

From,

Fax/Registered

Avanish Kr. Jaiswal,  
Deputy Registrar (Misc.),  
High Court of Judicature at  
Allahabad.

To,

The District Judge,  
Etah.

No. / IV-3588/ Admin (A) / Dated

Subject - Grant of permission to Smt. Poonima Pathak, Additional District Judge (F.T.C.), Etah to purchase plot no. GGP-C-C01/44, situated at Gomti Greens, sector-7, Gomti Nagar Ext. Amar Shaheed Path, Distt. Lucknow.

Sir,

With reference to your online application dated 01.11.2019 on the above subject, I am directed to say that the Court has been pleased to accord permission to Smt. Poonima Pathak, Additional District Judge (F.T.C.), Etah to purchase GGP-C-C01/44, situated at Gomti Greens, sector-7, Gomti Nagar Ext. Amar Shaheed Path, Distt. Lucknow for Rs. 55,70,312/- from M/s Emaar MGF Land Ltd., which was originally allotted by M/s Emaar MGF Land Ltd. to Sri Anurag Jain, co-owners Mr. Arvind Jain & Sri Sant Kumar Jain, and thereafter to Smartian Infratech & Consultant Pvt. Ltd. Lucknow, as requested, subject to the condition that the relevant papers of the transaction alongwith copy of the sale deed be furnished by her immediately on completion of the transaction.

Smt. Poonima Pathak may kindly be informed accordingly.

Yours faithfully

/  
Deputy Registrar(M)

No. 1851 / IV- 3588/ Admin (A) / Dated

04.2.2020

Copy forwarded for information and necessary action to Smt. Poonima Pathak, Additional District Judge (F.T.C.), Etah.

*U. Jaiswal*  
04.02.2020  
Deputy Registrar(M)

**Information regarding purchase of Immovable Property by Smt. Poornima Pathak ADJ Court No 10 Sitapur in pursuance of C.L.No.25/Admn.(A) dated 13 July, 1998**

Date of joining of Service	Present Gross & take home salary	Details of purchase of Immovable Property with which complete details, date of purchase & amount spent etc.	Any advance or loan taken from High Court, if complete detail s,	<u>Loan taken from bank</u> Details of amount, Mode of repayment, Period deductions, Number of installments, Amounts of installments	Details of property (Area of plot, Locality, City/District, if building or flat then its size.)	Name & full address of dealer/seller	Whether the dealer is regular and reputed one.	Whether the seller is related in any way & Whether any case against the seller is pending in Or Decided	Details of source amount with papers in support thereof	Remarks
21.04.2009	Gross Salary- 1,88,463/-  Take Home Salary- 1,46,388/-  (Take home salary - Gross salary - deduction s)	No Immovable Property purchased after joining the service	No advance or loan taken from High Court, if complete detail s,	Home Loan of Rs. 43,56,372/- for purchase & construction from ICICI Bank Lucknow @ Interest rate- 9.15% annually vide Loan A/C No.LBI.LC0000511846. ICICI Bank has released Rs. 33,19,543/- Cheque No. 444477 Dated 31.07.2019 and RS.8,47,657/- Cheque No. 444478 Dated 31.07.2019	Area of Plot- 193.75 Sq.yard Locality- Gomti Greens, Sect. 7 Gomti Nagar Ext. Amar Shaheed Path, City District- Lucknow	Name of seller- M/s Emmar MGJ Land Ltd. Full Address- M/s Emmar MGJ Land Ltd. 306-308, Square One, C-2, District Center, Saket, New Delhi-110017	International reputed Real Estate Company, Registered under Companies Act.	-Not related in any way, -No case pending, -No case decided of seller or previous Allottee.	Sources:- 1- Salary, 2- Bank loan. (a) Seller/owner Company previously allotted the plot to Sri Mr. Anurag Jain. Coowners - Arvind Jain, S/o Sant kumar jain and Sant kumar Jain S/o late Moti Lal Jain, 14 Govind nagar, Sidhoul, Sitapur U.P. on 07.05.2012 for Rs 34,25,500/- out of which Rs. 25,42,971/- was paid by them to Company. (b) Above named allottee transferred the allotment rights in the favour of Smartian Infotech And Consultants Pvt Ltd. Flat No. 301, Monarch Apartments, New Hyderabad Colony, Lucknow, U.P. (c) Above second allottee transferred allotment rights in my favour vide agreement dated 17.07.2019. -@26.887/- per sq.yd.	
	Gross Salary			<b>Mode of Repayment-</b> Installments from salary Period deductions- 20 years	Building or Flat- Plot No. GGP-C-C01/44 Vide Sale Deed Dated 28-02-2020 Bahi Number- 1 Jild Number- 3986 Page- 391 to 440 Serial Number-	Previous Allottee- 1- Mr. Anurag Jain, Coowners - Arvind Jain, S/o Sant kumar jain and Sant kumar Jain S/o late Moti Lal Jain, 14 Govind nagar, Sidhoul, Sitapur U.P				



1.88,463/-  
 116675(N  
 PS) - 2500  
 0 (Income  
 Tax)  
 -400(GIS  
 )  
 =1.46.388  
 /-

**No of Installments- 240**  
**Amount of Installments-**  
 39,617/-  
**No case of Bank is**  
**pending before me**  
 Vide letter No Dated 31-  
 10-2019  
 Information already  
 furnished to Hon'ble High  
 Court and consequent  
 permission for execution of  
 sale deed has been  
 obtained vide letter No  
 1851 / IV- 3588/ Admin(A)  
 / Dated 04-02-2020

6303  
 (Copy enclosed)

And Consultants Pvt  
 Ltd. Flat No. 301,  
 Monarch Apartments,  
 New Hyderabad  
 Colony, Lucknow, U.P.  
 Transferred allotment  
 rights in my favour  
 vide agreement dated  
 17.07.2019

-i.e. Rs. 26,887 x 193.75 sq.yd. = Rs.  
 52,09,356/-  
**Payment due in two parts:-**  
 Total payment due- 52,09,356/-  
 (Rs.43,61,699/- to previous allottee &-  
 Rs.8,47,657/- directly to company at the  
 time of possession offer)  
**Payment made-**

**B. To previous allottee-**  
 (a)-Rs. 10,00,000/-vide cheque No.  
 291796 salary A/C No. 30752271007 from  
 SBI Branch Gomtinagar Lucknow.  
 (b)-Rs. 33,19,543/- vide ICICI Bank  
 Home Loan Cheque No. 444477dated  
 31.07.2019  
 (c)- Rs.42,156/- vide cheque No. 039147  
 saving A/C 1786017467 Central Bank of  
 India Gomtinagar Lucknow. Totale  
 amount = 43,61,699/-  
 -No payment of above previous allottee  
 left.

**(B)- To the Company-**  
 (a) Rest amount Rs. 8,47,657/- vide ICICI  
 Bank Home Loan Cheque No. 444478  
 dated 31.07.2019.

**(b) Other charges to seller company-**  
 1. Development charges Rs. 36,504.72/-  
 through RIGS dated 31.07.2019 From  
 Salary A/C 30752271007 SBI Gomti  
 Nagar Lucknow  
 2. Transfer Charges Rs 57,160/- vide  
 Cheque No. 039144 Dated 30.07.2019  
 Saving A/C 1786017467 Central Bank of  
 India Gomtinagar Lucknow.  
 3. IFMS Charges RS 34,875/- vide Cheque  
 No. 039145 Dated 30.07.2019 Saving  
 A/C 1786017467 Central Bank of India  
 Gomtinagar Lucknow.  
 4. Possession charges Rs. 1,16,050/- vide  
 Cheque No. 039146 Dated 30.07.2019  
 Saving A/C 1786017467 Central Bank of

India Gominagar Lucknow.

5.For F Stamp Rs. 2,78062/- vide DD No. 135303 Dated 01.08.2019 Saving A/C 1786017467 Central Bank of India Gominagar Lucknow.

(C) - **Owner Company /Seller allotted**

**New Allotment letter -**

No.TL/GG/715343/20190823132106029 dated 23.08.2019.

**NOTE: Details sent to Hon'ble High**

**Court for seeking permission to**

**purchase vide letter dated 31-10-2019**

**and Hon'ble High Court was pleased to**

**grant permission for execution of sale**

**deed vide letter No 1851/IV-**

**3588/Admin(A) / Dated 04-02-2020**

**(D)- Registered sale deed and**

**transactions thereof:-**

Registered sale deed was executed

between me and seller /owner company

vide sale deed dated 28-02-2020

(E)- All payments were done before

registered sale deed and possession was

handed over to me by the Company Dated

28-02-2020 (Copy enclosed of Plot

Handover Letter)

(F)- After the above mentioned payments

to company sale deed was executed and

registered on 28-02-2020

\* No dues left for Emaar Company

Place: Sitapur

Date: 23.1.2022

(Smt. Poornima Pathak)

ADJ Court No 10 Sitapur

I.D. 1570

पृष्ठ 1

प्रस्तुतकर्ता, अथवा शर्धी द्वारा रखा जाने वाला

उपनिबन्धक नरोजनीनगर लखनऊ क्रम 2020387008852

आवेदन संख्या: 202001041008496

लेख या शर्धीना पत्र प्रस्तुत करने का दिनांक 2020-02-28 00:00:00

प्रस्तुतकर्ता का शर्धी का नाम पूर्णिमा पाठक

लेख का प्रकार विक्रय पत्र

प्रतिक्रम की धनराशि 3390625 / 3321000

1. रजिस्ट्रीकरण शुल्क 33910

2. प्रतिनिधित्व शुल्क 120

3. निरीक्षण या तलाश शुल्क

4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. वारिक पत्र

1 से 6 तक का योग 34030

शुल्क प्रस्तुत करने का दिनांक 2020-02-28 00:00:00

दिनांक अब लेख प्रतिनिधि का तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2020-02-28 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर





P-6303/1 =



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

## e-Stamp

Certificate No.	: IN-UP06767496655179R
Certificate Issued Date	: 18-Oct-2019 12:30 PM
Account Reference	: SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0108046358109614R
Purchased by	: POORNIMA PATHAK
Description of Document	: Article 23 Conveyance
Property Description	: PLOT NO. GGP-C-C01/44, GOMTI GREENS, LUCKNOW.
Consideration Price (Rs.)	:
First Party	: EMAAR MGF LAND LIMITED AND OTHERS
Second Party	: POORNIMA PATHAK
Stamp Duty Paid By	: POORNIMA PATHAK
Stamp Duty Amount(Rs.)	: 2,27,500 (Two Lakh Twenty Seven Thousand Five Hundred only)

168



Please write or type below this line.....



*Poornima Pathak*

SR 0004953811



### Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at [www.shcilstamp.com](http://www.shcilstamp.com). Any discrepancy in the details on this Certificate and as available on the website 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.

Photograph of Plot No. GGP-C-C01/44 Integrated  
Township Developed by Emaar MGF Land Ltd., Lucknow



*Premier Partners*





**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY IN ITS MEETING HELD ON MAY 14, 2019**

"RESOLVED THAT in supersession of earlier resolutions passed by the Board of Directors, consent of the Board be and is hereby accorded to execute Agreements, including Buyers Agreements, Deeds including Conveyance Deeds, Lease Deeds, Rectification Deeds, Supplementary Deeds, Addendums, Deeds of Declaration, Letter of Intents, Power of Attorneys, etc., for the sale/lease of apartments / villas / plots/ units in various Projects of the Company, along with its associates / collaborators in favour of the respective buyers.

RESOLVED FURTHER THAT following officials of the Company be and are hereby severally authorised, for and on behalf of the Company, to sign and execute any of the aforesaid agreements / deeds / documents on behalf of the Company and to sign and execute all other related and ancillary documents and to appear before the concerned Registrar or Sub-Registrar, as the case may be, for registration before the Registrar or Sub-Registrar of Assurances and to admit execution of the Agreements / Deeds / documents and do all such other acts, deeds and things as are incidental or consequential thereto for registration on behalf of the Company :

Name of Officials	Designation
Mr. Vishal Patni	Chief Customer Experience Officer
Mr. Vibhu Goyal	General Manager – Customer Services
Mr. Rohit Rampal	General Manager – Customer Services
Mr. Tathagata Rudra	Senior Manager – Customer Services
Mr. Manish Kumar Choudhary	Assistant Manager– Sales
Ms. Parvesh Kumar	Deputy Manager -Customer Services
Mr. Kush Arora	Manager – Customer Services
Ms. Kalika Dhamani	Deputy Manager – Customer Services
Ms. Reena Gulati	Senior Manager – Customer Services
Mr. Satender Kumar Mishra	Manager – Customer Services
Mr. Mohit Anand	Manager – Customer Services
Ms. Shubra Kingor	Manager – Customer Services
Mr. Namrata Mehrotra	Manager - Customer Services
Mr. Ashish Kumar Singh	Deputy Manager – Customer Services
Ms. Rakhi Oberai	Deputy Manager – Customer Services
Mr. Rahul Verma	Deputy Manager – Customer Services
Mr. Sameer Wadhwa	Deputy Manager – Customer Services
Mr. Amit Chhabra	Deputy Manager – Customer Services
Mr. Kalicharan Patro	Assistant Manager -Customer Services
Mr. Pankaj Jha	Assistant Manager– Customer Services
Ms. Deepika Anand	Assistant Manager– Customer Services
Ms. Monika Vohra	Assistant Manager– Customer Services
Ms. Manisha Singh	Assistant Manager– Customer Services






Ms. Shagun Kapoor	Assistant Manager- Customer Services
Ms. Heena Verma	Assistant Manager- Customer Services
Mr. Amit Thakur	Assistant Manager- Customer Services
Mr. Sandeep Joshi	Assistant General Manager-Customer Services (Mohali)
Mr. Rohit Saxena	Manager-Customer Services (Mohali)
Mr. Rajneesh Rana	Assistant Manager- Customer Services (Mohali)
Mr. Vishal Rane	Assistant Manager- Customer Services (Mohali)
Ms. Anshu Verma	Deputy Manager - Customer Services (Mohali)
Ms. Manisha Ghai	Deputy Manager - Customer Services (Mohali)
Mr. Rajat Malhotra	Deputy Manager - Customer Services (Mohali)
Mr. Ankur Kundra	Deputy Manager - Customer Services (Mohali)
Mr. Kanwal Babber	General Manager - Customer Services (Mohali)
Mr. Karanbir Singh	Senior Manager - Customer Services (Mohali)
Mr. Ritesh Kumar	Deputy Manager - Customer Services (Mohali)
Mr. Sandeep Gautam	Deputy Manager - Customer Services (Mohali)
Mr. Manpreet Bedi	Executive - Customer Services (Mohali)
Ms. Ishpreet S Chahal	Executive - Customer Services (Mohali)
Mr. Manish Monga	Assistant Manager- Customer Services (Mohali)
Mr. Udit Tiwari	Manager - Customer Services (Indore)
Mr. Ankit Vijayvargiya	Executive - Customer Services (Indore)
Mr. Prem Prakash Bairagi	Assistant Manager - Sales (Indore)
Mr. Yogesh Vaishnav	Deputy Manager - Customer Services (Jaipur)
Ms. Priyanka Sharma	Manager - Customer Services (Jaipur)
Mr. Anant Singhal	AGM - Business Development (Lucknow)
Mr. Harshit Bajpai	Manager- Sales (Lucknow)
Mr. Chandan Srivastava	Senior Executive - Customer Services (Lucknow)
Mr. Mohd. Zama	Executive - Customer Services (Lucknow)
Mr. GS Jayakrishnan	Assistant Manager - Customer Services (Chennai)
Ms. Anitha Madas	Assistant Manager - Customer Services (Hyderabad)
Mr. Joy Bhalla	Head - Commercial Sales & Leasing
Mr. Chandan Kar	Business Head - Lucknow & Indore
Mr. Avinash Bhagia	DGM - Sales

**RESOLVED FURTHER THAT** the following persons be and are hereby also authorised severally to appear before the concerned Registrar or Sub-Registrar, as the case may be and to present the Agreements, Deeds including Conveyance Deeds, Rectification Deeds, Supplementary Deeds, Deeds of Declaration, Lease Agreements, Letter of Intents, Power of Attorneys, etc., so signed alongwith the necessary documents for registration before the Registrar or Sub-Registrar of Assurances and to admit Agreements / Deeds / documents and do all such other acts, deeds and things as are incidental or consequential thereto for registration on behalf of the Company.

