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INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

सत्यमेव जयते

Base Certificate No.	: IN-UP07447602963028S
Rectified Certificate No.	: IN-UP07452186645748S
Certificate Issued Date	: 06-Mar-2020 02:20 PM
Account Reference	: SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0108877897518320S
Purchased by	: MRS UMANG SRIVASTAVA AND MR AJAY KUMAR SRIVASTAVA
Description of Document	: Article 23 Conveyance
Property Description	: PLOT NO.A-36, PART OF KHASRA NO.407, IN SPRING GARDEN, VILL-UTTARDHAUNA, TEHSIL-SADAR, DISTT-LKO
Consideration Price (Rs.)	:
First Party	: SPRING GARDEN
Second Party	: MRS UMANG SRIVASTAVA AND MR AJAY KUMAR SRIVASTAVA
Stamp Duty Paid By	: MRS UMANG SRIVASTAVA AND MR AJAY KUMAR SRIVASTAVA
Stamp Duty Amount(Rs.)	: 4,41,000 (Four Lakh Forty One Thousand only)

9672



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SALE DEED

Date of Execution : 06.03.2020
Place of Execution : Lucknow

For SPRING GARDEN

Ashutosh
PARTNER

Umang
 A.K. Singh

RS 0001528574

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
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3. In case of any discrepancy please inform the Competent Authority.



0001538524

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर द्वितीय लखनऊ क्रम 2020228009672

आवेदन संख्या : 202000821017139

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2020-03-06 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम उमंग श्रीवास्तव

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 6300000 / 1255000

1. रजिस्ट्रीकरण शुल्क 63000

2. प्रतिलिपिकरण शुल्क 80

3. निरीक्षण या तलाश शुल्क

4. मुहत्तार के अधिप्रमाणीकरण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भत्ता

1 से 6 तक का योग 63080

शुल्क वसूल करने का दिनांक 2020-03-06 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2020-03-06 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

4619/2

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Tejasmi



INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

सत्यमेव जयते

Certificate No. : IN-UP07447602963028S
 Certificate Issued Date : 06-Mar-2020 11:15 AM
 Account Reference : SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
 Unique Doc. Reference : SUBIN-UPUPSHCIL0108870842103993S
 Purchased by : MRS UMANG SRIVASTAVA AND MR AJAY KUMAR SRIVASTAVA
 Description of Document : Article 23 Conveyance
 Property Description : PLOT NO.A-36, IN SPRING GARDEN AT ADJACENT TIMES OF INDIA, VILL-UTTARDHAUNA, TEHSIL-SADAR, DISTT-LKO
 Consideration Price (Rs.) :
 First Party : SPRING GARDEN
 Second Party : MRS UMANG SRIVASTAVA AND MR AJAY KUMAR SRIVASTAVA
 Stamp Duty Paid By : MRS UMANG SRIVASTAVA AND MR AJAY KUMAR SRIVASTAVA
 Stamp Duty Amount(Rs.) : 4,41,000
 (Four Lakh Forty One Thousand only)

RECTIFIED CERTIFICATE ISSUED
AGAINST THIS CERTIFICATE



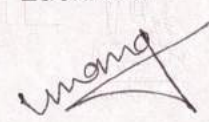

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SALE DEED

Date of Execution : 06.03.2020
 Place of Execution : Lucknow

For SPRING GARDEN

 PARTNER

RS 0001528544

Statutory Alert:

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000155894

आयकर विभाग

INCOME TAX DEPARTMENT

UMANG SRIVASTAVA

AJAY KUMAR SHRIVASTAVA

01/05/1982

Permanent Account Number

HCKPS8525K

Signature

भारत सरकार

GOVT. OF INDIA



Umang

 भारत सरकार
Government of India

 उमंग श्रीवास्तव
Umang Srivastava
जन्म तिथि / DOB : 01/05/1982
महिला / Female



2972 7189 4402


आधार - आम आदमी का अधिकार


Umang
9598851997

 भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: W/O: अजय कुमार श्रीवास्तव, Address: W/O: Ajay Kumar Srivastava, T-
टी - 4 - 19, जज्जस कोलोनी, सिविल 4-19, Judges Colony, Civil Linse, Heta
लाइन्स, हैता पुर, फैजाबाद, अम्बेडकर Pur, Faizabad, Ambedkar Nagar, Uttar
नगर, उत्तर प्रदेश, 224001 Pradesh, 224001

