द्वारा पुरानी कार को खरीदने के संबंध में वाहन का नाम, मॉडल, कीमत आदि प्रथम खरीद की तिथि, माह वाहन की धनराशि, कार डीलर का नाम जबकि पहली बार खरीदी तथा पूर्ण बीमा प्रमाण-पत्र जिसमें वाहन की धनराशि दिखाई गई हो।	लागू नहीं।
7.	संपत्ति का विवरण (प्लॉट का क्षेत्रफल) लोकैलिटी, शहर, जिला का नाम आदि भवन या प्लॉट हो तो माप।	प्लॉट सं.-GGP-B-B04/23, क्षेत्रफल-200 वर्गमीटर मेसर्स इम्मार एम.जी.एफ. लैण्ड लिमिटेड कंपनी 'गोमतीग्रीन्स' गोमतीनगर विस्तार, सेक्टर-7, लखनऊ।
8.	विक्रेता/डीलर का पूरा नाम व पता	मेसर्स इम्मार एम.जी.एफ. लैण्ड लिमिटेड कंपनी 'गोमतीग्रीन्स', लखनऊ। रजिस्टर्ड ऑफिस-306--308, स्ववायर वन, सी-2, डिस्ट्रिक्ट सेंटर, साकेत, नई दिल्ली।
9.	क्या वह नियमित व सम्मानित है।	जी, हाँ। यह एक अन्तरराष्ट्रीय ख्याति प्राप्त रीयल इस्टेट पंजीकृत कम्पनी है, जिसका रेसा पंजीकरण नम्बर-UPRERAPRJ5635 है।
10.	क्या न्यायिक अधिकारी का विक्रेता से कोई किसी तरह का संबंध है और उसका कोई मुकदमा यहाँ पर विचाराधीन है या अधिकारी द्वारा पूर्व में उसके किसी मुकदमा में निर्णय किया गया है।	नहीं, प्रार्थिनी का विक्रेता कंपनी मेसर्स इम्मार एम.जी.एफ. लैण्ड लि., गोमती ग्रीन्स, लखनऊ से उक्त प्लॉट कय करने के अतिरिक्त किसी प्रकार का कोई सम्बन्ध नहीं है। इस कम्पनी का कोई भी मुकदमा उसके समक्ष लंबित नहीं है और न ही पूर्व में कभी प्रार्थिनी द्वारा उसके किसी मुकदमों में निर्णय पारित

Self attested

Bhavya Tewari

11.	यह धनराशि कहीं से आई प्रमाण सहित	<p>किया गया है।</p> <p>उक्त भूखण्ड के कय के प्रतिफल की धनराशि रूपये 84,40,623/- (समस्त प्रभारों सहित) जिसमें भूखण्ड की कीमत रूपये 82,66,752/- तथा अन्य प्रभारों हेतु रूपये 1,73,871/- सम्मिलित है (जिसमें रूपये 62,15,623/- (रूपये 4,08,376/- चेक सं.- 067905 दिनांक 28.09.2020 एवं रूपये 38,07,247/- चेक सं.- 125141 दिनांक 03.12.2020) एच.डी.एफ.सी. बैंक गोमतीनगर, लखनऊ से आवास ऋण (होम लोन) प्राप्त कर विक्रेता कंपनी को भुगतान किया गया है।</p> <p>रूपये 2,00,000/- का भुगतान प्रार्थिनी के बचत खाता संख्या-3671000400032910 पी.एन.बी., सिविल कोर्ट, लखनऊ से चेक संख्या-321304 दिनांक 28.09.2020 द्वारा किया गया है तथा शेष रूपये 20,25,000/- का भुगतान प्रार्थिनी के पति श्री संदीप त्रिपाठी द्वारा उनके बचत खाता संख्या-20233712731 एस.बी.आई.सचिवालय शाखा, लखनऊ से चेकों द्वारा किया गया है।</p> <p>2-ई-स्टैम्प पेपर हेतु रूपये 5,69,000/- का भुगतान प्रार्थिनी के एस.बी.आई. बचत खाता सं. 20297774055 के चेक सं.-486417 दिनांक-10.12.2020 से आर.टी.जी.एस. संख्या-SBINR52020121001492211 द्वारा किया गया है। प्रश्नगत आवासीय भूखण्ड को कय करने हेतु प्रार्थिनी के पिता प्रो. गिरिजा शंकर तिवारी द्वारा रूपये 2,00,000/- चेक सं.-075123 दिनांक 26.10.2020 तथा रूपये 1,00,000/- चेक सं.-075124 दिनांक 11.11.2020 अर्थात् कुल रूपये 3,00,000/- (तीन लाख मात्र) की धनराशि नैसर्गिक प्यार एवं स्नेह के अंतर्गत उसके एस.बी.आई. खाता सं.-20297774055 में अंतरित की गयी है, जिसे भविष्य में वापस नहीं किया जाना है।</p>
-----	----------------------------------	--

माननीय उच्च न्यायालय, इलाहाबाद को सूचनार्थ सादर प्रेषित है।

भवदीया,
Bhavya Tiwari
 (भव्या तिवारी)
 ए.सी.जे.एम. (प्रथम)
 लखनऊ।

- 3) Party of second part has paid an advance of Rs. 100000...../- (Rs one Lakh.....Only) by cash/cheque to the party of First part.
- 4) That the transferee agreed to pay the Balance of Agreed Sales Consideration amount of Rs. 16,25,000...../- (Rupees Sixteen Lakh Twenty Five Thousand Only) to the Seller.

DETAILS OF PAYMENT:

S.NO.	DATE	NAME OF BANK	IN FAVOUR OF	AMOUNT
1.	7-7-2020	S.B.I		100000
2.				
3.				

- 5) That the transferee agreed to pay the Balance amount of Rs. 67,15,623...../- (Rupees Sixty Seven Lakh Fifteen Thousand.....Only) to the Developer (M/s Emaar MGF Land Ltd.) Six Hundred Twenty Three
- 6) That the transferor of the Plot No G.P.B. 304/23 is entering into this agreement without any compulsion or pressure from anybody.

That the party of second part has explicitly understood and agreed that if additional demand / charges of any type are raised by the developer (M/s Emaar MGF Land Ltd.) over and above the amounts mentioned in the allotment letter dated 03-12-2019 the same shall be sole responsibility of the party of second part.

In the witness where of both the parties have signed the agreement to transfer of the right of the said Plot on this 30..... day of June, 2020..... in the presence of following:

WITNESS

1. Sohela
(राहुल धर द्विवेदी)
2. Shanker
(जी० रसठ तिवारी)

सधना सिंह
SELLER

रसठ तिवारी
BUYER

Bhavya Tiwari

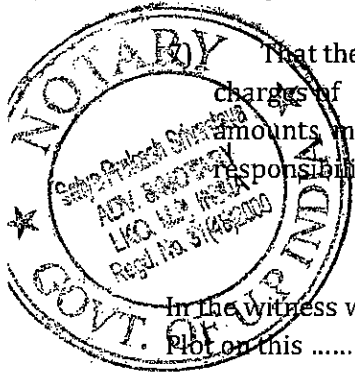
Signature T.I. Attested

Satya Prakash Srivastava
Advocate & Notary
Lucknow U.P. India

Identify the deponent/executed/Surety who has signed/Put T.I. before me.

Self Attested

Bhavya Tiwari





भारतीय स्टेट बैंक
State Bank Of India

(06893)-U.P. CIVIL SECRETARIAT-LUCKNOW
VIDHAN SABHA MARG, LUCKNOW,
LUCKNOW, UTTAR PRADESH 226001
Tel : 522 2219993 Fax : IFS Code : SBIN006893 SWIFT :

चेक 3 महीने के लिए वैध / VALID FOR 3 MONTHS ONLY

07072020
D D M M Y Y Y Y

PAY Sadhna Singh A/c 67198216697

या धारक को OR BEARER

रुपये RUPEES one lacs only

अदा करें

₹

100000/=00

च. सं. / A/c No. 20233712731

VALID UPTO ₹ 10 LACS AT NON-HOME BRANCH



SB ACCOUNT
PREFIX
1516000035

Sandeep Tripathi
SANDEEP TRIPATHI

Please sign above

MULTI-CITY-CHEQUE Payable at Par at All Branches of SBI

⑈596672⑈ 226002036⑈ 018445⑈ 3⑈

Self attested

Bhavya Tiwari

ਪੰਜਾਬ ਨੈਸ਼ਨਲ ਬੈਂਕ
punjabnational bank

ਸਿਵਲ ਕੋਰਟ, ਲੁਕਨੋ (ਓ.ਪ.)
Civil Court, LUCKNOW (UP) 226003
RTGS/NEFT IFS Code: PUN0631400

000131574106 (E)

29092020
D D M M Y Y Y Y

YOURSELF

या धारक को OR BEARER

RUPEES Two lakhs Only

अदा करे ₹ 2,00,000/-

No. 3671000400032910

व्यक्तिगत
SAVINGS

3671000400032910

GYZ

Bhavya Tiwari
BHAVYATIWARI
Please sign above

321304 2260240431

31

self attested
Bhavya Tiwari

Pay to - Mrs. SADHNA SINGH

A/C No. - 67198216697

Rupees - Two lakhs Only

Bank - SBI Branch - VIKAS KHAND, GOMTINAGAR,
LUCKNOW 226010

IFS Code - SBIIN0070838

Bhavya Tiwari
29/09/2020



भारतीय स्टेट बैंक
State Bank Of India

(068893)-U.P.CIVIL SECRETARIAT-LUCKNOW
VIDHAN SABHA MARG, LUCKNOW,
LUCKNOW, UTTAR PRADESH 226001
Tel : 522 2219983 Fax : IFS Code : SBIN0006893 SWIFT :

केवल 3 महीने के लिए वैध / VALID FOR 3 MONTHS ONLY

29 09 2020
D D M M Y Y Y Y

PAY Sadhna Singh A/c 67198216697 या धारक को OR BEARER

रुपये RUPEES Eighty Five Thousands only
अदा करें ₹ 85,000 = 00

बैं. सं. 20233712731
Ac No.

VALID UPTO ₹ 10 LACS AT NON-HOME BRANCH

SB ACCOUNT
PREFIX :
1516000035

Sandeep Tripathi
SANDEEP TRIPATHI

MULTI-CITY CHEQUE Payable at Par at All Branches of SBI

Please sign above

⑈ 596675⑈ 226002036⑈ 018445⑈ 3⑈

Self Attested
Bhavya Tiwari

HDFC LIMITED, SECOND FLOOR, HINDUSTAN TIMES HOUSE
25, ASHOK MARG, LUCKNOW - 226001,
PHONE # 0522-4272727,6668800 FAX # 2205106

File No: 654559375/PP
Service Center: GOMTINAGAR
Place Of Service: GOMTI NAGAR

Offer Date: 24-SEP-2020

MR TRIPATHI SANDEEP
MSC-604
NEW MULTISTORY
SACHIVALAY COLONY
MAHANAGAR
LUCKNOW - 226006

MRS TIWARI BHAVYA

Dear Sir/Madam,

We are pleased to inform you that we have in principle, approved a PLOT PLUS CONSTRUCTION LOAN as per the terms and conditions mentioned below, special conditions if any, and other conditions mentioned overleaf.

Amount Approved	Rs. 9000000
Rate of Interest	7.50% p.a. on a Variable Rate basis **
Term	15 Years ***
Repayment Terms	240 months
Rest Frequency	Monthly Rest
Equated Monthly Instalment Payable in	Rs. 83432 per month ***
	480 instalments ***

Processing Fee payable	Rs. 5900
Processing Fee received	Rs. 5900

** The interest rate announced by HDFC from time to time as its Retail Prime Lending Rate (RPLR) shall be applicable to your loan with spread, if any. The current applicable rate of interest with spread, if any, is 7.5% per annum.

*** This is subject to the provisions for variation thereof in terms of the loan agreement to be executed by you.

THIS LOAN APPROVAL IS SUBJECT TO LEGAL AND TECHNICAL CLEARANCE OF THE PROPERTY BEING FINANCED; INCLUDING VALUATION OF THE PROPERTY AS ASSESSED BY HDFC LTD.

Self attested

Bhavya Tiwari

SPECIAL CONDITIONS:

- 1 THE LOAN AMOUNT WILL BE SUBJECT TO VALUATION OF THE PROPERTY, AS ASSESSED BY HDFC LTD.
- 2 As per your request, this offer is being made to you under HDFC's ADJUSTABLE RATE HOME LOAN scheme.
- 3 As a result of the variations in the interest rate the number of EMI's is liable to vary from time to time.
- 4 Loan will be disbursed subject to legal and technical clearance of the property financed.
- 5 The loan approval is subject to the borrower commencing construction of a house on the funded plot within a period of 5 years from the date of first disbursement of the loan.
- 6 If the construction is not commenced within 5 years from the date of first disbursement, HDFC shall recall the loan or charge a rate higher than the then applicable rates.
- 7 Loan is approved subject to the borrower & the co-borrower/s submitting a declaration in the specified format prior to disbursement of the loan.
- 8 The disbursement for the plot loan component of the PLOT PLUS CONSTRUCTION LOAN shall not exceed 70% of the total approved loan amount.
- 9 The rate of interest mentioned above is based on the currently prevailing RPLR / RPLR-NH and the same may vary at the time of disbursement of the loan as well as during its pendency in terms of the said Loan Agreement.
- 10 This in-principle approval stands valid subject to:
a. Verification checks as conducted by HDFC with respect to credit history, employment, residence, identity, property, etc are found satisfactory.
b. All material facts concerning your income, or ability to repay or any other relevant aspect of your in-principle approval or your application for loan are fully disclosed.
c. Documents/clarifications/information sought from time to time are provided as to the satisfaction of HDFC.
- 11 You will be required to provide NACH mandate Form duly signed by you and all the other bank account holders, authorizing your above Bank to debit the above mentioned account with the amount of the EMI
- 12 As per the applicable provisions, the Purchaser/Transferee/Buyer of property is mandated to deduct applicable tax at source based on the requirements of the case, on behalf of the Vendor/Transferor/Seller from the consideration for the transfer of the property. In view of the same, you will be required to provide necessary evidence of having deducted the same and remitted to the Government Authorities before availing the disbursement of the loan.
- 13 As required under Section 195 of the Income Tax Act , If seller is an Non- Resident Indian , the Purchaser/Buyer/Transferor is required to deduct tax at source at the applicable rate on behalf of the Vendor/Transferor /Seller on the consideration for transfer of the property . In view of the same , you will be required to provide necessary evidence of having deducted the same and remitted to the Government Authorities before availing the disbursement of the loan.
- 14 YOU ALL will be required to execute an indemnity bond for map approval, as per draft attached.
- 15 B to provide deed of confirmation cum indemnity at the time of disbursement
- 16 Repayment of the Loan in Equated Monthly Instalments (EMIs) will be from your Bank a/c no 20233712731 with STATE BANK OF INDIA, through National Automated Clearing House (NACH) system
- 17 Subject to submission of remaining processing fees before disbursement. Kindly ignore if already paid.
- 18 Disbursement of the loan will also be subject to submission of attested copies of documents in connection with Proof of Residence and Proof of Identity as mentioned in the Application Form and HDFC finding the

Self Attested
Bharaya Tewari

same satisfactory.

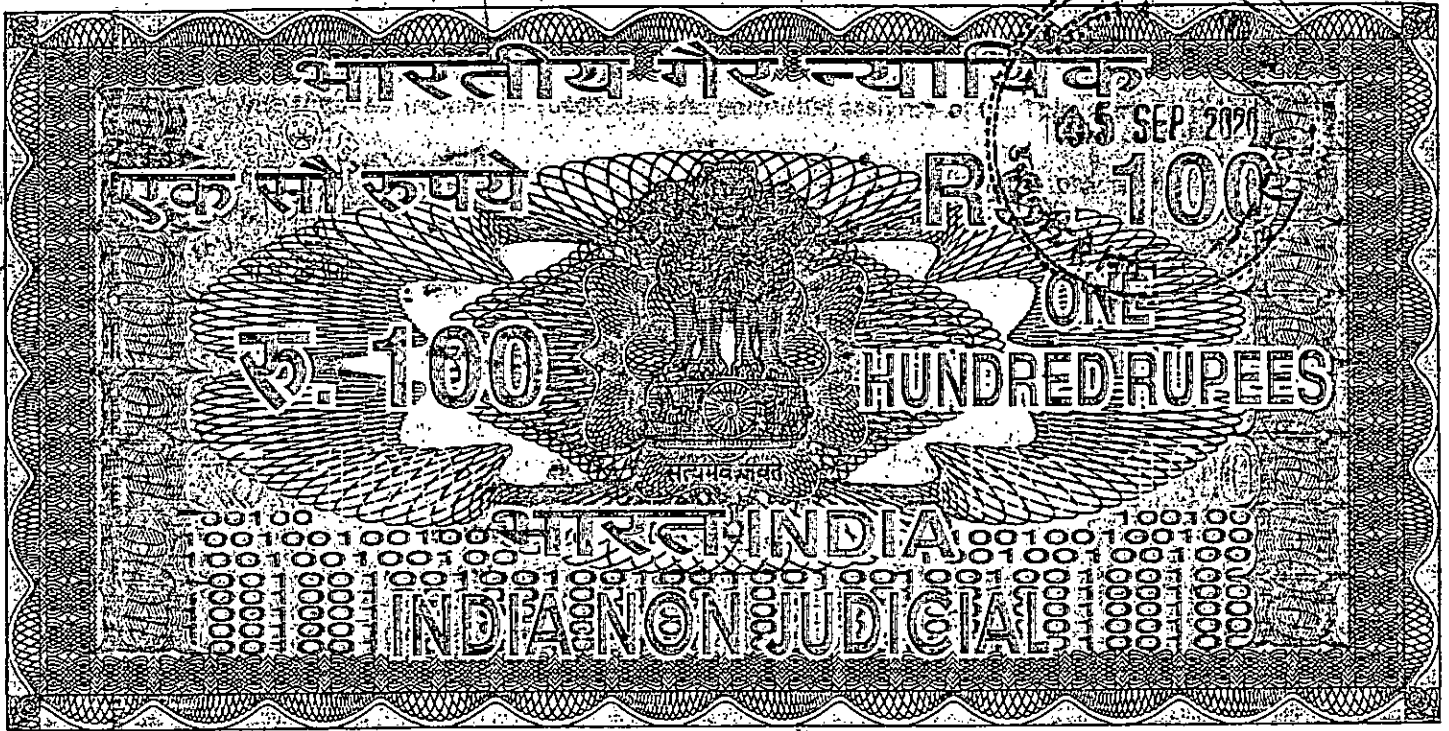
- 19 The special interest rate being offered is under the 'Woman Power' scheme of HDFC and is available only on MRS TIWARI BHAVYA being the sole/joint owner of the property being financed. The Rate shall be subject to revision at the discretion of HDFC, if the condition of such ownership is not satisfied.
- 20 The loan is subject to execution of Tripartite Agreement with EMAAR MGF LAND LIMITED
- 21 For purposes of KYC Verification, MR TRIPATHI SANDEEP will be required to carry the following original documents : PROOF OF POSSESSION OF AADHAAR NUMBER as IDENTITY PROOF and LETTER OF ALLOTMENT OF ACCOMODATION FROM EMPLOYER - ARMED FORCES / POLICE OFFICERS / GOVT / SEMI GOVT / STATUTORY / LISTED COMPANIES/PSU/SCHEDULED COMMERCIAL BANKS/FINANCIAL INSTITUTIONS as ADDRESS PROOF respectively, when he visits us for availing of loan disbursement or prior to that.
- 22
- 23 For purposes of KYC Verification, MRS TIWARI BHAVYA will be required to carry the following original documents : PROOF OF POSSESSION OF AADHAAR NUMBER as IDENTITY PROOF and BANK ACCOUNT STATEMENT / PASSBOOK as ADDRESS PROOF respectively, when she visits us for availing of loan disbursement or prior to that.

You shall be required to bear and pay applicable stamp duty, all charges levied by the Central Registry of Securitization Asset Reconstruction and Security Interest of India (CERSAI) and all statutory / regulatory charges / taxes on account of the Loan or the Security, that are presently applicable and as may be made applicable from time to time, during the pendency of the loan. These charges are non- refundable in nature and payable at the point of disbursement / applicability and thereafter as and when due and payable at the rate as applicable on such date of disbursement / applicability.

The current charges stipulated by CERSAI are as under:

- (1) For loans upto Rs 5.00 Lakhs (for an original filing and for modification): Rs.50 (per filing/modification)
- (2) For loans above Rs 5.00 Lakhs (for an original filing and for modification): Rs.100 (per filing/modification)

Self Attested
Bhavya Tiwari



उत्तर प्रदेश UTTAR PRADESH

FM 854070

TRIPARTITE AGREEMENT

THIS Agreement is made and executed here at Lucknow on this 29/9/2020 day of 2020 between Sandeep Tripathi s/o Ram Sagar Tripathi and Bhavya Tripathi w/o Sandeep Tripathi & s/o (hereinafter referred to as the "Borrower" which term so far as the context admits shall mean and include his/her heirs, executors, successors, administrators and legal representatives of the First Part and

EMAAR MGF LAND LIMITED a Company incorporated under the Companies Act 1956, having its Registered Office at 306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi - 110017 through its Authorised Signatory/Director hereinafter referred to as the "DEVELOPER" (which expression shall unless the context otherwise requires, include its successors and permitted assigns) of the Second part and

HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED, a company registered under the Companies Act, 1956 and having its registered office at Raman House, 169 Backbay Reclamation, Mumbai-400 020, and having its branch office at HDFC limited, Hindustan Times House, 25 Ashok Marg, Lucknow -226001 (hereinafter called "HDFC" which term so far as the context admits, shall mean and include their successors and assigns hereinafter referred to as "HDFC" (which expression shall unless the

*By Atty
Bhavya Tripathi*



*By Sandeep
Bhavya Tripathi*

context otherwise requires, include its successors and permitted assigns). of the Third Part

AND WHEREAS, as part of its business activity, Developer has developed/is in the process of developing the project being "GOMTI GREENS" situated at Gomti Nagar Extension, SECTOR 7, Amar Shaheed Path, Lucknow, (hereinafter referred to as the "PROJECT") WHEREAS the Borrower has represented that the Developer is of his choice and that he has satisfied himself with regard to integrity, capability for quality construction of the Developer and the Developer's ability for timely completion and on time delivery of the Project;

AND WHEREAS the Developer has invited applications for allotment by sale of residential space in the said project for which various payment options have been offered to the customers, one of them being the Construction Linked scheme (hereinafter referred to as the "Option");

AND WHEREAS the Developer has issued to the Borrower allotment letter dated _____ whereby the Unit bearing number B04/23 in the Project (hereinafter referred to as the "SAID UNIT") has been provisionally allotted to the Borrower and also the permission to mortgage the Said Unit vide letter dated _____.