*Bhargava*






1. Mr. Ketan Luthra S/o. Sh. Gurbachan Luthra
2. Mr. Aakil Ali S/o. Sh. Azeem Khan
3. Mr. Pratap S/o. Sh. Prabhu Dayal
4. Mr. Mukesh Kumar S/o. Sh. Bishambher Dayal
5. Mr. Sonu Kumar S/o. Sh. Birma
6. Mr. Bharat Singh S/o. Sh. Baladdin
7. Mr. Ranjeet Kumar S/o. Sh. Pyare Lal
8. Mr. Parveen S/o. Sh. Ashok Kumar
9. Mr. Rohit Tanwar S/o. Sh. Amar Singh Tanwar
10. Mr. Sarvesh Kumar Pandey S/o. Sh. Ram Sunder Pandey
11. Mr. Sandeep Singh S/o. Sh. Ishwar Singh
12. Mr. Neeraj S/o. Sh. Hawa Singh
13. Mr. Mohd. Zain Shamsi S/o Sh. Gulzar Ahmad Shamsi

**RESOLVED FURTHER THAT** any of the following officials be and are hereby severally authorized, for and on behalf of the Company to sub-delegate the powers and authority provided herein, in writing, to any other person, to do such acts, deeds and things as may be expressly sub-delegated in the best interest of the Company:

S.No.	Name of Authorised Persons
1	Mr. Vishal Patni
2	Mr. Vibhu Goyal
3	Mr. Rohit Rampal
4	Mr. Chandan Kar

**RESOLVED FURTHER THAT** the copy of this resolution may be provided to such authorities as deemed necessary."

**CERTIFIED TRUE COPY  
FOR Emaar MGF Land Limited**

  
Bharat Bhushan Garg  
Company Secretary







CC/44

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

POORNIMA PATHAK

DIWAKAR PRASAD PATHAK

09/03/1982

Permanent Account Number  
BGEPP4898N

*Poornima Pathak*  
Signature



01000000

*Poornima Pathak*



**LUCKNOW BAR**

**ASSOCIATION**

**LUCKNOW**



Website : [www.lucknowbarassociation.com](http://www.lucknowbarassociation.com)

Ph. 0522-2618789

**LAWYER'S PROFESSIONAL IDENTITY CARD**

**M. Name : ATUL MISHRA**

**F. Name : SRI RAMESH CHANDRA MISRA**

**D.O.B : 26-08-1989**

**Ledger No. : A-421**

**Bar Council No. : UP 2881/1996**

**Blood Group : A+**



**Suresh Pandey  
Gen. Secretary**

# LUCKNOW BAR ASSOCIATION, LUCKNOW

Author No. : 5236 7775 8574  
Address : 101, WINDSOR COURT-1,  
DALIBAGH, LUCKNOW.  
Nominee Name : MRS. DR. BHARTI  
& Relation : WIFE  
Mobile Number : 9415001373  
Relative Mob. No. : 9453012340

Bar Code L.B.A. :  :   
LBA00690




**भारत सरकार**  
**Government of India**

**ग्यानंद कुमार द्विवेदी**  
**Gyanendra Kumar Dwivedi**  
**जन तिथि/DOB: 10/04/1980**  
**पुल/ MALE**





**6575 2474 5478**

**मेरा आधार, मेरी पहचान**


**भारतीय विशिष्ट पहचान प्राधिकरण**  
**Unique Identification Authority of India**

**Address:**

S/O: Kamlesh Kumar Dwivedi, shuklan purwa khand veer kithayi, shuklan purwa, darlyabad, Etaura, Bara Banki, Uttar Pradesh - 225403	<b>पता:</b> S/O: कल्पेश कुमार द्विवेदी, शुक्लन पुरवा खंड वीर किछाई, शुक्लन पुरवा, दरियाबाद, इटावा, बारा बंकी, उत्तर प्रदेश - 225403
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**6575 2474 5478**

*[Handwritten Signature]*

*कल्पेश - नौकरी*

*- 9454208410*

*Witness (1)*

### 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	- <b>Plot No. GGP-C-C01/44 Sector-C,</b> Situating at, Emaar MGF, Integrated Township Lucknow (U.P.)
5.	Measurement unit (sq. mt.)	- <b>Square Meter</b>
6.	Area of property	- <b>162 Sq. Mtr.</b>
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 <b>12 Mtr. Wide road</b> & not exists 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	- <b>Rs. 33,90,625/-</b>
15.	Market value	- <b>Rs. 33,21,000/-</b>
16.	Stamp Duty Paid	- <b>Rs. 2,27,500/-</b>
17.	<b>Boundaries</b> <b>NORTH</b> <b>SOUTH</b> <b>EAST</b> <b>WEST</b>	- Plot No.C01/43 - Plot No.C01/45 - Plot No.C05/03 - 12 Mtr. wide road
18.	<b>No. of Vendor</b>	- <b>1</b>
19.	<b>No. of VENDEE</b>	- <b>1</b>



*Roohina Parwar*



**Description of VENDORS**

**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 **Mr. Chandan Srivastava Son of Mr. Ashok Srivastava** duly authorized vide Board Resolution dated **14.05.2019** 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 **Mr. Chandan Srivastava Son of Mr. Ashok Srivastava**, 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**

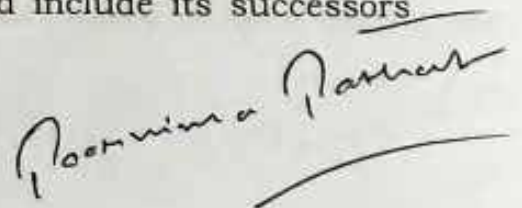
**Description of VENDEE**

**Mrs. Poornima Pathak**, with PAN BGEPP4898N, Aadhar No. 7091 5229 9093 D/o Mr. Divakar Prasad Pathak Resident of 2/11, Virat Khand, Gomti Nagar, Hainiman Chouraha, Lucknow, Uttar Pradesh-226010, INDIA.

This DEED of Sale is made at Lucknow on this **25<sup>th</sup> Day of February-2020**.

**BETWEEN**

**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 **Mr. Chandan Srivastava Son of Mr. Ashok Srivastava** duly authorized vide Board Resolution dated **14.05.2019** 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 **Mr. Chandan Srivastava Son of Mr. Ashok Srivastava**, 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**

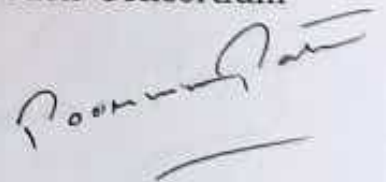
**AND**

**Mrs. Poornima Pathak, with PAN BGEPP4898N, Aadhar No. 7091 5229 9093 D/o Mr. Divakar Prasad Pathak Resident of 2/11, Virat Khand, Gomti Nagar, Hainiman Chouraha, Lucknow, Uttar Pradesh-226010, INDIA.**

Wherever the VENDEE 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 VENDEE 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 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 Gombi 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 VENDEE had vide application dated **12-MAR-2012** applied for booking of residential plot. Thereafter, a detailed Provisional Allotment Letter dated **07-MAY-2012** (hereinafter referred to as the said "Allotment Letter") was executed for allotment of plot No. **GGP-C-C01/44** admeasuring **162 Sq. mtrs. (193.75 sq. yds approx.)** (hereinafter referred to as the "Said Plot") for a Sale Consideration of **Rs. 33,90,625/- (Rupees Thirty Three Lacs Ninety Thousand Six Hundred Twenty Five Only)** and the Said Plot was allotted in favour of the VENDEE.
- F. The VENDEE is fully satisfied in all respects with regard to the right, title and interest of the Vendors in the Project in which the Said Plot



is situated and has understood all limitations and obligations of the Vendors in respect thereof. The VENDEE acknowledges and confirms that the **VENDEE** is fully satisfied of the title, competency of the Vendors to execute this Sale Deed.

- G. The VENDEE agrees and acknowledges that the layout plan of the Project comprises of convenient shopping area, school, club, green area, common areas and plotted areas, but the other areas in the said Project are not subject matter of this Sale Deed and **this Sale Deed is** confined and limited in its scope only to the Said Plot.
- H. The VENDEE acknowledges and confirms that the description and reference of the Total Land given by the Vendors is only to acquaint the VENDEE with regard to the location of the Project/Said Plot in the Total Land.
- I. The VENDEE has relied on his own judgment and investigation in purchasing the Said Plot. The Vendors hereby disclaim to have made any representations, warranties, statements or estimates of any nature whatsoever, whether written or oral, except those mentioned in this Sale Deed. No oral or written representations or statements shall be considered to be part of this Sale Deed and this Sale Deed is self-contained and complete in itself in all respects.
- J. The Vendors are the owner of the Total Land on which the Project/Said Plot is situated and no one besides the Vendors has any interest, right, title or claim of any kind in the Project/Said Plot. The Said Plot is free from all encumbrances and the Vendors holds unimpeachable and marketable right to convey, transfer, alienate and sell the Said Plot.

The plot demarcation has been completed and the VENDEE is fully satisfied and has no claim of any nature whatsoever against the Vendors and the VENDEE confirms that the plot area of the Said Plot is approximately **162 Sq. mtrs. (193.75 sq. yds)**. The VENDEE has agreed 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 VENDEE agrees that wherever in this Sale Deed, it is explicitly mentioned that the VENDEE has understood or acknowledged obligations of the VENDEE or the rights of the Vendors; the VENDEE has given his consent to the actions of the Vendors and the VENDEE has acknowledged

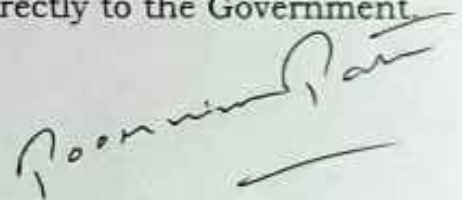




that the VENDEE has no right of whatsoever nature and that the VENDEE in furtherance of the same, shall do such acts, deeds or things as the Vendors may deem necessary and/or execute such documents/deeds in favour of the Vendors at the first request without any protest or demur.

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

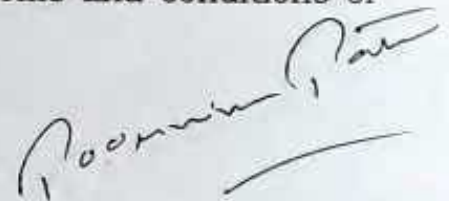
1. In consideration of a sum of **Rs. 33,90,625/- (Rupees Thirty Three Lacs Ninety Thousand Six Hundred Twenty Five Only)** the receipt of which the Vendors hereby admits and acknowledges and in accordance with the terms of the Allotment Letter and the terms and conditions contained in this Sale Deed, the Vendors doth hereby sell, convey, assign and transfer unto the VENDEE 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 VENDEE 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 VENDEE, 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 VENDEE 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.
3. The VENDEE 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 VENDEE 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 VENDEE agrees and undertakes to reimburse the same to the Vendors. The determination of the prorata share of the VENDEE by the Vendors shall be final and binding on the VENDEE. The VENDEE 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 VENDEE confirms and undertakes that the VENDEE 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 VENDEE 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 VENDEE. If the Said Plot is assessed separately, the VENDEE shall pay the same directly to the competent authority on demand being raised by the competent authority.
5. That the VENDEE 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 VENDEE. The VENDEE undertakes to pay the proportionate amount of Bandha Charges as and when demanded by the Vendor, and also indemnify the Vendor from any 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 VENDEE as demanded by the Vendor.
6. The VENDEE confirms that subject to the terms and conditions of





this Sale Deed, the Vendors have conveyed to the VENDEE only the following rights with regard to the Said Plot;

- (i) Ownership of the Said Plot only.
  - (ii) The VENDEE 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 VENDEE 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 VENDEE confirms that the VENDEE 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 VENDEE 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 VENDEE 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 VENDEE 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 VENDEE due to such developmental/ construction activities or activities incidental/related to it.
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 VENDEE acknowledges and confirms to abide by the terms and conditions of the maintenance agreement executed between the Company, VENDEE 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 VENDEE assures and undertakes to pay the total maintenance charges fixed by the maintenance agency which decision shall be final and binding on the VENDEE. 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 VENDEE 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 VENDEE undertakes to pay promptly without any reminders all bills and charges as may be raised by the Maintenance Agency from time to time. The VENDEE 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 VENDEE undertakes that the VENDEE shall be entitled to use the maintenance services subject to the timely payment of total Maintenance Charges and if the VENDEE fails to pay the total Maintenance Charges, then the VENDEE acknowledges that the VENDEE shall not be entitled to use the maintenance services. The VENDEE 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 VENDEE.
10. (i) The VENDEE 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 VENDEE to pay the Maintenance Charges or any other charges on or before the due date, the VENDEE shall not have the right to avail the maintenance services and the Maintenance Agency shall have the right to adjust the IFMS against such





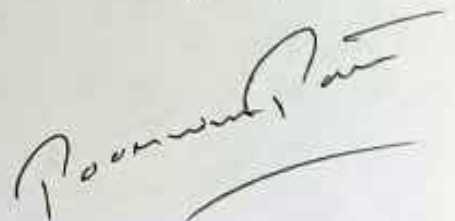
defaults in the payment of maintenance bills. If due to such adjustment, the IFMS falls short, then the VENDEE hereby undertakes to make good the resultant shortfall within 15(fifteen) days from the date of such adjustment of the principal amount of IFMS.