2972 7189 4402

 1947
1806 390 1847

 help@uidai.gov.in


 www.uidai.gov.in

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT OF INDIA

आजय कुमार श्रीवास्तव
आजय कुमार श्रीवास्तव

02/09/1973
 Permanent Account Number
BWGPS3606F


 Signature


 24052008

भारत सरकार
 Government of India

आजय कुमार श्रीवास्तव
 Ajay Kumar Srivastava
 जन्म तिथि/ DOB: 02/09/1973
 पुरुष / MALE

5908 6345 0999

मेरा आधार, मेरी पहचान

A.K.Sr
 07985953052

आयकर
 Income Tax Authority of India

पता:
 S/O लेट एच सी श्रीवास्तव, सी-1156, सेक्टर-4, गोमती नगर विस्तार, गोमतीनगर, लखनऊ, उत्तर प्रदेश - 226010

Address:
 S/O Late H C Srivastava, C-1156, Sector - 4, Gomti Nagar Extension, Gomtinagar, Lucknow, Uttar Pradesh - 226010

5908 6345 0999

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Gov Employee
 Ph- 79859 53052

भारत सरकार
GOVERNMENT OF INDIA



सोहन लाल श्रीवास्तव
Sohan Lal Srivastava
जन्म तिथि/ DOB: 15/03/1957
पुरुष / MALE



4484 9169 1852

मेरा आधार, मेरी पहचान

Srivastava
9415362455



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

आत्मज: सुंदर लाल
श्रीवास्तव, सी-1156,
सेक्टर-4, गोमतीनगर
विस्तार, गोमतीनगर,
लखनऊ,
उत्तर प्रदेश - 226010

Address:

S/O: Sunder Lal Srivastava, C-1156,
sector-4, gomtinagar extension,
Gomtinagar, Lucknow,
Uttar Pradesh - 226010

4484 9169 1852

MEERA AADHAAR, MERI PEHACHAN



भारत सरकार

GOVERNMENT OF INDIA



कंचन त्रिपाठी

Kanchan Tripathi

जन्म तिथि/ DOB: 10/10/1955

महिला / FEMALE



2278 2119 3640

- आम आदमी का अधिकार

K. Tripathi
9415017469



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

Address

W/O रजनी कान्त त्रिपाठी,
४ए/११०, विशाल खण्ड,
गोमती नगर, लखनऊ,
उत्तर प्रदेश - 226010

W/O Rajani Kant Tripathi,
4A/110, VISHAL KHAND,
GOMTI NAGAR, Lucknow,
Uttar Pradesh - 226010



1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADPFS9990R

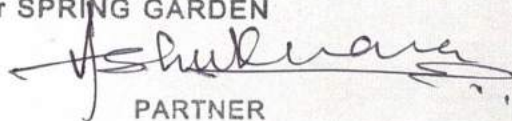


नाम / Name
SPRING GARDEN

निगमन/गठन की तारीख
Date of Incorporation / Formation
22/03/2018

09042018

For SPRING GARDEN


PARTNER



1950
MAY 15 1950
LIBRARY

1950
MAY 15 1950
LIBRARY

1950
MAY 15 1950
LIBRARY






LIBRARY OF THE
UNIVERSITY OF
MICHIGAN
ANN ARBOR, MICHIGAN



Sale Consideration : Rs. 63,00,000/-
 Market Value : Rs. 12,54,188/-
 Stamp Duty Paid : Rs. 4,41,000/-

DETAILS OF INSTRUMENTS IN SHORT

1.	Nature of Property	: Residential
2.	Ward/Pargana	: Lucknow
3.	Mohalla/Village	: Uttardhauna
4.	V-Code	: 1083
5.	Detail of Property	: Residential Plot No. A-36 of Sector- A out of Khasra No. 407 in the SPRING GARDEN , situated at Land Khasra Nos. 374 to 376, 380, 381, 383 to 387, 404 to 407, 419 to 422, at Village-Uttardhauna, Tehsil - Sadar, District-Lucknow.
6.	Standard of Measurement	: Sq. Meters
7.	Location Road	: Situated at 9.0 mtr wide road.
8.	Type of Property	: Residential Plot
9.	Consideration	: Rs. 63,00,000/-
10.	Boundaries	: East: Plot No. A-37
		: West: Plot No. A-35
		: North: 9.0-Meter-Wide Road
		: South: Plot No. A-41
11.	No. of Persons in the First Part (1):	No. of Persons in Second Part (2):