AND WHEREAS the Borrower has approached HDFC for a Loan of Rs 90,00,000/- towards payment of the purchase consideration of the Said Unit in the Project under the Option;

AND WHEREAS the Borrower has agreed to secure with HDFC the said unit under finance as and by way of mortgage of all the rights, title, benefits that would accrue from the said unit till the currency and term of the said loan to be advanced/-advanced. The Developer also agrees and confirms that they shall take note of the said mortgage created by the Borrower and undertake not to create any third party rights or security interest of any sort whatsoever on the Said Unit without the prior written consent of HDFC;

AND WHEREAS HDFC, based on several representations made by the Borrower and the same being acknowledged to by the Developer, has agreed to grant a loan of Rs. _____/- (Rupees _____ only) to the Borrower, in terms of the Loan Agreement dated _____ (hereinafter referred to as the "Loan Agreement") duly executed by the Borrower;

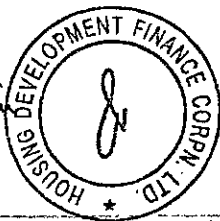
AND WHEREAS HDFC based on such requests and representation, shall make disbursement periodically, which factor is hereby confirmed and acknowledged by the Borrower herein;

AND WHEREAS HDFC has considered the said request with a clear understanding and an irrevocable undertaking by the Borrower that subsequent to the disbursements as requested by the Borrower, there would be no repayment default for any reason whatsoever including but not limited to any concern/issues by and between the Borrower and the Developer;

AND WHEREAS the Borrower has represented, and such representation being a continuing representation, that Borrower's obligation to repay the Loan shall be a distinct and independent obligation more particularly independent of any issues/concern/dispute of whatsoever nature between the Borrower and Developer;

AND WHEREAS one of the conditions for HDFC sanctioning the said Loan to the Borrower was that the understanding as stipulated in the recitals above shall be reduced and recorded in writing with an

See attested
Bharya Jivani



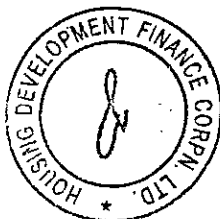
Company
Bharya Jivani

understanding and intent of making the same irrevocable, binding and enforceable by and between the Borrower and the Developer and till such time this formality is complied with to the satisfaction of the HDFC and documents in evidence thereof are delivered to HDFC there will be no disbursement pursuant to the Loan Agreement;

AND WHEREAS in consideration of HDFC agreeing to give loan to the Borrower, all the Parties have agreed as under.

NOW THEREFORE IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES THAT:

1. The foregoing recitals as mentioned above are incorporated herein by this reference and constitute an integral part of this Agreement.
2. The housing loan advanced to the borrower by HDFC shall be subject to the Borrower's repayment capacity as assessed by HDFC and shall be secured against the first and exclusive mortgage of the Said Unit to be acquired in the Project in favour of HDFC.
3. The housing loan advanced to the Borrower by HDFC shall be repayable by the Borrower by way of Equated Monthly Installments (EMI). The date of commencement of EMI shall be the first day of the month following the month in which the disbursement of the loan will have been completed and consequently the due date of payment of first EMI shall in such a case be the last day of the said following month. Till the commencement of EMI the borrower shall pay Pre-EMI, which is the simple interest on the loan amount disbursed calculated at the rate of interest as mentioned in the Loan Agreement executed between the Borrower and HDFC.
4. The Developer hereby declares that they have taken a project loan from Yes Bank on this Project. The Developer undertakes that they will provide necessary NOC from Yes Bank stating that Yes Bank gives it's No objection for the sale of the said unit free from mortgage/ the charge of Yes Bank over the said unit before disbursement of loan and thereafter the said unit will be and remain free from all encumbrance(s) charge or liability of any kind whatsoever.
5. That irrespective of the stage of construction of the Project and irrespective of the date of handing over the possession of the Said Unit to the Borrower by the Developer the Borrower shall be liable to pay to HDFC regularly each month the EMIs as laid down in the Loan Agreement executed by and between HDFC and the Borrower. The Borrower shall execute an indemnity and such other documents as may be required by HDFC in favour of HDFC in this regard.
6. The Borrower shall ensure to pay to the Developer his own contribution in full i.e. the Cost of the Said Unit minus the loan amount being sanctioned by HDFC, before availing of any disbursement from HDFC.
7. That the Borrower has opted for the Option for making the payments to the Developer for purchasing the Said Unit. HDFC shall at the request of the Borrower and as per the demand raised by the Developer disburse the balance sale consideration to the Borrower by way of cheques drawn in favour of the Developer and such disbursement by HDFC shall be done in consonance with the schedule of payment set out in the Buyer's Agreement executed between the Borrower and the Developer (hereinafter referred to as the 'Buyer's Agreement'). Any balance payment or any payment towards escalation towards the cost of the Said Unit shall be made by the Borrower himself to the Developer.



3
self attested
Bhavya Vihar

COO in Charge
Bhavya Vihar

8. That the Developer and Borrower hereby agree that they shall pay all the necessary statutory charges for the Said Unit to the concerned competent authority in accordance with the terms of the allotment of the Said Unit.

9. That the Developer and Borrower agree that as and when the Sale Deed/Conveyance Deed for the Said Unit is registered in favour of the Borrower, the original registered Sale Deed/Conveyance Deed shall be submitted to HDFC directly by the Developer to be kept by HDFC towards security for the said loan. The Borrower hereby accords his/her/their consent to the handing over of the original Sale Deed/Conveyance Deed to HDFC, notwithstanding any contrary provision in the terms of the Allotment /Buyer's Agreement.

10. That if the Borrower fails to pay the balance amount representing the difference between the loan sanctioned by HDFC and the actual purchase price of the Said Unit or in the event of death of the Borrower or in the event of cancellation of the Said Unit for any reason whatsoever, the entire amount advanced by HDFC will be refunded by the Developer to HDFC. The Borrower hereby subrogates all his rights for refund with respect to the Said Unit in favour of HDFC. This clause shall be applicable till the time the original registered Sale Deed/Conveyance Deed is handed over to HDFC by the Developer.

11. Further if the Borrower commits a breach of any of the terms and conditions of this Tripartite Agreement it may be treated as an event of default under the Buyer's Agreement/ Allotment Letter or any such agreement or document signed by and between the Borrower and the Developer for the said unit.

12. That in the event of occurrence of default under the Loan Agreement which may result in the cancellation of the Allotment as a consequence thereof and/or for any reason whatsoever if the allotment is cancelled, any amount payable to the Borrower on account of such cancellation shall be directly paid to HDFC. However it is further agreed between the Parties that such payment made by the Developer directly to HDFC shall not absolve the Borrower from his liability to pay the residual amount, if any, outstanding under the Loan Agreement.

13. That the Borrower agrees that he/she/they unconditionally and irrevocably subrogates his/her/their right to receive any amount payable by the Developer to the Borrower in the event of cancellation in favour of HDFC and that the act of payment by the Developer to HDFC under this clause shall amount to a valid discharge of the Developer of its obligation to pay the Borrower such cancellation amount.

Further that the Parties agree that the Developer shall in no circumstances forfeit any amount over and above the amount equivalent to the Borrower's contribution towards the purchase consideration paid to the Developer. Borrower's contribution for the purposes of this clause shall mean and include the difference between the total cost of the Said Unit and the Loan amount sanctioned by HDFC. For the purposes of this Clause, notwithstanding any contrary provision, the Loan amount sanctioned by HDFC shall not be more than 80% (eighty percent) of the total cost of the Said Unit.

14. Further, the Developer, in the event of default of repayment as mentioned in clause 2 and 3 hereinabove, shall on intimation by HDFC cancel the allotment of the Said Unit in favour of the Borrower and refund all monies subject to the necessary deductions made by the Developer in terms of the Buyer's Agreement, to HDFC directly under intimation to the Borrower for appropriation and adjustment by HDFC against all monies due to it from the Borrower as mentioned above. This clause shall be

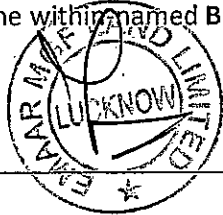


4
Self attested
Bhargya Tiwari
Bhargya Tiwari

applicable till the time original registered Sale Deed/Conveyance Deed is handed over to HDFC by the Developer .

15. The Developer also confirms and agrees that it shall submit to HDFC all documents for the Project as requested by HDFC and on request of HDFC shall keep HDFC informed of the progress of the project. and shall obtain a clearance from HDFC before handing over possession of the respective apartment to the borrower.

Signed and Delivered by the within named Borrower
Mr./Mrs.



Signed and Delivered by the within-named **EMAAR MGF LAND LIMITED**
By the hand of

[Handwritten Signature]
Bhavya Tiwari

Its Authorised Signatory

Signed and delivered by the within-named
Housing Development Finance Corporation Limited by the hand of



Mr./Ms.
Its Authorised Signatory

[Handwritten Signature]
Poonam Tiwari
Deputy Manager
Gomti Nagar, Lucknow

See attested
Bhavya Tiwari



HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED
www.hdfc.com

ACCEPTANCE COPY

HDFC LIMITED, SECOND FLOOR, HINDUSTAN TIMES HOUSE
25, ASHOK MARG, LUCKNOW - 226001,
PHONE # 0522-4272727, 6668800 FAX # 2205106

Offer Date: 24-SEP-2020

File No: 654559375/PP
Service Center: GOMTI NAGAR
Place Of Service: GOMTI NAGAR

MR TRIPATHI SANDEEP
MSC-604
NEW MULTISTORY
SACHIVALAY COLONY
MAHANAGAR
LUCKNOW - 226006

MRS TIWARI BHAVYA

Dear Sir/Madam,

We are pleased to inform you that we have in principle, approved a PLOT PLUS CONSTRUCTION LOAN as per the terms and conditions mentioned below, special conditions if any, and other conditions mentioned overleaf.

Amount Approved	Rs. 9000000
Rate of Interest	7.50% p.a. on a Variable Rate basis **
Term	15 20 Years *** <i>CAVANT</i>
Repayment Terms:	<i>Bhavya Tiwari</i>
Rest Frequency	Monthly Rest 72504 <i>CAVANT</i>
Equated Monthly Instalment Payable in	Rs. 83432 per month *** <i>Bhavya Tiwari</i> 180 instalments ***
Processing Fee payable	Rs. 5900
Processing Fee received	Rs. 5900

** The interest rate announced by HDFC from time to time as its Retail Prime Lending Rate (RPLR) shall be applicable to your loan with spread, if any. The current applicable rate of interest with spread, if any, is 7.50% per annum.

*** This is subject to the provisions for variation thereof in terms of the loan agreement to be executed by you

THIS LOAN APPROVAL IS SUBJECT TO LEGAL AND TECHNICAL CLEARANCE OF THE PROPERTY BEING FINANCED; INCLUDING VALUATION OF THE PROPERTY AS ASSESSED BY HDFC LTD.

Bhavya Tiwari

Page No: 1 of 4

File No: 654559375 / 1 / PP

The Capital Court, Munirka, Outer Ring Road, Olof Palme Marg, New Delhi 110 067. Tel: 41115111. Fax: 011 - 26194617.
Regd. Office: Ramon House, H T Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai 400 020. INDIA.
Corporate Identity Number: L70100MH1977PLC019916

self attested
Bhavya Tiwari



HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED
www.hdfc.com

SPECIAL CONDITIONS:

- 1 THE LOAN AMOUNT WILL BE SUBJECT TO VALUATION OF THE PROPERTY, AS ASSESSED BY HDFC LTD.
- 2 As per your request, this offer is being made to you under HDFC's ADJUSTABLE RATE HOME LOAN scheme.
- 3 As a result of the variations in the interest rate the number of EMI's is liable to vary from time to time.
- 4 Loan will be disbursed subject to legal and technical clearance of the property financed.
- 5 The loan approval is subject to the borrower commencing construction of a house on the funded plot within a period of 5 years from the date of first disbursement of the loan.
- 6 If the construction is not commenced within 5 years from the date of first disbursement, HDFC shall recall the loan or charge a rate higher than the then applicable rates.
- 7 Loan is approved subject to the borrower & the co-borrower/s submitting a declaration in the specified format prior to disbursement of the loan.
- 8 The disbursement for the plot loan component of the PLOT PLUS CONSTRUCTION LOAN shall not exceed 70% of the total approved loan amount.
- 9 The rate of interest mentioned above is based on the currently prevailing RPLR / RPLR-NH and the same may vary at the time of disbursement of the loan as well as during its pendency in terms of the said Loan Agreement.
- 10 This in-principle approval stands valid subject to: a. Verification checks as conducted by HDFC, with respect to credit history, employment, residence, identity, property, etc are found satisfactory. b. No material facts concerning your income, or ability to repay or any other relevant aspect of your in-principle approval or your application for loan are fully disclosed. c. Documents/clarifications/information sought from time to time are provided as to the satisfaction of HDFC.
- 11 You will be required to provide NACH mandate Form duly signed by you and all the other bank account holders, authorizing your above Bank to debit the above mentioned account with the amount of the EMI.
- 12 As per the applicable provisions, the Purchaser/Transferee/Buyer of property is mandated to deduct applicable tax at source based on the requirements of the case, on behalf of the Vendor/Transferor/Seller from the consideration for the transfer of the property. In view of the same, you will be required to provide necessary evidence of having deducted the same and remitted to the Government Authorities before availing the disbursement of the loan.
- 13 As required under Section 195 of the Income Tax Act, If seller is an Non- Resident Indian, the Purchaser/Buyer/Transferor is required to deduct tax at source at the applicable rate on behalf of the Vendor/Transferor /Seller on the consideration for transfer of the property. In view of the same, you will be required to provide necessary evidence of having deducted the same and remitted to the Government Authorities before availing the disbursement of the loan.
- 14 YOU ALL will be required to execute an indemnity bond for map approval, as per draft attached.
- 15 B to provide deed of confirmation cum indemnity at the time of disbursement
- 16 Repayment of the Loan in Equated Monthly Instalments (EMIs) will be from your Bank a/c no. 20233712731 with STATE BANK OF INDIA, through National Automated Clearing House (NACH) system.
- 17 Subject to submission of remaining processing fees before disbursement. Kindly ignore if already paid.
- 18 Disbursement of the loan will also be subject to submission of attested copies of documents in connection.

Page No: 2 of 4

File No: 654559375 / 1 / PP

The Capital Court, Munirka, Outer Ring Road, Olof Palme Marg, New Delhi 110 067. Tel: 41115111. Fax: 011 - 26194617.
Regd. Office: Ramon House, H T Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai 400 020. INDIA.
Corporate Identity Number: L70100MH1977PL.C019916

Self Attested
Bhavya Jiwari

Bhavya Jiwari



HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED
www.hdfc.com

with Proof of Residence and Proof of Identity as mentioned in the Application Form and HDFC finding the same satisfactory.

- 19 The special interest rate being offered is under the 'Woman Power' scheme of HDFC and is available only on MRS TIWARI BHAVYA being the sole/joint owner of the property being financed. The Rate shall be subject to revision at the discretion of HDFC, if the condition of such ownership is not satisfied.
- 20 The loan is subject to execution of Tripartite Agreement with EMAAR MGF LAND LIMITED
- 21 For purposes of KYC Verification, MR TRIPATHI SANDEEP will be required to carry the following original documents : PROOF OF POSSESSION OF AADHAAR NUMBER as IDENTITY PROOF and LETTER OF ALLOTMENT OF ACCOMODATION FROM EMPLOYER - ARMED FORCES / POLICE OFFICERS / GOVT / SEMI GOVT / STATUTORY / LISTED COMPANIES/PSU/SCHEDULED COMMERCIAL BANKS/FINANCIAL INSTITUTIONS as ADDRESS PROOF respectively, when he visits us for availing of loan disbursement or prior to that.
- 22
- 23 For purposes of KYC Verification, MRS TIWARI BHAVYA will be required to carry the following original documents : PROOF OF POSSESSION OF AADHAAR NUMBER as IDENTITY PROOF and BANK ACCOUNT STATEMENT / PASSBOOK as ADDRESS PROOF respectively, when she visits us for availing of loan disbursement or prior to that.

You shall be required to bear and pay applicable stamp duty, all charges levied by the Central Registry of Securitization Asset Reconstruction and Security Interest of India (CERSAI) and all statutory / regulatory charges / taxes on account of the Loan or the Security, that are presently applicable and as may be made applicable from time to time, during the pendency of the loan. These charges are non- refundable in nature and payable at the point of disbursement / applicability and thereafter as and when due and payable at the rate as applicable on such date of disbursement / applicability.

The current charges stipulated by CERSAI are as under:

- (1) For loans upto Rs 5.00 Lakhs (for an original filing and for modification): Rs.50 (per filing/modification)
- (2) For loans above Rs 5.00 Lakhs (for an original filing and for modification): Rs.100 (per filing/modification)

*Self Attested
Bhavya Tiwari*

Bhavya Tiwari



HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED
www.hdfc.com

ACCEPTANCE COPY

HDFC LIMITED, SECOND FLOOR, HINDUSTAN TIMES HOUSE
25, ASHOK MARG, LUCKNOW - 226001,
PHONE # 0522-4272727,6668800 FAX # 2205106

File No: 654559375/PP
Service Center: GOMTINAGAR
Place Of Service: GOMTI NAGAR

Offer Date: 24-SEP-2020

MR TRIPATHI SANDEEP
MSC-604
NEW MULTISTORY
SACHIVALAY COLONY
MAHANAGAR
LUCKNOW - 226006

MRS TIWARI BHAVYA

Dear Sir/Madam,

We are pleased to inform you that we have in principle, approved a PLOT PLUS CONSTRUCTION LOAN as per the terms and conditions mentioned below, special conditions if any, and other conditions mentioned overleaf.

Amount Approved	Rs. 9000000
Rate of Interest	7.50% p.a. on a Variable Rate basis **
Term	15 20 Years ***
Repayment Terms:	<i>Bhavya Tiwari</i>
Rest Frequency	Monthly Rest
Equated Monthly Instalment Payable in	Rs. 83432 per month *** 180 instalments ***

Processing Fee payable	Rs. 5900
Processing Fee received	Rs. 5900

** The interest rate announced by HDFC from time to time as its Retail Prime Lending Rate (RPLR) shall be applicable to your loan with spread, if any. The current applicable rate of interest with spread, if any, is 7.5% per annum.

*** This is subject to the provisions for variation thereof in terms of the loan agreement to be executed by you.

THIS LOAN APPROVAL IS SUBJECT TO LEGAL AND TECHNICAL CLEARANCE OF THE PROPERTY BEING FINANCED; INCLUDING VALUATION OF THE PROPERTY AS ASSESSED BY HDFC LTD.

Bhavya Tiwari

File No: 654559375 / 1 / PP

Page No: 1 of 4

The Capital Court, Munirka, Outer Ring Road, Olof Palme Marg, New Delhi 110 067. Tel: 41115111. Fax: 011 - 26194617.
Regd. Office: Ramon House, H T Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai 400 020. INDIA.
Corporate Identity Number: L70100MH1977PLC019916

*copy attached
Bhavya Tiwari*

EMAAR

INDIA

Ref: PTM/GGP/723361/20201009133644058

Date : 09-OCT-20

To,

HDFC (HOUSING DEVELOPMENT FINANCE CORPORATION LTD)
Hindustan Times House
25, Ashok Marg
Lucknow-226001

Ref: Permission to Mortgage for plot No. GGP-B-B04/23 in Gomti Greens, Gomti Nagar Extension, Sector - 7, Amar shaheed Path, Lucknow, Uttar Pradesh.

Dear Sir/Madam,

This is to confirm that we have allotted plot No. GGP-B-B04/23 in the project called Gomti Greens, Gomti Nagar Extension, Sector - 7, Amar shaheed Path, Lucknow, Uttar Pradesh to Mr. Sandeep Tripathi alongwith co-owner(s) Mrs. Bhavya Tiwari, R/O MSC-604 NEW MULTISTORY BUILDING SACHIVALAY COLONY MAHANAGAR, Lucknow, UTTAR PRADESH for a total consideration of Rs 8,428,003/- (Eighty-Four Lakh Twenty-Eight Thousand Three And Twenty Paise Only) under application of allotment & "terms & conditions" dated 03-DEC-2019 against which the said allottee has already paid a sum of Rs.4,133,376/- (Forty-One Lakh Thirty-Three Thousand Three Hundred Seventy-Six Only) to us.

We confirm that the said plot shall be free from all encumbrance(s) at the time of handing over of the possession/ execution of the sale deed.

We have no objection to your giving a loan to the above buyer/s and his/her/their mortgaging the said plot to you by way of security for repayment, notwithstanding anything to the contrary contained in the said agreement.

We also undertake to inform and give proper notice to the co-operative housing society as and when formed, about the plot being so mortgaged.

We have noted HDFC (HOUSING DEVELOPMENT FINANCE CORPORATION LTD) lien on the property. We undertake that as soon as the registration formalities are completed, we will send the registry documents to HDFC (HOUSING DEVELOPMENT FINANCE CORPORATION LTD) directly under intimation to the allottee.

We hereby confirm that the captioned property has been assigned to HDFC (HOUSING DEVELOPMENT FINANCE CORPORATION LTD) as per the written instruction from the above mentioned allottee.

It is understood that the loan amount will be disbursed and forwarded directly to us by way of a cheque/draft drawn in favour of "Emaar MGF Land Limited A/C Gomti Greens".

Thanking you,

Yours faithfully
For EMAAR MGF LAND LTD

Authorised Signatory

Notes:

- The CIN of EMAAR MGF Land Limited is :- U45201DL2005PLC133161

Self attested
Bhavya Tiwari

EMAAR MGF LAND LIMITED

EMAAR BUSINESS PARK, MG ROAD, SIKANDERPUR CHOWK, SECTOR 28, GURUGRAM 122 002, HARYANA

WITHIN INDIA: +91-1800-103-3643 (TOLL-FREE) | INTERNATIONAL: +91 124 441 6306 (STANDARD ISD RATES APPLICABLE)

REGISTERED OFFICE: 306-308, SQUARE ONE, C-2, DISTRICT CENTRE, SAKET, NEW DELHI 110 017. TEL.: +91 11 4152 1155, 4948 3100

FAX: +91 11 4152 4619 | CIN: U45201DL2005PLC133161 | EMAIL: ENQUIRIES@EMAAR-INDIA.COM

PERSONAL DETAILS FORM

Sole/First Applicant **SANDEEP TRIPATHI**

Son of/Daughter of/Wife of **RAM SAGAR TRIPATHI**

Mailing Address **MSC-604 NEWMULTISTORY
SACHIVALAY COLONY MAHNA GAR LUCK**

DOB **31 07 82** Anniversary Age ^{NOW}

Profession Designation

Office/Business Name

Address

Telephone Telephone

Mobile **9555393125** Fax

Email **dr.satripathi2007@gmail.com**

Email

Residential Status (Tick one) Resident NRI PIO Passport No.