- (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 VENDEE in payment of Maintenance Charges. The VENDEE 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 VENDEE. If the VENDEE fails to pay such increase in the IFMS or to make good the shortfall as aforesaid on or before its due date, then the VENDEE authorizes the Vendors to treat this Sale Deed as cancelled without any notice to the VENDEE and recover the shortfall from the sale proceeds of the Said Plot and refund to the VENDEE the balance of the money realized from such sale.
  - (iii) The VENDEE 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 VENDEE 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 VENDEE understands that the code of conduct as may be specified by the Maintenance Agency is always subject to change by the Maintenance Agency.
12. The VENDEE confirm that the Maintenance Agency has the right of



unrestricted usage of all open areas and facilities for providing necessary maintenance services. The VENDEE 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 VENDEE 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 VENDEE 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 VENDEE 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 VENDEE confirms to abide by the same.
14. The VENDEE 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 VENDEE 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 VENDEE 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 VENDEE fully concurs and confirms that the VENDEE shall have no objection to such arrangement for generating and / or supply of power and the VENDEE 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 VENDEE 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





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 VENDEE 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 VENDEE and the VENDEE shall have no objection to the same. The VENDEE shall be obliged to pay the consumption charges. The VENDEE 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 VENDEE 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 VENDEE 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 VENDEE shall also give unconditional consent to such an





arrangement including it being a source of water supply to the said 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 VENDEE 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 VENDEE shall have no ownership right, title or interest in the equipment so installed by the Vendor or its agents. The VENDEE agrees and acknowledges that the equipment may during its operation cause inconvenience to the VENDEE and the VENDEE shall not raise any objection to the same. The VENDEE further agrees that the VENDEE 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 VENDEE'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 VENDEE agrees that the VENDEE 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.

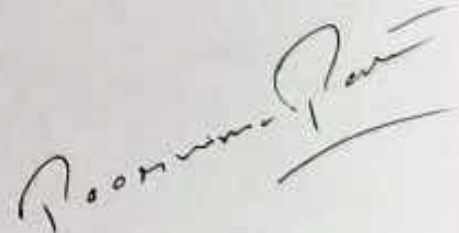
20. The VENDEE confirms that the infrastructure for distribution of electricity supply (up to feeder pillar) in conformity with UP Electricity Supply Code, shall be provided by the Vendor. The sub-station equipment's, including feeder pillar have been installed / planned to be installed at suitable/convenient locations in the Said Project and the point of commencement for distribution to the VENDEE shall be the feeder pillars. The VENDEE 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 the same shall be treated as unpaid portion of the sale price payable by the VENDEE 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 VENDEE. Further, in case of bulk supply the VENDEE agrees to abide by all the terms and conditions of sanction of bulk supply including but not limited to waiver of the VENDEE's right to apply for individual/direct electrical supply connection.

21. The VENDEE 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 VENDEE 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 VENDEE shall indemnify the Vendors against any penal action, damages or loss due to misuse by the VENDEE. The VENDEE 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 VENDEE 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 VENDEE towards any City & Rural development charges or other similar charges, taxes, demands, assessments etc. as mentioned hereinabove. The VENDEE 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 VENDEE acknowledges that the VENDEE shall have no right to raise any objection to the Vendors making any alterations, additions, improvements or repairs whether structural or non-structural,



Prasanna Prasad



ordinary or extra ordinary in relation to any unsold plots within the said Project and the VENDEE agrees not to raise any objections or make any claims on this account.

25. The VENDEE confirms that wherever the VENDEE 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 VENDEE 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 VENDEE. 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 VENDEE exclusively and the Vendors accept no responsibility in this regard.
27. The VENDEE 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 VENDEE 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 VENDEE 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 VENDEE assures the Vendors that the VENDEE shall take sufficient steps to ensure the performance in this regard.



*Poojima Parth*



30. The VENDEE confirms and acknowledges that the VENDEE shall be solely responsible and liable for violations, if any, of the provisions of the law of the land and applicable rule, regulation or direction by the competent authority; and that the VENDEE 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 MGF 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. 20500/- per sq. mtrs.** (according praroop 4, page no. 14, Serial no. 1 and colum no. 1) so the value of said Plot measuring **162 sq mtr.** comes to **Rs. 33,21,000/-**. The Sale consideration is **Rs. 33,90,625/-** which is **higher** than the valuation so the total stamp duty of **Rs. 2,27,500/-**.

Since the purchaser is lady and she is entitled to get the benefit in the stamp duty as per The Government Notification No. S.V.K.N.5-2756/11-2008-500(165)2007 dated 30.06.2008. The said document is being executed and registered in favour of a Lady hence 6% stamp duty is payable up to Rs.10,00000/- & on the balance amount of the valuation 7% stamp duty is being paid. Since the sale consideration of the said property is lower than the valuation of the property as such the stamp duty is being paid on the Valuation.

The stamp duty calculation is as under.

Sale consideration Amount **Rs. 33,90,625/-**

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

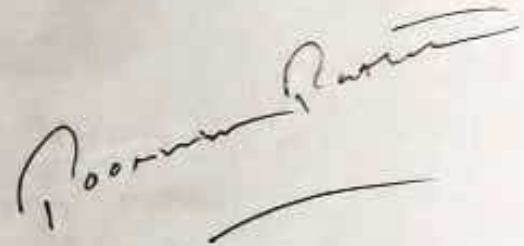
7% stamp duty on balance Amount of the **Rs. 23,90,625/-** comes to **Rs. 1,67,344/-** as such the total stamp duty on the said property comes to **Rs. 1,67,344/- + Rs. 60,000/-=Rs. 2,27,344/-**. Thus The total stamp duty of **Rs. 2,27,500/-** has been paid on sale consideration through e-stamp bearing Certificate No. **IN-UP06767496655179R Dated 18-OCT-19.**



**DETAIL OF PROPERTY**

Freehold Plot No. **GGP-C-C01/44**, Sector- **C**, dimension (**9mtr. x 18mtr.**) measuring area **162** Sq. Mt situated at 'Gomti Greens' an Integrated Township Developed by Emaar MGF Land Ltd. in village Sarsawa, Ardaunamau and Ahmamau, Lucknow (U.P.), as per map / site plan annexed herewith. Which is bounded as under: -

NORTH - Plot No.C01/43  
SOUTH - Plot No.C01/45  
EAST - Plot No.C05/03  
WEST - 12 Mtr. wide road





IN WITNESS WHEREOF the Vendors acting through its authorized representative Mr. Chandan Srivastava Son of Mr. Ashok Srivastava authorised to execute conveyance deeds, etc., and Mr. Abhishek S/o Mr. Dinesh Kumar is authorized to present for registration the Sale deed vide Resolution dated 14.05.2019 of the Land Owners and the VENDEES 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 Signatory

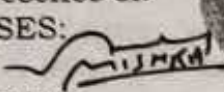
VENDORS (PAN - AABCE4308B)

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED VENDEE

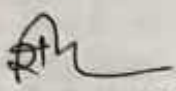
Mrs. Poornima Pathak (PAN BGEPP4898N)

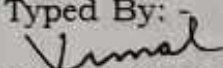



In the presence of:  
WITNESSES:

1. Signature   
Name ATUL MISHRA  
Address Adva.  
CIVIL COURT  
LKO



2. Signature   
Name GYANENDRA K. DWIVEDI S/O  
Address Kamlesh Dwivedi  
vill - Shuklan Aulwa, Post - Itusa  
Dist. Barabanki

Typed By:   
(Vimal Singh)  
Civil Court, Lucknow

Drafted By: -  
  
(Atul Mishra)  
Advocate  
Civil Court, Lucknow

**SCHEDULE -1**

<b>Details of Land-Owning Companies and Individual Land Owners</b>		
<b>Sl. No.</b>	<b>Name of Company</b>	<b>Registered Office</b>
<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





<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 MGF Land Ltd.	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.

*Poonam*

*[Handwritten mark]*

**SCHEDULE 2**

**SCHEDULE OF PROPERTY**

All that piece and parcel of Freehold Plot No. **GGP-C-C01/44**, Sector-**C**, dimension (**9mtr. x 18mtr.**) measuring area **162 Sq. Mt** situated at 'Gomti Greens' a Integrated Township Developed by Emaar MGF Land Ltd. in village Sarsawa, , Ardaunamau and Ahmamau, Lucknow (U.P.), as per map/ site plan annexed herewith. Which is bounded as under: -

NORTH - Plot No.C01/43  
SOUTH - Plot No.C01/45  
EAST - Plot No.C05/03  
WEST - 12 Mtr. wide road

*[Handwritten signature]*

*Poornima Patil*  
←



MAP OF PLOT NO: - C01/44

(SECTOR-C)

SCHEME :-

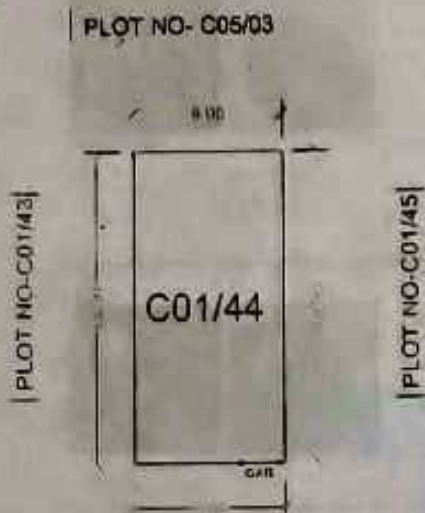
GOMTI GREENS, LUCKNOW

AN INTEGRATED TOWNSHIP DEVELOPED BY EMAAR MGF LAND LTD  
LUCKNOW

AREA :- 162.00 Sqm

DIMENSIONS OF PLOT NO- C01/44 (9.00M X 18.00M)

N



BOUNDARIES

NORTH	PLOT NO-C01/43
SOUTH	PLOT NO-C01/45
EAST	PLOT NO- C05/03
WEST	ROAD- 12 MT. WIDE

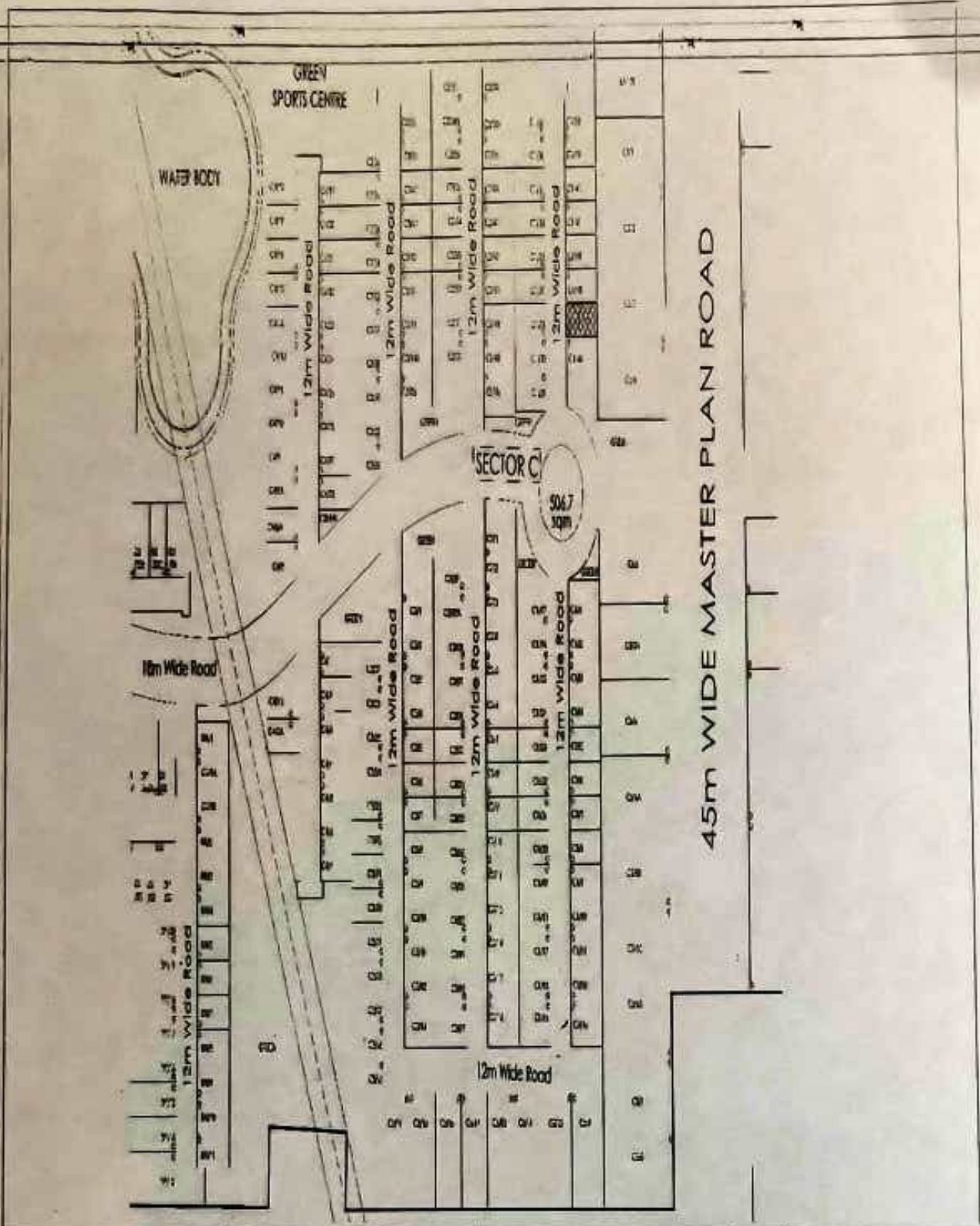
ROAD 12 MT. WIDE

SIGNATURE DRAUGHTSMAN

*B. N. Vettia*  
Architect / Engineer  
213/51/2, A- Sector 14, Gurgaon  
Haryana - India

AUTHORIZED SIGNATORY  
VENDOR

*Poojima Parth*  
SIGNATURE VENDEE



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

**PLOT NO- CD/44**  
**SITE PLAN SECTOR-C**

*[Handwritten Signature]*

**AUTHORIZED SIGNATORY**  
**VENDEE**

*[Handwritten Signature]*

**SIGNATURE VENDEE**







**PLOT HANDOVER LETTER**

Date: 28/02/2020

On this 28th day of 02, 2020 at 17:50 a.m/p.m, satisfactory, vacant and peaceful physical possession of Unit ref no GGP-C-C01/44 admeasuring 193.75 SYD ( 162 sq.mtr) situated at Gombi Greens has been handed over to

**Mrs. Poornima Pathak** D/O Diwakar Prasad Pathak  
2/11 Virat Khand Gombi Nagar,  
Lucknow, 226010  
Uttar Pradesh,  
INDIA

The Allottee, hereby, certifies that he / she has taken over the peaceful and vacant physical possession of the aforesaid Unit after fully satisfying himself / herself with regard to its measurements, location, dimension and development etc. and hereafter the Allottee has no claim of any nature whatsoever against the Company with regard to the size, dimension, area, location and legal status of the aforesaid plot.