For SPRING GARDEN
 *Shukunara*
 PARTNER
 *Umang*


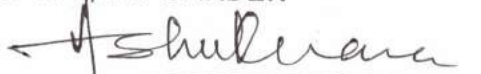
12.	Details of Seller:	Details of Purchaser:
	<p>SPRING GARDEN, PAN No. ADPFS9990R a Partnership Seller, incorporated under the Partnership Act, 1932 having its Registered Office at B-46, Vibhuti Khand, Gomti Nagar, Lucknow 226010, through its duly authorized Partner Mr. Ashutosh Khare, S/o Late Prem Dayal Khare.</p>	<p>(i) MRS. UMANG SRIVASTAVA, (PAN NO. HCKPS8525K DOB 01/05/1982) W/o Mr. Ajay Kumar Srivastava, R/o C-1156, Sector-4, Gomti Nagar Extension, Gomti Nagar, Lucknow, Uttar Pradesh-226010.</p> <p>(ii) MR. AJAY KUMAR SRIVASTAVA, (PAN NO. BWGPS3606F DOB 02/09/1973) S/o Late Harish Chandra Srivastava, R/o C-1156, Sector-4, Gomti Nagar Extension, Gomti Nagar, Lucknow, Uttar Pradesh-226010.</p>

THIS DEED OF SALE IS EXECUTED BETWEEN

THIS SALE DEED MADE ON this 06th day of March, 2020 BY **M/S SPRING GARDEN**, a partnership firm, having it's registered office at B-46, Vibhuti Khand, Gomti Nagar, Lucknow through its duly authorized partner **ASHUTOSH KHARE** son of Late Prem Dayal Khare permanent and present resident of G-05, Tower-C, Shalimar Grand, 10, Jopling Road, Lucknow, (hereinafter referred to as '**SELLER**') which expression shall, unless it be repugnant to the context or meaning thereof, mean and include their respective successors-in-interest and assigns, of the **FIRST PART**;

That the seller has appointed Mr. Sudhakar Prasad Tiwari S/o Late Shitla Prasad Tiwari R/o D-201 2nd Floor Spring Greens Apartment, Faizabad Road, Near Indira Canal, Anaura Kalan, Lucknow U.P. -227105, to present the sale deed for registration on behalf of seller through authenticated power of attorney which is registered in the office of sub registrar second Lucknow on dated 08/05/2019 in Bahi no.6 Jild no.19 pages 91/98 to no. 22.

For SPRING GARDEN


PARTNER







IN FAVOUR OF

MRS. UMANG SRIVASTAV wife of Mr. Ajay Kumar Srivastava, resident of C-1156, Sector-4, Gomti Nagar Extension, Gomti Nagar, Lucknow, Uttar Pradesh-226010 & **MR. AJAY KUMAR SRIVASTAVA** son of Late Harish Chandra Srivastava resident of C-1156, Sector-4, Gomti Nagar Extension, Gomti Nagar, Lucknow, Uttar Pradesh-226010 (hereinafter referred to as the '**PURCHASER**').

The Seller and Purchaser used herein before shall mean and always mean and include their respective legal heirs, successors, administrators, executors and assignees.

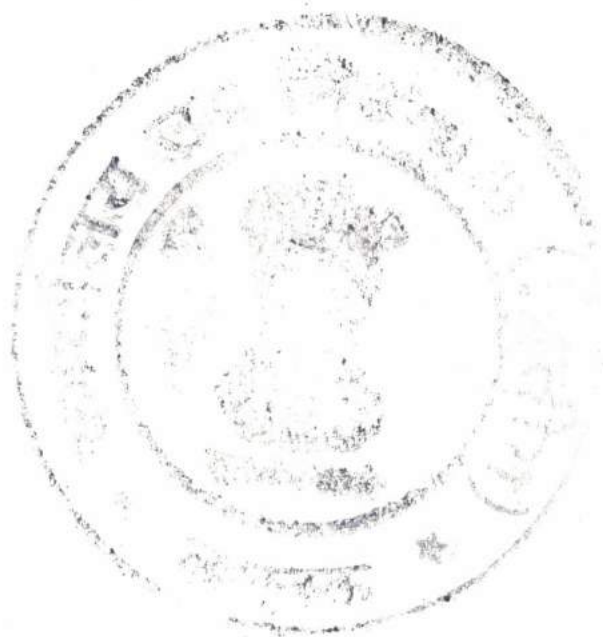
WHEREAS the Seller is the owner of Plot No. A-36, out of Khasra No. 407, situated at Village- Uttardhauna, Pargana Tehsil and District-Lucknow measuring 167.225 sq.mtr. more specifically detailed in schedule of property given at the foot of this sale deed (hereinafter referred to as the '**SAID PROPERTY**').