Income Tax Permanent Account No. **AKYPT4362L** Nationality **INDIAN**



204455

Second Applicant **BHAVYA TIWARI**

Son of/Daughter of/Wife of **SANDEEP TRIPATHI**

Mailing Address

DOB **13 10 86** Anniversary Age

Profession Designation

Office/Business Name

Address

Telephone Telephone

Mobile Fax

Email

Email

Residential Status (Tick one) Resident NRI PIO Passport No.

Income Tax Permanent Account No. **APAPT6726P** Nationality **INDIAN**



204456

*Self Attested
Bhavya Tiwari*

Bhavya Tiwari

Joint Request Letter

Date: _____

Emaar- MGF land Limited
306 -308 Square One C2,
3rd Floor DC Saket
New Delhi - 110 017

Sub: Transfer/Assignment/Nomination of the provisional allotment dated _____ of the Plot no. GGPB-Bo/25 Gomti Greens, Lucknow UP (Project address) .

Dear Sir,

This is to inform you that I/we, the Transferor/Applicant/Allottee(s) has/have assigned/transferred/nominated/substituted the provisional registration/registration/allotment in favour of the Transferee i.e. (Name, relation & address of transferee(s))

You are requested to kindly adjust the amount of Rs _____ (Rupees, _____) paid by me/us to the Company, as mentioned in (a) above to the account of the Transferee/Nominee in your records for the subject Property.

The Original Applicant/Allottee hereby confirms that he has received the full amounts back from the Transferee/Nominee/Buyer as mentioned above, and the /Transferee/Nominee/Buyer confirms that he/she has paid the amount to the Original Applicant/Transferor/Allottee.

The parties hereby declares and confirms that the aforesaid information given herein above is true and correct and they are solely responsible for the said transaction and company is not liable in any manner whatsoever for the aforesaid transaction. Thanking you,

Yours faithfully,

SADHNA SINGH

- SADHNA SINGH

6/232 VINEET KHAND

GOMTI NAGAR LUCKNOW

(Name, address and signature
of the Transferor/Assignor/Nominator, i.e.
current Allottee)

SANDEEP TRIPATHI

- SANDEEP TRIPATHI

BHAVYA TIWARI

R/O MSC- 604 NEW MULTISTORY

SACHIVALAY COLONY MAHNAGAR
LUCKNOW

(Name, address and signature
of the Transferee/Assignee/Nominee, i.e.
Buyer)

*Self attested
Bhavya Tiwari*



The Director
EMMAR MGF LAND LTD
LUCKNOW

14.October.2020

Ref: No Objection Certificate regarding execution of Sale deed & Possession.

Dear Sir/Madam,

This is to certify that Mr. SANDEEP TRIPATHI & Mrs. BHAVYA TIWARI have been Sanctioned a home loan for purchase of UNIT-GGP-B-B04/23 EMMAR MGF GOMTI GREENS SECTOR B S NO POCKET B1 TO B6, GOMTINAGAR EXT, GOMTI NAGAR EXTENSION, SECTOR 7, AMAR SHAHEED PATH, LUCKNOW.

We hereby confirm that HDFC LTD has no objection in your executing the Sale deed and possession of the captioned property in favour of Mr. SANDEEP TRIPATHI & Mrs. BHAVYA TIWARI

The Sale deed as and when executed in their name will be sent to us directly.

For HOUSING DEVELOPMENT FINANCE CORPORATION LTD.

Authorised Signatory



*Sey attested
Bhavya Tiwari*

YES BANK

At Par
Not Negotiable

HOME DISBURSEMENT CHEQUE
VALID FOR THREE MONTHS FROM THE DATE OF ISSUE

2 8 0 9 2 0 2 0

BRANCH NAME: ...
BRANCH ADDRESS: ...
BRANCH PHONE: ...

PAY TO THE ORDER OF MAAR MGF LAND LIMITED A/C GOMTI GREENS A/C 010566200000060 YES BANK LTD

OR ORDER / माली अनुसार

RUPEES / TWENTY FOUR LAKH EIGHT THOUSAND THREE HUNDRED
SEVENTY SIX ONLY

₹ 24,08,376.00
अदा कर

AVC No: 57500000479707

FOR HOUSING DEVELOPMENT FINANCE CORPORATION LTD

Authorized Signatories

⑈067905⑈ 400240015⑈ 766837⑈ 30

Self Attested
Blanya Tiwan

EMAAR

INDIA

Nomination Letter

Ref No.-TL/GG/723361/20201009132754049

Date :- 09-OCT-20

Mr. SANDEEP TRIPATHI

MSC-604, NEW MULTISTORY BUILDING
SACHIVALAY COLONY, MAHANAGAR
Lucknow, 226006
Uttar Pradesh,
INDIA

Phone No - 91 9454414147

Subject - Nomination Confirmation for GGP-B-B04/23 at Gomti Nagar Extension, Sector - 7, Amar shaheed Path, Lucknow, Uttar Pradesh.

Dear Mr. SANDEEP TRIPATHI,

We take this opportunity to welcome you to the Emaar MGF family.

In pursuance of the documents submitted by the previous owner Mrs. Sadhna Singh and yourselves, we confirm having completed the nomination formalities on 09-OCT-20 for the captioned unit.

Accordingly now the captioned property stands in the name of Mr. SANDEEP TRIPATHI, Co-owner Mrs. Bhavya Tiwari. We confirm having received a total sum of Rs.4133376/- towards the captioned property.

Your next installment for Rs. 4294627/- (GST as Applicable) shall be due and payable on Within 150 Days of Issue of AL & BA or On Offer of Possession whichever is later Slab. A separate demand letter shall be sent to you 15-20 days prior to due date.

Please find enclosed an endorsed set of original documents i.e.

- B Copy of the Buyer's Agreement.
- Receipts

Should you require any other assistance, please get in touch with us at feedback@emaar-india.com or call us at 1-800-103-3643*, +91 124 4416306* (International customers).

Thanking You,
Yours faithfully,
Emaar MGF LAND LTD.

Authorised Signatory

Buy Attested
Bhavya Tiwari

EMAAR MGF LAND LIMITED

EMAAR BUSINESS PARK, MG ROAD, SIKANDERPUR CHOWK, SECTOR 28, GURUGRAM 122002, HARYANA
WITHIN INDIA: 1800 103 3643 (TOLL FREE) | INTERNATIONAL: +91 124 441 6306 (STANDARD ISD RATES APPLICABLE)
REGISTERED OFFICE: 306-308, SQUARE ONE, C-2, DISTRICT CENTRE, SAKET, NEW DELHI 110 017, TEL: +91 11 4152-1155, 4948 3100
FAX: +91 11 4152 4619 | CIN: U45201DL2005PLC133161 | EMAIL: ENQUIRIES@EMAAR-INDIA.COM

Letter of Offer of Possession at

"GOMTI GREENS"

Ref No: GGP/723361-PR-03/20201126185709113

Print Date : 26-Nov-2020

Cust No.204455
Mr. Sandeep Tripathi
Msc-604 New Multistory Building Sachivalay
Colony Mahanagar
Lucknow 226006 Uttar Pradesh
India India
Phone # 9454414147

Co-Applicants:- Mrs.Bhavya Tiwari

Sub: Offer of Possession of Plot No. GGP-B-B04/23 situated at the project "Gomti Greens".

Dear Mr. Sandeep Tripathi,

Greetings from Emaar India!

It gives us immense pleasure to inform you that your Plot No. **GGP-B-B04/23** is ready for possession.

You will be happy to know that the project has received a wonderful response and with your support the project has redefined the landscape of the area forever. We are committed to delivering excellence and are confident that the time and effort that has gone into the development will ensure a fulfilling and enriching lifestyle.

We would request you to refer to the Statement of Final Dues (detailed in Annexure 1) and make the requisite payments and complete the documentation requirement as specified, on or before **28-DEC-20** to enable us to initiate the process of handover of your unit.

Our endeavor is to make the handing over process a memorable experience for you and we look forward for your timely support.

The steps that we will together need to follow are as below:

1. Payments to be made and all required docs including estamp papers to be submitted by the due date, as per Statement of Final Dues under intimation to us.
2. Once you intimate us and we receive the payment and required documentations we will send Handover Advice Letter of the Plot for handover.

All of these steps have to be completed within a period of 60 days of this letter date. Adhering to this timeline is very important.

In case of any queries, please feel free to get in touch with us at feedback@emaar-india.com or call us on 1-800-103-3643 (Domestic customers call (toll free)) | International customers call +91-124-441-6306 (International customers). Standard ISD rates apply (this is not a toll free service). For any other assistance, kindly contact duty manager at +91 75100 00863.

Thank you for your patronage thus far and we look forward to handing over your unit to you soon.

Warm Regards,

Authorized Signatory

For, Emaar India Limited (Formerly Emaar MGF Land Limited)

E&OE

723361

Page 1 of 5

Emaar India Limited (Formerly Emaar MGF Land Limited)

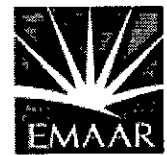
Emaar Business Park, MG Road, Sikanderpur, Sector 28, Gurugram 122 002. Haryana.

Within India: 1800 103 3643 (Toll Free) | International: +91 124 441 6306 (standard ISD rates applicable)

Registered Office: 306-308, Square One, C-2, District Centre, Saket, New Delhi 110 017. Tel.: +91 11 4152 1155, 4948 3100

Fax: +91 11 4152 4619 | CIN: U45201DL2005PLC133161 | Email: enquiries@emaar-india.com

Self attested
Bhavya Tiwari



You are requested to furnish completed documentation for registration of sale deed & possession listed as under: -

- a. **Undertaking:** As per the enclosed format.
Resident Indian: The undertaking has to be on an Rs.100/- stamp paper and the same has to be attested by a public notary with requisite value of notary stamp.
Non-Resident Indian: The undertaking has to be typed on a white paper and has to be attested by the Indian Embassy/Consulate of your place of residence.
- b. PAN Card & Aadhar Card copy for resident Indian, and Passport copy, OCI/PIO for non-resident Indian, for each allottee.
- c. 3 passport-size photographs of each allottee for registration purpose.
- d. Two witnesses are required from allottee with two Photograph and address proof for registration.
- e. Please note that the allottees and witness(s) have to be personally present at the Sub-Registrar office Lucknow for the purpose of registration of the Conveyance/Sale deed in his/their favour at the time scheduled for the same.
- f. In case of more than one allottee, the documents have to be signed by all the allottees.
- g. If there is a lien on the property, kindly furnish a "No Objection Certificate" from the concerned bank/ financial institution.
- h. **"Power of Attorney" (POA):** duly registered with the competent authority, in case you would like to authorise a relative/friend, to execute the formalities on your behalf as per the enclosed format, along with PAN card copy of POA Holder.
- i. **In case of Company** – Board Resolution authorising concerned person/director to act on its behalf and complete formalities for possession / registration, along with PAN card copy of the authorised signatory.
In case of Partnership firm - Authority Letter from other partners authorising specific partner to complete formalities for possession / registration, along with PAN card copy of the authorised partner.

Important Notes:

- a. **Payment Instructions:** Payment can be made via Cheque, Demand Draft or online transfer with favoring details as mentioned in Annexure 1.

- a. Cheque / Demand Draft: We request you to identify your payments by writing your Name, Customer ID, Project Name, and Unit Number behind the Cheque/Demand Draft.
- b. Online Transfers: Kindly advise the remittance details to us at feedback@emaar-india.com to enable prompt credit.

Please note that clearance of payments through Cheque may take 5 - 6 working days, and clearance of online transfers may take 3 – 4 working days.

As per your convenience, we shall schedule a date after all payments and documents duly executed by you are received by us and shall invite you for completing possession formalities along with execution of the Conveyance/Sale Deed.

- b. **Delayed Payment Charges:** Any delay in making the required payments beyond the **28-DEC-20**, shall attract delay payment charges @10% p.a notwithstanding the Company's right to invoke the provisions of the BA for non-payment of dues as per agreed terms.
- c. **Holding Charges:** with necessary statutory taxes such as GST as per the agreed terms and conditions of the application form and buyer's agreement shall be applicable in case of failure to take possession within the stipulated time. In the event, possession is not taken over within a period of 75 days of this Offer of Possession letter, the Unit shall thereafter be handed over, on as is where is basis on realization of all outstanding dues towards total consideration/price alongwith delayed

Emaar India Limited (Formerly Emaar MGF Land Limited)

Emaar Business Park, MG Road, Sikanderpur, Sector 28, Gurugram 122 002. Haryana.

Within India: 1800 103 3643 (Toll Free) | International: +91 124 441 6306 (standard ISD rates applicable)

Registered Office: 306-308, Square One, C-2, District Centre, Saket, New Delhi 110 017. Tel.: +91 11 4152 1155, 4948 3100

Fax: +91 11 4152 4619 | CIN: U45201DL2005PLC133161 | Email: enquiries@emaar-india.com

*By Atarika
Blanya Tiwari*



payment charges and holding charges, as applicable.

- d. **Maintenance Charges:** Maintenance Charges are payable at the rates fixed by Maintenance Agency(s) appointed for maintenance and upkeep of the project. Maintenance charges shall commence on the expiry of 75 days of this Offer of Possession letter or 30 days from the date of Unit hand over letter, whichever is earlier.
- e. **Stamp Duty Charges:** Stamp Duty mentioned in Annexure 1 are as per the rates applicable on the date of this letter. This may change and shall be payable at the rate as may be applicable at the time of registration of Sale/Conveyance Deed. You are requested to purchase the e-stamp paper towards the stamp duty charges, as per the process set by the Sub-Registrar, Lucknow. The steps to purchase the stamp paper are attached to this demand. The same needs to be then submitted to the Company.
- f. **Registration & Administrative Charges:** You shall also be required to pay in cash an amount of Rs.83,570/- (Rs.73,570/- registration charges, Rs.10,000/- Admin charges and Lawyer fee (approximately) towards administrative Charges including legal charges, and computer fees for execution of the Sale/conveyance deed. Registration Charges of Rs. 83,570/- are as per the rates applicable as on the date of this letter. Registration Charges/Fee (includes red cross fund, building fund and computer fees etc.) is payable at the Sub Registrar office to record the Sale Deed / Conveyance deed in your favour.

*By Attested
Bhavya Dwivedi*

Emaar India Limited (Formerly Emaar MGF Land Limited)

Emaar Business Park, MG Road, Sikanderpur, Sector 28, Gurugram 122 002. Haryana.

Within India: 1800 103 3643 (Toll Free) | International: +91 124 441 6306 (standard ISD rates applicable)

Registered Office: 306-308, Square One, C-2, District Centre, Saket, New Delhi 110 017. Tel.: +91 11 4152 1155, 4948 3100

Fax: +91 11 4152 4619 | CIN: U45201DL2005PLC133161 | Email: enquiries@emaar-india.com

Annexure 1


Amount Payable by you for taking Possession of the caption unit is as under:-

*Category & Payable Components	Gross Amount	GST	Demand Amount	Total Payable (Rs.)
² BASIC	4,133,376		4,133,376	4,133,376
² Electric Meter Charge	15,000	2,700	17,700	17,700
² Electricity Connection Charges	25,116	4,520	29,636	29,636
² Sewerage Connection Charge	15,000	2,700	17,700	17,700
² Water Connection Charges	15,000	2,700	17,700	17,700
² City and Rural Development Charges	48,079		48,079	48,079
² IFMS	43,056		43,056	43,056
*eStamp Paper (Please refer note below)	569,090	0	569,090	569,090
# Advance Monthly Maintenance Charges @ Rs.6.5 Per SYD + GST @ 18% for 24 Month's	37,315	6,717	44,032	44,032
Amount Payable (Rs.)	4,901,032	19,337	4,920,369	4,920,369

*Category

No	Account Payable / Refundable	Bank Name	Current Account no.	RTGS Code	Swift code	Amount (Rs.)
2	Emaar MGF Land Limited A/C Gomti Greens	YES BANK	010566200000060	YESB0000105	YESBINBB	4,307,247
#	Emaar India Community Management Pvt. Ltd. A/c Gomti Greens	HSBC Bank	166-059451-903	HSBC0110002	HSBCINBB	44,032
\$	Pay via eStamping (steps for generating eStamp paper attached overleaf).	-	-	-	-	569,090
Total (Rs.)						4,920,369

You can also pay via UPI the dues against the below mentioned bank account:-

Bank Account No	166-059451-903
UPI ID	EICMPLGOMG903@hsbc
QR Code	 <p>UPI Payments accepted here EICMPLGOMG903@hsbc © 2018 HSBC EICMPLGOMG903@hsbc</p>

Online Transfers: Kindly advise the remittance details to us at ar.support@emaar-india.com to enable prompt credit.

Enclosed:

- *Statement of Account.
- *Draft Undertaking.
- *Power of Attorney format.
- *Frequently Asked Questions to answer some of the common queries you may have.

Emaar India Limited (Formerly Emaar MGF Land Limited)

Emaar Business Park, MG Road, Sikanderpur, Sector 28, Gurugram 122 002. Haryana.

Within India: 1800 103 3643 (Toll Free) | International: +91 124 441 6306 (standard ISD rates applicable)

Registered Office: 306-308, Square One, C-2, District Centre, Saket, New Delhi 110 017. Tel.: +91 11 4152 1155, 4948 3100

Fax: +91 11 4152 4619 | CIN: U45201DL2005PLC133161 | Email: enquiries@emaar-india.com

*By Atul Singh
Bhavya Jiwari*



भारतीय स्टेट बैंक
State Bank of India

(06893)-U.P.CIVIL SECRETARIAT-LUCKNOW
VIDHAN SABHA MARG, LUCKNOW,
LUCKNOW, UTTAR PRADESH 226001
Tel : 522 2219993 Fax : IFS Code : SBIN006893 SWIFT :

केवल 3 महीने के लिए वैध / VALID FOR 3 MONTHS ONLY
0 7 0 7 2 0 2 0
D D M M Y Y Y Y

PAY Emaar MGF Land Limited A/c "Growth Greens"

या धारक को OR BEARER

रुपये RUPEES Three Laks only

अदा करें ₹ 300000/=

चैक नं. A/c No. 20233712731

VALID UPTO ₹ 10 LACS AT NON-HOME BRANCH

VOID

SB ACCOUNT
PREFIX :
1516000035

Sandeep Tripathi
SANDEEP TRIPATHI

Please sign above

MULTI-CITY CHEQUE Payable at Par at All Branches of SBI

⑈596671⑈ 226002036⑈ 018445⑈ 31

Self Requested
Bhavya Tiwari

2010-10-10

HDFC BANK

*No Direct
Not Negotiable*

HOME DISBURSEMENT CHEQUE
VALID FOR THREE MONTHS FROM THE DATE OF ISSUE

2 8 0 9 2 0 2 0

STREET/ROAD/FLOOR
GROUND FLOOR
BANK OF INDIA BUILDING
FORT/COLOMBA/400001

IFSC: HDFC0000007

OR ORDER / अथवा अनुसार

PAY TO THE ORDER OF MAAR MGF LAND LIMITED A/C COMPT GREENS A/C 010566200000060 YES BANK LTD

RUPEES SEVENTY FOUR LAKH EIGHT THOUSAND THREE HUNDRED
AND SIXTY SEVEN ONLY

अथवा

₹ 24,08,376.00

AC/NO: 5750000049707-2

SIR/MS

FOR HOUSING DEVELOPMENT FINANCE CORPORATION LTD

ISSUED AT THE CLEARING BRANCHES OF HDFC BANK LTD

Authorized Signatories

⑆067905⑆ 400240015⑆ 766837⑆ 30

*Self Attested
Blanya Tiwari*

HDFC BANK

A/c Payee
Not Negotiable

MANEKJI WADIA BLDG,
GROUND FLOOR,
NANIK MOTWANI MARG,
FORT, MUMBAI- 400001

IFSC HDFC0000060

CMS DISBURSEMENT CHEQUE
VALID FOR THREE MONTHS FROM THE DATE OF ISSUE

0 3 1 2 2 0 2 0

PAY EMAAR MGF LAND LIMITED A/C GOMTI GREENS A/C:010566200000060 YES BANK LTD **OR ORDER** /आदेश अनुसार

RUPEES/ रुपये THIRTY-EIGHT LAKH SEVEN THOUSAND TWO HUNDRED FORTY-SEVEN
ONLY **

अदा करें ₹ ***38,07,247.00

A/c No. 57500000479707
खाता सं.

FOR HOUSING DEVELOPMENT FINANCE CORPORATION LTD

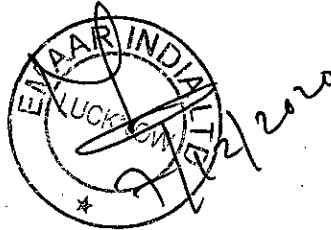
PAYABLE AT PAR AT ALL CLEARING BRANCHES OF HDFC BANK LTD.