Upon acceptance of possession, the liabilities and obligations of the Company as enumerated in the allotment letter / Agreement executed in favour of the Allottee stand satisfied.

Signature \_\_\_\_\_

*Poornima Pathak*

Mrs. Poornima Pathak,  
(Original Allottee / Authorised Representative)

Date: 28/02/2020

Place: Lucknow

**Possession Handed Over By**  
**Property Management Team**

*SB*

**Authorised Signatory**

**Possession letter Issued By**

**Emaar MGF Land Ltd.**

*[Signature]*

**Authorised Signatory**

**E&OE**

Emaar MGF Land Limited

Emaar Business Park, MG Road, Sikandarpur, 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

प्रेषक,

पूर्णमा पाठक  
अपर जिला जज (FTC-2)  
एटा ।

सेवा में,

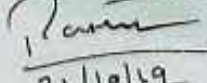
माननीय महानिबन्धक  
माननीय उच्च न्यायालय,  
इलाहाबाद ।

द्वारा: माननीय जनपद न्यायाधीश,  
एटा ।

विषय:- माननीय उच्च न्यायालय के परिपत्र संख्या 25/Admn.(A) dated 13 July, 1998 के अनुपालन में M/sEmaar MGF Land Ltd. (अन्तर्राष्ट्रीय ख्याति प्राप्त रियल इस्टेट पंजीकृत कम्पनी) से प्लॉट संख्या - GGP-C-C01/44 स्थित Gomti Greens Lucknow, को कय किये जाने हेतु **Allotment Letter** दिनांकित 23.08.2019 के सम्बन्ध में सूचना एवं पंजीकृत विक्रय विलेख (Sale Deed) निष्पादित कराये जाने हेतु अनुमति प्रदान किये जाने के संबंध में।

महोदय,

- 1- ससम्मान निवेदन है कि मैं जनपद न्यायालय एटा, में वर्तमान में उपरोक्त पद पर कार्यरत हूँ। मेरे द्वारा भू-स्वामी M/sEmaar MGF Land Ltd. (अन्तर्राष्ट्रीय ख्याति प्राप्त रियल इस्टेट पंजीकृत कम्पनी) से प्लॉट संख्या - GGP-C-C01/44 स्थित Gomti Greens Sector-7 Gomti Nagar Extension, Amar Shaheed Path Lucknow, का आवंटन पत्र दिनांक 23.08.2019 (Allotment Letter/ Confirmation Letter ) सं०-TL/GG/715343/20190823132106029 प्राप्त किया गया है (प्रति संलग्न) ।
- 2- यह कि उपरोक्त M/sEmaar MGF Land Ltd. (अन्तर्राष्ट्रीय ख्याति प्राप्त रियल इस्टेट पंजीकृत कम्पनी) कम्पनी अधिनियम के अन्तर्गत पंजीकृत है और उपरोक्त भूखण्ड की स्वामी है।
- 3- यह कि उपरोक्त प्लॉट को मुझे आवंटित करने से पूर्व भू-स्वामी कम्पनी द्वारा सर्वप्रथम श्री अनुराग जैन, एवं सह स्वामी श्री अरविन्द जैन तथा श्री सन्त कुमार जैन, 14 गोविन्द नगर, सिधौली सीतापुर को आवंटन पत्र दिनांकित 07.05.2012 के द्वारा (Provisional Allotment Letter) सं०-GGP/715343-PR-010/2012050719 2807238 के द्वारा मु० 34,25,500/- रुपये में वर्ष अप्रैल 2012 में आवंटित किया गया था (प्रति संलग्न)। उपरोक्त तयशुदा धनराशि में से पूर्व अलाटी द्वारा मु० 25,42,971/- रुपये की धनराशि का भुगतान किया गया था तथा अवशेष धनराशि उपरोक्त प्लॉट का कब्जा प्राप्त करने एवं विक्रय पत्र निष्पादित किये जाने के समय दिया जाना तय किया गया था। परन्तु अलाटी ने सम्पूर्ण धनराशि का भुगतान न करके अपना अलाटी अधिकार Smartian Infratech And Consultants Pvt Ltd. के पक्ष में लाम्बारा सहित हस्तान्तरित करने की सहमति भू-स्वामी कम्पनी को प्रदान किया।
- 4- यह कि भू-स्वामी कम्पनी द्वारा पुनः उक्त प्लॉट को Smartian Infratech And Consultants Pvt Ltd, FLAT NO. 301, MONARCH APARTMENTS, NEW HYDERABAD COLONY LUCKNOW, को आवंटन पत्र दिनांक 11.09.2014

Room no.   
31/10/19



(Allotment Letter/Confirmation Letter)सं- TL/GG/715343/20140911164759 द्वारा अलाटी अधिकार दिया गया था। उक्त अलाटी के द्वारा भी भू-स्वामी कम्पनी को सम्पूर्ण धनराशि का भुगतान नहीं किया गया बल्कि उपरोक्त प्लॉट के आवंटन अधिकारों को अन्य व्यक्ति को अन्तरण हेतु भू-स्वामी कम्पनी को अपनी इच्छा प्रकट की। इस प्रकार Smartian Infratech And Consultants Pvt Ltd. उपरोक्त प्लॉट के मात्र अलॉटी थे तथा भू-स्वामी कम्पनी द्वारा उपरोक्त पूर्व अलॉटी के पक्ष में ना तो अभी तक प्लॉट को विक्रय किया गया था और ना ही उक्त प्लॉट का कब्जा प्रदत्त किया गया था। इस प्रकार उपरोक्त प्लॉट की स्वामी व कब्जाधारी भू-स्वामी कम्पनी ही थी। (प्रति संलग्न)

- 5- यह कि पूर्व अलॉटी Smartian Infratech And Consultants Pvt Ltd. द्वारा निर्धारित समय सीमा एवं शर्तों के अनुसार भू-स्वामी कम्पनी को अवशेष धनराशि अदा नहीं की गयी और ना ही विक्रय विलेख निष्पादित कराने में कोई रुचि प्रकट की गयी, वरन उपरोक्त प्लॉट के आवंटन अधिकारों को अन्य व्यक्ति को अन्तरण हेतु भू-स्वामी कम्पनी को अपनी इच्छा प्रकट की गयी।
- 6- इस बात से संतुष्ट होते हुए कि पूर्व अलॉटी Smartian Infratech And Consultants Pvt Ltd. एवं भू-स्वामी कम्पनी का हमारे न्यायालय में कोई वाद-विवाद लम्बित नहीं है, ना ही उनका कोई वाद हमारे द्वारा निर्णीत किया गया है और ना ही हमारा उपरोक्त पक्षकारों के साथ अथवा विरुद्ध किसी भी स्तर पर कोई प्रत्यक्ष अथवा अप्रत्यक्ष हित निहित एवं सम्बद्ध है। अतः उपरोक्त परिस्थितियों में मेरे द्वारा उपरोक्त प्लॉट के संव्यवहार हेतु भू-स्वामी कम्पनी एवं पूर्व अलाटी Smartian Infratech And Consultants Pvt Ltd. से वार्ता प्रारम्भ की गयी।
- 7- यह कि भू-स्वामी कम्पनी, पूर्व आवंटनी एवं हमारे मध्य मौखिक वार्ता के अग्रसरण में पूर्व अलॉटी द्वारा उपरोक्त प्लॉट क्षेत्रफल- 193.75 sq.yd के आवंटन अधिकार, मेरे पक्ष में मु० 26,887/- प्रति sq.yd की दर से अर्थात्  $193.75 \times 26,887 = \text{मु० } 52,09,356/-$  रुपये में अन्तरित किये जाने हेतु सहमति हुई। उक्त प्लॉट का वर्तमान सर्किल मूल्य मु० 20,500/- रुपये प्रति वर्गमीटर है (प्रति संलग्न)। चूँकि पूर्व अलॉटी Smartian Infratech And Consultants Pvt Ltd. द्वारा मु० 8,47,657/- रुपये कब्जा प्राप्त करने एवं विक्रय पत्र पंजीकृत / निष्पादित करने के समय भू-स्वामी कम्पनी को अदा किया जाना था, जो अभी शेष था। अतः उपरोक्त धनराशि भी कुल मु० 52,09,356/- रुपये में शामिल करते हुए मु० 8,47,657/- रुपये एवं अन्य शुल्क मेरे द्वारा कम्पनी को सीधे कब्जा (Possession Offer) के समय अदा किये जाने पर पक्षकारों में सहमति बनी। उल्लेखनीय है कि पूर्व अलॉटी Smartian Infratech And Consultants Pvt. Ltd. द्वारा प्राधिकृत डायरेक्टर श्री विपुल कुमार द्वारा लाभांश लेते हुए उपरोक्त प्लॉट के अलॉटी अधिकार, हमारे पक्ष में अन्तरित किये गये हैं।
- 8- यह कि मेरे तथा पूर्व अलाटी Smartian Infratech And Consultants Pvt Ltd. के मध्य दिनांक 17.07.2019 को उपरोक्त प्लॉट सम्बन्ध में एक अनुबन्ध पत्र निष्पादित हुआ (प्रति संलग्न)। जिसके अन्तर्गत मेरे द्वारा अपने वेतन बचत खाता संख्या 30752271007, स्टेट बैंक आफ इंडिया शाखा गोमती नगर, लखनऊ से अकाउन्ट पेयी चैक सं०-291796 दिनांकित 17.07.2019 से मु० 10,00,000 /- रुपये की अग्रिम धनराशि पूर्व अलॉटी Smartian Infratech And Consultants Pvt Ltd. को अदा की गयी (पासबुक एवं चैक की प्रति संलग्न)।
- 9- यह कि अवशेष भुगतान हेतु हमारे द्वारा आई०सी०आई०सी०आई० बैंक से मु० 43,56,372 / रुपये का आवासीय ऋण स्वीकृत कराया गया तथा उपरोक्त धनराशि मे से आई०सी०आई०सी०आई० बैंक द्वारा पूर्व अलॉटी Smartian Infratech And Consultants Pvt. Ltd. को उसके खाता संख्या-00782560009283, HDFC Bank

Poochamma Ramu  
31/10/19



में मु0 33,19,543/- रुपये का चैक संख्या 444477 द्वारा दिनांक 31.07.2019 को भुगतान किया गया ( प्रति संलग्न) । पूर्व अलॉटी से तयसुदा धनराशि में से अवशेष धनराशि जो पूर्व अलॉटी को भू-स्वामी कम्पनी को देय थी वह धनराशि आई0सी0आई0सी0आई0 बैंक द्वारा भू-स्वामी कम्पनी को उसके खाता संख्या 010566200000060 YES Bank में मु0 8,47,657/- रुपये का चैक संख्या 444478 द्वारा दिनांक 31.07.2019 को सीधे भुगतान किया गया ( प्रति संलग्न) । पूर्व अलॉटी को तयसुदा धनराशि में से अवशेष धनराशि मु0 42,156/-रुपये का भुगतान मेरे द्वारा सेन्द्रल बैंक ऑफ इण्डिया, शाखा गोमती नगर, लखनऊ, बचत खाता संख्या-1786017467 से चैक संख्या-039147 दिनांकित 31.07.2019 से किया गया (प्रति संलग्न) ।

10- यह कि पूर्व अलाटी को सम्पूर्ण भुगतान के उपरान्त (पासबुक एवं चैक की छायाप्रति संलग्न) भू- स्वामी कम्पनी द्वारा समस्त तथ्यों से सन्तुष्ट होने के उपरान्त पूर्व अलाटी का अलाटमेन्ट अधिकार निरस्त करते हुए ट्रान्सफर फीस प्राप्त करने के उपरान्त हमारे पक्ष में नवीन आवंटन प्रपत्र संख्या (Allotment Letter/ Confirmation Letter ) TL/GG/715343/20190823132106029 दिनांक 23.08. 2019 निर्गत किया गया। चूंकि बिक्रेता कम्पनी द्वारा पूर्व अलाटी को पजेशन आफर कर दिया गया था इसलिए बिक्रेता कम्पनी के नियमों एवं शर्तों के अधीन बिक्रेता कम्पनी को सभी शुल्कों का भुगतान मेरे द्वारा किया गया। बिक्रेता कम्पनी को **ट्रान्सफर फीस** मु0 57,160/- रुपये का भुगतान मेरे द्वारा सेंद्रल बैंक आफ इंडिया के बचत खाता संख्या -1786017467 से चैक संख्या- 039144 दिनांकित 30.07.2019 से किया गया (प्रति संलग्न), तथा कम्पनी को IFMS Charges मु0 34,875/- रुपये का भुगतान मेरे द्वारा सेंद्रल बैंक आफ इंडिया के बचत खाता संख्या -1786017467 से चैक संख्या- 039145 दिनांकित 30.07.2019 से किया गया (प्रति संलग्न)। इसके अतिरिक्त भू-स्वामी कम्पनी को Possession Charges मु0 1,16,050/- रुपये का भुगतान मेरे द्वारा सेंद्रल बैंक आफ इंडिया के बचत खाता संख्या -1786017467 से चैक संख्या- 039146 दिनांकित 30.07.2019 से किया गया (प्रति संलग्न)। भू-स्वामी कम्पनी को विकाश शुल्क मु0 36,504/- रुपये का भुगतान मेरे द्वारा वेतन बचत स्टेट बैंक आफ इंडिया के खाता संख्या -30752271007 से RTGS द्वारा दिनांक 31.07.2019 से किया गया (पासबुक की प्रति संलग्न)। कम्पनी के नियम के अनुसार विक्रय पत्र के पंजीकरण में लगाने वाले स्टाम्प के मूल्य रुपये मु0 278062/- का बैंक ड्राफ्ट संख्या-135303 दिनांकित 01.08.2019 अपने सेंद्रल बैंक आफ इंडिया के बचत खाता संख्या -1786017467 से बनवा कर STOCK HOLDING CORPORATION OF INDIA के पक्ष में भू- स्वामी कम्पनी में जमा किया गया (प्रति संलग्न) ।