AND WHEREAS the seller purchased the said Khasra No 407 Sa measuring 0.6439 Hectare from its ex-owner through a registered sale deed dated 02/11/2018 vide Book No. 1 Jild 21655 at pages 103 to 128 serial No 16943 registered in the office of Sub-Registrar-II, Lucknow & measuring 0.0836125 Hectare from its ex-owner through a registered sale deed dated 06/09/2019 vide Book No. 1 Jild 22853 at pages 315 to 342 serial No 14115 registered in the office of Sub-Registrar-II, Lucknow & measuring 0.2646937 Hectare from its ex-owner through a registered sale deed dated 06/09/2019 vide Book No. 1 Jild 22853 at pages 343 to 372 serial No 14116 registered in the office of Sub-Registrar-II, Lucknow & measuring 0.1536618 Hectare from its ex-owner through a registered sale deed dated 17/10/2019 vide

For SPRING GARDEN

PARTNER


A.K. Srivastava



Book No. 1 Jild 23002 at pages 299 to 328 serial No 16161 registered in the office of Sub-Registrar-II, Lucknow & measuring 0.15578 Hectare from its ex-owner through a registered sale deed dated 17/10/2019 vide Book No. 1 Jild 23002 at pages 329 to 358 serial No 16162 registered in the office of Sub-Registrar-II, Lucknow.

AND WHEREAS above named seller entered into a Consortium Agreement with the owners of adjoining land vide Agreement dated 22/09/2018 registered in Book No. IV Jild No. 547 on Pages 1 to 16 at Sl. No. 648 in the office of Sub-registrar-III, Lucknow and Agreement dated 29/09/2018 registered in Book No. IV Jild No. 616 on Pages 205 to 218 at Sl. No. 442 in the office of Sub-registrar-I, Lucknow.

AND WHEREAS above named all the owners pooled their land for sanction of layout plan for Development Business to be run under the name and style of M/s Spring Garden as lead member of Consortium.

AND WHEREAS the layout plan has been duly sanctioned vide permit no. MAP-20180801142508397, dated 13/12/2018.

AND WHEREAS the scheme so developed by the Seller and its associates, has been named as "**Spring Garden**".

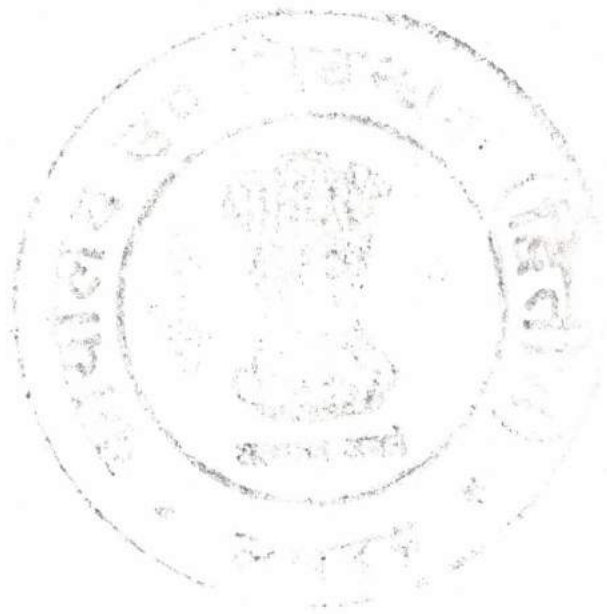
AND WHEREAS said M/s Spring Garden Projects is duly registered with RERA Vide Registration No. UPRERAPRJ851014.

AND WHEREAS the seller as exclusive owner of the said property, which is free from all encumbrances whatsoever agreed to sell, transfer and assign absolutely the plot detailed in the schedule of property to the Purchaser for a sale consideration of Rs. 63,00,000/- (Rupees Sixty-Three Lac Only) by way of ABSOLUTE SALE.

For SPRING GARDEN


PARTNER


A. V. G.



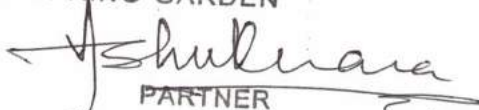
AND WHEREAS the seller has already received the said consideration amount from the Purchaser, the receipts of which seller hereby acknowledges.