[Handwritten Signature] R L *[Handwritten Initials]*

Authorised Signatories

⑈ 125141⑈ 400240015⑈ 766837⑈ 30



*Self Affixed
Bhavya Tiwari*

BANG DATA FORMS CTS 2010 9/20



उत्तर प्रदेश UTTAR PRADESH

13AE 191492

६७ — 569057 —
20/1/64
आ. २

Attested
Bharaya Tiwari

Q 29164/20

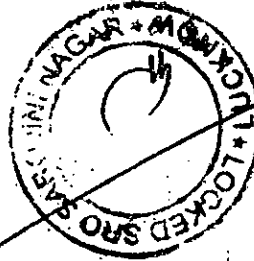
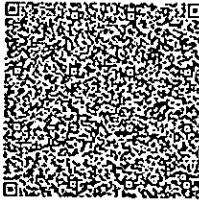


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP16281553460707S
Certificate Issued Date : 14-Dec-2020 02:22 PM
Account Reference : SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
Unique Doc. Reference : SUBIN-UPUPSHCIL0126062601904795S
Purchased by : SANDEEP TRIPATHI AND BHAVYA TIWARI
Description of Document : Article 23 Conveyance
Property Description : PLOT NO. GGP-B-B04/23, GOMTI GREENS, LUCKNOW.
Consideration Price (Rs.) :
First Party : EMAAR INDIA LIMITED AND OTHERS
Second Party : SANDEEP TRIPATHI AND BHAVYA TIWARI
Stamp Duty Paid By : SANDEEP TRIPATHI AND BHAVYA TIWARI
Stamp Duty Amount(Rs.) : 5,69,000
(Five Lakh Sixty Nine Thousand only)



संलग्न किया
मूल्य: निम्न

Please write or type below this line



Signed & Attested
Bhavya Tiwari

(Signature)

(Signature)

(Signature)

Bhavya Tiwari
Bhavya Tiwari

0003565932

Statutory Alert:

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

एतद् द्वारा प्रमाणित किया जाता है कि यह प्रति मूल की सत्य एवं यथार्थ प्रतिलिपि है।

RSingh

Wandana

Bhanuja Tiwari



Prof. Bhanuja Tiwari

Brief Detail of Sale Deed

1.	Type of property	- Residential
2.	Pargana	- Lucknow
3.	Mohalla	- Emaar MGF, 'GOMTI GREENS' Lucknow (U.P.)
4.	Property details	- Plot No. GGP-B-B04/23 Sector-B, Situated at, Emaar MGF, Integrated Township Lucknow (U.P.)
5.	Measurement unit (sq. mt.)	- Square Meter
6.	Area of property	- 200 Sq. Mtr.
7.	Situation of Road (as per appendix)	- More than 100mtr. away from Amar Shaheed Path and Sultanpur Road.
8.	Other description (12 mt/18mt/45mt Road/corner/green)	- Situated At 12 Mtr. Wide Road and Not Exits On Corner.
9.	Total area of property (in case of multi storied building)	- NA
10.	Valuation of trees	- NA
11.	Boring/well other	- NA
12.	Constructed area	- NA
13.	Pertaining to the member of Housing society	- NA
14.	Consideration	- Rs. 82,66,752/-
15.	Market value	- Rs. 41,00,000/-
16.	Stamp Duty Paid	- Rs. 5,69,000/-
17.	Boundaries NORTH SOUTH EAST WEST	- Plot No.B04/24 - Plot No.B04/22 - 12 Mtr. Wide Road - Plot No.B05/26
18.	No. of Vendor	- 1
19.	No. of VENDEES	- 2

Self attested
Bhavya Tiwari

R. Singh
R. Singh
अभिषेक
अभिषेक

Bhavya Tiwari
Bhavya Tiwari

Prof. Atsushi
Blanya Iwani



Description of VENDORS

Emaar India Limited (Formerly Emaar MGF Land Limited), a company registered under the Companies Act, 1956 and having its Registered Office as also its corporate office at 306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110017 acting through its Authorized Signatory **Ms. Ruchi Singh D/o Late J. N. Singh** duly authorized vide Board Resolution dated **20.10.2020** which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns. (hereinafter referred to as "**Company**").

Land Owning Companies and other individual Land Owners, details of which has been more specifically mentioned in **Schedule 1** to this Sale Deed acting through their Authorized Representative **Ms. Ruchi Singh D/o Late J. N. Singh**, which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns. (hereinafter referred to as "**Land Owners**")

The Company and the Land Owners are collectively referred to as **VENDORS**

Description of VENDEES

Mr. Sandeep Tripathi, with PAN AKYPT4362L, Aadhar No. 9507 4176 0608 Son of Mr. Ram Sagar Tripathi Resident of **Chaukatha, Sukulpur, Sirsa, Allahabad, Uttar Pradesh-212305, INDIA.**

Mrs. Bhavya Tiwari, with PAN APAPT6726P, Aadhar No. 5470 9697 1492 Wife of Mr. Sandeep Tripathi Resident of A-3, Judge Compound, Sadar Bazar, Jhansi Khas, Jhansi, Uttar Pradesh-284001, INDIA.

This DEED of Sale is made at Lucknow on this 17th Day of December-2020.

BETWEEN

Emaar India Limited (Formerly Emaar MGF Land Limited) a company registered under the Companies Act, 1956 and having its Registered Office as also its corporate office at 306-308, 3rd Floor,

Buyer's Representative
R. Singh
R. Singh
Bhavya Tiwari

Sanand
Sanand

Bhavya Tiwari
Bhavya Tiwari



By Attested
Bharat Jivan

Square One, C-2, District Centre, Saket, New Delhi -110017 acting through its Authorized Signatory **Ms. Ruchi Singh D/o Late J. N. Singh** duly authorized vide Board Resolution dated **20.10.2020** which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns. (Hereinafter referred to as "**Company**")

Land Owning Companies and other individual Land Owners, details of which has been more specifically mentioned in **Schedule 1** to this Sale Deed acting through their Authorized Representative **Ms. Ruchi Singh D/o Late J. N. Singh**, which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns. (Hereinafter referred to as "**Land Owners**")

The Company and the Land Owners are collectively referred to as **VENDORS**

AND

Mr. Sandeep Tripathi, with PAN AKYPT4362L, Aadhar No. 9507 4176 0608 Son of Mr. Ram Sagar Tripathi Resident of Chaukatha, Sukulpur, Sirsa, Allahabad, Uttar Pradesh-212305, INDIA.

Mrs. Bhavya Tiwari, with PAN APAPT6726P, Aadhar No. 5470 9697 1492 Wife of Mr. Sandeep Tripathi Resident of A-3, Judge Compound, Sadar Bazar, Jhansi Khas, Jhansi, Uttar Pradesh-284001, INDIA.

Wherever the VENDEES is a male, female, company, firm, trust, etc., the expression he, him, she, her, himself, herself, it, itself, etc. in this Sale Deed in relation to the VENDEES shall be deemed as modified and read suitably as the context requires.

WHEREAS

- A. The VENDOR is a Company duly incorporated under the provisions of the Companies Act, 1956 is engaged in the business of development and construction of real estate projects Land.
- B. The Land Owners had purchased land in Village Sarsawa, Ardaunamau and Ahmamau Pargana - Lucknow, Tehsil - Sarojani

*Sy d...
Bhavya Tiwari*

*R. Singh
R. Singh*

*com...
com...*

*Bhavya Tiwari
Bhavya Tiwari*

[Stamp]



Suf Attested

Bharya Tiwari

Nagar and District Lucknow, from various persons and are the absolute owners and in possession of contiguous pieces of land parcels.

- C. By virtue of Consortium Agreement dated 21.06.2006 and 10.01.2007 executed by and amongst Company and the Land Owners, the Company was appointed as private developer and was further granted development related rights and privileges of a developer in respect of respective land parcels including the Project Land upon the terms and conditions contained in such Consortium Agreement.
- D. The Vendors have conceived, planned and are developing Integrated Township comprising of Residential Plots, Group Housing, Commercial, Semi Public facility etc. in a scheme known as "**GOMTI GREENS**", approved under Integrated township policy of UP Govt. (hereinafter referred to as the "**Scheme**") on a piece and parcel of land admeasuring 226.37 Acres situated at Villages Sarsawa, Ardauna Mau and Ahma Mau, Pargana - Lucknow, Tehsil - Sarojani Nagar and District Lucknow, named as Gomti Nagar Extension, Sector-7, Amar Shaheed Path, Lucknow (hereinafter referred to as "**Total Land**"). In this regard, the Vendors have obtained a certificate of registration bearing No.846/CTP/2006 from the Lucknow Development Authority, Lucknow on 17/08/2006 and License bearing No.02/S.E./2009 dated 28.04.2009 issued by Lucknow Development Authority, Lucknow in its favour for development of the Total Land ("**License**"). The said license has been duly renewed by the Lucknow Development Authority, vide its letter No.406/Adhi Aa/H.T.I.G/10 dated 11/11/2010. Later, a Detailed Project Report was duly approved by the Lucknow Development Authority, Lucknow on 22/06/2011. Pursuant to this, a Development Agreement dated 24/12/2011 ("**Development Agreement**") was also executed by and between the Lucknow Development Authority, Lucknow and the Company. Thereafter, layout of the GOMTI GREENS was also approved by the Lucknow Development Authority, Lucknow on 26/12/2011 duly renewed on 23.12.2016 for the development of Integrated Township in Villages Ahmamau, Sarsawa and Ardonamau at Sultanpur Road, Lucknow over the Project area of 226.37 acres in accordance with the scheme of Lucknow Development Authority.
- E. The VENDEES had vide application dated **14-NOV-2019** applied for booking of residential plot. Thereafter, a detailed Provisional Allotment Letter dated **03-DEC-2019** (hereinafter referred to as the said

सय अहसल
R. Singh
R. Singh
Bharya Tiwari

कोनरुन/र
कोनरुन/र

Bharya Tiwari
Bharya Tiwari

पटन कसल
पुसना/किया



Self attested
Bhanya Jivani



Self studied
Change toward

and accepted the final plot area of the Said Plot after due verification and has paid the entire sale consideration, as mutually agreed to between the Parties.

The VENDEES agrees that wherever in this Sale Deed, it is explicitly mentioned that the VENDEES has understood or acknowledged obligations of the VENDEES or the rights of the Vendors; the VENDEES has given his consent to the actions of the Vendors and the VENDEES has acknowledged that the VENDEES has no right of whatsoever nature and that the VENDEES in furtherance of the same, shall do such acts, deeds or things as the Vendors may deem necessary and/or execute such documents/deeds in favour of the Vendors at the first request without any protest or demur.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH AS FOLLOWS: -

1. In consideration of a sum of **Rs. 82,66,752/- (Rupees Eighty Two Lacs Sixty Six Thousand Seven Hundred Fifty Two Only)** the receipt of which the Vendors hereby admits and acknowledges and in accordance with the terms of the Allotment Letter and the terms and conditions contained in this Sale Deed, the Vendors doth hereby sell, convey, assign and transfer unto the VENDEES by way of sale, the Said Plot (more fully described in the **Schedule-2** hereunder), free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever to the Said Plot or in any way appended therewith usually held as part and parcel thereof.
2. It shall be lawful for the VENDEES for all times hereafter to enter upon the Said Plot and hold and enjoy the same and every part thereof without any interruption, disturbance, claim or demand from the Vendors subject to the terms and conditions of the Sale Deed and the Allotment Letter. The Vendors agree that they shall from time to time and at all times hereafter, upon every reasonable request and at the cost of the VENDEES, make, acknowledge, execute and perfect with all proper dispatch, all such further and other lawful and reasonable acts, deeds, matters and things whatsoever necessary for assuring the Said Plot unto the VENDEES in the manner mentioned in this Sale Deed and the Allotment Letter. The Vendors covenant that this Sale Deed is executed in its entirety and that the Vendors have received full Consideration of the Said Plot.

By attested
R. Singh
R. Singh
Bhavya Tiwari

सहस्रकर्तृ
सहस्रकर्तृ

Bhavya Tiwari
Bhavya Tiwari



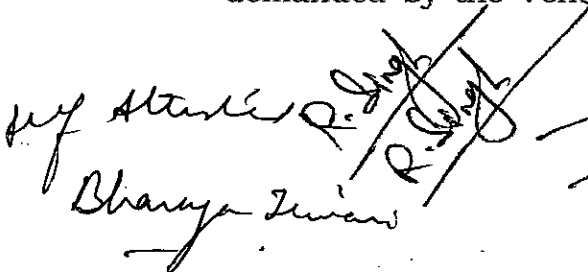
Prof. Attested

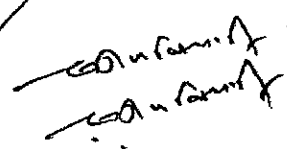
Blanya Jiwari

3. The VENDEES has paid the prorata share of City & Rural Development Charges and other charges as levied by the Authorities as applicable till date as part of the price of the Said Plot. The VENDEES further agrees and undertakes to pay any increase in / levy of City & Rural development Charges or other similar charges by the Authorities, (by whatever name called or in whatever form including with retrospective effect) on prorata basis directly to the Government. If, however, the Vendors are required to pay such increase of the above stated charges to the government agencies, then the VENDEES agrees and undertakes to reimburse the same to the Vendors. The determination of the prorata share of the VENDEES by the Vendors shall be final and binding on the VENDEES. The VENDEES affirms that if the increased charges are not paid, the same shall be treated as unpaid sale price of the Said Plot and the Vendors shall have the first charge and lien over the Said Plot and the right to resume the Said Plot.

4. The VENDEES confirms and undertakes that the VENDEES shall be liable to pay all government rates, tax on land, municipal tax, property tax, service tax, value added tax, wealth tax, taxes and cesses, fees or levies of all and any kind by whatever name called, whether levied or leviable now or in future by the government, municipal authority or any other governmental authority on the Said Plot/Project, as the case may be, as assessable or applicable from the date of booking. The VENDEES further agrees that if the Said Plot is not assessed separately, then it shall pay the same on pro-rata basis as determined and demanded by the Vendors which shall be final and binding on the VENDEES. If the Said Plot is assessed separately, the VENDEES shall pay the same directly to the competent authority on demand being raised by the competent authority.

5. That the VENDEES has agreed, understood and hereby confirms that the Vendor has received Demand from the Lucknow Development Authority towards Bandha charges for the construction of the Bandha to protect the township including the Unit from floods etc. The Vendor has challenged the said demand and that it may take some time for the Authority/ State to, as the case may be, to finalize the same. In the event, any demand is finally determined by the appropriate authority, the Vendor shall raise demand towards the proportionate amount of Bandha Charges against the VENDEES. The VENDEES undertakes to pay the proportionate amount of Bandha Charges as and when demanded by the Vendor, and also indemnify the Vendor from any


 Bhavya Tiwari



Bhavya Tiwari
 Bhavya Tiwari



Self attested
Sharyya Jirani

pecuniary losses and penalties, interest and expenses including but not limited to the litigation expenses etc. due to delay / non-payment of the said amount by the VENDEES as demanded by the Vendor.

6. The VENDEES confirms that subject to the terms and conditions of this Sale Deed, the Vendors have conveyed to the VENDEES only the following rights with regard to the Said Plot;

(i) Ownership of the Said Plot only.

(ii) The VENDEES shall not have any right, title or interest of any kind whatsoever on any other land(s) except the Said Plot and the Vendors shall be free to use, develop, dispose the other land(s) in any manner in which it may deem fit.

7. (i) All other land(s), areas, facilities and amenities except the Said Plot are specifically excluded from the scope of this Sale Deed and the VENDEES shall not be entitled to any ownership rights, rights of usage, title or interest etc. in any form or manner whatsoever in such land(s), areas, facilities and amenities, including but not limited to schools and shops, EWS plots, community center, club and commercial centers. Such lands, areas, facilities and amenities including the club have not been included in the computation of plot area for calculating the sale consideration and the VENDEES confirms that the VENDEES has not paid any price for use or ownership in respect of any lands, area, facilities and amenities. It is clarified that the ownership of such lands, areas, facilities and amenities vests solely with the Vendors and their usage and manner/method of use, disposal etc. shall be at the sole discretion of the Vendors.

(ii) The VENDEES confirms that it has not made any payment to the Vendors in any manner whatsoever with respect to any land(s), building (s), common areas, facilities and amenities falling outside the Said Plot. The VENDEES acknowledges that the Vendors shall be carrying out extensive development / construction activities now or in future in the entire area falling outside the Said Plot and that the VENDEES shall not have a right to raise any objection or make any claims on account of inconvenience if any, which may be alleged to have been caused to the VENDEES due to such developmental/ construction activities or activities incidental/related to it.

~~R. Singh~~
~~R. Singh~~
करता हूँ
करता हूँ

Bharya Tiwari
Bharya Tiwari

By attested
Bharya Tiwari



Self attested
Bharva Jewari

8. In order to provide necessary maintenance services, dedicated focus and transparency in accounting and audit procedures the Vendor has handed over the maintenance of the said Project to **Emaar India Community Management Pvt. Ltd.**, the maintenance agency (Maintenance Agency). The VENDEES acknowledges and confirms to abide by the terms and conditions of the maintenance agreement executed between the Company, VENDEES and the Maintenance Agency and to pay promptly all the demands, bills, charges as may be raised by the Maintenance Agency from time to time. The VENDEES assures and undertakes to pay the total maintenance charges fixed by the maintenance agency which decision shall be final and binding on the VENDEES. The Maintenance charges shall commence on the expiry of 75 days of offer of possession letter or 30 days from the date of unit handover letter, whichever is earlier.
9. The VENDEES acknowledges that the Maintenance Agency shall be responsible for providing maintenance services to the said Project and to do all such acts, deeds, matters and things as may be necessary to provide uninterrupted maintenance services. The Maintenance Agency may entrust or cause the aforesaid maintenance services, to be undertaken/carried out through any person, as deemed fit at its sole discretion. The VENDEES undertakes to pay promptly without any reminders all bills and charges as may be raised by the Maintenance Agency from time to time. The VENDEES confirms not to withhold, refuse, or delay the payment of maintenance bills raised by the Maintenance Agency or fail to abide by any of the terms and conditions of the Maintenance Agreement. The VENDEES undertakes that the VENDEES shall be entitled to use the maintenance services subject to the timely payment of total Maintenance Charges and if the VENDEES fails to pay the total Maintenance Charges, then the VENDEES acknowledges that the VENDEES shall not be entitled to use the maintenance services. The VENDEES undertakes to pay all the charges to the Maintenance Agency periodically as and when demanded by the Maintenance Agency. The share so determined by the Maintenance Agency shall be final and binding on the VENDEES.
10. (i) The VENDEES has deposited and further undertakes to always keep deposited an interest free maintenance security (IFMS) for the Said Plot with the Maintenance Agency. In case of failure of the VENDEES to pay the Maintenance Charges or any other charges on or before the due date, the VENDEES shall not have

Self attested

Bhavya Tiwari

~~R. Singh~~
~~R. Singh~~
R. Singh
R. Singh

Bhavya Tiwari
Bhavya Tiwari

पञ्ज किरी
पञ्ज किरी



Self attested
Bharya Tewari

the right to avail the maintenance services and the Maintenance Agency shall have the right to adjust the IFMS against such defaults in the payment of maintenance bills. If due to such adjustment, the IFMS falls short, then the VENDEES hereby undertakes to make good the resultant shortfall within 15(fifteen) days from the date of such adjustment of the principal amount of IFMS.

- (ii) On such shortfall, the Maintenance Agency shall have the right to withhold such facilities as may be provided by the Maintenance Agency to the Said Plot and the same shall be treated as unpaid sale price of the Said Plot. The Maintenance Agency reserves the right to increase the IFMS from time to time keeping in view, the increase in the cost of maintenance services and the defaults of the VENDEES in payment of Maintenance Charges. The VENDEES undertakes to pay such increases within 15 (fifteen) days of demand by the Maintenance Agency. The decision of the Maintenance Agency for increasing of IFMS shall be final and binding on the VENDEES. If the VENDEES fails to pay such increase in the IFMS or to make good the shortfall as aforesaid on or before its due date, then the VENDEES authorizes the Vendors to treat this Sale Deed as cancelled without any notice to the VENDEES and recover the shortfall from the sale proceeds of the Said Plot and refund to the VENDEES the balance of the money realized from such sale.
- (iii) The VENDEES acknowledges and confirms that the Maintenance Agency reserves the sole right to modify/revise all or any of the terms of the IFMS, Maintenance Agreement, including the amount/rate of IFMS, etc.

11. The VENDEES agrees to strictly comply with the code of conduct that may be determined by the Maintenance Agency for occupation and use of Said Plot and such other conditions as the Maintenance Agency may deem fit from time to time which may include but not limited to usage of the Said Plot, operation hours of various maintenance services, general compliances for occupants of the Said Plot, regulation as to entry/ exit of the visitors, invitees, guests, security, etc. The VENDEES understands that the code of conduct as may be specified by the Maintenance Agency is always subject to change by the Maintenance Agency.

By Attested

Bhavya Jiwari

~~R. Singh~~
~~R. Singh~~
- - - - -
- - - - -

Bhavya Jiwari
Bhavya Jiwari



Self attested

Charan Jiwari

12. The VENDEES confirm that the Maintenance Agency has the right of unrestricted usage of all open areas and facilities for providing necessary maintenance services. The VENDEES acknowledges that the Maintenance Agency shall have the right to enter into the Said Plot or any part thereof, after due notice in writing and during the normal working hours, unless the circumstances warrant otherwise, with a view to inspect the Said Plot. Any refusal of the VENDEES to give such right to entry will be deemed to be a violation of the terms of this Sale Deed and the Vendor shall be entitled to take such actions as they may deem fit.

13. The VENDEES confirms and acknowledges that as and when any plant or machinery within the said Project, including, DG sets, pumps, any other plant/ equipment of capital nature, etc., require replacement, upgradation, additions etc., the cost thereof shall be contributed by the VENDEES on pro-rata basis (i.e. in proportion to the plot area of the Said Plot to the total area of all the plots in the said Project). The Maintenance Agency shall have the sole authority to decide the necessity of such replacement, upgradation, additions etc., including its timings or cost thereof and the VENDEES confirms to abide by the same.

14. The VENDEES acknowledges and confirms that the infrastructure facilities provided / to be provided by the Government for the said Project is beyond the control of the Vendor and VENDEES understands that and agrees not to raise any claim or dispute against the Vendor in respect of the facilities provided / to be provided by the Government or any other statutory authorities.

15. The VENDEES acknowledges and confirms that the Vendors or its agents may at its sole discretion and subject to such Government approvals as may be necessary; enter into an arrangement of generating and / or supplying power to the Project and any other project/Project which the Vendors may develop in future. In such an eventuality the VENDEES fully concurs and confirms that the VENDEES shall have no objection to such arrangement for generating and / or supply of power and the VENDEES gives complete consent to such an arrangement including it being an exclusive source of power supply to the said Project or to Said Plot directly and the VENDEES has noted the possibility of it being to the exclusion of power supply from UPSEB / State Electricity Boards (SEBs) / any other source. This arrangement could be provided within the said Project / future

R. Singh
R. Singh
Sanjay
Sanjay

Self attested
Bharya Jiwari

Bharya Jiwari
Bharya Jiwari



Self studied
Chanya Tiwari

project/colonies by the Vendors or its agents directly or through the respective association of plot owners in the said Project. Further, Vendors or its agents shall have the sole right to select the site, capacity and type of the power generating and supply equipment / plant as may be considered necessary by the Vendors or its agents in its sole discretion from time to time. The said equipment / plant may be located anywhere in or around the said Project.

