

13236/2021

INDIA NON JUDICIAL



सत्यमेव जयते

Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP38232240760367T
Certificate Issued Date	: 18-Aug-2021 06:05 PM
Account Reference	: SHCIL (FI) upshcil01/ KAISERBAGH/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0164790632322342T
Purchased by	: ASHWINI KUMAR TRIPATHI AND GAYATRI TRIPATHI
Description of Document	: Article 23 Conveyance
Property Description	: FLAT NO.104, OMEGA PRESIDENCY, UTTARDHAUNA, LUCKNOW.
Consideration Price (Rs.)	:
First Party	: MS OMEGA DEVELOPER AND BUILDERS THR ASHISH GUPTA
Second Party	: ASHWINI KUMAR TRIPATHI AND GAYATRI TRIPATHI
Stamp Duty Paid By	: ASHWINI KUMAR TRIPATHI AND GAYATRI TRIPATHI
Stamp Duty Amount(Rs.)	: 2,85,000 (Two Lakh Eighty Five Thousand only)

29260



Please write or type below this line



For Omega Developer And Builders



Ashish Gupta



Gayatri Tripathi



Partner



EC 0004485189

Disclaimer: The information on this certificate is provided by the user and is not verified by the Government of Uttar Pradesh. The Government of Uttar Pradesh is not responsible for any loss or damage caused by the use of this certificate. The user is advised to verify the information on this certificate with the relevant authorities.



भारत सरकार
Government of India




आशीष गुप्ता
Ashish Gupta
पिता : हरी प्रसाद गुप्ता
Father : HARI PRASAD GUPTA
जन्म तिथि / DOB : 09/05/1981
पुरुष / Male



6265 2514 4604

आधार - आम आदमी का अधिकार


8853058555



संयुक्त विशिष्ट पहचान प्राधिकार

Unique Identification Authority of India

पता
4/169, विशाल खण्ड, गोमती नगर,
गोमतीनगर, गोमतीनगर, लखनऊ,
उत्तर प्रदेश, 226010

Address
4/169, VISHAL KHAND, GOMTI
NAGAR, Gomtinagar,
Gomtinagar, Lucknow, Uttar
Pradesh, 226010

6265 2514 4604





भारतीय विश्वविद्यालय

Unique Identification Authority of India

S/O. उमा नाथ त्रिपाठी, बी
36-43-63 ब्रह्मानन्द नगर कालोनी,
दुर्गाकुंड वाराणसी, सुंदरपुर, वाराणसी,
हिंदू विश्व विद्यालय, उत्तर प्रदेश,
221005

Address
S/O. Uma Nath Tripathi
B36/43-63, BRAHMANANAD
NAGAR COLONY, DURGAKUND
VARANASI, Sunderpur, Varanasi,
Hindu Vishwa Vidhyalaya, Uttar
Pradesh, 221005

2251 2361 4766

1947
800 300 1947

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भारत सरकार

Government of India



अश्विनी कुमार त्रिपाठी
Ashwini Kumar Tripathi
जन्म तिथि / DOB : 05/12/1964
पुरुष / Male



2251 2361 4766

आधार - आम आदमी का अधिकार

Accountant

Mob. 7310566152

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASHWINI KUMAR TRIPATHI
UMA NATH TRIPATHI

05/12/1964

Permanent Account Number

AFCPT1104R

(Faint signature)

Signature



Ashwini



भारतीय विशिष्ट पहचान प्राधिकार
Unique Identification Authority of India

पता
W/O अश्विनी कुमार त्रिपाठी, डी
36/43-63, ब्रह्मानन्द नगर कावली
दुर्गाकुंड वाराणसी, मुद्रपुर, हिंदू विश्व
विद्यालय वाराणसी, उत्तर प्रदेश,
221005

Address
W/O Ashwini Kumar Tripathi
B36/43-63 BRAHMANAND
NAGAR COLONY DURGAKUND
VARANASI Sunderpur Hindu
Vishwa Vidhyalaya Varanasi
Uttar Pradesh 221005

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Gayatri Tripathi

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GAYATRI TRIPATHI

BALAKRAM SHARMA

13/06/1971

Permanent Account Number

ANYPT8401H

Gayatri
Tripathi

Signature



26082011

Gayatri Tripathi



भारत सरकार
GOVERNMENT OF INDIA



रहने वाले का नाम
RAHUL KUMAR SHRESTHA
जन्म का वर्ष / Date of Birth
1998 Male



4808 1413 0330

आधार - आम आदमी का अधिकार



एनएनडीएल
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

एनएनडीएल का कार्यालय
एनएनडीएल का कार्यालय
एनएनडीएल का कार्यालय
एनएनडीएल का कार्यालय

Address: 20, Park Road, New Delhi
110001, India
Phone: 011-26123456
Fax: 011-26123457
Website: www.uidai.gov.in