AND WHEREAS the purchaser prior to the execution of this deed has inspected all the documents and necessary papers regarding the title of the seller in respect of the property hereby sold and fully satisfied himself/herself/themselves regarding the ownership rights of the seller in the said Plot and right to transfer the said Plot and purchaser has also examined the quality of work, material, etc. used towards development and **PURCHASER** has no complaint in any respect including the plot area here by sold. Further the claim of compensation, if any, by the Purchaser in respect of the Plot being part of Spring Garden at Khasra nos. 374 to 376, 380, 381, 383 to 387, 404 to 407, 419 to 422, at Village- Uttardhauna, Tehsil- Sadar & District-Lucknow, measuring about 80111.25 sq. mtr. area hereby sold shall be deemed to have been waived.

NOW THIS SALE DEED WITNESSETH AS UNDER: -

1. That having received the said consideration amount Rs.63,00,000/- (Rs.1,00,000/- via NEFT UTR no. SBIN220056788381 dated 25.02.2020 State Bank of India, Rs.61,37,000/- through RTGS UTR No. SBIN220066869434 dated 06.03.2020 State Bank of India, Kanpur & Rs. 63,000/- through TDS Challan no. 23934 BSR Code 0290179 dated 06.03.2020 before execution of this deed) paid by the Purchaser, the receipt whereof is hereby acknowledged by the Seller, the Seller both hereby sells, conveys and assigns absolutely to the Purchaser the said property mentioned above & all that it has including all rights of easement and appurtenances attached thereto; TO HOLD and possess the same unto and use and enjoy the same as absolute owner thereof free of all encumbrances whatsoever.

For SPRING GARDEN

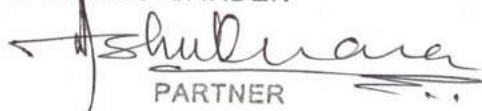

PARTNER


A. Singh



2. That Seller has handed over the vacant possession of the property mentioned above to the Purchaser with all its rights and privileges so far held and enjoyed by the seller.
3. That the absolute title, right and interest with all easements only in respect of the property hereby sold shall vest in the purchaser hereinafter and presently no right of easement of any kind is available to any other person or persons, to restrict the purchaser right of use and enjoyment of the property sold in any manner whatsoever.
4. That the property hereby sold is free from all sorts or encumbrances, liens, attachments, mortgages, transfers and charges etc. and the same is neither under any acquisition nor subject matter of any dispute with any third person and no litigation in respect of the title of the seller is pending in any court of law or with any authority.
5. That the purchaser and other occupants shall not keep or store or cause to be stored any objectionable articles, things, materials, and goods and shall not obstruct the ingress and egress of the other occupants.
6. That after handing over the possession of the Plot to the buyer, till the formation of society, the seller/Authorized Agency will be maintaining the main water and sewer lines and other common facilities leading to ingress and egress of the Plot, hereby sold, and all respective purchaser shall pay to the Seller/Authorized Agency towards such maintenance charges at the rate which will be mutually decided by the parties and after the formation of the society all purchaser shall pay to the society.
7. It shall be incumbent on each Plot owner/occupant to join the Association & pay the requisite cost & charges to Association for maintenance of the Spring Garden & services therein and abide by the rules & regulations framed by the Association for smooth running & maintenance of the Colony. No sooner than

For SPRING GARDEN


PARTNER


Anand



the Association is formed & become functional, the Seller shall handover the maintenance liability to the Association along with balance amount of maintenance fund, if any.

8. The cost & expenses for any installation and special repairs such as repairing/repainting of exterior of the Spring Garden Colony, reboring or repair of the tube well, Underground Water Tanks (UGT) replacement & repair of common lighting, generator for lighting in common areas, services like drainage & sewerage, STP & external electrification, shall be borne & paid by the purchaser, proportionate to the area transferred hereby, as may be decided by the Seller/ Authorized Agency nominated by the Seller.

9. The Purchaser further agreed to pay the enhanced cost of the maintenance charges as and when cost of maintenance increases keeping in the view of the actual cost of maintenance, for which the necessary notice will be given by Seller/nominee to the Purchaser and on default of the Purchaser or failing or neglecting or refusing to make payments of the said maintenance charges, the Seller/nominee shall be entitled to recover the same along with interest on due sum.