16. The Vendors/ Maintenance Agency shall have the right to charge tariff for providing / supplying the power at the rate as may be fixed from time to time by the Vendors/ Maintenance Agency or the concerned authority (ies) which may or may not be limited to the rate then charged by the UPSEB/State Electricity Boards, the VENDEES shall be liable to pay the amount based on the tariff to us or our agents directly or through the association of plot owners respectively for consuming the power so supplied but shall have no ownership right, title or interest in the equipment so installed by the Vendors or its agents. Such power generating and / or supplying equipment may during its operation cause inconvenience to the VENDEES and the VENDEES shall have no objection to the same. The VENDEES shall be obliged to pay the consumption charges. The VENDEES shall not have a right to raise any dispute with regard to such arrangement either with regard to installation of power generating equipment or payment of tariff at any time whatsoever. This clause shall survive the conveyance of the Said Plot or any subsequent sale / resale or conveyancing thereof.
17. The VENDEES shall reimburse to the Vendors on demand, amount to be determined at the time of providing necessary connections to make arrangements for providing water connections from the mains laid along the road serving the Said Plot.
18. The Vendors either directly or through its agents, may, without being under any obligation and subject to such Government approvals as may be necessary, enter into an arrangement of supplying water to the said Project and any other Project which the Vendors may develop in future from any nearest river, canal, reservoir and/or any other source. In such an eventuality the VENDEES shall not raise any objection to such arrangement for procuring and or supply of water from any nearest river, canal, reservoir and/or any other source and the VENDEES shall also give unconditional consent to such an arrangement including it being a source of water supply to the said

Self Attested

Bhavya Tiwari

~~R. Singh~~
~~R. Singh~~

with consent
with consent

Bhavya Tiwari

Bhavya Tiwari



By attested
Shriya Tiwar

Project or to the Said Plot directly and the possibility of its being to the exclusion of water supply from any other Govt. Authority / any other source. It is further clarified that this arrangement could be provided within the future Project(s) by the Vendors or its agents directly or through the respective association of plot owners.

19. The Vendors/Maintenance Agency or its agents shall have the right to charge tariff & other charges for providing / supplying the water at the rate as may be fixed from time to time by the Vendor/Maintenance Agency, which may or may not be limited to the rate then charged by the Govt. Authorities. The VENDEES shall have to pay the amount & other charges based on the tariff to the Vendor/Maintenance Agency or its agents directly for consuming the water so supplied but the VENDEES shall have no ownership right, title or interest in the equipment so installed by the Vendor or its agents. The VENDEES agrees and acknowledges that the equipment may during its operation cause inconvenience to the VENDEES and the VENDEES shall not raise any objection to the same. The VENDEES further agrees that the VENDEES shall not have a right to raise any dispute with regard to such arrangement either with regard to installation of water supply equipment or payment of tariff & other charges at any time whatsoever during the period of the VENDEES's ownership and possession of the Said Plot. This clause shall survive the execution of this Sale Deed or any subsequent sale / resale or conveyancing thereof.

The VENDEES agrees that the VENDEES shall be liable to pay to Vendors or its agents, as the case may be, such amounts and other charges for the actual consumption of water so supplied to the Said Plot based on such tariff as may be fixed by the Vendors or its agents in their sole discretion.

20. The VENDEES confirms that the infrastructure for distribution of electricity supply (up to feeder pillar) in conformity with UP Electricity Supply Code, shall be provided by the Vendor. The sub-station equipment's, including feeder pillar have been installed / planned to be installed at suitable/convenient locations in the Said Project and the point of commencement for distribution to the VENDEES shall be the feeder pillars. The VENDEES confirms and undertakes to pay on demand to the Vendor proportionate share as determined by the Vendors of all deposits and charges paid/payable by the Vendors to Uttar Pradesh State Electricity Board or any other body, failing which

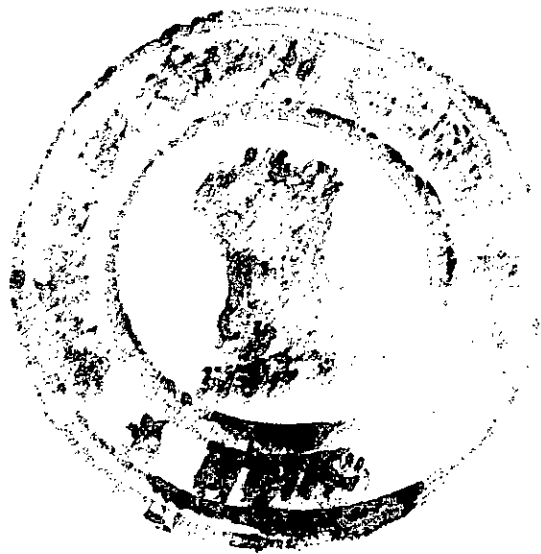
By Attested

Bhavya Tiwari

~~Signature~~

~~Signature~~

Bhavya Tiwari
Bhavya Tiwari



Self attested
Bhavya Tiwari

the same shall be treated as unpaid portion of the sale price payable by the VENDEES for the Said Plot and the sale of the Said Plot shall be withheld by the Vendors till full payment is received by the Vendor from the VENDEES. Further, in case of bulk supply the VENDEES agrees to abide by all the terms and conditions of sanction of bulk supply including but not limited to waiver of the VENDEES's right to apply for individual/direct electrical supply connection.

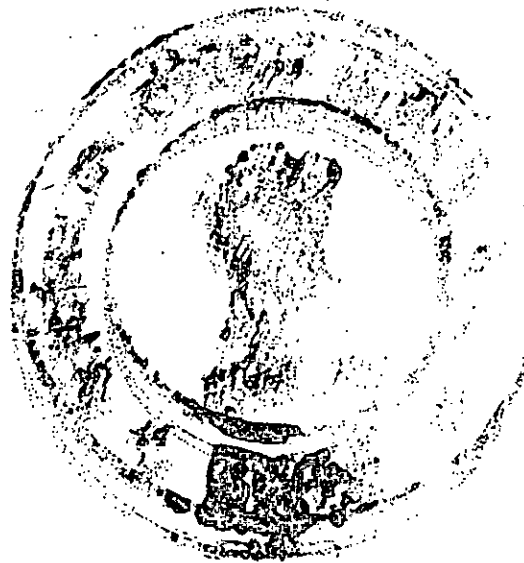
21. The VENDEES confirms and acknowledges having simultaneously received actual, physical, vacant possession of the Said Plot from the Vendors after satisfying himself about the plot area, dimension, boundaries, etc. and shall have no claim of any nature whatsoever against the Vendors regarding the same.
22. The VENDEES undertakes and agrees not to use the Said Plot for any purpose other than residential or in a manner that may cause nuisance or annoyance to other plot owners in the said Project or for any commercial or illegal or immoral purpose or to do or suffer anything to be done in or around the Said Plot which tends to cause damage to any plot adjacent to the Said Plot or anywhere in the Said Project or in any manner interfere with the use thereof or of spaces or amenities available for common use. The VENDEES shall indemnify the Vendors against any penal action, damages or loss due to misuse by the VENDEES. The VENDEES acknowledges that any other use of the Said Plot other than for residential purpose shall entitle the Vendors to take steps to get this Sale Deed cancelled and to resume the possession of the Said Plot, if so, directed by the Authorities.
23. The VENDEES confirms that the Vendors/Maintenance Agency shall have the first charge on the Said Plot in respect of any amount payable and outstanding by the VENDEES towards any City & Rural development charges or other similar charges, taxes, demands, assessments etc. as mentioned hereinabove. The VENDEES confirms that any amount payable shall be treated as unpaid sale price of the Said Plot and for that unpaid sale price; the Vendors and the Maintenance Agency shall have first charge on the Said Plot.
24. The VENDEES acknowledges that the VENDEES shall have no right to raise any objection to the Vendors making any alterations, additions, improvements or repairs whether structural or non-structural, ordinary or extra ordinary in relation to any unsold plots within the said Project and the VENDEES agrees not to raise any objections or

~~Prof. H. S. ...~~
~~R. S. ...~~
~~Q. ...~~
Bharaya Swami

— अनुमति
— अनुमति

Bharaya Swami
Bharaya Swami





Self Attached

Bhanya Tewari

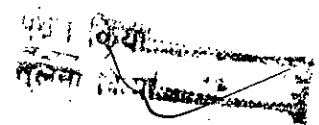
make any claims on this account.

25. The VENDEES confirms that wherever the VENDEES has to make payment in common with the other plot owners in the Said Project, the same shall be in proportion with the plot area of the Said Plot to the total plot area of all the plots in the said Project. Wherever the VENDEES has to make any payment in common with the other plot owners the same shall be in proportion which the plot area of the Said Plot bears to the total area of the said Project.
26. That all stamp duty, registration charges and other incidental and legal expenses pertaining to this Sale deed have been borne and paid by the VENDEES. Any deficiency in the stamp duty, as may be determined by the Sub-Registrar/ concerned authority, along with consequent penalties/deficiencies as may be levied in respect of the Said Plot conveyed by this Sale Deed shall be borne by the VENDEES exclusively and the Vendors accept no responsibility in this regard.
27. The VENDEES confirms and acknowledges that all the terms and conditions of the Provisional Allotment Letter shall form part of this Sale Deed, save and except those of the terms and conditions of the Allotment Letter which are at variance with the terms and conditions contained in this Sale Deed in which case terms and conditions contained herein shall prevail.
28. The VENDEES acknowledges that if any clause of this Sale Deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed to have been amended or deleted in so far as are reasonably inconsistent with the purpose of this Sale Deed and to the extent necessary to conform to the applicable laws; and the remaining provisions of this Sale Deed shall remain valid and enforceable in laws.
29. The VENDEES confirms that all the obligations arising under this Sale Deed in respect of the Said Plot/said Project shall equally be applicable and enforceable against any and all occupiers, tenants, licensees and/or subsequent purchasers of the Said Plot as the said obligations go with the Said Plot for all intents and purposes and the VENDEES assures the Vendors that the VENDEES shall take sufficient steps to ensure the performance in this regard.
30. The VENDEES confirms and acknowledges that the VENDEES shall be solely responsible and liable for violations, if any, of the provisions of

By ~~R. S. Jaiswal~~
~~R. S. Jaiswal~~
Bharya Jaiswal

~~Signature~~
~~Signature~~

Bharya Jaiswal
Bharya Jaiswal





Self Attested
Bharaya Tiwari

the law of the land and applicable rule, regulation or direction by the competent authority; and that the VENDEES shall indemnify the Vendors for any liability and/or penalty in that behalf.

31. That the property is situated at integrated town ship developed by Emaar India at village Sarsawa, Ardaunamau and Ahmamau, and is more than 100 meters away from Sultanpur Road and Amar Shaheed Path and nothing is constructed upon the plot. For the purpose of the stamp duty, circle rate of the land is on the basis of 12 Mtr. wide road which is fixed Rs. 20,500/- per sq. mtrs. (according praroop 4, page no. 14, Serial no. 1 and colum no. 1) so the value of said Plot measuring 200 sq mtr. comes to Rs. 41,00,000/-. The Sale consideration is Rs. 82,66,752/- which is higher than the valuation so the total stamp duty of Rs. 5,69,000/-.

The both purchasers have equal undivided share in the aforesaid property (which is 50%-50%) the 7% stamp duty has been paid in favour of Purchaser No.1 who is man and 6% stamp duty up to Rs. 1000000/- and 7% stamp duty has been paid on the remaining amount is payable in favour of purchaser No. 2 who is Lady according to The Government Notification No. S.V.K.N.5-2756/11-2008-500(165)2007 dated 30.06.2008..

The stamp duty calculation is as under.

Sale consideration Amount Rs. 82,66,752/-

6% stamp duty up to 1000000 is Rs. 60000/-

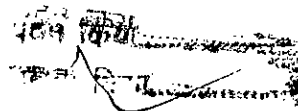
7% stamp duty on balance Amount of the Rs. 72,66,752/- comes to Rs. 5,08,673/- as such the total stamp duty on the said property comes to Rs. 5,08,673/- + Rs. 60,000/- = Rs. 5,68,673/- Thus the total stamp duty of Rs. 5,69,000/- has been paid on said property through e-stamp bearing Certificate No.IN-UP16281553460707S Dated 14.12.2020.

~~R. Singh~~
~~R. Singh~~

— equal amount
— equal amount

Bharya Tiwari
Bharya Tiwari

by attested
Bharya Tiwari





Self attested

Blavya Jwari

DETAIL OF PROPERTY

Freehold Plot No. **GGP-B-B04/23**, Sector- **B**, dimension (10.00M X 20.00M) measuring area **200** Sq. Mt situated at 'Gomti Greens' an Integrated Township Developed by Emaar India Limited (Formerly Emaar MGF Land Limited) in village Sarsawa, Ardaunamau and Ahmamau, Lucknow (U.P.), as per map / site plan annexed herewith. Which is bounded as under: -

- NORTH - Plot No. B04/24
- SOUTH - Plot No. B04/22
- EAST - 12 Mtr. Wide Road
- WEST - Plot No. B05/26

~~R. Singh~~
~~R. Singh~~

~~Signature~~
~~Signature~~

Bharya Tiwari
Bharya Tiwari

Self attested
Bharya Tiwari

पंजीकृत
कुलने कृत



Self attested

Blanya Juvai

IN WITNESS WHEREOF the Vendors acting through its authorized representative Ms. Ruchi Singh D/o Late J. N. Singh authorised to execute conveyance deeds, etc., and Mr. Shashank Chaturvedi Son of Mr. J. P. Chaturvedi is authorized to present for registration the Sale deed vide Resolution dated 06.06.2020 of the Land Owners and the VENDEE have set their hands on these presents at Lucknow on the day, month and year first above written, in the presence of the following witnesses:

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED VENDORS

Vendors; acting through Authorized Agency

VENDORS (PAN - AABCE4308B)

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED VENDEES

Mr. Sandeep Tripathi (PAN AKYPT4362L)

Mrs. Bhavya Tiwari (PAN APAPT6726P)



In the presence of: WITNESSES:

1. Signature Name Address

Girtija Shankar Tewari
S/o Shri Deb Narayan Tewari
House No. 20E/277, SARASWATI PURA
Near Khargapur Railway Crossing
GOMTI NAGAR, Lucknow-22601

2. Signature Name Address

Rahul
Rahul Dhan Dwivedi
S/o Smt R. S.D. Dwivedi
S/14 Vihar Khud
Gautigan, LKO



Drafted By: -

Atul Mishra
(Atul Mishra)
Advocate

Civil Court, Lucknow

Ty

(Montu Kumar)
Civil Court, Lucknow

My attested
Bhavya Tiwari



Prof. [illegible]

Shriya Jwari

SCHEDULE -1

Details of Land-Owning Companies and Individual Land Owners		
Sl. No.	Name of Company	Registered Office
<u>1</u>	Sacred Estates Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>2</u>	Acorn Buildmart Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>3</u>	Acorn Developers Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>4</u>	Naam Promoters Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>5</u>	Pansy Buildcons Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>6</u>	Hamlet Buildwell Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>7</u>	Gavel Properties Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>8</u>	Bhumika Promoters Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>9</u>	Bhavishya Buildcon Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>10</u>	Achates Buildcons Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>11</u>	Halibut Developers Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>12</u>	Ballad Conbuild Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>13</u>	Crony Builders Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>14</u>	Acutech Estates Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>15</u>	Hake Developers Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>16</u>	Chum Properties Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>17</u>	Perpetual Realtors Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>18</u>	Guru Rakha Projects Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017

R. Singh
R. Singh

Sanjiv
Sanjiv

Blanya Tiwari
Blanya Tiwari

See attached
Blanya Tiwari

पुस्तक
पुस्तक
पुस्तक



Self Attested
Bharya Jwari

<u>19</u>	Sanskar Buildwell Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>20</u>	Sarvpriya Realtors Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>21</u>	Gradient Developers Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>22</u>	Geodesy Properties Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>23</u>	Pushkar Projects Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>24</u>	Kartikay Buildwell Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>25</u>	Adze Properties Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>26</u>	Emaar India Limited (Formerly Emaar MGF Land Limited).	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>27</u>	Mr. Lakshman S/o Mr. Sarju	H. No. 102 Kh., Moh. Kabadiya Ka Purva, Teh. Lucknow, Distt. Lucknow
<u>28</u>	Mr. Pappu Lal Kannaujia S/o Mr. Kanhai Lal Kannaujia	H. No. 501/63 103, Kabaria Ka Purva, Ramadhin Road, Daliganj, Tehsil & Distt Lucknow (UP)
<u>29</u>	Mr. Ram Prasad S/o Mr. Ram Swaroop	H. No. 488, 144, Najirganj, Khanna Mill, Teh. & Distt. Lucknow.

~~R. Singh~~
~~R. Singh~~

~~com. Ram. Singh~~
~~com. Ram. Singh~~

Bhavya Tiwari
Bhavya Tiwari

Sy Attestid
Bhavya Tiwari

दिनांक
दिनांक



Self attached

Bhanya Jwari

SCHEDULE 2

SCHEDULE OF PROPERTY

All that piece and parcel of Freehold Plot No. **GGP-B-B04/23**, Sector-B, dimension **(10.00M X 20.00M)** measuring area **200** Sq. Mt situated at 'Gomti Greens' a Integrated Township Developed by Emaar India Limited (Formerly Emaar MGF Land Limited) in village Sarsawa, Ardaunamau and Ahmamau, Lucknow (U.P.), as per map/ site plan annexed herewith. Which is bounded as under: -

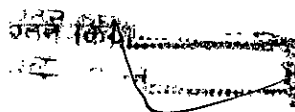
- NORTH - Plot No. B04/24
- SOUTH - Plot No. B04/22
- EAST - 12 Mtr. Wide Road
- WEST - Plot No. B05/26

~~R. Singh~~
~~R. Singh~~

~~अनुमति~~
~~अनुमति~~

Bharya Tiwari
Bharya Tiwari

Self attested
Bharya Tiwari



आवेदन सं०: 202001041039350

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 29164

वर्ष: 2020

प्रतिफल- 8266752 स्टाम्प शुल्क- 569000 बाजारी मूल्य - 4100000 पंजीकरण शुल्क - 82670 प्रतिलिपिकरण शुल्क - 120 योग : 82790

श्री संदीप त्रिपाठी,
पुत्र श्री राम सागर त्रिपाठी
व्यवसाय : नौकरी

निवासी: चौकठा, सुकुलपुर, सिरसा, इलाहाबाद

[Handwritten signature]



ने यह लेखपत्र इस कार्यालय में दिनांक 22/12/2020 एवं 02:15:56 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

निर्मल सिंह

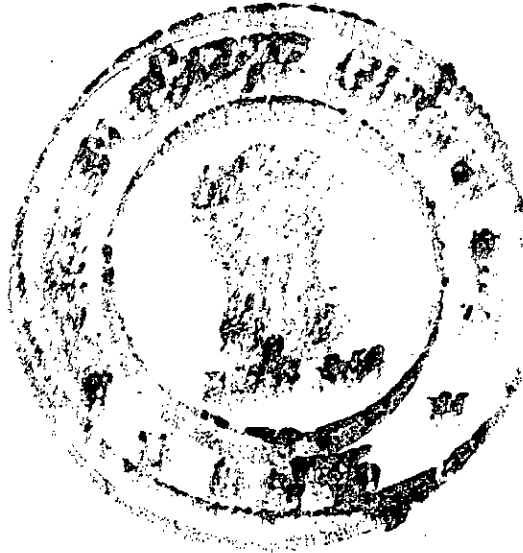
उप निबंधक : सरोजनीनगर

तखमऊ

22/12/2020

ओम प्रताप सिंह

निबंधक लिपिक



*Self attested
Bhavya Tiwari*

MAP OF PLOT NO: - B04/23

(SECTOR-B)

SCHEME :-

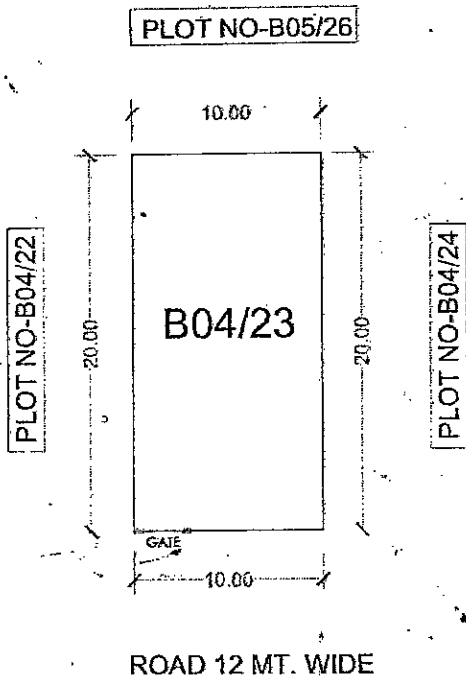
GOMTI GREENS, LUCKNOW

AN INTEGRATED TOWNSHIP DEVELOPED BY EMAAR MGF LAND LTD.
LUCKNOW

AREA :-200.00 Sqm.