भारत सरकार
MINISTRY OF INTERIOR



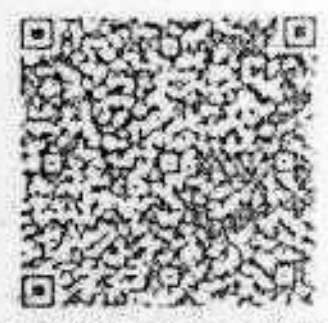
NIRAJ KUMAR SRIVASTAVA

नीरज कुमार श्रीवास्तव

जन्म तिथि/DOB:

08-06-1985

पुरुष / MALE



4254 5510 8718

साक्षर - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O श्री मो.पुन श्रीवास्तव, २१४, पानस
बिहार, उदियमगर उदियमगर म.श.
पिन-८६१००६
सं. १२३४५६७८९०११

Address:
S/O P.C.L.SRIVASTAVA 214/116
VIHAR INDIRANAG-P. Part Nagri
S.O. Lucknow
Pin: Pincode-227



1947
1800-300-1947

help@uidai.gov.in

www.uidai.gov.in

DEL 1100 1947
Bengaluru 110019

Niraj

Sale Consideration : Rs. 42,10,125/-
Market Value : Rs. 32,04,456/-
Stamp Duty Paid : Rs. 2,85,000/-
Pargana : Lucknow

DETAILS OF INSTRUMENT IN SHORT

1. Nature of Property : Residential
2. Ward/Pargana : Lucknow
3. Mohalla/Village : Uttardhauna
4. Details of Property : Flat No. 104 on First Floor
(Property No.) in building known as 'Omega
Presidency', built up on part of
Khasra No. 165 and 185
5. Unit of measurement: Sq. meter
6. Area of Flat : 143.587 Sq. meters (Super Area)
7. Total land area of Property : 2997.98 Square meters
8. Total built-up area of Tower : 8625.35 Square meters
9. Location Road : 250 meters away from Ayodhya
(As per Segment) Road
10. Category : Finished
(Finished/Semi-finished/other)
11. Other Details : NA
(9 Meter Road/ Corner etc.)
12. Type of Property : Flat
13. Year of Construction : 2019
14. Consideration : Rs. 42,10,125/-

For Omega Developer and Builders



Ackupati

Gayatri Tripathi

Boundaries

EAST : Flat No. 103
WEST : Flat No. 105
NORTH : Corridor of 1st Floor of Omega Presidency Building
SOUTH : Open to Sky

No. of persons in first part : (1)

Details of Seller

M/s Omega Developer and Builders, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932, having its registration No. 2910/194750 and office at Khasra No. 174, Opposite Ram Swaroop Engineering College, Village Uttardhauna, Lucknow, through its authorized partner Shri Ashish Gupta son of Shri Hari Prasad Gupta, through its authenticated and nominated power of attorney holder Mr. Anees Ahmad, Son of Sri Abdul Hafeez, resident of 479/23, Kadam Rasool, Daliganj, Lucknow, which power of attorney is duly registered at the office of Sub-registrar-II, Lucknow vide Bahi No. VI, Zild 18 at pages 339/348 as serial No. 05 dated 01.02.2019, which power of attorney is still effective and has not been revoked till date.

No. of persons in second part : (2)

Details of Purchasers(s)

1. Mr. Ashwini Kumar Tripathi son of Mr. Uma Nath Tripathi resident of B36/43-63, Brahmanand Nagar Colony, Durgakund, District Varanasi, U.P. - 221005.
2. Mrs. Gayatri Tripathi wife of Mr. Ashwini Kumar Tripathi resident of B36/43-63, Brahmanand Nagar Colony, Durgakund, District Varanasi, U.P. - 221005.

M/s Omega Developer and Builders



Ashwini Gayatri Tripathi

SALE DEED

THIS DEED OF SALE is executed on the 18th day of August, 2021 between :-

M/s OMEGA DEVELOPER AND BUILDERS through its partner and authorized signatory Shri ASHISH GUPTA son of Shri Hari Prasad through its authenticated and nominated power of attorney holder Mr. Anees Ahmad, Son of Sri Abdul Hafeez (hereinafter referred to as the "SELLER/BUILDER/OWNER" which expression shall means and include their heirs, legal representatives, successors, nominees, transferors, administrators, executors and assignees)

AND

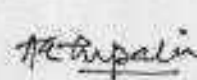
(1) Mr. Ashwini Kumar Tripathi son of Mr. Uma Nath Tripathi and
(2) Mrs. Gayatri Tripathi wife of Mr. Ashwini Kumar Tripathi both residents of B36/43-63, Brahmanand Nagar Colony, Durgakund, District Varanasi, U.P. – 221005 (hereinafter jointly referred to as the "PURCHASERS/BUYER" which expression shall mean and include their heirs, legal representatives, successors, nominees, transferors, administrators, executors and assignees)

WHEREAS, the seller is the absolute owner and in possession of Flat No. 104 on First Floor, measuring approx super area 1545 (One Thousand Five Hundred Forty Five) Square feet i.e. 143.587 (One Hundred Forty Three Point Five Eight Seven) Square meters, in "Omega Presidency" apartments project built over Part of Khasra No. 165 and 185 situated at Village Uttardhauna, Pargana, Tehsil and District Lucknow (hereinafter referred to as the "Said Property") more clearly detailed and described at the foot of this deed in the schedule of property.