10. That the right to use & enjoy the common services/facilities provided herein the Spring Garden Colony shall always be subject to up to date payment of maintenance charges & performing and observing the stipulations made by the Seller / Authorized Agency or the Association to be formed later. Any amount due as maintenance charges shall be charge upon Plot owned by the Purchaser in default. In case of consecutive default for more than two months when it is due, the Seller / Authorized Agency undertaking the maintenance shall have a right to suspend the common services/facilities till such time the dues are cleared along with interest as may be stipulated.

11. That the security & maintenance personnel are meant for Management of Affairs of the Spring Garden Colony, safety & security of equipments/plant &

For SPRING GARDEN

PARTNER


A. K. Singh

machinery installed in the Spring Garden Colony & its maintenance and in no case the security personnel & Seller be responsible for security of Purchaser & his belongings which shall be sole responsibility of the Purchaser.

12. That the Seller has made clear to the Purchaser that the Spring Garden Colony will be developed and completed in phases and the Seller shall be carrying out extensive development/construction activities for many years in future in the Project and shall also be connecting/linking the amenities/facilities viz. electricity, water, sanitary/drainage system etc. of additional development/construction with the existing ones in the Project. The Purchaser undertakes not to make any objection or make any claim or default any payment as demanded by the Seller on account of inconvenience, if any, which may be suffered by him due to such development/construction activities or incidental/relating activities as well as connecting/linking of amenities/facilities etc. as above said. (The Purchaser also consents that if due to additional construction/development the green area etc. gets reduced then he shall not raise any objection in this regard against the Seller).

13. That the Commercial Plot area and School Plot area being part of approved layout of **Spring Garden**, the colony where the subject plot situates are the independent area and is not included as common areas & shall remain property of the seller or their nominee which shall not be handed over to the Association to be formed by and amongst the Residential Plot purchasers. The seller may construct in accordance with the Lucknow Development Authority By-laws, any constructions suitable on those plots kept for commercial and school purposes. No habitants of the colony and the RWA shall not raise any objection to the same in future times to come.

14. That the purchaser shall use the demised property for residential purposes only & shall not be allowed to carry out any commercial activity, business, hostels, in the demised premises and shall also not be doing or cause to be

For SPRING GARDEN

PARTNER


A. K. Singh



done any activity which may cause nuisance, annoyance to other occupants of the Spring Garden Colony. Any activity falling under the aforesaid restrictions shall be liable to be removed at the cost & expenses of the purchaser. This shall be applicable to the subsequent transferee also.

15. That in case of keeping pets, the Purchaser shall abide by Municipal laws in this regard & shall exclusively be liable for any hurt caused by pet to any of the occupant or the visitor.

16. The purchaser shall not be encroaching any common area, including roads, parks etc which always will remain open and any encroachment thereon shall be unauthorized & be liable to be removed by the Seller / Authorized Agency at the cost of the encroaching purchaser without notice.

17. That for house construction activity whenever started by the purchaser shall be done in very neat and clean manner without disturbing in anyway the common passage / roads by collecting the building materials etc on the same. Any service connection like telephone, internet, DTH, Green Gas etc required by the Purchaser shall be after NOC from Seller/ Authorized Agency, at purchaser's cost & expenses without damaging the common area like parks, roads etc & other services provided in the Spring Garden Colony. However, Seller/Association reserves the right to deny such connection whereby common area & services may be disturbed/ damaged.

18. That all the expenses for execution and registration of this deed have been borne & paid by the purchaser.

19. That the Seller has provided all the internal facilities like Road, Water, Sewer etc. within the Colony. The external services are to be provided by the respective Civic Authorities which is beyond the control of the Seller. The internal services provided by the Seller, are to be synchronized with the external services to be provided by the Civic Authorities. However, in the event

For SPRING GARDEN

PARTNER



of delay on part of Civic Authorities to provide external services, the Purchaser undertakes not to hold the Seller responsible for such delay & its consequential effects.

20. That the vacant possession of the property hereby sold has been delivered by the Seller to the Purchaser with all rights of easement, privileges so far held and enjoyed by the Seller to hold and enjoy the same by the PURCHASER free from all sorts of encumbrances.

21. That the purchase hereby agreed to abide by the building rules, municipal bylaws and regulation as may be framed from time to time in future.

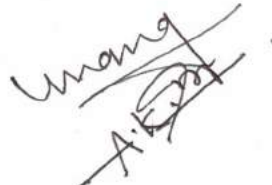
22. That the purchaser shall be liable to pay Interest Free Maintenance Fund (IFMS) to the seller. Amounts collected through the purchaser for IFMS by the developer will be handed over to the RWA (Registered) whosoever comes into existence in near future as Corpus fund. In case the RWA (Registered) would not come into existence in near future; in that eventuality the developer reserve the right to utilize the IFMS fund for up-keeping/ maintaining the Spring Garden residential Colony.