DIMENSIONS OF PLOT NO-B04/23 (10.00M X 20.00M)

N



BOUNDARIES

NORTH	PLOT NO-B04/24
SOUTH	PLOT NO-B04/22
EAST	ROAD 12 MT. WIDE
WEST	PLOT NO-B05/26

Self Attested
Bhavya Tiwari

R. Singh
R. Singh

SIGNATURE DRAUGHTSMAN

B. N. Verma
Architect / Estimator
543, 5/12A, Saranagar
LUCKNOW REGD NO: - 6118

AUTHORIZED SIGNATORY
VENDOR

Bhavya Tiwari

पूरा किताब
सूचना किताब
Bhavya Tiwari - *Bhavya Tiwari*

SIGNATURE VENDEE

आवेदन सं०: 202001041039350

वही सं०: 1

रजिस्ट्रेशन सं०: 29164

वर्ष: 2020

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

विक्रेता: 1

श्री ईमार इण्डिया लि० द्वारा अधिकृत हस्ताक्षरी रुचि सिंह के
द्वारा शशांक चतुर्वेदी, पुत्र श्री जे०पी० चतुर्वेदी
निवासी: 306-308, स्ववायर वन, सी-2, डिस्ट्रिक्ट सेंटर, साकेत,
नई दिल्ली
व्यवसाय: नौकरी *Shashu*



क्रेता: 1

श्री संदीप त्रिपाठी, पुत्र श्री राम सागर त्रिपाठी

निवासी: चौकठा, सुकुलपुर, सिरसा, इलाहाबाद

व्यवसाय: नौकरी *Sandip Tripathi*



क्रेता: 2

श्रीमती भव्या तिवारी, पत्नी श्री संदीप त्रिपाठी

निवासी: ए-3, जज कंपाउंड, सदर बाजार, झांसी खास, झांसी

व्यवसाय: अन्य *Bhavya Tiwari*



ने निष्पादन स्वीकार किया कि जमीनी पहचान

पहचानकर्ता: 1

श्री गिरिजा शंकर तिवारी, पुत्र श्री देव नारायण तिवारी

निवासी: 20ई/297, सरस्वती एरिया, गोमती नगर, लखनऊ

व्यवसाय: विवानिवृत *Girija Shankar Tiwari*

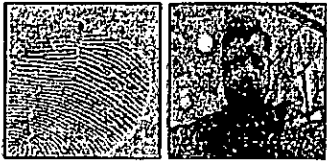
पहचानकर्ता: 1



श्री राहुल धर देसिवेदी, पुत्र श्री रामधर मनीष देसिवेदी

निवासी: 5/14, दयाल चौराहा रोड, विकास खण्ड, गोमती नगर,
लखनऊ

व्यवसाय: नौकरी *Rahul Dhar Desai*



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Om Pratap Singh
निर्मल सिंह

उप निबंधक: सरोजनीनगर
लखनऊ

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

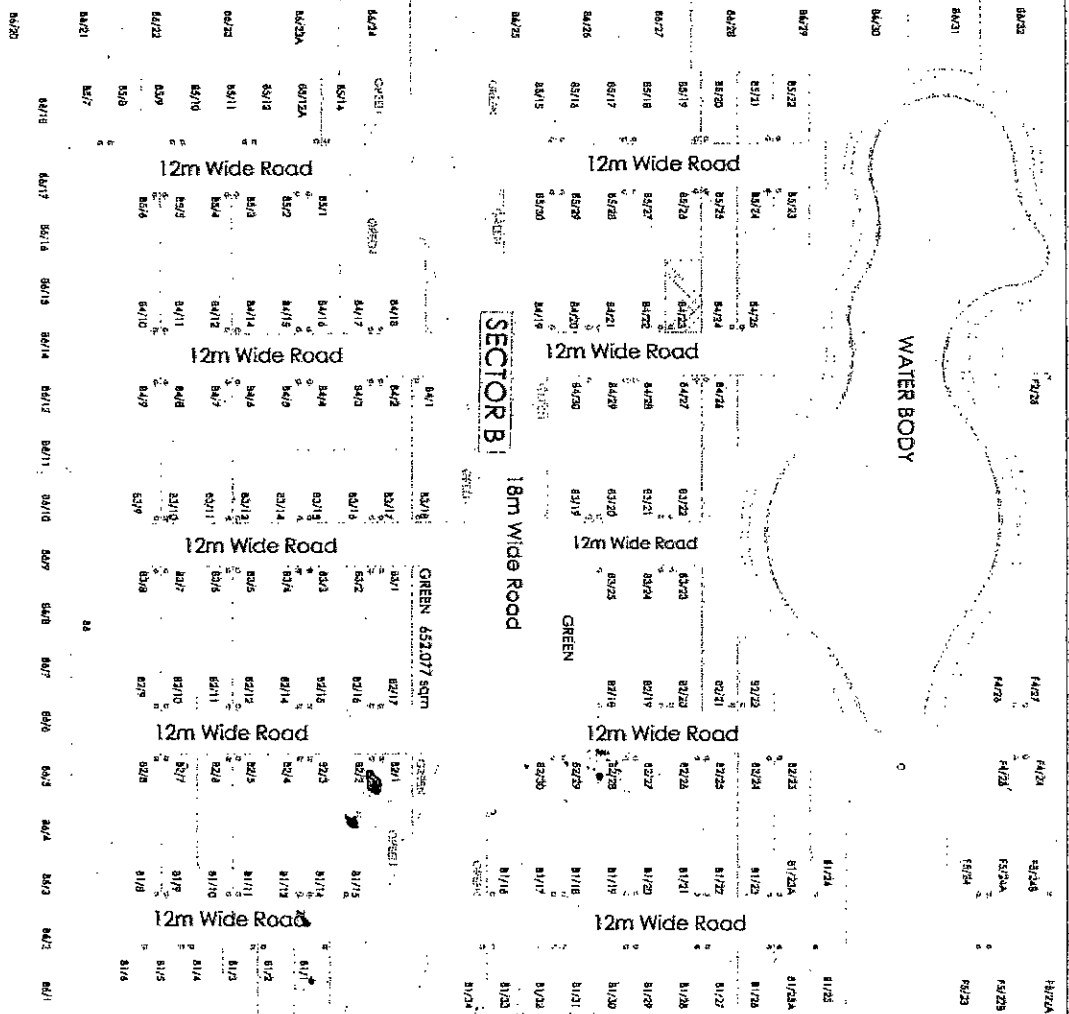
ओम प्रताप सिंह
निबंधक विधिक

By Bhavya Tiwari

45m WIDE MASTE

WATER BODY

SECTOR B



45m WIDE MASTER PLAN ROAD

GOMTI GREENS, LUCKNOW
AN INTEGRATED TOWNSHIP DEVELOPED BY EMANAGER LAND LTD.
LUCKNOW

PLOT NO- B04/23
SITE PLAN SECTOR-B

AUTHORIZED SIGNATORY
VENDOR

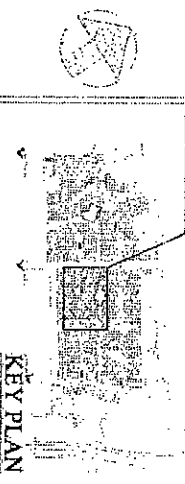
[Handwritten signature]

SIGNATURE VENDEE

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

NORTH

SECTOR-B



KEY PLAN

[Handwritten signature]
[Handwritten signature]

आवेदन सं०: 202001041039350

बही संख्या 1 जिल्द संख्या 5586 के पृष्ठ 59 से 108 तक क्रमांक
29164 पर दिनांक 22/12/2020 को रजिस्ट्रीकृत किया गया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

निर्मल सिंह

उप निबंधक : मरोजनीनगर

लखनऊ

22/12/2020

पठन किया
रजिस्ट्री किया
[Handwritten signature]

Suf Akshay
Bhanya Jivani

छायाप्रति अमनियुक्त
सय निबंधक
लखनऊ



भारतीय स्टेट बैंक
State Bank of India

(00125)-LUCKNOW MAIN BRANCH
FAIRWALI KOTHI
MOTIMAHAL MARG, HAZRATGANJ, LUCKNOW, UTTAR PRADESH 226001
Tel : 522 2628847 Fax : SBIIND000125 SWIFT :

क्रेता 3 महीने के लिए हीर / VALID FOR 3 MONTHS ONLY
1 0 1 2 2 0 2 0
D D M M Y Y Y Y Y Y

PAY TO THE ORDER OF: **Corporation of India - LTD. ESTAMPING DEPT**
रुपये RUPEES: **5,69,000/-** (Five Lakhs Sixty Nine Thousand Only)

₹ 5,69,000/-

AC No. **20297774055**

VALID UPTO ₹ 10 LACS AT NON-HOME BRANCH

9140759 / BLUE BEARER / R / 22 / JAN 2010
9140759 / BLUE BEARER / R / 22 / JAN 2010

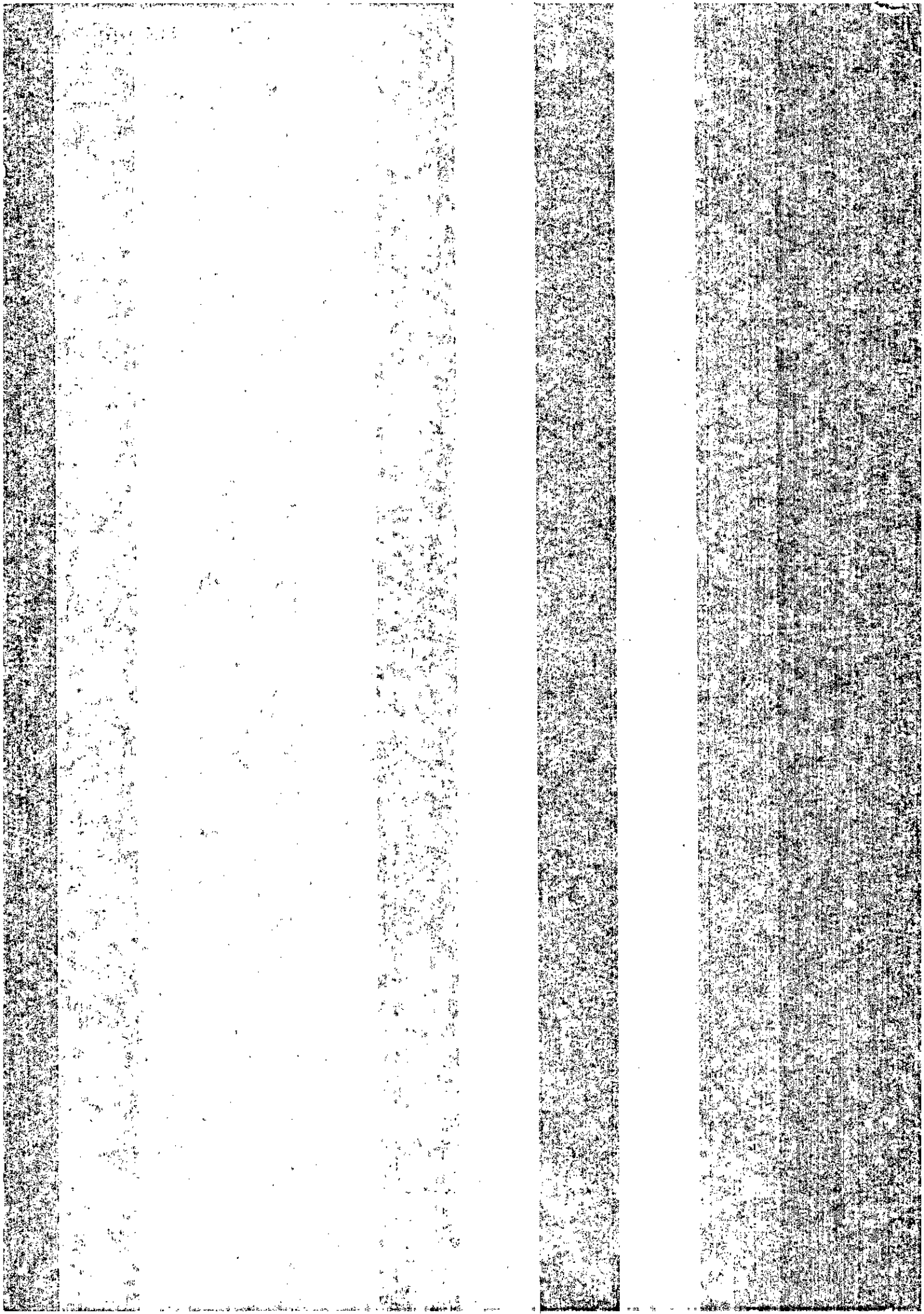
SB ACCOUNT PREFIX: 1516000040

PAID BY ALL BRANCHES OF STATE BANK OF INDIA
MULTI-CITY CHEQUE Payable at Par at All Branches of SBI
STATE BANK OF INDIA

Bhavya Tiwari
BHAVYA TIWARI
Please sign above

॥ ५८८६५११॥ २२६००२००२॥ ०५८८८५९१॥ ३१

Self Attested
Bhavya Tiwari



भारतीय स्टेट बैंक

STATE BANK OF INDIA

Tel. Transfer R.T.G.S./N.E.F.T.

Application... 10/11/2020

पक्ष में, A/c No. SHCINL 4851092

In favour of *Stoke Holding Corporation of India Ltd. Essompting U.P*

राशि (शब्दों में) Amt. (In words)

Five Lacs Sixty Nine Thousand Only

तार अं. धनराशि
T.T Amount

569000

विनिमय
Exchange

47 20

STATE BANK OF INDIA
Main Branch Lucknow Code-0125
Tel. Charges
10 DEC 2020

योग
ID No. 0912195
RAKESH KUMAR
रोकड़ सूची सं.
Cashier's
Scroll No.

569047 20

रोकड़िया
Cashier

SB NR 520201210D1492211

रोकड़ अधिकारी / पारण अधिकारी
Cash Officer / Passing Officer

Goodwill Printers - 9721576401

*by Atishia
Sharma Jindal*

Transaction Details	
Unique Transaction Reference Number	SBINR52020121001492211
Value Date	10/12/2020
Related Reference Number	
Amount	569000 INR
Commission	0
MessageType	P08
Beneficiary details	
Beneficiary Account	SHCINL4851092
Beneficiary Name	STOCK HOLDING CORPORATION OF INDIA
Beneficiary IFSC Code	HDFC0000240
Beneficiary Address1	LTD E STAMPING UP
Beneficiary Address2	HDFC Bank
Beneficiary Address3	MUMBAI SANDOZ HOUSE
Dealer Code	
Details of Payment	
Remitting Customer Details	
Account Number	00000020297774055
Remitter's IFSC Code	SBIN0000125
Remitter's Name	BHAVYA TIWARI
Remitter's Address1	LUCKNOW
Remitter's Address2	
Remitter's Address3	
Sender to Reciever's Information	
ATTN// E STAMPING UP	
Error Details	
Error Code	
Error Reason	
Additional Details	
Instruction Priority	H; HIGH
Purpose Code	CASH:Cash Management Transfer
Credit Status:	CREDIT CONFIRMED
Credit Time	12:02:16
Credit Date:	10/12/2020

Sd/- Bhavya Tiwari



Generally used abbreviations

a/c = Account	dep = Deposit	Pr = Principal
adj = Adjustment	Dft = Draft	proc = Processing Charge
Amt = Amount	dish/dsh = Dishonour	rd = Recurring Deposit
Ar = Arrear	DR = Debit	ret/rtn = Return
bal = Balance	DoB = Date of Birth	Rnd = Round off
Capn = Capitalization	eft = Electronic Fund Transfer	sb = Savings Bank
chg/ch = Charge	Inop = Inoperative	SC = Short Credit
Chq = Cheque	ins = insurance	SI/So/SORD = Standing Instruction
Clos = Closure	int/in = Interest	S/DIW/H/o = Son/Daughter/Wife/Husband of
coli = Collection	lon/ln = Loan	tr/trf/xtr = Transfer
comm = Commission	min = Minimum	TT = Telegraphic Transfer
COR/CORR = Correction	os = Outstanding	txt = Transaction
CR = Credit	P & T = Postage & Telegram	Wdl = Withdrawal
csh = Cash	Pos = Point of sale	+MOD bal = total balance (SB+linked MOD a/e)

भारतीय स्टेट बैंक

State Bank of India

Savings Bank Account

SIF No : 08471876293
 Account No : 20297774055
 Customer Name: BHAVYA TIWARI

LUCKNOW MAIN BRANCH
 TARAWALI KOTHI

S/D/W/H/o: BIRTIJA SHANKER TIWARI
 Address: U SANDEEP TIWARI, NEW MAHANAGAR
 SACHIVALAY COLONY, H NO. MSC-604
 LUCKNOW

Phone: 2230114
 Email: sbi.00125@sbi.co.in
 Branch Code: 125
 Date of Issue: 22/01/2019
 22/01/2019 56028746
 IFSC: SBIN0012501
 MICR: 2260012001
 CONTIN **HELP LINE 1800122111**

Phone:
 Email:
 O.D.B. (If minor):
 NRP.: SINGLE
 Nom. Reg. No: 0000000144506833

*Self attested
 Bhavya Tiwari.*

03.07.20	TRF	75116	150000.00	153736.99Cr
	010185736590 OF Mr. Girija Shankar Te AT 04216 P B B, GOWTINAGAR, LUCKNOW			
03.07.20	INTERNATIONAL TRF FROM BY CHECK		144700.00	0.00
	0202125003 OF MESS. BRANVA TIWARI AT 04216 P B B, GOWTINAGAR, LUCKNOW			
03.07.20	TRF		215.00	10313.99Cr
	010185736590 OF MESS. BRANVA TIWARI AT 04216 P B B, GOWTINAGAR, LUCKNOW			
	BALANCE B/F 10313.99 Cr, HOD BAL. 0.00			
20.10.20	ATM CASH 32941 HISHANT JANI OPPPOSITE LIL	6000.00	69.00	10321.99Cr
	BALANCE B/F 4382.99Cr			

20.10.20	OTHPOS029410528151RIGHT CHOICE	2054.00		2818.99Cr
	20/10/2020 029410528151			
21.10.20	OTHPOS029511645960RAJ SHOPPY PVT LTD	2430.00		388.99Cr
	21/10/2020 029511645960			
26.10.20	TRF	75123	200000.00	200388.99Cr
	010185736590 OF Mr. Girija Shankar Te AT 04216 P B B, GOWTINAGAR, LUCKNOW			
04.11.20	Covid19 Relief Ex Gratis		57.10	200446.09Cr
11.11.20	CHQ TRFR FROM	75124	100000.00	300446.09Cr
	010186736690 OF Mr. Girija Shankar Te AT 04216 P B B, GOWTINAGAR, LUCKNOW			
09.12.20	CHQ TRFR FROM	596664	315000.00	615446.09Cr
	020233712731 OF Mr. SANDEEP TRIPATHI AT 06893 U.P.CIVIL SECRETARIAT-LUCKNOW			
10.12.20	NEFT UTR NO: SBIN120345154629	486421	44036.72	571409.37Cr

Inf Attestia
Blanya Tiwar

DATE	PARTICULARS	RECEIVE NO.	DEBIT	CREDIT	BALANCE
	HSBC010002 HSE				
	EMBAR INDIA COMMUNITY MANAGEMENT				
10.11.19	RTGS UTR NO: SBINR50011164140111	436417	5690.00		3409.370r
	HDFC0000244 HDFC Bank MUMBAI - SA				
	SPONS HOLDING CORPORATION OF INDIA				
	Modl Bal: 0.00 Clr Bal: 2409.37 Cr:-MOD BAL: 0.00				

my attested
Chamya Tiwari

MICR Code: 226024043

IFSC Code: PUNB0671400
खाता विवरण/ACCOUNT PARTICULARS

Contact: Toll Free-18001802222/18001032222
Principal Nodal Officer: Phn-01128044907*

Mode of Operation : SELF
Customer No. : FLE018923
Account No. : 3671000400032910
MS BHAVYA TIWARI
Account Open Date : 27-03-2015
HOUSE NO-M.S.C-604 TYPE-3 NEW MULTA
BUILDING SACHIVALAYA COLONY MAHANAGAR

LUCKNOW
UTTAR PRADESH INDIA Pin: 226006
Nomination Registered at Sl.No. : 2576682
Date of Issue : 10-09-2020

Depositor is insured by DICGC upto a maximum of Rs. 5.00lac to change from time to time. (T&C apply)

Link your Aadhar Number with SB Account. Submit self-certified copy of Aadhar Card and Mobile Number.

पीछे से लाया गया Brought Forward	पी./ला. B/F	इंटरसोल Inter Sol	आईएसओ ISO
आगे से लाया गया Carried Over	आ/ले. जा C/O	ब्याज Interest	ब्याज Intl.
नकद Cash	नकद Cash	आवक डक अन्तरण Inward Mail Transfer	आई.एम.टी. IMT
चेक Cheque	चेक Ch.	स्थानीय चेक/मांग ड्राफ्ट Local Cheque/Demand Draft	एल.डी.डी. L.D.D.
समाशोधन Clearing	स.शो Clg.	राष्ट्रीय इलेक्ट्रॉनिक निधि अंतरण National Electronic Fund Transfer	एनईएफटी NEFT
कमीशन Commission	कमी. Com.	बाहरी चेक/बिल Outstation Cheques/Bills	आरटीजीएस RTGS
बट्टा Discount	बट्टा Disc.	वापसी Returning	वापसी Rtg.
लार्गर्स पत्र Dividend Warrant	ला.पत्र DW	अन्तरण Transfer	अ. Tr.
ड्राफ्ट Draft	ड्रा. Dft.		
इलेक्ट्रॉनिक समाशोधन सेवा Electronic Clearing Services	ईसीएस ECS		
प्रासंगिक प्रचार Incidental Charges	प्रा.प्र. I/C		

नाम/Name	नाम/Name	नाम/Name
खाताधारक/Account Holder-1	खाताधारक/Account Holder-2	खाताधारक/Account Holder-3

नाम/Name: _____ नाम/Name: _____ नाम/Name: _____
खाताधारक/Account Holder-1 खाताधारक/Account Holder-2 खाताधारक/Account Holder-3

बैंक ग्राहक के चेकों को सकारने अथवा भुगतान करने के लिए पिछले दिन के शेर्वा तथा संबंधित दिन में खाते से एटीएम व इंटरनेट द्वारा आहरित प्रविष्टियों का ध्यान रखेंगा।
Bank shall only honour or pay the cheques of the customers against clear balance of the previous day and against clear balance including withdrawals made through Internet Banking & ATMs having regard to the withdrawals of the day already made in the account.