AND WHEREAS, M/s Omega Developer and Builders through its Partner Mr. Ashish Gupta, purchased part of Khasra No. 165 and

For Omega Developer And Builders


Partner

 Gayatri Tripathi

185, situated at Village Uttardhauna, Pargana, Tehsil and District Lucknow, measuring 0.16024 Hectare from Mahadev vide registered sale deed dated 16.03.2015 registered in the Office of Sub-Registrar-II, Lucknow vide Book. No. 1, Khand 16545 at Pages 247/276 Serial No. 3446 on 16.03.2015;

AND WHEREAS, M/s Omega Developer and Builders through its Partner Mr. Ashish Gupta, purchased part of Khasra No. 165 and 185, situated at Village Uttardhauna, Pargana, Tehsil and District Lucknow, measuring 0.16024 Hectare from Mahadev vide registered sale deed dated 16.03.2015 registered in the Office of Sub-Registrar-II, Lucknow vide Book. No. 1, Khand 16545 at Pages 217/246 Serial No. 3445 on 16.03.2015;

AND WHEREAS, M/s Omega Developer and Builders is the owner of the plot situated at Village Uttardhauna, District and Tehsil Lucknow, bearing part of Khasra No. 165 and 185 and have authorized Shri Ashish Gupta who is also a partner of the said firm and developed 1 Multistoried residential tower named "OMEGA PRESIDENCY", having Stilt + 12 floors and total 72 flats, in respect of piece and parcel of land situated at part of Khasra No. 165 and 185, Village Uttardhauna, District and Tehsil Lucknow.

AND WHEREAS, the Seller has constructed the multistoried building on the said plot after receiving due sanction by Zila Panchayat, Lucknow, and as recorded vide Permit No. 913 dated 26.05.2015. Also the seller has received completion certificate for the aforesaid project "Omega Presidency" from concerned authority vide letter no. 175/Naksha/G.P./2018-2019 dated 23.01.2019.

AND WHEREAS, the purchasers has duly scrutinized and inspected the title, rights, interest, encumbrances and right to construct the multi storied apartment on the said property in the

M/s Omega Developer And Builders



Ashish Gupta

Gayatri Tripathi

township "GREEN PARK" at village Uttardhauna, District and Tehsil Lucknow and has fully satisfied himself in respect to the property being conveyed in pursuance of the present sale deed.

AND WHEREAS the seller has further assured the purchasers that the said land on which the said property is constructed or part thereof is free from all encumbrances, viz, sale, gift, mortgage, charges and liens whatsoever and is not subject matter of any acquisition or requisition nor is in know of any acquisition or requisition proceedings, if any, in respect of the said land on which above said residential complex is constructed.

AND WHEREAS the purchasers being desirous of purchasing the said property, offered a sum of Rs. 42,10,125/- (Rupees Forty Two Lakhs Ten Thousand One Hundred Twenty Five Only) half of which comes to Rs. 21,05,062/50 (Rupees Twenty One Lakhs Five Thousand Sixty Two and Paise Fifty Only) as sale consideration for the said property to the Seller, which offer has been accepted by the Seller in sound disposition of mind without any pressure, compulsion, undue influence and coercion.

AND WHEREAS the Seller has received the said consideration amount of 42,10,125/- (Rupees Forty Two Lakhs Ten Thousand One Hundred Twenty Five Only) from the purchasers in the manner detailed in schedule of payment at the foot of this deed.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :

- 1- THAT the Seller does hereby sell, transfer, convey and assign all its rights, title and interest in the said property constituting said Flat No. 104 on First Floor, measuring approx super area 1545 (One Thousand Five Hundred Forty Five) Square feet i.e. 143.587 (One Hundred Forty Three Point Five Eight Seven) Square meters, in "Omega Presidency" apartments project built over Part of Khasra No. 165 and 185, situated at



Aswini

Gayatri Tripathi

Village Uttardhauna, Pargana, Tehsil and District Lucknow, in favour of the Purchasers herein for the total consideration **42,10,125/- (Rupees Forty Two Lakhs Ten Thousand One Hundred Twenty Five Only) excluding tax** and purchasers have a right TO HOLD THE SAME unto their use absolutely and forever.