11- इस प्रकार हमारे पक्ष में उपरोक्त भू- स्वामी कम्पनी द्वारा प्लॉट संख्या - GGP-C-C01/44 स्थित Gomti Greens Sector-7 Gomti Nagar Extention, Amar Shaheed Path Lucknow, का आवंटन अधिकार दिया गया है। उक्त प्लॉट का कब्जा आफर किया गया है किन्तु विक्रय पत्र अभी निष्पादित नहीं किया है। विकास कार्य के पूर्ण होने के उपरान्त पंजीकृत विक्रय विलेख (Registered Sale Deed) निष्पादित किया जाना है।

12- इस प्रकार उपरोक्त संव्यवहार से कम्पनी से आवंटन अधिकार प्राप्त करने एवम पजेशन आफर किये जाने के उपरान्त कम्पनी द्वारा बताई गयी अवधि में पक्षों के मध्य पंजीकृत विक्रय विलेख (Sale Deed) निष्पादित की जानी है। अतः माननीय महोदय से अनुरोध है कि भू-स्वामी M/sEmaar MGF Land Ltd. (अन्तर्राष्ट्रीय ख्याति प्राप्त रियल इस्टेट पंजीकृत कम्पनी) से प्लॉट संख्या - GP-C-C01/44 स्थित Gomti Greens Lucknow, से उपरोक्त प्लॉट का विक्रय पत्र (Sale

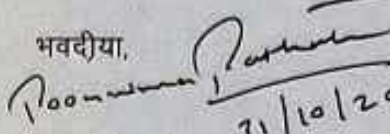
*Poonima Pathak*  
31/10/19



Deed) हमारे पक्ष में निष्पादित कराने की पूर्व अनुमति माननीय उच्च न्यायालय से दिलाये जाने हेतु प्रार्थना पत्र को माननीय उच्च न्यायालय के समक्ष रखने का कृपा करें।

आभार सहित।

दिनांक 31.10.2019

भवदीया,  
  
 31/10/2019

(पूर्णिमा पाठक)

अपर जिला जज (एफ.टी.सी.-2)

एटा।

आई.डी.सं०-1570

संलग्नक:

- 1- निर्धारित प्रारूप पर विवरण।
- 2- Allotment/Nomination/Confirmation/letter issued by Company dated 23-08-2019 की छाया प्रति।
- 3- ICICI बैंक द्वारा स्वीकृत आवासीय ऋण के मद में निर्गत चैक की छाया प्रतियां।
- 4- आवासीय ऋण अनुबन्ध दिनांकित 29.07.2019 की प्रति
- 5- अनुबन्ध पत्र दिनांकित 17.07.2019 की प्रति।
- 6- पूर्व अलॉटी को दिये गये चैक संख्या - 291796 से मु० 10,00,000/- रुपये की अग्रिम धनराशि की छाया प्रति।
- 7- पूर्व अलॉटी को दिये गये चैक संख्या - 039147 से मु० 42,156/- रुपये की अवशेष धनराशि की छाया प्रति।
- 8- 17.07.2019 से अद्यतन भुगतान तक हमारे वेतन बचत खाता पासबुक की छाया प्रति।
- 9- अन्तरण फीस के मद में मु० 57,160/- रुपये के भुगतान की चैक संख्या- 039144 दिनांकित 30.07.2019 की छाया प्रति।
- 10- IFMS Charges मु० 34,875./- रुपये के भुगतान की चैक संख्या- 039145 दिनांकित 30.07.2019 की छाया प्रति।
- 11- Possession Charges मु० 1,16,050/- रुपये के भुगतान की चैक संख्या- 039146 दिनांकित 30.07.2019 की छाया प्रति।
- 12- विकास शुल्क के मद में मु० 36,504/- रुपये के भुगतान की आर.टी.जी.एस. दिनांक 30.07.2019 की पासबुक की छाया प्रति।
- 13- पंजीकरण में लगने वाले स्टाम्प के मूल्य रुपये मु० 2,78,062/- का बैंक ड्राफ्ट संख्या-135303 दिनांकित 01.08.2019 की छाया प्रति।
- 14- कम्पनी द्वारा निर्गत प्रथम पूर्व अलॉटी के खाता विवरण की छाया प्रतिलिपि।
- 15- कम्पनी द्वारा निर्गत द्वितीय पूर्व अलॉटी के खाता विवरण की छाया प्रतिलिपि।
- 16- कम्पनी द्वारा निर्गत हमारे खाता विवरण की छाया प्रति।
- 17- उक्त प्लॉट के वर्तमान सर्किल मूल्य सम्बन्धी अधिसूचना की छाया प्रति।

**Permission regarding purchase of Immovable Property by Smt. Poornima Pathak A D J (FTC-2) ETAH in pursuance of C.L.No.25/Admn.(A) dated 13 July, 1998**

1	2	3	4	5	6	7	8	9	10	11
Date of joining in Judicial Service	Present Gross & Take home salary	Details of purchase of Property made with complete details, date of purchase amount spent etc.	Any advance or loan taken from High Court, if any, details.	Loan taken from bank Details of amount, Mode of repayment, Period deductions, Number of installments, Amounts of installments	Details of property (Area of plot, Locality, City/ District, if building or flat then its size.)	Name & full address of dealer/seller	Whether the dealer is regular and reputed one.	Whether the seller is related in any way & Whether any case against the seller is pending in Or Decided	Details of source amount with papers in support thereof	Remarks
21.04.2009	Gross Salary- 1,61,002/- Take Home Salary- 1,27,602/- (Take home salary = Gross salary - deductions)	No Immovable Property purchased after joining the service	No advance or loan taken from High Court	<p><b>Details of amount,</b> Home Loan of Rs. 43,56,372/- for purchase &amp; construction from ICICI Bank Lucknow @ Interest rate- 9.15% annually vide Loan A/C No.LBLUC00005111846 ICICI Bank has released Rs. 33,19,543/- Cheque No. 444477 Dated 31.07.2019 and RS.8,47,657/- Cheque No. 444478 Dated 31.07.2019</p> <p><b>Mode of Repayment-</b> Installments from salary Period deductions- 20 years No of Installments- 240 Amount of Installments- 20,617/- No case of Bank is pending before me (Copies enclosed)</p>	<p><b>Area of Plot-</b> 193.75 Sq yard <b>Locality-</b> Gomti Greens, Sect. 7 Gomti Nagar Ext. Amar Shahed Path, City District- Lucknow <b>Building or Flat-</b> Plot No. GGP-C- C01/44 vide Allotment Letter No. TL/GG/715343/201908 23.08.2019 <b>Circle Rate-</b> 20,500/- (Copies enclosed)</p>	<p><b>Name of seller-</b> M/s Emmar MGF Land Ltd. Full Address- M/s Emmar MGF Land Ltd. 306-308, Square One, C-2, District Center, Saket, New Delhi-110017 <b>Previous Allottee-</b> 1- Mr. Anurag Jain, Coowners - Arvind Jain, S/o Sant Kumar Jain and Sant Kumar Jain S/o late Mool Lal Jain, 14 Govind nagar, Sidhouthi, Sitapur UP 2- Smartian Infratech And Consultants Pvt Ltd. Flat No. 301, Monarch Apartments, New Hyderabad Colony, Lucknow, UP Transferred allotment rights in my favour vide agreement dated 17.07.2019</p>	International reputed Real Estate Company. Registered under Companies Act.	-Not related in any way, -No case pending, - No case decided of seller or previous Allottee.	<p><b>Sources:-</b> 1- Salary, 2- Bank loan. (a) Seller/owner Company previously allotted the plot to Sri Mr. Anurag Jain, Coowners - Arvind Jain, S/o Sant Kumar Jain and Sant Kumar Jain S/o late Mool Lal Jain, 14 Govind nagar, Sidhouthi, Sitapur UP. on 07.05.2012 for Rs.34,25,500/- out of which Rs. 25,42,971/- was paid by them to Company. (b) Above named allottee transferred the allotment rights in the favour of Smartian Infratech And Consultants Pvt Ltd. Flat No. 301, Monarch Apartments, New Hyderabad Colony, Lucknow, UP. (c) Above second allottee transferred allotments rights in my favour vide agreement dated 17.07.2019. -@26,887/- per sq.yd. = Rs. 52,09,356/- -i.e. Rs. 26,887 x 193.75 sq.yd. = <b>Payment due in two parts:-</b> Total payment due- 52,09,356/- (Rs.43,61,699/- to previous allottee &amp;- Rs.8,47,657/- directly to company at the time of possession offer) <b>Payment made-</b> A. To previous allottee- (a)-Rs. 10,00,000/-vide cheque No. 291796 salary A/C No. 30752271007 from SBI Branch Gomtinagar Lucknow.</p>	

Poornima Pathak  
31/10/2019



(b)-Rs. 33,19,543/- vide ICICI Bank Home Loan Cheque No. 444477 dated 31.07.2019  
 (c)- Rs.42,156/- vide cheque No. 039147 saving A/C 1786017467 Central Bank of India Gomtinagar Lucknow. Totaie amount = 43,61,699/-  
 -No payment of above previous allottee left.  
 (B)- To the Company-  
 (a) Rest amount Rs. 8,47,657/- vide ICICI Bank Home Loan Cheque No. 444478 dated 31.07.2019.  
 (b) Other charges to seller company-  
 1. Development charges Rs. 36,504.72/- through RTGS dated 31.07.2019 From Salary A/C 30752271007 SBI Gomti Nagar Lucknow  
 2. Transfer Charges Rs 57,160/- vide Cheque No. 039144 Dated 30.07.2019 Saving A/C 1786017467 Central Bank of India Gomtinagar Lucknow.  
 3. JFMS Charges RS 34,875/- vide Cheque No. 039145 Dated 30.07.2019 Saving A/C 1786017467 Central Bank of India Gomtinagar Lucknow.  
 4. Possession charges Rs. 1,16,050/- vide Cheque No. 039146 Dated 30.07.2019 Saving A/C 1786017467 Central Bank of India Gomtinagar Lucknow.  
 5. For E Stamp Rs. 2,78862/- vide DD No. 135303 Dated 01.08.2019 Saving A/C 1786017467 Central Bank of India Gomtinagar Lucknow.  
 (C)- Owner Company /Seller allotted New Allotment letter -No.TL/GG/715343/20190823/132106029 dated 23.08.2019.  
 (D)- All relevant documents and details are attached hereby.

*Poonima Pathak*  
 31/10/2019  
 (Smt. Poonima Pathak)  
 ADJ(FTC-2), ETAH  
 I.D. 1570

Place: Etah  
 Date: 31.10.2019



Nomination Letter

Ref No.-TL/GG/715343/20190823132106029

Date :- 23-AUG-19

Mrs. Poornima Pathak

2/11 Virat Khand, Gomti Nagar,  
Lucknow, 226010  
Uttar Pradesh,  
INDIA

Phone No - 91 9451386654

Subject - Nomination Confirmation for GGP-C-C01/44 at Gomti Nagar Extension, Sector - 7, Amar shaheed Path, Lucknow, Uttar Pradesh.

Dear Mrs. Poornima Pathak,

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

In pursuance of the documents submitted by the previous owner SMARTIAN INFRATECH AND CONSULTANTS PVT LTD and yourselves, we confirm having completed the nomination formalities on 23-AUG-19 for the captioned unit.

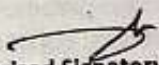
Accordingly now the captioned property stands in the name of Mrs. Poornima Pathak . We confirm having received a total sum of Rs.3541553 /- towards the captioned property.

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](mailto: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

*Sdg att  
Poornima Pathak  
21/10/19*





**Nomination Letter**

Ref No.-TL/GG/715343/20140911164759752

Date :- 11-SEP-14

Smartian Infratech And Consultants Pvt Ltd  
FLAT NO. 301, MONARCH APARTMENTS, NEW HYDERABAD COLONY,

LUCKNOW UP  
226007  
Phone no - 9918592118

Subject - Nomination Confirmation for GGP-C-C01/44 at Gomti Greens, Gomti Nagar Extension, Sector - 7, Amar shaheed Path, Lucknow.

Dear Smartian Infratech And Consultants Pvt Ltd

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

In pursuance of the documents submitted by the previous owner Mr. Anurag Jain, Co-owner Sant Kumar Jain, Co-owner Arvind Jain, and yourselves, we confirm having completed the nomination formalities on 10-SEP-14 for the captioned unit.

Accordingly now the captioned property stands in the name of Smartian Infratech And Consultants Pvt Ltd. We confirm having received a total sum of Rs. 2542971/- towards the captioned property.

Your next installment for Rs. 339063/- shall be due and payable on On laying of WBM road Slab.A separate demand letter shall be sent to you 15 -20 days prior to due date.

Enclosed in the , 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@emaarmgf.com](mailto:feedback@emaarmgf.com) or call us at 1-800-103-3643\*.

*Madhvi*  
warm regards,  
Team Customer Services

*Self attested  
Roosmina Pathak  
31/10/14*

\*Domestic customers Call (tollfree): 1-800-103-3643 ; International customers call (not tollfree) +91 124 4416306 (standard ISD rates apply). Business timing (IST) for is between 1000 Hrs to 2000 Hrs from Monday to Friday and 1000 Hrs to 1700 Hrs on weekends/National holidays.

You may visit any of our office(s) and meet with our Customer Service team between 1030 Hrs to 1700 Hrs on weekdays and between 1030 Hrs to 1500 Hrs on weekends.

Emaar MGF Land Limited  
Emaar MGF Business Park, M G Road, Sikanderpur Chowk, Sector 28, Gurgaon 122 002, Haryana  
Domestic Customer Call (toll free): 1800 103 3643 International Customers Call (+91 124) 4416 306\* Email: [feedback@emaarmgf.com](mailto:feedback@emaarmgf.com)

Registered Office: ECE House, 28 Kasturba Gandhi Marg, New Delhi 110 001  
Tel: (+91 11) 4152 1155, 4152 4618 Fax: (+91 11) 4152 4619 CIN: U45201DL2005PLC133161  
Email: [feedback@emaarmgf.com](mailto:feedback@emaarmgf.com) [www.emaarmgf.com](http://www.emaarmgf.com)



# GOMTI GREENS

Ref. No.: GGP/715343-PR-010/20120507192807238

Date: 07-MAY-12

Mr. Anurag Jain  
14 Govind Nagar  
Sidhauri  
Sitapur 261303 U.P.  
India  
Phone: 91 9935860006

Mr. Anurag Jain resident of 14 Govind Nagar Sidhauri Sitapur 261303 U.P. India  
Coowner(s):  
Arvind Jain, S/O Sant Kumar Jain, 14 Govind Nagar Sidhauri, Sitapur 261303 U. P., India  
Sant Kumar Jain, S/O Late Moti Lal Jain, 14 Govind Nagar Sidhauri, Sitapur 261303 U. P., India

(hereinafter singly/jointly, as the case may be, referred to as 'the Allottee' which expression shall, unless repugnant to the context or meaning thereof, be deemed to include his/her/their respective heirs, executors, administrators, legal representatives, successors and assigns)

Subject: Provisional Allotment of Residential Plot No. GGP-C-C01/44, in the Integrated Township known as "Gomti Greens", Gomti Nagar Extension, Sector - 7, Amar Shaheed Path, Lucknow, U.P.