23. That the purchaser further agrees to pay the enhanced rate of the maintenance charges as and when the cost of maintenance will go up and also keeping in the view of the actual cost of maintenance, for which the necessary notice will be given by the Seller/Authorized Agency to the purchaser and on default of the purchaser or failing or neglecting or refusing to make payments of the said maintenance charges, Seller/Authorized Agency shall be entitled to recover the same through Court of Law at the cost of the purchaser.

24. That before transfer of the said property either by purchaser or any of their transferee(s), the purchaser or any of his transferee(s) shall have to obtain the 'No Dues Certificate' from the Seller/Authorized Agency/Society' who are maintaining the aforesaid project regarding the dues of maintenance charges

For SPRING GARDEN

PARTNER


A. K. S.



and other taxes and dues payable thereon, and if the purchaser or any of their transferee(s) transfer the said property without obtaining the said 'No Dues Certificate' from the Seller/Authorized Agency/Society then in that event the new owner or owners of the said property has to pay all the outstanding dues regarding the maintenance charges, and other charges, which are payable in respect of the said property, to the Seller/Authorized Agency.

25. That the purchaser shall take his own electric connection from Lucknow Electric supply undertaking and purchaser shall obtain a "No Objection Certificate" from the seller for its purpose.

26. That all taxes, charges, assessment as levied or may be levied by the Civic authorities, Nagar Nigam, or any lawful Authorities upon the property hereby transferred shall be borne & paid by the purchaser from the date of levy including the house, municipal & water tax.

27. That the area of the plot hereby sold is 1800 sq. ft. = 167.225 sq. mtr. the market value whereof for the purposes of stamp duty as per rates fixed by Collector Lucknow @ Rs. 7500/- per sq. mtr. comes to Rs. 12,54,188/- only. There is no construction on the said plot. Actual sale consideration of Rs. 63,00,000/- (Rupees Sixty-Three Lac only), hence stamp duty of Rs. 4,41,000/- has been paid as per G.O. No. S. V. K. N.- 5-2756/11-2008-500(165)/2007 dated 30.6.2008 vide E-Stamp.

28. That the Elevation, the front color scheme and plinth level (which is 450 mm above the road level in-front of the plot) of the building to be constructed by purchaser on the plot hereby sold shall be as per design and the color approved by the Developer/Seller.

29. That the expressions "**Seller**" and the "**Purchaser**" hereinbefore used unless repugnant to the context mean and shall always mean and include their respective heirs, successors, legal representatives and assignee's.

For SPRING GARDEN

PARTNER



विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 4019

वर्ष: 2020

प्रतिफल- 6300000 स्टाम्प शुल्क- 441000 बाजारी मूल्य - 1255000 पंजीकरण शुल्क - 63000 प्रतिलिपिकरण शुल्क - 80 योग : 63080

श्रीमती उमंग श्रीवास्तव,
पत्नी श्री अजय कुमार श्रीवास्तव
व्यवसाय : गृहिणी
निवासी: सी - 1156, सेक्टर - 4, गोमतीनगर विस्तार, लखनऊ

Uman



ने यह लेखपत्र इस कार्यालय में दिनांक 06/03/2020 एवं 05:29:58 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रेशन अधिकारी के हस्ताक्षर

[Signature]

श्रीमती रूपम श्रीवास्तव(प्रभारी)