- 2- THAT the seller does hereby further declare that the title of the said property is clear and marketable and that seller has not created any lien or charges in respect of the said flat as to disentitle and disqualify them from entering into this sale deed.
- 3- THAT the actual, vacant and peaceful physical possession of the said Flat hereby transferred has been delivered by the Seller to the purchasers on the execution of this sale deed.
- 4- THAT the seller hereby declare that after completion of sale, the seller will have no right, title and interest or claim in the said flat and the purchasers will be entitled to hold, possess and enjoy the said property without interruption by the seller or her heirs, executors or any other person or proceedings arising against the seller in respect of the said property to the purchasers and the purchasers will also be entitled to get his name mutated in the Nagar Nigam records or elsewhere in place of the Owner's name as absolute owners.
- 5- THAT the seller has paid or is liable to pay all the taxes to the Jal Sansthan, LESA, such as Water Tax, Electricity Charges or any dues and tax liability to any Competent Authority in respect of the said property due up to the handing over the possession of the said property to the purchasers and after the handing over the possession of the said property, it shall be the responsibility of the purchasers to pay the taxes/dues arisen thereafter.

Gayatri Tripathi And Others



Gayatri Gayatri Tripathi

- 6- THAT Fire Safety Measures are to be provided as per existing Fire Safety Code/Regulations. If due to subsequent Legislation /Government Orders or directives or guidelines or if deemed necessary by the Owner/Builder, any further fire safety measures are undertaken, the proportionate charges in respect thereof shall also be payable, on demand, by the Purchasers.
- 7- THAT the Purchasers have examined the nature of construction and the material used for construction, the facilities available and is fully satisfied with it. The purchasers hereinafter shall not be entitled to raise any sort of dispute or claims regarding quality of construction/workmanship or anything or matter relating to or incidental to the construction etc of the said flat
- 8- THAT the Purchasers will abide by all laws, bye-laws, rules and regulation of the govt./local bodies/ maintenance agency/ society and/or any other authorities and shall attend answer and be responsible for all deviation failure or breach of any condition of bye law or laws or rules and regulations and keep the Owner/Builder indemnified, secure and harmless against all costs consequences and damages arising due to breach and / or non-compliance of the said bye-laws/regulation by the Purchasers.
- 9- THAT the upkeep and maintenance of the said flat shall be arranged by the Purchasers. The Purchasers shall pay the monthly charges as may be fixed from time to time by the Society/Resident Welfare Association or its nominee. The Purchasers agrees/binds himself/herself/themselves to become member of society/association.

Developer And Builders



Paras

Neelapal Gayatri Tripathi

- 10- That Purchasers are also liable to pay monthly Maintenance charges plus G.S.T (in addition to the Interest Free Maintenance Security Deposit) to the Builder or its nominated/authorized Maintenance Agency for the maintenance common areas and common facilities within the Omega Presidency Apartment Block and Omega Green Park Township. Purchasers assures agrees that, as and when required, the Purchasers he/she/they shall sign the Maintenance Agreement with M/s Omega Developer and Builders or its nominated/authorized Maintenance Agency.
- 11- THAT the Purchasers also agrees to be bound by all the rules and regulation that are applicable and those that may be made applicable by the Owner/Maintenance agency/society for the maintenance of the said flat.
- 12- THAT the Owner and Builder shall at the cost of the Purchasers or any person on their behalf requiring the same, execute any such deed and do every such assurance or thing or act as may be necessary for further and more perfectly assuring the title and possession etc. of the said flat hereby sold to the Purchasers as may be legally be required.
- 13- THAT the purchasers shall always keep and maintain the wall, floor and ceiling of the said property keeping them in throughout good repairs and never to do or cause to be done any such act or deed which are dangerous to other floors.
- 14- THAT the Purchasers will have to ensure that all the common facilities are kept upon for use and they will not encroach upon these facilities and they will not damage or demolish the said property, peripheries and load bearing walls, partition walls, common walls which common with other

For Omega Developer And Builders



Atcupala Gayatri Tripathi

parts and built-up area, floors, ceilings, sewer, drains, pipes and appurtenances hereto in any manner.