कृपया पास बुक न मोड़ें PLEASE DO NOT FOLD THE PASS BOOK
24 घंटे नि:शुल्क कॉल सेंटर सेवा उपलब्ध है। 18001802222 / 18001032222
Toll free 24 hours call centre 18001802222 / 18001032222

आधार नम्बर को बैंक सत्यापित प्रति एवं मोबाइल नम्बर प्रस्तुत करें।

Self attested
Bhavya Tiwari

दिनांक Date	चेक संख्या Cheque No.	विवरण Particulars	निकाली गई रकम DR Amount	जमा की गई रकम CR Amount	शेष जमा राशि Balance
19-08-2020	321298	To BHAVYA TIMARI (631400)	20,000.00		4,19,156.24 Cr ##
25-08-2020	321299	To NRTGS/PUNBR52020082514656345 (631400)	2,00,000.00		2,19,156.24 Cr ##
31-08-2020		To POS 24415028863 JAPAN AGENCY (631400)	14,695.00		2,04,461.24 Cr ##
31-08-2020		To POS 24416796003 PAY*ALCHEMY (631400)	5,511.35		1,98,949.89 Cr ##
01-09-2020		By NEFT AADARSH TREASURY C (006200)		1,01,774.00	3,00,723.89 Cr ##
01-09-2020		To POS 24514007244 MOHAN SHYAM (631400)	23,800.00		2,76,923.89 Cr ##
01-09-2020		To POS 24514008033 MOHAN SHYAM (631400)	28,500.00		2,48,423.89 Cr ##
02-09-2020*		By Interest (631400)		3,020.00	2,51,443.89 Cr ##
03-09-2020		To POS 24716006798 B K SARAF PV (631400)	13,800.00		2,37,643.89 Cr ##
07-09-2020		By NACH/0517994181/SBIN0006000000389/100 Ref No56663		35.17	2,37,679.06 Cr
09-09-2020		To POS 25311855977 ARORA AUTO C. (631400)	1,900.00		2,35,779.06 Cr ##
09-09-2020		To POS 25309525629 MR. BRODN BAK (631400)	851.00		2,34,928.06 Cr ##
09-09-2020		To POS 25315229055 NEWAGE MEGAM (631400)	370.00		2,34,558.06 Cr ##
09-09-2020		To POS 25316005570 SINGH. (631400)	6,800.00		2,27,758.06 Cr ##
09-09-2020		To POS 25316008041 FABINDIA (631400)	3,580.00		2,24,178.06 Cr ##
09-09-2020		To POS 25318031002 OASIS RETAIL (631400)	8,995.00		2,15,183.06 Cr ##
10-09-2020		To POS 25416025420 NEELGAGG4 S4 (631400)	3,784.00		2,11,399.06 Cr ##
14-09-2020	321300	To SLEF (631400)	15,800.00		1,96,599.06 Cr ##
14-09-2020		To POS 25815495062 SRI RADMA MA (631400)	10,187.00		1,86,412.06 Cr ##
14-09-2020		To POS 25816609786 PAPFCO STORE (631400)	3,850.00		1,82,562.06 Cr ##
21-09-2020		By NACH/0814419438/SSIN0006000000389/100 Ref No57065		35.17	1,82,597.23 Cr
21-09-2020		To POS 26516456561 NAYAG LAKHN (631400)	10,761.00		1,71,836.23 Cr ##
21-09-2020		To POS 26519015469 CHANDRAS KID (631400)	2,400.00		1,69,436.23 Cr ##
21-09-2020		To POS 26519047081 CHANDRAS KID (631400)	2,900.00		1,67,536.23 Cr ##
23-09-2020		To POS 26715750603 CHANDRAS KID (631400)	2,700.00		1,64,836.23 Cr ##
23-09-2020		To POS 26715918603 VINAYAK SERV (631400)	1,900.00		1,62,936.23 Cr ##
Carried Over to next page					
Account No.: 3671000400032910			Value dated txn	Balance b/f आगे ले जाई गई रकम	1,62,936.23 Cr Carried Over

By dtstid
Bhavya Timari

दिनांक Date	चेक संख्या Cheque No.	विवरण Particulars	निकाली गई रकम DR Amount	जमा की गई रकम CR Amount	शेष जमा राशि Balance
24-09-2020		To POS 26815853165 GITA VASTRAL (631400)	1,215.00		1,61,421.23 Cr ##
24-09-2020		To POS 26815853371 GITA VASTRAL (631400)	3,735.00		1,57,686.23 Cr ##
25-09-2020		To POS 26915013488 MOHAN SHYAM (631400)	2,900.00		1,54,786.23 Cr ##
25-09-2020		To POS 26916027867 145 PHD PANKA (631400)	847.80		1,53,938.43 Cr ##
28-09-2020		By CASH		50,000.00	2,03,938.43 Cr
28-09-2020	321304	To NRTGS/PUNBR52020092815215663 (631400)	2,00,000.00		3,938.43 Cr ##
01-10-2020		By NEFT AADARSH TREASURY C (006200)		1,01,774.00	1,05,712.43 Cr ##
03-10-2020	321306	To EMAAR (198600)	70,564.00		35,148.43 Cr ##
05-10-2020		To POS 27910012730 ADITYA FUELS (631400)	1,900.00		33,248.43 Cr ##
06-10-2020		To SMS CHRG FOR:01-07-2020to30- (631400)	17.70		33,230.73 Cr ##
14-10-2020		To POS 28813223993 SANTOSH MEDI (631400)	359.00		32,871.73 Cr ##
15-10-2020		To POS 28915305439 GEETANJALI S (631400)	2,815.00		30,056.73 Cr ##
15-10-2020		To POS 28917489556 RAJASTHALI (631400)	11,300.00		18,756.73 Cr ##
15-10-2020		To POS 28917596813 RAJASTHALI (631400)	1,300.00		17,456.73 Cr ##
16-10-2020	321307	To HDFC Lucknow (198600)	15,053.00		2,403.73 Cr ##
16-10-2020		To POS 29017912437 PACIFIC COSM (631400)	1,000.00		1,403.73 Cr ##
17-10-2020		To PUNB0000000011039382MANDATE (631400)	118.00		1,285.73 Cr ##
17-10-2020		To POS 29115731542 SANTOSH MEDI (631400)	489.00		796.73 Cr ##
27-10-2020		By NEFT AADARSH TREASURY C (006200)		19,992.00	20,788.73 Cr ##
29-10-2020		To POS 30316890928 RAJ SHOPPY P (631400)	4,400.00		16,388.73 Cr ##
31-10-2020		By NEFT AADARSH TREASURY C (006200)		1,01,774.00	1,18,162.73 Cr ##
02-11-2020		To ATM WDR 1834 PNB NISHAT GAN (631400)	15,000.00		1,03,162.73 Cr ##
02-11-2020		To POS 30717566574 VIPIN CLOTHI (631400)	4,650.00		98,512.73 Cr ##
02-11-2020		To POS 30717628857 TITLI KIDS W (631400)	5,365.00		93,147.73 Cr ##
03-11-2020		To POS 30817851782 PO19 PANTALO (631400)	5,715.00		87,432.73 Cr ##
04-11-2020		To POS 30916397267 CHANDRAS KID (631400)	6,500.00		80,932.73 Cr ##
04-11-2020		To POS 30917571025 ASHA (631400)	6,125.00		74,807.73 Cr ##
Carried Over to next page					
				आगे ले जाई गई रकम	Carried Over

Self attested
Bhavya Jwari

दिनांक Date	चेक संख्या Cheque No.	विवरण Particulars	निकाती गई रकम DR Amount	जमा की गई रकम CR Amount	शेष जमा राशि Balance
04-11-2020		Tp POS 30917409029 VINAYAK SERV (631400)	1,900.00		72,907.73 Cr ##
04-11-2020		Tp POS 30917926618 VINAYAK SERV (631400)	1,000.00		71,907.73 Cr ##
05-11-2020		Tp POS 31016096167 PAY*ALCHEMY (631400)	3,141.00		68,766.73 Cr ##
05-11-2020		Tp POS 31016097675 PAY*ALCHEMY (631400)	715.00		68,051.73 Cr ##
05-11-2020		Tp POS 31017315404 KAYA SKIN CL (631400)	2,130.00		65,921.73 Cr ##
09-11-2020		Tp POS 31410850411 DEVISHIV HOS (631400)	2,000.00		63,921.73 Cr ##
09-11-2020		Tp POS 31410859728 DEVISHIV PHA (631400)	1,753.00		62,168.73 Cr ##
10-11-2020		Tp ATM WDR 031515004367 B340 SE (631400)	4,000.00		58,168.73 Cr ##
10-11-2020		Tp POS 31517609507 J SONS (631400)	10,500.00		47,668.73 Cr ##
10-11-2020		Tp POS 31517638337 CHANDRAS KID (631400)	3,100.00		44,568.73 Cr ##
11-11-2020		Tp POS 31610877736 DEVISHIV PHA (631400)	1,753.00		42,815.73 Cr ##
12-11-2020		Tp POS 31717578877 J SONS (631400)	600.00		42,215.73 Cr ##
13-11-2020		Tp POS 31812275389 DEVISHIV PHA (631400)	1,776.00		40,439.73 Cr ##
13-11-2020		Tp POS 31816911633 ANUJ GARMENT (631400)	4,600.00		35,839.73 Cr ##
13-11-2020		Tp POS 31816721564 ADITYA FUELS (631400)	1,200.00		34,639.73 Cr ##
13-11-2020		Tp POS 31818903056 ANUJ GARMENT (631400)	1,350.00		33,289.73 Cr ##
13-11-2020		Tp POS 31818960194 ANUJ GARMENT (631400)	1,150.00		32,139.73 Cr ##
17-11-2020		Tp POS 32211104105 DEVISHIV PHA (631400)	1,753.00		30,386.73 Cr ##
18-11-2020		Tp POS 32316309966 EKTA MOBILE (631400)	399.00		29,987.73 Cr ##
18-11-2020		Tp POS 32316731408 SANTOSH MEDI (631400)	177.00		29,810.73 Cr ##
19-11-2020		Tp POS 32410836453 DEVISHIV PHA (631400)	1,753.00		28,057.73 Cr ##
19-11-2020		Tp POS 32417917485 ANUJ GARMENT (631400)	140.00		27,917.73 Cr ##
20-11-2020		Tp ATM WDR 7837 PNB NISHAT GAN (631400)	4,000.00		23,917.73 Cr ##
20-11-2020		Tp POS 32515999804 RAJ SHOPPY P (631400)	440.00		23,477.73 Cr ##
20-11-2020		Tp POS 32515006688 CHANDRAS KID (631400)	2,000.00		21,477.73 Cr ##
21-11-2020		Tp POS 32616792595 SHRI RAJ FIL (631400)	1,500.00		19,977.73 Cr ##
23-11-2020		Tp POS 32816907655 ANUJ GARMENT (631400)	3,900.00		16,077.73 Cr ##
23-11-2020		By NEFT AADARSH TREASURY C (006200)		12,250.00	28,327.73 Cr ##
26-11-2020		By NACH/2145427812/SBIN0006000000389/IC Ref No58653		35.17	28,362.90 Cr
Carried Over to next page					
Page no. : 12.					
				आगे ले जाई गई रकम	Carried Over

Self Attested
Bharvya Joshi

Account No. 3671000400032910

Value dated txn

Balance b/f

28,362.90 Cr

दिनांक Date	चेक संख्या Cheque No.	विवरण Particulars	निकाली गई रकम DR Amount	जमा की गई रकम CR Amount	शेष जमा राशि Balance
					26,143.90 Cr ##
27-11-2020		To POS 33216686085 JAPAN AGENCY (631400)	2,219.00		1,27,917.90 Cr ##
01-12-2020		By NEFT AADARSH TREASURY C (006200)		1,01,774.00	1,26,117.90 Cr ##
01-12-2020		To POS 33617907746 ANUJ GARMENT (631400)	1,300.00		1,25,117.90 Cr ##
01-12-2020		To POS 33617908581 ANUJ GARMENT (631400)	1,000.00		1,15,117.90 Cr ##
03-12-2020		To ATM WDR 033816006799 GOMTI N (631400)	10,030.00		1,10,117.90 Cr ##
03-12-2020		To ATM WDR 033816007439 GOMTI N (631400)	5,000.00		1,10,737.90 Cr ##
05-12-2020		By Interest (631400)		620.00	1,05,737.90 Cr ##
05-12-2020		To POS 34018905180 VIJAY MEDICA (631400)	5,000.00		1,03,837.90 Cr ##
05-12-2020		To POS 34018104763 SRI RAJ FILL (631400)	1,900.00		1,01,989.90 Cr ##
06-12-2020		To POS 34117024771 BATA INDIA. (631400)	1,848.00		96,989.90 Cr ##
07-12-2020		To ATM WDR 034213748652 YBL GOM (631400)	5,000.00		80,398.90 Cr ##
09-12-2020		To POS 34415851684 RAJ RATAN A (631400)	16,591.00		78,558.90 Cr ##
09-12-2020		To POS 34416912541 SARDAR JI BE (631400)	1,840.00		76,758.90 Cr ##
09-12-2020		To POS 34417043212 Chahat chudh (631400)	1,800.00		74,056.90 Cr ##
10-12-2020		To POS 34515425795 BATA INDIA. (631400)	2,702.00		73,781.90 Cr ##
11-12-2020		To POS 34616900455 SOLOMAN AND (631400)	275.00		68,781.90 Cr ##
11-12-2020		To ATM WDR 034616004160 GOMTI N (631400)	5,000.00		66,483.90 Cr ##
11-12-2020		To POS 34617451779 BATA INDIA. (631400)	2,298.00		64,358.90 Cr ##
12-12-2020		To POS 34715981998 RIGHT CHOICE (631400)	2,125.00		27,112.90 Cr ##
15-12-2020		To ACH/HDFCLTD/24808 (116500)	37,246.00		21,447.90 Cr ##
15-12-2020		To POS 35012901997 DRP RETAIL L (631400)	5,665.00		18,947.90 Cr ##
16-12-2020		To POS 35117905853 ANUJ GARMENT (631400)	2,500.00		16,297.90 Cr ##
17-12-2020		To POS 35216906392 ANUJ GARMENT (631400)	2,650.00		15,297.90 Cr ##
18-12-2020		To POS 35310416553 SRI RAJ FILL (631400)	1,000.00		10,202.90 Cr ##
24-12-2020		To POS 35917337370 NEELGAGAN SA (631400)	5,095.00		6,702.90 Cr ##
24-12-2020		To POS 35917918457 ANUJ GARMENT (631400)	5,500.00		6,262.90 Cr ##
24-12-2020		To POS 35917390761 NEW SABRANG (631400)	1440.00		262.90 Cr ##
25-12-2020		To POS 36011030994 MOHAN SHYAM (631400)	6,000.00		6,408.90 Cr ##
28-12-2020		By NEFT AADARSH TREASURY C (006200)		6,146.00	
Carried Over to next page					
Page no. : 13					
आगे ले जाई गई रकम					Carried Over

Self Attested
Blanga Tewari

दिनांक Date	चेक संख्या Cheque No.	विवरण Particulars	निकाली गई रकम DR Amount	जमा की गई रकम CR Amount	शेष जमा राशि Balance
29-12-2020		To POS 36412000107 PAY*ALCHEMY (631400)	1,499.10		4,909.80 Cr ##
29-12-2020		To POS 36413540303 Sai kids kin (631400)	1,200.00		3,709.80 Cr ##
29-12-2020		To POS 36413140266 PAY*ALCHEMY (631400)	2,734.54		975.26 Cr ##
01-01-2021		By NEFT AADARSH TREASURY C (006200)		1,01,774.00	1,02,749.26 Cr ##
01-01-2021		To POS 100110332813 SRI RAJ FIL (631400)	1,900.00		1,00,849.26 Cr ##
02-01-2021		To POS 100215933086 VIJAY MEDIC (631400)	3,500.00		97,349.26 Cr ##
02-01-2021		To POS 100216851502 RIGHT CHOIC (631400)	2,452.00		94,897.26 Cr ##
02-01-2021		To ATM WDR 100216012965 YBL GOM (631400)	10,000.00		84,897.26 Cr ##
02-01-2021		To ATM WDR 100216025958 YBL GOM (631400)	5,000.00		79,897.26 Cr ##
06-01-2021		To POS 100617003867 MOBILE GURU (631400)	4,600.00		75,297.26 Cr ##
09-01-2021		To SMS CHRG FOR:01-10-2020to31- (631400)	17.70		75,279.56 Cr ##
12-01-2021		By NACH/3279496270/SBIN00060000000389/100 No59790		35.17	75,314.73 Cr
13-01-2021		To POS 101308675352 SARKAR DIAG (631400)	1,040.00		74,274.73 Cr ##
15-01-2021		To POS 101308681441 SARKAR DIAG (631400)	250.00		74,024.73 Cr ##
15-01-2021		To ACH/HDFCLTD/33535 (116500)	22,998.00		51,026.73 Cr ##
16-01-2021		To POS 101616842411 SRI RAJ FIL (631400)	1,900.00		49,126.73 Cr ##
16-01-2021		To POS 101617889613 SURI KIDS W (631400)	5,493.00		43,633.73 Cr ##
16-01-2021		To POS 101617856884 RIGHT CHOIC (631400)	899.00		42,734.73 Cr ##
18-01-2021		To POS 101817163654 S S ELECTRI (631400)	1,200.00		41,534.73 Cr ##
22-01-2021		To POS 102217105586 SURI KIDS W (631400)	16,440.00		35,094.73 Cr ##
22-01-2021		To POS 102217117451 SURI KIDS W (631400)	2,075.00		33,019.73 Cr ##
27-01-2021	21309	To LIFE INSURANCE CORPORATIO (198600)	29,717.00		3,302.73 Cr ##
27-01-2021		To POS 102717743817 SOCH (631400)	1,498.00		1,804.73 Cr ##
27-01-2021		To POS 102717747337 SOCH (631400)	1,498.00		306.73 Cr ##
27-01-2021		By POS REV 102717743817 SO (631400)		1,498.00	1,804.73 Cr ##
-----Carried Over to next page-----					
Account No. 3671000400032910			* Value dated txn	Balance b/f आगे ले जाई गई रकम	1,804.73 Cr Carried Over

Self Attested
Bhavya Tewari

दिनांक Date	चेक संख्या Cheque No.	विवरण Particulars	निकाली गई रकम DR Amount	जमा की गई रकम CR Amount	शेष जमा राशि Balance
27-01-2021	To	POS 102718814032 SURI KIDS W (631400)	959.00		845.73 Cr ##
28-01-2021	To	POS 102810193377 SRI RAJ FIL (631400)	800.00		45.73 Cr ##
30-01-2021	By	NEFT AADARSH TREASURY C (006200)		6,155.00	6,200.73 Cr ##
01-02-2021	By	NEFT AADARSH TREASURY C (006200)		1,14,664.00	1,20,864.73 Cr ##
01-02-2021	To	POS 103215053753 TITLI KIDS (631400)	1,575.00		1,19,289.73 Cr ##
01-02-2021	To	POS 103216702486 GOOD BAKERY (631400)	1,000.00		1,18,289.73 Cr ##
01-02-2021	To	POS 103216096742 SRI RAJ.FIL (631400)	2,000.00		1,16,289.73 Cr ##
01-02-2021	To	POS 103217926967 CATS.N CUTE (631400)	4,166.00		1,12,123.73 Cr ##
01-02-2021	To	POS 103217933997 SOFTY SHOE (631400)	1,000.00		1,11,123.73 Cr ##
02-02-2021	To	POS 103316913447 SOCH HAZRAT (631400)	2,197.00		1,08,926.73 Cr ##
02-02-2021	To	POS 103316800998 THE BELTS C (631400)	1,260.00		1,07,666.73 Cr ##
02-02-2021	To	POS 103316817255 NAGINA ART (631400)	300.00		1,07,366.73 Cr ##
02-02-2021	To	POS 103316843898 SANJAY JWEL (631400)	110.00		1,07,256.73 Cr ##
02-02-2021	To	POS 103316856562 SANJAY JWEL (631400)	270.00		1,06,986.73 Cr ##
02-02-2021	To	POS 103317908526 BUETTON HOU (631400)	1,040.00		1,05,946.73 Cr ##
03-02-2021	To	ATM WDR 1667 PNB NISHAT GAN (631400)	10,000.00		95,946.73 Cr ##
03-02-2021	To	ATM WDR 1671 PNB NISHAT GAN (631400)	3,000.00		92,946.73 Cr ##
03-02-2021	To	POS 103417898746 THE KINDER (631400)	4,984.00		87,962.73 Cr ##
04-02-2021	By	NEFT LICKANPUR (006200)		75,000.00	1,62,962.73 Cr ##
04-02-2021	To	POS 103516710152 TITLI KIDS (631400)	3,345.00		1,59,617.73 Cr ##
04-02-2021	To	POS 103516749655 SURI KIDS W (631400)	2,020.00		1,57,597.73 Cr ##
09-02-2021	To	ATM ANNUAL CHARGES FOR THE Y (631400)	177.00		1,57,420.73 Cr ##
09-02-2021	To	POS 104010116727 SRI RAJ.FIL (631400)	2,000.00		1,55,420.73 Cr ##
11-02-2021	To	POS 104210857135 DRP-RETAIL (631400)	5,111.00		1,50,309.73 Cr ##
15-02-2021	To	ACH/HDFCLTD/33940 (116500)	22,998.00		1,27,311.73 Cr ##
19-02-2021	To	ATM WDR 105010031433.GDMTIN (631400)	6,000.00		1,21,311.73 Cr ##
19-02-2021	To	POS 105017906822 Tiny Tots (631400)	2,500.00		1,18,811.73 Cr ##
20-02-2021	By	NACH/0397468235/SBIN00060000000389/10C	35.17		1,18,846.90 Cr
22-02-2021	To	POS 105317919751 VIJAY.MEDIC (631400)	6,100.00		1,12,746.90 Cr ##
			Carried Over to next page		
			Page no. : 15.		
			आगे ले जाई गई रकम		Carried Over