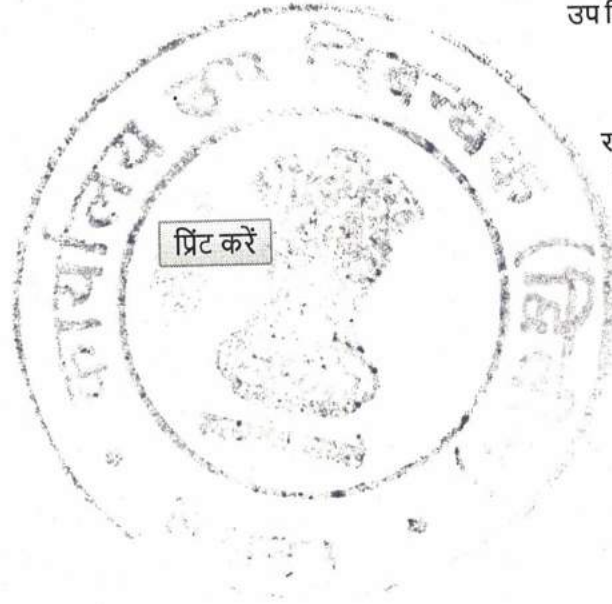
उप निबंधक :सदर द्वितीय

लखनऊ

06/03/2020

राम सागर त्रिपाठी

निबंधक लिपिक



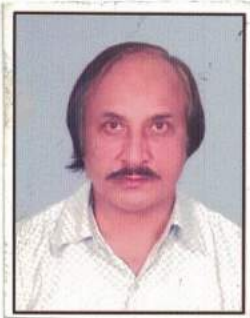
IN WITNESS WHEREOF WE the above-named Seller and the Purchaser have put our respective hands and thumb impressions to these presents on the date, month and year mentioned first above.

SCHEDULE OF PROPERTY

Plot No. A-36 out of Khasra No. 407, situated at Village- Uttardhauna, Pargana Tehsil and District-Lucknow measuring 167.225 sq.mtr., and bounded as below: -

EAST : Plot no. A-37
WEST : Plot no. A-35
NORTH : 9.0-Meter-Wide Road
SOUTH : Plot no. A-41

WITNESSES :-



Srivastava
Mr. Sohan Lal Srivastava
S/o Shri Sunder Lal
R/o C-1156, Sec-4, Gomti
Nagar Ext., Lucknow-226010.

Signed for & on behalf of
For SPRING GARDEN
Shukla
SELLER PARTNER
(ADPFS9990R)



Tripathi
Mrs. Kanchan Tripathi
W/o Shri Rajnikant Tripathi
R/o 4A/110, Vishal Khand,
Gomti Nagar, Lucknow. U.P.-
226010.

Wong
PURCHASER
(HCKPS8525K)



A.S.P.
PURCHASER
(BWGPS3606F)



Drafted & Typed By:
Prasad
Sudhakar Prasad Tiwari
(Advocate)
High court Lucknow
Phone-9450212350

बही सं०: 1

रजिस्ट्रेशन सं०: 4019

वर्ष: 2020

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
विक्रेता: 1

श्री स्प्रिंग गार्डन द्वारा अधिकृत पार्टनर आशुतोष खरे के द्वारा
सुधाकर प्रसाद तिवारी, पुत्र श्री स्व० शीतला प्रसाद तिवारी
निवासी: डी-201, स्प्रिंग ग्रीन्स अपार्टमेन्ट, फैजाबाद रोड,
लखनऊ

व्यवसाय: वकालत

क्रेता: 1



श्रीमती उमंग श्रीवास्तव, पत्नी श्री अजय कुमार श्रीवास्तव
निवासी: सी - 1156, सेक्टर - 4, गोमतीनगर विस्तार,
लखनऊ

व्यवसाय: गृहिणी

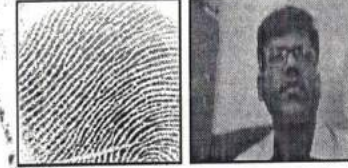
क्रेता: 2



श्री अजय कुमार श्रीवास्तव, पुत्र श्री स्व० हरीश चन्द्र श्रीवास्तव
निवासी: सी - 1156, सेक्टर-4, गोमती नगर विस्तार,
लखनऊ

व्यवसाय: नौकरी

ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1



श्री सोहन लाल श्रीवास्तव, पुत्र श्री सुन्दर लाल

निवासी: सी-1156, सेक्टर-4, गोमतीनगर विस्तार, लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता: 2



श्रीमती कंचन त्रिपाठी, पत्नी श्री रजनीकान्त त्रिपाठी

निवासी: 4ए/110, विशालखण्ड, गोमतीनगर, लखनऊ

व्यवसाय: व्यापार



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

श्रीमती रूपम श्रीवास्तव(प्रभारी)
उप निबंधक : सदर द्वितीय
लखनऊ

राम सागर त्रिपाठी .
निबंधक लिपिक

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

आवेदन सं०: 202000821017139

बही संख्या 1 जिल्द संख्या 23582 के पृष्ठ 113 से 142 तक क्रमांक
4019 पर दिनांक 06/03/2020 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

श्रीमती रूपम श्रीवास्तव(प्रभारी)

उप निबंधक : सदर द्वितीय

लखनऊ

06/03/2020