- 15- THAT to save and except in respect of the particular Flat hereby agreed to be acquired by the purchasers, the purchasers shall have no claim, right or interest of any nature of kind, over or in respect of all or any open space, lobbies, staircase.
- 16- THAT the payment of Electricity bills shall be made by the purchasers of their Flat hereby transferred to the department concern personally and seller will not be responsible in any manner whatsoever.
- 17- THAT if any major city level infrastructure charges (such as embankment, ring road, flyover, metro etc. is provided by the LDA, Lucknow, U.P. State Electricity Board or any other authority(ies) of the Central Government/State Government during the project period, consequent to which the proposed township will be directly or indirectly benefitted), they are levied on the Owner/Builder, Purchasers shall pay proportionate charges of such infrastructure on pro-rata basis to the Owner/Builder, as and when demanded by the Owner/Builder. That in case of any charges levied by LDA in the above project, the proportionate charges in respect thereof shall be payable, on demand by Seller, by the Purchasers.
- 18- THAT all the dues, demands, taxes, charges including property tax, or any other service provider, charges, duties, liabilities and outgoing if any, shall be paid and borne by the Owner/Builder upto the date of allotment of the flat and thereafter the same shall be paid and borne by the Purchasers.

cc. Omega Developer And Builders



Atul Kumar Gayatri Tripathi

- 19- THAT the purchasers shall keep the said flat as well as Parking space for use in good, neat and clean condition and will neither keep nor permit to be kept in the said property any material dangerous, hazardous or of explosive nature.
- 20- THAT the said flat hereby transferred be used for Residential purpose only and the purchasers shall not use the said flat for any purpose which may likely to cause nuisance or any annoyance to inhabitants of the other Flats nor for any illegal or immoral purposes.
- 21- THAT the house tax will be payable by the purchasers to the Municipal Corporation with effect from the date on which the building became ready for occupation and also handed over to the purchasers, However, if assessment of house tax is not made separately and consolidated amount is demanded by the Municipal Authority, then in that event, purchasers will pay the proportionate share to the seller.
- 22- THAT if at any time due to act of God or due to natural calamity or otherwise the building becomes unstable due to irreparable damage or crumbling of the whole building, then in that case, the owners of the different parts of the building shall be entitled to erect/construct their respective Portions/Flats/Flats (as the case may be) over the same floor and over the same area as it was previously in existence the cost and expenses shall be borne and paid by the respective owners of the flat.
- 23- THAT the rights of the super structure forming the said property hereby transferred along with its impart able interest in the land and common services/ facilities shall be un-severable of interest of the owner and occupants of the other flats and shall not be subject to partition and/or subdivision in any manner whatsoever at any stage by the Purchasers or any person through or under him. It shall,

Final Copy Developer And Builders



Acupain Gayatri Tripathi

however be transferred only as an interest incidental to the said property being transferred hereby and subject to the terms and conditions laid down by the Owner/Builder/maintenance agency to run and maintain the common facilities/services/ area in the said township. The terms and conditions shall mutatis mutandis be applicable upon subsequent transferees.

- 24- THAT the purchasers shall not at any time dig, demolish or cause to be dug or demolish any part of the said building or the land of the said plot including boundary wall.
- 25- THAT the purchasers individually are not permitted to make any alteration in the elevation of the building at any time.
- 26- THAT the purchasers undertake and agree not to chisel, chip or in any manner cause damage to any of the structural materials, pipes, ducts, electric wires and other fittings passing or contained in their Residential block or in any other part of the said complex.
- 27- THAT the purchasers shall have full rights to sell, assign, mortgage or transfer the said property in whatever manner to any other person.
- 28- THAT in case of Re-sale of the Flat by the purchasers, the transferees shall always be bound by the terms and conditions contained herein.
- 29- THAT if any person claims through the seller any right or privileges in respect of the said Residential Flat, it shall be rendered illegal and void by virtue of this present Sale Deed and in case if the Purchasers are deprived of the said Flat or any proprietor's right, therein by reason of any defect in the right, title and interest, the seller undertake to indemnify the

For Seller, Developer And Jointly

Neelam Gayatri Tripathi

purchasers to the extent of such loss or losses, as the case may be.

- 30- THAT the purchasers shall not be entitled to affix any board advertisement/hoarding or any such other things on the place allotted to them in the said building.
- 31- THAT the purchasers shall not throw or accumulate any dirt, filth, rubbish, garbage, rags or other roughage or permit the same to be thrown or accumulate in any portion of the building.
- 32- THAT the purchasers shall not do or cause to be done anything in or about their property, which may tend to damage or in any manner interfere with the use of any other Flat/floor, ceiling or walls adjacent to his property or any passage or amenities available for common use and the purchasers shall not have the roof right.
- 33- THAT the above named property is situated at 250 meters away from Faizabad Road/Service Road and the same is not situated on any prescribed road as mentioned in 'Segment'.
- 34- THAT the name of the building is "Omega Presidency" and the occupiers of the Flats shall not be entitled to change the name of the Building under any circumstances.
- 35- THAT the responsibility and liabilities of the payment of stamp duty, registration charges etc., are always on the Purchasers and Purchasers shall bear the stamp duty and registration charges for execution and registration of this deed of sale.
- 36- THAT from this day, the Purchasers shall have all right, title and interest in the said property which the Seller had the same.