Dear Mr. Anurag Jain,

Thank you for showing interest in investing with Emaar MGF.

This is with reference to your Application No. 32766 dated 12-MAR-12 for registration & allotment of residential plot in "Gomti Greens", Gomti Nagar Extension, Sector - 7, Amar Shaheed Path, Lucknow, in the residential housing scheme of Emaar MGF Land Limited (hereinafter referred to as "Company") and amount of Rs.500000/- (Rupees Five Lakh Only) deposited along with the said application against which a receipt dated: 12-MAR-12, was issued towards booking amount mentioning the Unit no. GGP-C-C01/44 in the said Gomti Greens Project.

We are pleased to inform you that after considering your application, the Company has provisionally allotted a residential plot being no. GGP-C-C01/44 admeasuring 162 sq. mtrs. (equivalent to 193.75 SYD.), subject to Terms & Conditions attached herewith. The details of the plot provisionally allotted are fully described at the end of the said "Terms & Conditions"

For Emaar MGF Land Limited	Signature of the
Authorized Signatory	Sole / First Applicant <u>Anurag Jain</u>
Date: <u>28/05/12</u>	Co-Applicant <u>[Signature]</u> <u>[Signature]</u>
	Date: <u>14-05-12</u>



CREATING A NEW INDIA.

Lucknow Site Office: Gomti Greens, Gomti Nagar Extension, Sector 07, Amar Shaheed Path, Lucknow 226 002.  
Lucknow City Office: Emaar MGF Land Limited, Paper Mill Compound, Opposite Arif Metro City, Nishatganj Road, Lucknow 226 006.  
Corporate Office: Emaar MGF Land Limited, ECE House, 28 Kasturba Gandhi Marg, New Delhi 110 001.  
Customer Services: Emaar MGF Business Park, Mehrauli-Gurgaon Road, Sikandarpur Chowk, Sector - 28, Gurgaon 122 002.  
Domestic Customer Call (toll free): 1 800 0103 3643 | International Customer Call: (+91120) 4785394\*  
E-mail: feedback@emaarmgf.com | www.emaarmgf.com

Self attest  
Prashant Pathak  
31/10/2019

\*Standard ISD rates apply



# GOMTI GREENS

According to agreed payment schedule of payment, the following sums as per the details given below are due on booking and within 30 days of booking i.e. 19-MAY-12 :

(a) Amount due on booking and within 30 days of booking	Rs. 678,125.00
(b) Less Amount already received	Rs. 500,000.00

You are requested to remit to us Rs. 178,125.00 (One Lakh Seventy-Eight Thousand One Hundred Twenty-Five Only) latest by 19-May-12, by Bank Draft/Cheque in favour of "Emaar MGF Land Limited A/C Gomti Greens"

This Allotment Letter is subject to terms and conditions annexed herewith and your acceptance of the same.

Thanking You,

Yours Truly,



For Emaar MGF Land Limited	Signature of the
Authorized Signatory <i>[Signature]</i>	Sole / First Applicant <i>Amr Singh Jain</i>
Date: <i>28/05/12</i>	Co-Applicant <i>[Signature]</i> <i>[Signature]</i>
	Date: <i>14-05-12</i>

*Buyer's  
Promising Return*  
*31/10/19*



CREATING A NEW INDIA.

**Lucknow Site Office:** Gomti Greens, Gomti Nagar Extension, Sector 07, Amar Shaheed Path, Lucknow 226 002.  
**Lucknow City Office:** Emaar MGF Land Limited, Paper Mill Compound, Opposite Arif Metro City, Nishatganj Road, Lucknow 226 006.  
**Corporate Office:** Emaar MGF Land Limited, ECE House, 28 Kasturba Gandhi Marg, New Delhi 110 001.  
**Customer Services:** Emaar MGF Business Park, Mehrauli-Gurgaon Road, Sikandarpur Chowk, Sector - 28, Gurgaon 122 002.  
**Domestic Customer Call (toll free):** 1 800 0103 3643 | **International Customer Call:** (+91120) 4785394\*  
**E-mail:** feedback@emaarmgf.com | **www.emaarmgf.com**



75 YEARS

A/c Payee

Mumbai Branch, Free Press House, 715 Nariman Point, MUMBAI - 400 021.

VALID FOR ONE MONTH ONLY

3 1 0 7 2 0 1 9  
D D M M Y Y Y Y

\*\*\* SMARTIAN INFRA TECH AND CONSULTANTS P LTD A/C NO 00782560009283 HDFC BANK \*\*\*

Or Order

Pay

Rupee **RUPEES THIRTY-THREE LAC NINETEEN THOUSAND FIVE HUNDRED FORTY**

THREE ONLY

₹

.. 33,19,543 ..

For ICICI BANK LTD - HL NORTH ZONE DISB A/C

C.A.A/c

000405039853

LBLUC00005111846

POORNIMA PATHAK

CBS

Payable at par at all branches of ICICI Bank Limited in India.

*Signature*  
4/2/2019

*Signature*  
365326

Authorised Signatory

Please sign above



⑈⑈⑈⑈⑈⑈⑈⑈⑈ 4002290021: 039853⑈⑈ 29



ICICI Bank

A/c Payee

Mumbai Branch, Free Press House, 715 Nariman Point, MUMBAI - 400 021.

VALID FOR ONE MONTH ONLY

3 1 0 7 2 0 1 9  
D D M M Y Y Y Y

\*\*\* EMAAR MGF LAND LTD A/C NO GOMTI GREENS A/C NO 010566200000060 YES BANK \*\*\*

Or Order

Pay

Rupee **RUPEES EIGHT LAC FORTY SEVEN THOUSAND SIX HUNDRED FIFTY SEVEN**

ONLY

₹

.. 8,47,657 ..

For ICICI BANK LTD - HL NORTH ZONE DISB A/C

C.A.A/c

000405039853

LBLUC00005111846

POORNIMA PATHAK

CBS

Payable at par at all branches of ICICI Bank Limited in India.

*Signature*  
4/2/2019

*Signature*  
365326

Authorised Signatory

Please sign above



⑈⑈⑈⑈⑈⑈⑈⑈⑈ 4002290021: 039853⑈⑈ 29

*Self attested*  
*Signature*  
31/1/19



**MOST IMPORTANT INFORMATION & KEY FACT SHEET  
CUSTOMER'S COPY**

**Attention: PLEASE READ CAREFULLY BEFORE SIGNING**

**ACKNOWLEDGMENT FORM**

Loan Account No. (LAN No.):

1BLUC0000511841

(For Office Use Only)

I/We refer to the Facility Agreement dated 29/07/2019 executed by us with ICICI Bank Limited. I/We have been provided with the following MITC and Key Fact Statement, which contains the most important information, with respect to the Facility.

1	Facility Agreement Date	<u>29/07/2019</u>
2	Facility Amount (₹)	No Exceeding <u>6000000/-</u>
3	Facility Type Others: (Please Specify)	<input checked="" type="checkbox"/> Home Loan <input type="checkbox"/> Land Loan <input type="checkbox"/> Office Premises <input type="checkbox"/> Home Equity <input type="checkbox"/> Home Improvement <input type="checkbox"/> Other
4	Rate Type	a. <input type="checkbox"/> Fixed    b. <input checked="" type="checkbox"/> Adjustable Interest Rate c. <input type="checkbox"/> Initial Fixed & then Adjustable Interest Rate
5	Rate of Interest	a) <b>Fixed Rate of Interest / Fixed Rate of Interest with Money Market Condition:</b> Applicable rate of interest for the Facility is _____% (fixed) per annum plus applicable interest tax and/or other statutory levy.  b) <b>Adjustable Interest Rate:</b> The Adjustable Interest Rate applicable to the Facility shall be the sum of I-MCLR-1Y, prevailing on the date of first disbursement of the Facility and spread per annum, subject to a minimum of I-MCLR-1Y, plus applicable tax or other statutory levy.  "I-MCLR" means the percentage rate per annum decided by ICICI Bank and announced / notified by ICICI Bank from time to time as its Marginal Cost of Funds Based Lending Rate ("MCLR") in term of the guidelines of the Reserve Bank of India. ICICI Bank publishes MCLR for five tenures namely overnight, one-month, three-month, six-month and one year.  "I-MCLR-1Y" shall mean one year I-MCLR benchmark rate.  As of date the I-MCLR-1Y = <u>8.65</u> % and spread is <u>0.5</u> %  The final Adjustable Interest Rate shall be based on the I-MCLR-1Y, prevailing at the date of the first disbursement of the Facility.  c) <b>Fixed for _____ months and then Adjustable Interest Rate</b> For the fixed period of _____ months, applicable interest rate shall be as specified under (a) above; Once the interest gets converted into Adjustable Interest Rate, the applicable rate of interest shall be a sum of I-MCLR 1Y, as prevailing on the date of conversion to Adjustable Interest Rate and spread of _____%, per annum, plus applicable interest tax or other statutory levy, if any.

Borrower/s Name: POORNIMA PATHAK

Signature(s):

*Poornima Pathak*

Date:

29 07 2019

Place: :

Lucknow



6	Reset Period and Reset Date	<p>a) <b>For Adjustable Interest Rate:</b> The applicable Adjustable Interest Rate shall be reset annually on or before the end of one (1) year from the date of the first disbursement of the Facility, as a sum of I-MCLR 1Y, prevailing on the reset date, plus spread and applicable interest tax or other statutory levy, if any. The reset of the applicable Adjustable Interest Rate shall be done on the first day of the calendar month, in which the Adjustable Interest Rate is due for reset, as mentioned above.</p> <p>b) <b>For Fixed for _____ months and then Adjustable Interest Rate:</b> The applicable Adjustable Interest Rate shall be reset annually, on or before the end of one (1) year from the date of conversion to Adjustable Interest Rate, as a sum of I-MCLR 1Y, prevailing on the reset date, plus spread and applicable interest tax or other statutory levy, if any. The reset of the applicable Adjustable Interest Rate shall be done, on the first day of the calendar month, in which the Adjustable Interest Rate is due for reset, as mentioned above.</p>
7	Tenor	240 Months (Subject to change with a change in I-MCLR 1Y, in cases of Adjustable Rate of Interest).
8	EMI (₹)	56564 (The amount of EMI may be subject to modifications based on the date of disbursement, repayment cycle, system calculations or changes in I-MCLR).
9	Date of Commencement of EMI	5/08/2019
10	Due Date of payment of first EMI	5/09/2019
11	Mode of Communication of Changes in interest rate	"Updation of changes in interest rate of website (www.icicibank.com) or through letter on communication address vide post / courier services".
12	On application Non-refundable processing fee : ₹ 14,60/- (Rupees <u>fourteen thousand six hundred only</u> )	The processing fee is a one time non refundable fee, and is collected by ICICI Bank for the purpose of appraising the Application for the Facility and the same is independent of the outcome /result of such appraisal. Please note that the processing fee is payable at the time of submitting of Application Form, duly filled in, by way of a Cheque / Demand Draft payable at <u>ICICI Bank Limited</u> and /or such other modes as may be notified by ICICI Bank.
13	CERSAI Charges	<p>For Registration of security created in favour of ICICI Bank:</p> <ul style="list-style-type: none"> <li>• When Facility amount is equal to ₹. 5 lacs or lesser: ₹. 50 plus applicable taxes</li> <li>• When facility amount is greater than ₹. 5 lacs: ₹ 100 plus applicable taxes</li> </ul> <p>The charges for modification and satisfaction of security created in favour of the Lender, if and when applicable, shall be levied as per applicable law. For current charges and any revisions thereof, kindly refer to the applicable rules, regulations, and notifications etc., issued by CERSAI. The CERSAI charges mentioned above are non-refundable, statutorily regulated and are subject to change as per applicable law.</p>

*Pravin* 17



Other Charges (During the Term of Loan)

1	Cheque/ECS dishonour, Charges, per transaction	₹ 500/- or such other amount as may be specified by ICICI Bank from time to time plus applicable taxes and other statutory levies
2	Documents Retrieval Charges	₹ 500/- plus applicable taxes and/or other statutory levies
3	Prepayment Charges	1) Nil for Home Loan, Home Improvement Loan & Land Loan with floating rate of interest 2) 2% plus applicable taxes on principal outstanding* on full repayment of Home Loan with fixed rate of interest 2% plus applicable taxes on principal outstanding* on full repayment of Top Up loan (on Home Loan) if the applicant or co-applicant is Non Individual. 4% plus applicable taxes on principal outstanding* where loan** is given to Non Individual borrowers or with fixed rate of interest to Individual borrowers * Current principal outstanding and all amounts tendered by the borrower towards prepayment of the Facility during the last one year from the date of final prepayment ** Home Equity Loan/Home Equity Enhancement Loan, Office Premises Loan, Lease Rental Discounting Loan and Top up loan on any of these products.
4	Part Prepayment Fees	NIL for all loans. The minimum part pre-payment amount should be an amount equivalent to 1 EMI.
5	Conversion Charges	i. For Floating rate to Floating rate, Initial fixed rate to Floating rate or Floating to Initial fixed rate - 0.5% of the principal outstanding plus applicable taxes ii. Fixed to floating rate for the entire tenor of the facility : 1.75% of the principal outstanding plus applicable taxes
6	Penalty for delayed payment	Additional Interest : 2% per month plus applicable taxes if any.
7	Cheque / Repayment Mode swap charges	₹ 500/- (Rupees Five Hundred Only) plus applicable taxes or other statutory levies if any.
8	Administrative Charges	₹ 5000/- (Rupees Five Thousand only) plus applicable taxes or 0.25% of the sanction amount plus applicable taxes or other statutory levies if any. The Administrative charges are a one-time non refundable charges collected by the Lender for the purpose of appraising the valuation and legal verification of property to ascertain suitability of accepting the property for mortgage and the same is independent of the outcome /result of such appraisal. Please note that the administrative charges are payable at the time of disbursement of the Facility
9	CIBIL Report Charges.	₹ 50 (Rupees Fifty Only) plus applicable taxes or other statutory levies if any.
10	Charges for duplicate NOC / No due certificate	₹ 100 (Rupees Hundred Only) plus applicable taxes or other statutory levies if any.
11	Charges for revalidation of NOC	₹ 100 (Rupees Hundred Only) plus applicable taxes or other statutory levies if any.
12	Details of Security / Collateral obtained	Property Address <u>Sector-7, Gombi Nagar Ext. CKO</u> Area : <u>193.75</u> Area type: Carpet <input type="checkbox"/> Built-up <input type="checkbox"/> Unit: Sq. Mt. <input type="checkbox"/> Sq. Ft. <input type="checkbox"/> Sq. Yards <input checked="" type="checkbox"/>
13	Date on which annual outstanding balance statement will be issued	On request

*[Handwritten signature]*



## Service Deliverable Processing Turn Around Time

Deliverable Type	Deliverable Processing Turn Around Time (TAT)	
	Physical	Email
Welcome Letter Post Disbursement of Loan	15 days	2 days
List of Documents	15 days	
Copy of Property Documents	15 days	
Foreclosure Statement	7 days	
Amortization Schedule	7 days	1 days
Statement of Account	7 days	1 days
No Objection Certificate (NOC)	8 days (Post Loan Closure Date)	
Income Tax Certificate	5 days	1 days
Reschedulement Letter - Conversion/Part Payment (Payment through Cash)	5 days	2 days
Reschedulement Letter - Conversion/Part Payment (Payment through Cheque)	11 days	8 days
Reschedulement Letter - Part Payment (Payment through Call Centre)	6 days	3 days
Handover of Original Property documents	15 days	

**Note :** Except for welcome letter, the turn around time of all other deliverables is post registration of service request. All days are considered as working days for turn around time.