By Shrestha

Bhavya Tiwari

दिनांक Date	चैक संख्या Cheque No.	विवरण Particulars	निकाली गई रकम DR Amount	जमा की गई रकम CR Amount	शेष जमा राशि Balance
24-02-2021		To PDS 105517302465 SABHYATA (631400)	3,563.00		1,09,183.90 Cr ##
24-02-2021		To PDS 105517920920 HALF TICKET (631400)	699.00		1,08,484.90 Cr ##
25-02-2021		To PDS 105617716073 HERITAGE SE (631400)	9,450.00		99,034.90 Cr ##
25-02-2021		To PDS 105617716841 HERITAGE SE (631400)	1,250.00		97,784.90 Cr ##
26-02-2021		To PDS 105710642855 ADITYA FUEL (631400)	1,500.00		96,284.90 Cr ##
02-03-2021*		By Interest (631400)		544.00	96,828.90 Cr ##
02-03-2021		To PDS 106116758334 SOCH (631400)	22,233.00		74,595.90 Cr ##
02-03-2021		To PDS 106116762911 SOCH (631400)	604.00		73,991.90 Cr ##
02-03-2021		To ATM WDR 3102 PNB NISHAT GAN (631400)	10,000.00		63,991.90 Cr ##
02-03-2021		To ATM WDR 3106 PNB NISHAT GAN (631400)	5,000.00		58,991.90 Cr ##
03-03-2021		By NEFT AADARSH TREASURY C (006200)		1,02,036.00	1,61,027.90 Cr ##
04-03-2021		To PDS 106316578926 SRI RAJ FIL (631400)	1,900.00		1,59,127.90 Cr ##
05-03-2021*		By RREF/WO1/105710642855/6 (516500)		11.25	1,59,139.15 Cr ##
09-03-2021	321B11	To BHAVYA TIWARI (198600)	30,000.00		1,29,139.15 Cr ##
09-03-2021		To PDS 106811853880 DRP RETAIL (631400)	5,687.00		1,23,452.15 Cr ##
09-03-2021	321B12	To LIFE INSURANCE CORPRATIO (198600)	21,479.00		1,01,973.15 Cr ##
09-03-2021	321B13	To BHAVYA TIWARI (198600)	12,000.00		89,973.15 Cr ##
12-03-2021		To PDS 107110857391 DRP RETAIL (631400)	4,546.00		85,427.15 Cr ##
12-03-2021		To ATM WDR 8242 PNB NISHAT GAN (631400)	5,000.00		80,427.15 Cr ##
12-03-2021		To PDS 107117530814 CHANDRAS. KI (631400)	5,000.00		75,427.15 Cr ##
15-03-2021		To PDS 107410806101 SRI RAJ FIL (631400)	1,900.00		73,527.15 Cr ##
15-03-2021		To ACH/HDFCLTD/90095 (116500)	22,998.00		50,529.15 Cr ##
15-03-2021		To PDS 107416181277 SARKAR DIAG (631400)	3,220.00		47,309.15 Cr ##
15-03-2021		To PDS 107417612368 CHANDRAS. KI (631400)	1,400.00		45,909.15 Cr ##
18-03-2021		By NEFT AADARSH TREASURY C (006200)		12,901.00	58,810.15 Cr ##
19-03-2021		To ATM WDR 107819005952 ARIF CH (631400)	5,000.00		53,810.15 Cr ##
22-03-2021		By NACH/1062694671/SBIN00060000000389/100 of No51774		35.17	53,845.32 Cr
22-03-2021		To PDS 108117544058 PAY*Cosmeti (631400)	2,000.00		51,845.32 Cr ##
22-03-2021		To PDS 108118826369 SRI RAJ FIL (631400)	2,000.00		49,845.32 Cr ##
			Carried Over to next page		
			Page no. 16.		
			Extended on 6/7/2021		
			आगे ले जाई गई रकम Carried Over		

Self attested

Bhavya Tiwari

MICR Code: 226024043

खाता विवरण/ACCOUNT PARTICULARS

*Contact: Toll Free-18001802222/18001032222 To
Principal Nodal Officer: Phn-01128044907

Mode of Operation : SELF
Customer No. : FLE018923
Account No. : 3671000400032910
MS BHAVYA TIWARI
Account Open Date : 27-03-2015
HOUSE NO-M.S.C-604 TYPE-3 NEW MU
BUILDING SACHIVALAYA COLONY MAHARAJ

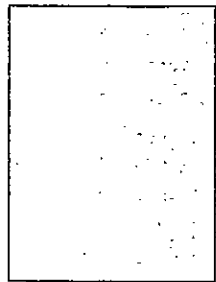
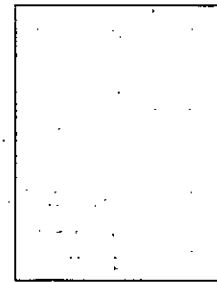
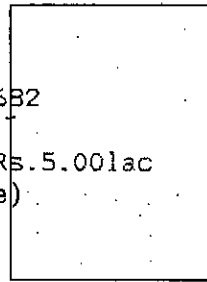
LUCKNOW
UTTAR PRADESH INDIA P
Nomination Registered at Sl.No:
Date of Issue : 06-07-2021

Each depositor is insured by DICGC upto a maximum of Rs.5.00lac
subject to change from time to time.(T&C applicable)

खाता नंबर के साथ अपने आधार नंबर को जोड़े।
आधार नंबर की स्व सत्यापित प्रति एवं मोबाइल नंबर प्रस्तुत करें।

Submit your Aadhar Number with SB Account.
Submit self certified copy of Aadhar Card and Mobile Number.

पीछे से लाया गया Brought Forward	पी./ला. B/F	इंटरसोल Inter Sol	आईएसओ ISO
आगे से लाया गया Carried Over	आ/ले. जा C/O	ब्याज Interest	ब्याज Intt.
नकद Cash	नकद Cash	आयक-डाक अन्तरण Inward Mail Transfer	आई.एम.टी. IMT
चैक Cheque	चैक Ch.	स्थानीय चैक/मांग ड्राफ्ट Local Cheque/Demand Draft	एल.डी.डी. L.D.D.
समाशोधन Clearing	स.शो. Clg.	राष्ट्रीय इलेक्ट्रॉनिक निधि अंतरण National Electronic Fund Transfer	एनईएफटी NEFT
कमीशन Commission	कमी. Com.	बाहरी चैक / बिल Outstation Cheques / Bills	ओ.बी.सी. O.B.C.
बट्टा Discount	बट्टा Disc.	बाहरी चैक/खरीदे गये बिल Outstation Cheques/Bills Purchased	डीडी DD
लाभांश पत्र Dividend Warrant	ला.पत्र D/W	तत्काल सकल निपटान Real Time Gross Settlement	आरटीजीएस RTGS
ड्राफ्ट Draft	ड्रा. Dr.	वापसी Returning	वापसी Rtg.
इलेक्ट्रॉनिक समाशोधन सेवा Electronic Clearing Services	ईसीएस ECS	अन्तरण Transfer	अ. Tr.
प्रकारिक प्रसार Incidental Charges	प्र.प्र. I/C		



नाम/Name
खाताधारक/Account Holder-1
खाताधारक/Account Holder-2
खाताधारक/Account Holder-3

प्राधिकारी अधिकारी/प्रबंधक / Authorised Official/Manager
कम्प्यूटर द्वारा सृजित विवरणियों पर किसी अधिकारी द्वारा अधिप्रमाणित करने/आद्याक्षर करने की आवश्यकता नहीं है। कृपया कम्प्यूटर द्वारा सृजित पासबुक/विवरणों पर हस्तलिखित (मैनुअल) प्रविष्टियां स्वीकार न करें।
Computer generated entries shown in the statement of account do not require any authentication/initial from bank official. Please do not accept any manual entry in your computer generated Pass Book/Statement of account.

बैंक ग्राहक के चेकों को सकारने अथवा भुगतान करने के लिए पिछले दिन के शेषों तथा संबंधित दिन में खाते से एटीएम व इंटरनेट द्वारा आहरित प्रविष्टियों का ध्यान रखेगा।
Bank shall only honour or pay the cheques of the customers against clear balance upto the previous day and against clear balance including withdrawals made through Internet Banking & ATMs having regard to the withdrawals of the day already made in the account.

कृपया पास बुक न मोड़ें PLEASE DO NOT FOLD THE PASS BOOK
24 घंटे नि:शुल्क कॉल सेंटर सेवा उपलब्ध है। 1800 180 2222/1800 103 2222
Toll free 24 hours call centre 1800 180 2222/1800 103 2222

Self attested
Bhavya Tiwari

दिनांक Date	चैक संख्या Cheque No.	विवरण Particulars	निकाली गई रकम DR Amount	जमा की गई रकम CR Amount	शेष जमा राशि Balance
23-03-2021		To POS 108217271709 KALYAN JEWELRY (6314)	7,790.00		42,055.32 Cr ##
24-03-2021		To ATM WDR 108315007884 SECTOR (6314)	10,000.00		32,055.32 Cr ##
24-03-2021		To POS 108315422283 LIBERTY. (6314)	3,800.00		28,255.32 Cr ##
24-03-2021		To POS 108317171259 CHANDRAS KI (6314)	4,200.00		24,055.32 Cr ##
25-03-2021		To POS 108416397663 RAJ SHOPPY (6314)	6,750.00		17,305.32 Cr ##
25-03-2021		To POS 108417459063 B K SARAF P (6314)	2,000.00		15,305.32 Cr ##
25-03-2021		To POS 108418532431 JYOTI EXPOR (6314)	3,500.00		11,805.32 Cr ##
26-03-2021		To POS 108517919941 MOHAN SHYAM (6314)	9,300.00		2,505.32 Cr ##
05-04-2021		To POS 109516680552 RAJ SHOPPY (6314)	200.00		2,305.32 Cr ##
07-04-2021		To POS 109716979116 CHANDRAS KI (6314)	2,300.00		5.32 Cr ##
10-04-2021		To SMS CHRG FOR:01-01-2021to31- (6314)	5.32		0.00 ##
13-04-2021		By IMPS-IN/110322926377/80 (631400)		25,000.00	25,000.00 Cr ##
15-04-2021		To SHORTFAL REC- SMS CHRG FOR:0 (6314)	12.38		24,987.62 Cr ##
15-04-2021		To ACH/HDFCLTD/16634 (116500)	22,843.00		2,144.62 Cr ##
19-04-2021		By RREF/W01/106316578926/6 (516500)		14.25	2,158.87 Cr ##
23-04-2021		By NEFT AADARSH TREASURY C (006200)		1,04,664.00	1,06,822.87 Cr ##
29-04-2021		By NACH/1901829057/SBIN00060000000389		35.17	1,06,858.04 Cr
01-05-2021		By IMPS-IN/112118937248/80 (631400)		20,000.00	1,26,858.04 Cr ##
07-05-2021		By NEFT AADARSH TREASURY C (006200)		1,04,664.00	2,31,522.04 Cr ##
10-05-2021	321314	To LIFE INSURANCE CORPORATION (198600)	1,16,591.00		1,14,931.04 Cr ##
15-05-2021		To ACH/HDFCLTD/23829 (116500)	22,843.00		92,088.04 Cr ##
24-05-2021		By NACH/2672353514/SBIN00060000000389		35.17	92,123.21 Cr
01-06-2021		By NEFT AADARSH TREASURY C (006200)		1,04,664.00	1,96,787.21 Cr ##
04-06-2021		By Interest (631400)		546.00	1,97,333.21 Cr ##
15-06-2021		To ACH/HDFCLTD/32032 (116500)	22,843.00		1,74,490.21 Cr ##
16-06-2021		To POS 116713923792 RAJ RATAN A (6314)	2,345.00		1,72,145.21 Cr ##
16-06-2021		To POS 116714336051 PREM FURNIS (6314)	3,680.00		1,68,465.21 Cr ##
16-06-2021		To POS 116716500870 Beauty (6314)	1,800.00		1,66,665.21 Cr ##
16-06-2021		To POS 116711600952 SINDOOR CRE (6314)	6,700.00		1,59,965.21 Cr ##
Carried Over to next page-----					
Account No. 3671000400032910			Page no. : 17.		
Account No. 3671000400032910			* Value dated txn	आगे के जमा की गई रकम	Carried Over 1,59,965.21 Cr

Self Attested
Bhavya Tiwari

06-JUL-2021

 MR TRIPATHI SANDEEP
 MSC-604,
 NEW MULTISTORY,
 SACHIVALAY COLONY,
 LUCKNOW-226006

Loan Account Number : 654559375

 TYPE : RESIDENT PLOT PLUS CONSTRUCTION LOAN VARIABLE RATE MONTHLY RES'
STATEMENT OF ACCOUNT FOR THE PERIOD 01-APR-2020 TO 31-MAR-2021

 BORROWER /S:
 TRIPATHI SANDEEP
 TIWARI BHAVYA

(All amounts in Rupees)

 LOAN AMOUNT: 9000000 ROI : 07.35% CURRENT EMI : 82666
 DISBURSEMENT TILL DT: 6215623 DISBURSEMENT FOR THE YEAR : 6215623.00

During The Year	EMI	PEMI	Oth Recd	Total
Opening balance	0	0		
Receivable	0	183827	183827	
Received	0	183827	195 184022	
Closing balance	0	0		

Transactions during the Year :

Acc Dt	Doc No	PM	Description	Amount	Eff Dt
30-SEP-2020	596678	B	PRE EMI	1485	30-SEP-2020
15-OCT-2020	321307	F	PRE EMI	14463	15-OCT-2020
15-NOV-2020	596677	F	PRE EMI	15053	15-NOV-2020
15-DEC-2020	2480857545	A	PRE EMI	37246	15-DEC-2020
15-JAN-2021	3353575112	A	PRE EMI	22998	15-JAN-2021
10-FEB-2021	82570	B	INCIDENTAL CHARGES	60	10-FEB-2021
10-FEB-2021	82570	B	PRE EMI	31254	10-FEB-2021
10-FEB-2021	82570	B	ADDITIONAL INTERES'	135	10-FEB-2021
15-FEB-2021	339400479	A	PRE EMI	22998	15-FEB-2021
15-MAR-2021	82571	F	PRE EMI	15332	15-MAR-2021
15-MAR-2021	900952521	A	PRE EMI	22998	15-MAR-2021

Paymode: A-ACH Mandate;B-Cheque; F-Post Dated Cheques;

Negative amounts are indicated in brackets.

 THIS STATEMENT REQUIRES NO AUTHORISATION FROM HOUSING DEVELOPMENT
 FINANCE CORPORATION LIMITED.

 Regd. Office: Ramon House, H T Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai 400 020.
 Tel: 66316000, 22820282. Fax: 022-22811205, 22046834, 22046758. CIN: L70100MH1977PLC019916

Account No. 654559375

Page 1 of 1

Sy
Shanya Tiwari

06-JUL-2021

MR TRIPATHI SANDEEP
MSC-604,
NEW MULTISTORY,
SACHIVALAY COLONY,
LUCKNOW-226006

Loan Account Number : 654559375

TYPE : RESIDENT PLOT PLUS CONSTRUCTION LOAN VARIABLE RATE MONTHLY REST
STATEMENT OF ACCOUNT FOR THE PERIOD 01-APR-2021 TO 06-JUL-2021

BORROWER /S:

TRIPATHI SANDEEP
TIWARI BHAVYA

(All amounts in Rupees)

LOAN AMOUNT : 9000000 ROI : 07.35% CURRENT EMI : 82666
DISBURSEMENT UPTO DATE: 6215623 DISBURSEMENT FOR THE YEAR : 0

During The Year	EMI	PEMI	Oth Recd	Total
Opening balance	0	0		0
Receivable	0	114213		114213
Received	0	114216		114216
Receipts other than EMI and PMI			0	0

Transactions during the Year :

Acc Dt	Doc No	PM	Description	Amount	Eff Dt	Bounce Reason (For Chq Bounce if any)
15-APR-2021	1663485048	A	PRE EMI	22843	15-APR-2021	
15-APR-2021	1663531110	A	PRE EMI	15229	15-APR-2021	
15-MAY-2021	2382951092	A	PRE EMI	22843	15-MAY-2021	
15-MAY-2021	2383063745	A	PRE EMI	15229	15-MAY-2021	
15-JUN-2021	3202851323	A	PRE EMI	15229	15-JUN-2021	
15-JUN-2021	3203270036	A	PRE EMI	22843	15-JUN-2021	

Paymode: A-ACH Mandate;

Negative amounts are indicated in brackets.

THIS STATEMENT REQUIRES NO AUTHORISATION FROM HOUSING DEVELOPMENT
FINANCE CORPORATION LIMITED.



Regd. Office: Ramon House, H T Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai 400 020.
Tel: 66316000, 22820282. Fax: 022-22811205, 22046834, 22046758., CIN: L70100MH1977PLC019916

Account No. 654559375

Page 1 of

*Self Attested
Bhavya Tiwari*

TO Whom Soever it may Concern

This is to certify that I, Professor Girija Shankar Tewari son of Shri Deo Narain Tewari, transferred a sum of Rs 3,00,000.00 (Rupees three Lakh only) vide cheque No. 075/23 dated 26-10-2020 valued Rs 2,00,000/= (Two Lac only) and cheque No. 075/24 dt 11-11-2020 valued Rs 1,00,000/= (One Lac only) to my daughter, Smt Bhavya Tiwari, into her S.B.A/c No. 020297774055 at S.B.I. Hazratganj main Branch, Lucknow for the purchase of a plot of land at Lucknow for constructing her house. This amount of money of Rs 3,00,000/= was transferred on account of love and natural affection and is non-returnable.

G. S. Tewari
12-11-2020
(Prof. G. S. Tewari)
Lucknow.

Self attested
Bhavya Tiwari

a/c = Account/काउ	Csh = Cash/रकम	Pos = Point of Sale/बिस्तर
adj = Adjustment/संशोधन	dep = Deposit/रकम	Pr = Principal/रकम
amt = Amount/रकम	Dr = Draft/रकम	proc = Processing Charge/किशन रकम
A = Arrest/संशोधन	dish/dsh = Dishonor/संशोधन	rd = Recurring Deposit/संशोधन
bal = Balance/रकम	DR = Debit/रकम	ret/rtn = Return/रकम
Capn = Capitalisation/संशोधन	DOB = Date of Birth/संशोधन	Rnd = Round off/रकम
Chg/dh = Charge/रकम	eft = Electronic Fund Transfer/संशोधन	sb = Savings Bank/रकम
Chq = Cheque/रकम	Inop = Inoperative/रकम	SC = Short Credit/रकम
Cif = Customer Information File/संशोधन	Ins = Insurance/रकम	SI/So/SORD = Standing Instruction/रकम
Clos = Closure/रकम	Int / In = Interest/रकम	S/D/W/H/o = Son/Daughter/Wife/Husband of/ रकम
Coll = Collection/संशोधन	Ion/loan/रकम	tr/tr/r/ter = Transfer/रकम
Comm. = Commission/संशोधन	mln = Minimum/रकम	txn = Transaction/रकम
COR/CORR = Correction/रकम	os = Outstanding/रकम	Wd = Withdrawal/रकम
CR = Credit/रकम	P&T = Postal Charges/रकम	*MOD bal = Total balance (SB+linked MOD a/c)/रकम

2025511X151



श्रीरक्षित रक्षक
STATE BANK OF INDIA

Branch: U.P. CIVIL SECRETARIAT-LUCKNOW
VIDHAN SABHA MARG, LUCKNOW,

Code: 6893

Name: SANDEEP TRIPATHI
S/D/H/o : RAM SAGAR TRIPATHI
CIF Number : 87355193274
Account No. : 20233712731
A/c Type : REGULAR SB CHQ-INDIVIDUALS
Address : MSC 604 TYPE 3 NEW MULTISTORY BUILDING
MAHANAGAR LUCKNOW



Email: SBI.06893@SBI.CO.IN
Phone No.: 2219981
IPSC: SBIN0006893
Buss. Hrs: 10:30:00-16:30:00
MICR: 226002036
MOP: SINGLE
A/c Opening Dt: 30/12/2014
Nom Reg No:
Customer's PAN: AKYPT4362L
Date of Issue: 07/08/2019
CONTINUATION

BRANCH MANAGER

sup
Blanya Zwan

DATE PARTICULARS CHEQUE NO DEBIT CREDIT END BALANCE

DATE	PARTICULARS	CHEQUE NO	DEBIT	CREDIT	END BALANCE
			Brought Forward	1346249.80 C Cr	
27/09/2020	021107352531Uttar Pradesh Power Co		3000.00		1343249.80 Cr
27/09/2020	021107352531		500.00		1342749.80 Cr
21/09/2020	021107354977Uttar Pradesh Power Co				1342749.80 Cr
21/09/2020	021107354977				1342749.80 Cr
06/10/20	CHEQUE TRANSFER TO	0005966/6			1342749.80 Cr
06/10/20	CHEQUE TRANSFER OF MRS. SARDANA SINGH				1342749.80 Cr
06/10/20	SECRETARIAT LUCKNOW				1342749.80 Cr
	AT 06893 U.P. CIVIL SECRETARIAT LUCKNOW				1342749.80 Cr
	Incl Bal:		2749.80 Cr	117782.80 C Cr	1342749.80 Cr
			0.00		1342749.80 Cr

29.09.20 CHQ. TRFR. FROM
 0200025879866 OF. NR. VINAY
 AT 08189 MARIANAGAR (LUCKNOW)
 01.10.20 CHEQUE TRANSFER TO
 067198216697 OF MRS. SARDANA SINGH
 AT 06893 U.P. CIVIL SECRETARIAT LUCKNOW
 0005966/6
 0005966/5
 000000.00
 000000.00
 202749.80 C Cr
 117782.80 C Cr

By *Subodh*
Bhanu Tiwari



Annexure 1

Amount Payable by you for taking Possession of the caption unit is as under:-

Category & Payable Components	Gross Amount	GST	Demand Amount	Total Payable (Rs.)
² BASIC	4,133,376		4,133,376	4,133,376
² Electric Meter Charge	15,000	2,700	17,700	17,700
² Electricity Connection Charges	25,116	4,520	29,636	29,636
² Sewerage Connection Charge	15,000	2,700	17,700	17,700
² Water Connection Charges	15,000	2,700	17,700	17,700
² City and Rural Development Charges	48,079		48,079	48,079
² IFMS	43,056		43,056	43,056
^e eStamp Paper (Please refer note below)	569,090	0	569,090	569,090
[#] Advance Monthly Maintenance Charges @ Rs.6.5 Per SYD + GST @ 18% for 24 Month's	37,315	6,717	44,032	44,032
Amount Payable (Rs.)	4,901,032	19,337	4,920,369	4,920,369

*Category

No	Account Payable / Refundable	Bank Name	Current Account no.	RTGS Code	Swift code	Amount (Rs.)
2	Emaar MGF Land Limited A/C Gomti Greens	YES BANK	010566200000060	YESB0000105	YESBINBB	4,307,247
#	Emaar India Community Management Pvt. Ltd. A/c Gomti Greens	HSBC Bank	166-059451-903	HSBC0110002	HSBCINBB	44,032
\$	Pay via eStamping (steps for generating eStamp paper attached overleaf).	-	-	-	-	569,090
Total (Rs.)						4,920,369

You can also pay via UPI the dues against the below mentioned bank account:-

Bank Account No	166-059451-903
UPI ID	EICMPLGOMG903@hsbc
QR Code	<p>UPI Payments Accepted here EICMPLGOMG903@hsbc</p>

Online Transfers: Kindly advise the remittance details to us at ar.support@emaar-india.com to enable prompt credit.

Enclosed:

- *Statement of Account.
- *Draft Undertaking.
- *Power of Attorney format.
- *Frequently Asked Questions to answer some of the common queries you may have.

Emaar India Limited (Formerly Emaar MGF Land Limited)

Emaar Business Park, MG Road, Sikanderpur, Sector 28, Gurugram 122 002. Haryana.

Within India: 1800 103 3643 (Toll Free) | International: +91 124 441 6306 (standard ISD rates applicable)

Registered Office: 306-308, Square One, C-2, District Centre, Saket, New Delhi 110 017. Tel.: +91 11 4152 1155, 4948 3100

Fax: +91 11 4152 4619 | CIN: U45201DL2005PLC133161 | Email: enquiries@emaar-india.com

by *Atul*
Blavya Tewari