For Owners, Developer And Builders

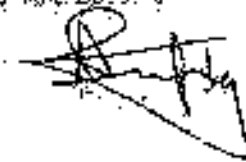


A. K. Gupta Gayatri Tripathi

37- That the total BUILT-UP area of the Flat hereby sold is 119.656 square meters, which is situated at Village Uttardhauna, Pargana, Tehsil and District Lucknow. The building in which the said flat is situated is a twelve storied building which is purely residential in nature. The circle rate of the land for the said area as fixed by District Magistrate, Lucknow, is Rs. 8,000/- per sq. meter. The proportionate land of the said flat is 41.589 sq. meter. The cost of the proportionate land comes to Rs. 8,000/- x 41.589 sq. meter = 3,32,712/- only. The said construction is a High Class Construction and comes under municipal limit, the cost of the construction is calculated @ Rs. 24,000 per sq. meter and hence the cost of the construction comes to Rs. 24,000/- x 119.656 sq. meter = Rs. 28,71,744/- only. The total cost of the Flat hereby comes to Rs. 32,04,456/- only, which is less than the sale consideration amount of Rs. 42,10,125/-. Buyer no. 1 and Buyer no. 2 are the joint share holder in the said property, and Buyer no. 2 is a lady hence as per G.O. 6% stamp duty paid on Rs. 10,00,000/- and on remaining amount 7% stamp duty paid, hence the stamp duty of Rs. 2,85,000/- (e-stamp certificate No. IN-UP38232240760367T dated 18.08.2021) is being paid by the purchaser through this deed on Sale Consideration Amount as per G.O. No. S.V.K.N.- 5-2756/11-2008-500 (165)/2007, dated 30.06.2008 issued by Sansthaagar Vitt Kar Evam Nibandhan Anubhag-5.

In the aforementioned residential building, there is no wooden flooring, Modular Kitchen, Jacuzzi, Wooden wardrobe, In the building and no commercial activities in the said Apartment but the facilities i.e. Club, Swimming pool, Community hall are provided in the said Apartment.

Buyer no. 1 and Buyer no. 2



Buyer no. 2

Gayatri Tripathi

SCHEDULE OF THE PROPERTY

Flat No. 104 on First Floor, measuring approx super area 1545 (One Thousand Five Hundred Forty Five) Square feet i.e. 143.587 (One Hundred Forty Three Point Five Eight Seven) Square meters, in "Omega Presidency" apartments project built over Part of Khasra No. 165 and 185, situated at Village Uttardhauna, Pargana, Tehsil and District Lucknow, and bounded as under:-

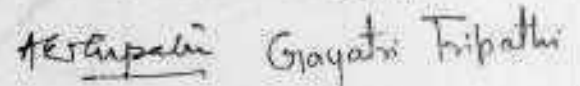
EAST : Flat No. 103
WEST : Flat No. 105
NORTH : Corridor of 1st Floor of Omega Presidency Building
SOUTH : Open to Sky

SCHEDULE OF PAYMENT

- 1- Received Rs. 2,50,000/- (in account of sale consideration Rs 2,41,255/- and Service Tax Rs. 8,745/-) through Cheque No. 353233 dated 23.02.2016 payable at State Bank of India.
- 2- Received Rs. 2,50,000/- (in account of sale consideration Rs 2,39,234/- and Service Tax Rs. 10,766/-) through Cheque No. 353252 dated 25.04.2017 payable at State Bank of India.
- 3- Received Rs. 2,50,000/- (in account of sale consideration Rs 2,23,214/- and G.S.T. Rs. 26,786/-) through Cheque No. 353259 dated 26.10.2017 payable at State Bank of India.
- 4- Received Rs. 10,00,000/- (in account of sale consideration Rs 8,92,857/- and G.S.T Rs. 1,07,143/-) through NEFT/RTGS No. P180842093300008 dated 20.04.2018 payable at Canara Bank.

For Omega Developer And Builders


Partner


Gayatri Tripathi

- 5- Received Rs. 10,00,000/- (in account of sale consideration Rs 8,92,857/- and G.S.T Rs. 1,07,143/-) through NEFT/RTGS No. P180882118760599 dated 21.08.2018 payable at Canara Bank.
- 6- Received Rs. 10,00,000/- (in account of sale consideration Rs 8,92,857/- and G.S.T Rs. 1,07,143/-) through NEFT/RTGS No. P190112590161759 dated 25.01.2019 payable at Canara Bank.
- 7- Received Rs. 3,00,000/- (in account of sale consideration Rs 2,67,857/- and G.S.T Rs. 32,143/-) through Cheque No. 351724 dated 22.07.2019 payable at State Bank of India.
- 8- Received Rs. 3,50,000/- (in account of sale consideration Rs 3,12,500/- and G.S.T Rs. 37,500/-) through NEFT/RTGS No. P19123091584948 dated 30.12.2019 payable at Canara Bank.
- 9- Received Rs. 40,748/- (in account of sale consideration Rs 36,382/- and G.S.T Rs. 4,366/-) through NEFT/RTGS No. SBIN520253685018 dated 09.09.2020 payable at State Bank of India.
- 10- Credited in account of sale consideration Rs. 2,11,112/- w.r.t. GST discount/ITC benefit given to purchasers against the schedule property.