Note:

1. Goods & Services Tax & other govt. taxes, levies, etc. applicable as per prevailing rate will be charged over and above these charges.
2. The charges mentioned above under the title 'Other Charges', comprise of "All - in - cost" for purpose of processing the application.
3. We share credit performance details of your loan account with Credit Information Bureau of India Limited (CIBIL) and with such other agency/ies.

The Borrower/s acknowledge that:

1. The Borrower/s have not made any payments in cash, bearer cheque or kind along with or in connection with this application to the executive collecting the **Borrower/s** application form, other than the processing fee payable to ICICI Bank Limited
2. The **Borrower/s** have received, read, understood and signed a copy of the Standard Terms ICICI Bank reserves the unconditional right to cancel the Limits advanced/ to be advanced under the Transaction Documents (either fully or partially) without giving any prior notice to the Borrower, on the occurrence of any one or more of the following:
  - a) in case the Limits/part of the Limits are not utilized by the Borrower in accordance with the Standard Terms; or
  - b) in case of Deterioration in the Creditworthiness of the Borrower in any manner whatsoever; or
  - c) in case of non-compliance of the terms and conditions of the Transaction Documents.

For the purpose of this clause, Deterioration in the Creditworthiness shall mean and include without limitation, the following events:

*Roohina*



- a) downgrade of the rating of the Borrower by a Credit Rating Agency;
- b) inclusion of the Borrower and/or any of its Directors in the Reserve Bank of India's willful defaulters list;
- c) closure of a significant portion of the Borrower's operating capacity;
- d) decline in the profit after tax of the Borrower by more than fifteen percent;
- e) any adverse comment from the Auditor; and
- f) any other reason/ event in the opinion of ICICI Bank constituting or which may constitute Deterioration in the Creditworthiness.

3. In case there is any change in the regulatory requirements, including but not limited to provisioning norms and/or risk weightage applicable to the Facility, ICICI Bank may revise the spread to reflect the regulatory change, subject to extant RBI guidelines. In case there is change in I-MCLR due to change in the methodology for computation of MCLR, the "spread" would appropriately be reset.

Any change in the spread would be as communicated by ICICI Bank, from time to time.

I/We have fully read and understood the above mentioned terms and agree and accept the same.

Borrower/s Name: POORNIMA PATHAK

Signature(s):

Date: 

29	07	2019
----	----	------

Place: LUDHIANA

*POORNIMA PATHAK*

*POORNIMA PATHAK*

*31/07/19*

**AFFIDAVIT cum UNDERTAKING**

(Applicable when financial assistance is applied for purchase of constructed property)

1. I/We have availed financial assistance in the nature of \_\_\_\_\_ from ICICI Bank Limited ("ICICI Bank Limited", which expression shall, unless it be repugnant to the subject or context thereto, include its successors and assigns) not exceeding ₹ \_\_\_\_\_ (Rupees \_\_\_\_\_) (the "Facility") for the purpose of purchase of built-up house / flat / building at \_\_\_\_\_

2. The aforesaid built-up house / flat / building has been constructed as per the sanctioned plan / building bye-laws and completion certificate has been obtained / is yet to be obtained.

OR

As per the local laws applicable in \_\_\_\_\_, for the construction / development of the built-up house/ flat/ building, a sanction plan is not required from the competent authorities of the said locality.

3. I/We have declare that I/We shall use the Property for residential purposes only.

4. In the event I/We fail to comply with the terms of this affidavit, ICICI Bank Limited shall be entitled to treat such failure as an event of default under the agreement relating to the Facility and recall the entire Facility along with the applicable interest, costs and other charges, without affecting its other rights and remedies.

Solemnly declared at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 200 \_\_\_\_\_

Before Me  
(Notary )

**ANNEXURE**

( Please attach copy of sanctioned plan )



August 6, 2019

Mrs. Poornima Pathak  
2/11 Vrat Khand Gomit Nagar  
Haniman Chouraha  
Lucknow-226010

**Your ICICI Bank Home Loan Account LBLUC00005111846**

Dear Mrs. Poornima Pathak,

Greetings from ICICI Bank.

We write with reference to the Mortgage Loan sanctioned to you.

Further to your request for a disbursement, the Terms and Conditions on which the loan is being disbursed are summarised as below:

Loan Amount Sanctioned (Rs.)	43,56,372.00
Disbursement Date	July 31, 2019
Disbursement Amount (Rs.)	43,56,372.00
Cumulative Disbursement Amount (Rs.)	43,56,372.00
Cheque Amount (Rs.)	41,67,200.00
Type of Interest**	Floating
Effective Rate (%)	9.15
Rate at which EMI is calculated	9.15
Term (months)	240
Equated Monthly Instalment (EMI) is calculated on	Monthly Rest
First EMI date	September 05, 2019

We would like to inform you that in terms of the credit facility application form / facility agreement the repayment will be through EMI's comprising of principal and interest. All the repayment of dues (Pre-EMI and EMI) will need to be paid by the due date.

Your EMI's will commence from the next month and for the balance days of the current month, you will be paying Pre-EMI (PEMI) interest, which is simple interest at the rate applicable on the loan amount disbursed from the date of disbursement, until the end of the month.

The details of the payments to be made by you are given below:

- PEMI for August, 2019 is Rs. 5,537.00/-
- EMI for the next month is Rs. 39,617.00/-

*Self assessment  
Poornima Pathak  
31/10/19*

For loans booked under Developer PEMI scheme, please refer the other terms and conditions on details related to repayment and PEMI scheme period in the sanction letter.

In case of Post Dated Cheques (PDCs), please ensure that you replenish the PDCs before the previous set is exhausted. Any delay in repayment of dues or non-replenishment of PDCs will attract additional interest at 24% p.a. or as mentioned in credit facility application form / facility agreement whichever is higher. The PDCs can be submitted at our nearest branch.

ICICI Bank shall have the sole discretion to shred any PDCs including Security Post Dated Cheques (SPDCs) that remain unbanked at the end of the loan tenure / change of repayment mode and the same shall not be returned to the Applicant/s. In any event the Applicant/s wishes to procure the details of the unbanked PDCs /SPDCs, a request for the same must be made by the applicant/s within thirty days of the closure of the loan/change of repayment mode.

ICICI Bank reserves the right to recover Goods & Services Tax (GST) levied under the applicable



laws as may be amended from time to time.

In the event, you have made disbursement request vide e-mail sent through your registered e-mail ID or by fax sent and/or digital channel (OTP) / through Branch / ICICI Bank personnel / any other permissible modes. Kindly note, that basis the instructions received vide above referred e-mail / fax / other permissible modes, ICICI Bank has proceeded to make disbursement for above-mentioned amount. If there is a discrepancy, error or omission in the particulars above, please intimate ICICI Bank within 5 days of receipt of this letter. In absence of any intimation, we shall presume that your request has been processed in accordance with the instructions issued by you.

Now stay connected by updating your mobile number and e-mail ID with us. To update your latest contact details, please call our Customer Care.

For any clarification or more information, you may write to us at [customer.care@icicibank.com](mailto:customer.care@icicibank.com) from your registered e-mail ID or call our Customer Care between 8:00 A.M. and 8:00 P.M. alternatively, you may visit the nearest ICICI Bank Asset Servicing Branch.

Looking forward to more opportunities to be of service to you.

Sincerely,

For ICICI Bank Limited.

P.S: All further communication to you would be sent at the above mentioned address. If you wish to update your address, please visit your nearest ICICI Bank loan servicing Branch.

The address of your property as per our records is:

Ggp-C-C01/44  
Gomti Greens  
Gomti Nagar Ext  
Lucknow  
Lucknow-226016  
Uttar Pradesh  
Lucknow

In case of any change, please intimate us at our Customer Care numbers mentioned below.

The current applicable charges to your loan are as under:

PDC Swap Charges (Rs.)	500.00 *
Document Retrieval Charges (Rs.)	500.00 *

\*Goods & Services Tax (GST) levied under the applicable laws as may be amended from time to time would be additionally charged.

\*Type of interest reflects the current applicable rate and same is subject to change basis the terms and conditions of credit facility application form / facility agreement signed and accepted by you. For more details on type of interest, applicable rate of interest and tenure refer to the credit facility application form / facility agreement signed and accepted by you.

Safety Tips:





- Be safe; make digital payments.
- Always make payments only to the authorised representative of the bank.
- Always insist for a valid receipt for the payments made.

Retail Customer Care : 1860 120 7777

Regd Off: ICICI Bank Tower, Near Chaki Circle, Old Padra Road, Vadodara, Gujarat - 390 007. CIN: L65190GJ1994PLC021012. PAN No: AAAC1195H

Corp Off: ICICI Bank Towers, Bandra Kurla Complex, Mumbai - 400051. India. Website: [www.icicibank.com](http://www.icicibank.com)

You can access your loan details through ICICI Bank iMobile app. To download, SMS iMobile to 5676766.

2

TO WHOMSOEVER IT MAY CONCERN

**PROVISIONAL STATEMENT FOR CLAIMING DEDUCTIONS UNDER SECTIONS 24  
(b) & 80C(2) (xviii) OF THE INCOME TAX ACT, 1961**

This is to state that Poomima Pathak has/have been granted Housing Loan for purchase/ construction of house property of Rs. 43,56,372.00/-, the details of which are given below:

Loan Account Number : LBLUC00005111846  
Application Form Number : 7726679446  
Address of the property : Ggp-C-C01/44, Gomti Greens, Gomti Nagar Ext, Lucknow, Lucknow-226016

The above loan is repayable in Equated Monthly Installments (EMIs) comprising of principal and interest. The break-up of the EMI amount for the above loan into principal and interest is as follows:

	Payable from April-2019 to March 2020 (in Rs.)
EMI Amount / Prepayment if any	277319.00
Principal Component	45835.00
Interest Component	231484.00
Pre-EMI Interest	5537.00
Principal repayment during Pre-EMI	0.00

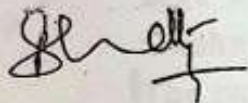
**Please Note -**

\*Deduction under section 24(b) of the Income-tax Act, 1961 in respect of the interest on the borrowed principal amount & under section 80C of the Income-tax Act, 1961 in respect of repayment of the principal amount can be claimed subject to fulfillment of the conditions as per the prevailing Income Tax provision.

\*The utilization/end use of the loan is as per the Borrower's discretion, and is required to be in accordance with the details provided in the loan application and the undertakings given, if any, in the Loan Agreement, which, where such details has been provided, has solely relied upon.

\*Calculation of Interest/additional interest and other charges are done on monthly basis, number of days in a month being 30. Broken Period Pre-EMI interest is apportioned on actual number of days for which interest is due as against 360 days in a year.

For ICICI Bank Limited,  
(Acting for itself and / or as duly constituted attorney on behalf of ICICI Home Finance Co. Limited)



Authorised Signatory

Address of borrower -  
Poomima Pathak  
2/11 Virat Khand Gomti Nagar

Haniman Chouraha

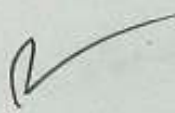
Date: August 6, 2019

Lucknow-226010

Regd Off: ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodara, Gujarat - 390 007. CIN: L65190GJ1994PLC021012. PAN No: AAAC11195H

Corp Off: ICICI Bank Towers, Bandra Kurla Complex, Mumbai - 400051. India. Website: www.icicibank.com

You can access your loan details through ICICI Bank iMobile app. To download, SMS iMobile to 5676766.







EX 838205

**AGREEMENT FOR TRANSFER OF RIGHTS:-**

This agreement is made & executed at Lucknow, Uttar Pradesh on 17.07.2019

Between:-

Smartian Infratech and Consultants Private Limited R/O Flat No. G6. Mega Regency, Ram Krishna Marg, Vivekanand Puri near Samthar Petrol Pump Lucknow-226007, Through it's Director (authorized signatory) Mr. Vipul kumar.

The party of first part (hereinafter referred to as **TRANSFEROR**)

And

1- Smt. Poornima Pathak W/o Sri. Gyanendra Kumar Dwivedi R/O 2/11 Virat Khand Gomtinagar Lucknow, Hainiman Chouraha Gomtinagar Lucknow UP 226010 --

The party of second part (hereinafter called **TRANSFeree**).

*Self signed  
Poornima  
31/10/19*

WHEREAS, the transferor is the allottee (Customer no.- 138811) of plot no. C01/44 measuring 193.75 sq.yard with description of 12 meters road towards front side, plot no. C01/45 towards south-west and plot no.C1/43 towards north-east side, at Emaar Gomti Greens Gomti Nagar Extension Sector 7, Lucknow and now has agreed to transfer his all rights of allotment in favour of transferee through his director Mr. Vipul Kumar and appointed as authorized signatory (by its boards resolution dated 15/07/19) with following terms and conditions:-----

For SMARTIAN INFRA TECH AND CONSULTANTS PRIVATE LIMITED

*Vipul Kumar*  
DIRECTOR

*Poornima Pathak*

*Adv. Notary*  
339/41, Triveni Gan  
Naubasta Lucknow-  
Dist No. 221007







1. That the transferor is allottee of plot no. C01/44 measuring 193.75 sq.yard with the description of 12 meter road towards front side , plot no. C1/45 towards south-west and plot no.C1/43 towards north-east side, at Emaar Gomti Greens Gomti Nagar Extension Sector 7, Lucknow .

2. That the total sale consideration amount for transfer of rights of said plot has been agreed to the tune of Rs.52,09,356/-(fifty two lakh nine thousand three hundred fifty six only) i.e. at the rate of Rs.26,887/-per sq. yard.