Total Received/Credited in account of sale consideration Rs. 42,10,125/- (Rupees Forty Two Lakhs Ten Thousand One Hundred Twenty Five Only) and received Rs. 4,41,735/- (Rupees Four Lakhs Forty One Thousand Seven Hundred Thirty Five Only) towards total tax amount.

IN WITNESS WHEREOF the Seller and Purchasers have put their signature and executed this deed of sale in their sound disposition of mind without any coercion undue influence or

For Seller/Deveendra And (Wife)



For Purchaser Gayatri Tripathi

चित्रक पत्र

पृष्ठ सं: 1

रजिस्ट्रेशन सं: 13236

वर्ष: 2021

फोटो - 4210125 स्टाम्प शुल्क - 285000 बाजारी शुल्क - 3204456 पंजीकरण शुल्क - 42110 प्रतिनिधिपंजीकरण शुल्क - 100 योग - 42210

श्री अश्विनी कुमार बिपाठी,
इला साथ बिपाठी
व्यवसाय: नौकरी
निवासी: 36/43-63 ब्रह्मानन्द नगर कालोनी दुर्गाकुंड जिला-वाराणसी

K. Sripali



ने यह संक्षेप इस कार्यालय में दिनांक 19/06/2021 एवं 01:37:42 PM बजे
निबंधित हेतु पेश किया।

राष्ट्रीयकरण अधिकारी के हस्ताक्षर

(Handwritten signature)

कचन मिश्रा -

उप निबंधक-सुदूर द्वितीय

संलग्नक

19/06/2021

कचन श्रीवास्तव -
निबंधक निषिक्त

प्रिंट करें

pressure from anybody whomsoever on this 18th day of August, 2021 at Lucknow in the presence of the following witnesses.

WITNESSES :

1.

Developer And Buyer



SELLER

PAN: AACFO-7223-P



(Rahul Kumar Srivastava)

S/o-Rajesh Kumar Srivastava,

R/o-B-301, Gold Line Apartment,

Tiwariganj, Faizabad Road, Lucknow

Mobile No. 9026445141, Occupation: Business



2.

PURCHASERS

PAN: AFCPT-1104-R

Gayatri Tripathi

PAN: ANYPT-8401-H



(Neeraj Kumar Srivastava)

S/o- R.C.L. Srivastava,

R/o-211, Manas Vihar, Indira Nagar, Lucknow

Mobile No. 8299529861, Occupation: Business

Typed By:-

(ABHAY SHAH)

Near Civil Court,

Lucknow

Drafted By :-

(ANEES AHMAD)

Advocate

Civil Court, Lucknow

पृष्ठ सं०- 1

रजिस्ट्रेशन सं०- 15236

वर्ष- 2021

निष्पादन लेखपर बाद सुनने व समझने मात्र मुन व प्राप्त धनराशि क प्रलेखानुसार उपर

विक्रता : 1

श्री सेठ अनीस अहमद एण्ड विल्डर्स द्वारा आशीष मुख के द्वारा अनीस अहमद,
पुत्र श्री अब्दुल हकीम

नियारी: 479/21 कदम रसूल डालीगंज लखनऊ

व्यवसाय: कमास्त

श्रेण: 1



श्री अभिले कुमार त्रिपाठी, उमा साथ त्रिपाठी

नियारी: 36/43-63 ब्रह्मानन्द नगर कालोनी दुर्गाकुंड जिला वाराणसी

व्यवसाय: लोकी

श्रेण: 2



श्रीमती माधवी त्रिपाठी, पति श्री अभिले कुमार त्रिपाठी

नियारी: 36/43-63 ब्रह्मानन्द नगर कालोनी दुर्गाकुंड जिला वाराणसी

व्यवसाय: गृहिणी

श्रेण: 2



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री राहुल कुमार श्रीवास्तव, पुत्र श्री राजेश कुमार श्रीवास्तव

नियारी: श्री-301 गौलड लोडज अपार्टमेंट तियारीगंज कैलाशद रोड लखनऊ

व्यवसाय: व्यापार

पहचानकर्ता : 2



श्री नीरज कुमार श्रीवास्तव, पुत्र श्री आरओएनएन श्रीवास्तव

नियारी: 211 मानस विहार इंदिरा नगर लखनऊ

व्यवसाय: व्यापार



रजिस्ट्रेशन अधिकारी के हस्ताक्षर

केचन सिखा -

उप निबंधी, सदर दिल्लीय

लखनऊ

स्वयं श्रीवास्तव -

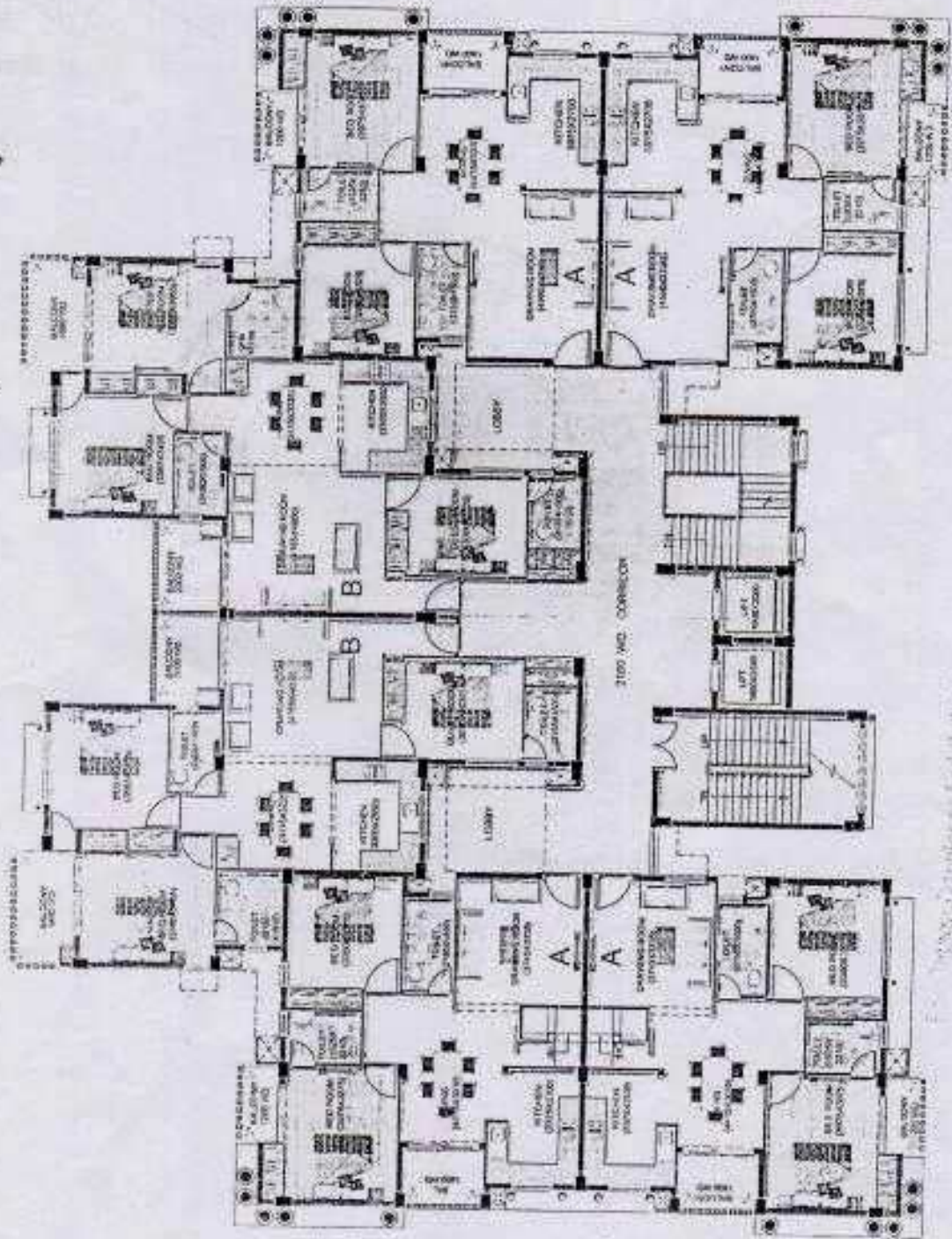
निबंधी निबंध

ने श्री। प्रत्यक्ष अद संक्षिप्त के निशान अगुटे नियमानुसार लिए गए है।

टिप्पणी :

पिंट कर

FLAT NO (P-104)
Omega Presidency



Architect's Signature
Date: 10/10/2019

FIRST FLOOR PLAN

Arjun Patel

Gayatri Tripathi

आवेदन सं०: 202100821051139

बही संख्या 1 जिल्द संख्या 25209 के पृष्ठ 239 से 274 तक क्रमांक 13236 पर दिनांक 19/08/2021 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कंचन मिश्रा -

उप निबंधक : सदर द्वितीय

लखनऊ

19/08/2021