3. That the total sale consideration mentioned above includes the whole amount due on transferor to the company at the time of possession The transferor shall bear all the Fines, Dues, Delayed payment Charges & Interest, excluding IFMS, Miscellaneous facilities and Operational charges.

4. That the second party has paid an advance of Rs. 10, 00,000/- through cheque no. 291796 dated 17-07-2019 to the transferor and has agreed to pay the balance amount of sale consideration after getting loan from the bank concerned, preferably within two months.

5. That the transferor assures that the aforesaid plot is not under any kind of litigation, charge and encumbrance.

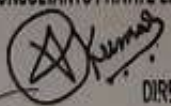
6. That transferor assured that he has no litigation or judicial proceeding pending in the court of transferee/ second party.

7. That the transferor/allottee will take all the necessary steps for transfer of entire rights of allotment in favour of transferee before the company and will provide all the documents regarding the plot.

8. That if for any reason, whatsoever, the agreement fails, the transferor / allottee shall return the advance money received under the agreement.

9. If any technical issue arises in the transferor company in that condition transferor company/His Director authorized signatory will return the money to transferee.

For SMARTIAN INFRA TECH AND CONSULTANTS PRIVATE LIMITED

*Self attested*  
*Roopvima Pathak*  
*31/07/19*  
  
DIRECTOR

*Roopvima Pathak*  
*121-714*  
Mob. No 9576231  
*Binaid Kumar & Shukla*  
Adv./Notary  
339/41, Triveni Gully  
Naubasta Lucknow-3  
Regd. No. 31/7/2000

In witness where both parties have signed the agreement for transfer of the right of the said plot on this day of 17<sup>th</sup> July 2019 in the presence of following:---

WITNESS

1) [Signature]

AKSHAYA AHUJA  
FLAT No -301 MONARCH APART  
S35/1-4 NEWHYDERABAD-LUCKNOW-07

2) [Signature]  
GAURAV SHARMA  
LB-24 BUTLER PALACE  
LUCKNOW.

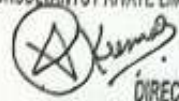


[Signature]  
17/07/2019

Mod. No 36762367  
Vijay Kumar Shukla  
Adv. Notary  
339/... Lucknow-3  
Regd. ...

[Signature]  
I identify the person who  
has signed/T/ before me  
17-7-19

Transferor/Allottee  
For SMARTIAN INFRA TECH AND CONSULTANTS PRIVATE LIMITED



Smartian Infotech and Consultant Private Limited  
(Mr. Vipul Kumar Director Authorized Signatory)

Transferee

[Signature]

Poornima Pathak

[Signature]  
[Signature]  
31/10/19





गोमती नगर, लखनऊ, उ.प्र.  
GOMTI NAGAR, LUCKNOW, U.P.-226020  
IFSC: CBIN0283305

दि दि मा व र ष ष  
3 1 0 7 2 0 1 9  
D D M M Y Y Y Y

Pay SMARTIAN INFRA TECH AND CONSULTANTS PVT. LTD. या धारक को of Bearer

रुपये Rupees FORTY TWO THOUSAND ONE HUNDRED FIFTY

SIX ONLY /

अदा करें ₹ 42156/-

बैंक अ/c. No. 1786017467 SB



GOMTIN

Poornima Pathak  
POORNIMA . PATHAK  
कृपया हस्ताक्षर करें / Please sign above

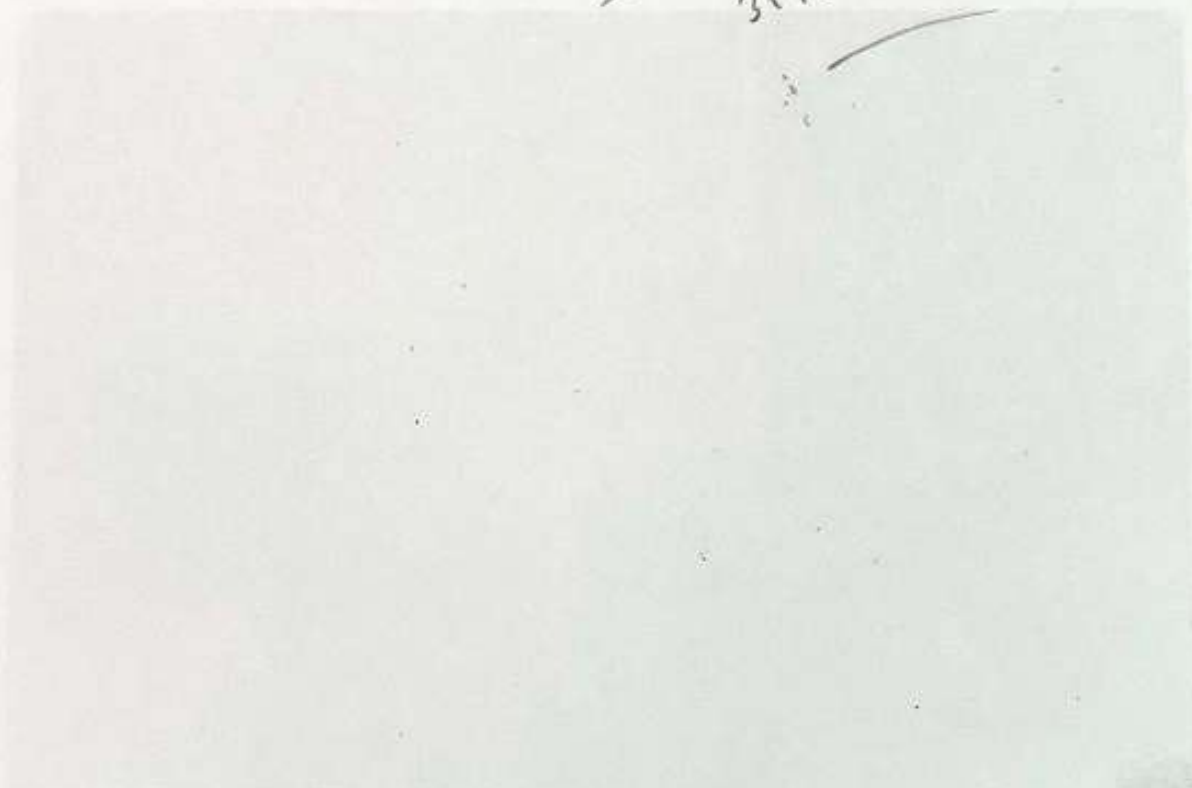
Received

⑈039147⑈ 226016020⑈ 00191⑈

For SMARTIAN INFRA TECH AND CONSULTANTS PVT. LTD.

*(Signature)*

*Sujatha*  
*Ramini*  
*31/10/19*



भारतीय स्टेट बैंक  
State Bank Of India

INDIA CONTINENTAL EDUCATION  
INDIA CONTINENTAL EDUCATION  
INDIA CONTINENTAL EDUCATION

11/10/19

Synartion Infotech and Consultants Pvt. Ltd. भारतीय स्टेट बैंक FOR ORDER

IN THE SUM OF TEN LAKHS ONLY /

₹ 10,00,000/-

10752271007

VALID UPTO ₹ 10 LACS AT NON-HOME BRANCH

SB ACCOUNT  
PREFIX  
151000034

*Poornima Patha*  
POORNIMA PATHA

CITY CHEQUE

2917961 2260020121 0206020 11

Self attested  
*Poornima Patha*

31/10/19



**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/in = Loan	tr/trf/xfer = Transfer
comm = Commission	min = Minimum	TT = Telegraphic Transfer
COR/CORR = Correction	os = Outstanding	txn = 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

CIF No : 85507337426

Account No : 30752271007

Customer Name: POORNIMA PATHAK

S/D/W/H/o: DR. DIWAKAR PRASAD PATHAK  
Address: 2/11 VIRAT KHAND GOMTI NAGAR

LUCKNOW

Phone:

Email:

D.O.B. (If Minor):

MOP.: SINGLE

Nom. Reg. No.:

GOMTI NAGAR (LUCKNOW)  
DEVALAYA, 2/38.

Phone: 2392009

Email: sb.gomtinagar@sify.com

Branch Code: 9916

Date of Issue: 21/06/2017

21/06/2017 7683162 9916

IFSC: SBIN009916

MICR: 220011

CONTINUATION

**HELP LINE 1800112211**

*Self attested*  
*Proving*

31/10/17

**Generally used abbreviations**

a/c = Account	dep = Deposit	Pr = Principal
adj = Adjustment	Dft = Draft	proc = Processing Charge
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/DI/W/H/o = Son/Daughter/Wife/Husband of
coll = Collection	lon/in = Loan	tr/trf/xfer = Transfer
comm = Commission	min = Minimum	TT = Telegraphic Transfer
COR/CORR = Correction	os = Outstanding	txn = Transaction
CR = Credit	P & T = Postage & Telegram	Wdl = Withdrawal
cash = Cash	Pos = Point of sale	+MOD bal = total balance (SB+linked MOD a/e)

**भारतीय स्टेट बैंक**

**State Bank of India**

Savings Bank Account

CIF No : 85507337426  
 Account No : 30522100  
 Customer Name: POORNIMA PATHAK

GOMTI NAGAR (LUCKNOW)  
 BEVALWA. 2/38.

S/D/W/H/o: DR. DIWAKAR PRASAD PATHAK  
 Address: 2/11 VIRAT KHAND GOMTI NAGAR

LUCKNOW

Phone:  
 Email:  
 D.O.B. (If Minor):  
 MOP.: SINGLE  
 Non. Reg. No.:

Phone: 2392009  
 Email: sbigoatnagar@sbi.com  
 Branch Code: 9916  
 Date of Issue: 21/06/2017  
 21/06/2017 7683162 9916  
 IFSC: SBIN0009916  
 MICR: 2200171  
 शाखा प्रबन्धक  
 Branch Manager  
 CONTINUATION  
**HELP LINE 1800112211**



Self attested  
 Poornima Pathak  
 31/10/19





DATE	PARTICULARS	CHEQUE NO	DEBIT	CREDIT	BALANCE
				Brought Forward	156608.84
19.07.19	COMM - OTHER MISC. SERVICES		172.00		478865.78 CR
	098353099168		0.00		0.00 CR
	AT 09916 GOMTI NAGAR (LUCKNOW)		0.00		0.00 CR
25.01.19	REMI THRU CHQ	000291797	20421.00		458444.78 CR
31.07.19	TRANSFER TO	000291804	5950.00	1601.00	452494.78 CR
02.03.19	TRANSFER TO		0.00	67416.00	0.00 CR
22.03.19	TRANSFER TO		0.00	3776.97	0.00 CR
25.03.19	TO ICICI BANK LTD AC OF		0.00	3608.00	0.00 CR
25.03.19	SBI GOMTI NAGAR (LUCKNOW)		0.00	7823.00	0.00 CR
25.03.19	AT 09916 GOMTI NAGAR (LUCKNOW)		14471.00	12601.00	438023.78 CR
25.03.19	TRANSFER TO		0.00	3776.97	0.00 CR
17.06.19	TRANSFER TO		0.00	12386.00	0.00 CR
25.06.19	TO ICICI BANK LTD AC OF		0.00	0.00	0.00 CR
19.07.19	SBI GOMTI NAGAR (LUCKNOW)	000291796	10000.00		0.00 CR
	Clr Bal:		479037.78 Cr;	0.00	

			0.00		0.00 CR
21.07.19	AT 09916 GOMTI NAGAR (LUCKNOW)		36504.72		401519.06 CR
	NEFT UTR NO: SBIN319212501048		0.00		0.00 CR
	EXCHG INDIAN COMMUNITY MANAGEMENT			250.00	401769.06 CR
	EXCHANGE FEE ON DD REVERSED			0.00	0.00 CR
	AT 09916 GOMTI NAGAR (LUCKNOW)			0.00	0.00 CR
25.07.19	DFT NOT PRINTED E/R			40592.00	442361.06 CR
	AT 09916 GOMTI NAGAR (LUCKNOW)			0.00	0.00 CR
	Clr Bal:		442361.06 Cr;	0.00	0.00 CR

Self attested  
 Accountant  
 31/10/19



## हमारी ऋण योजनायें

- सेन्ट व्यापारी
- सेन्ट मार्गेज
- सेन्ट बाय
- सेन्ट विद्यार्थी
- आवास वित्त
- सेन्ट कल्याणी
- सेन्ट्रल किसान क्रेडिट कार्ड
- सेन्ट ट्रेड
- सेन्ट रेन्टल्स

## हमारी जमा योजनायें

- चालू जमा खाता
- बचत खाता
- आवर्ती जमा योजना
- मासिक ब्याज जमा रसीद
- तिमाही ब्याज जमा रसीद
- सावधि जमा योजना
- धनवृद्धि जमा प्रमाणपत्र
- सेन्ट उत्तम
- सेन्ट्रल फ्लेक्सी यील्ड जमा योजना
- वरिष्ठ नागरिक जमा योजना

## हमारी सेवायें

- उपहार / मात्री सेक
- साग इण्ट
- विदेशी विनियम
- नकदी प्रबंधन सेवायें
- सेन्ट एक्सप्रेस
- सेन्ट्रल कार्ड
- मास्टर कार्ड एवं बीजा कार्ड
- लाकरा सुविधा
- तार अंतरण
- गारंटी व साख पत्र
- क्यूसीसी
- सेन्ट इन्स्टेन्ट
- इंटरनेशनल मास्टर कार्ड
- डेबिट कार्ड
- बीमा उत्पाद
- (भारतीय जीवन बीमा निगम एवं न्यू इंडिया एश्युरेन्स कं. लि.)

**सेन्ट्रल बैंक**  
ऑफ इंडिया



**Central Bank**  
of India

GHYINABAR (UP)  
Account No: 1786017467

Branch Address And Tel No.:  
4/275 VINEET KHAND  
GHYI NAGAR  
DIST:-LUCKNOW (UP)  
226020  
Tel: .

Name And Address Of Account Holder is:  
POORNIMA . PATIL

2/11 VIRAT KHAND  
GHYI NAGAR  
LUCKNOW  
226010  
OPERATING SINGLE



शाखा प्रबंधक / लेखाकार  
BRANCH MANAGER / ACCOUNTANT

27/01/2009

तारीख / Date

Self attested  
Poornima Patil  
31/10/09

दिनांक Date	चेक नं. Cheque No.	विवरण Particulars	बैंक खाते Dr. Amount Withdrawals Rs. P.	बैंक खाते Cr. Amount Deposited Rs. P.	बै. Credit Balance Rs. P.
		Brought Forward	1755232.00 Cr		
31/08/17		INT ON SB		17498.00	1772730.00 Cr
30/11/17		INT ON SB		15469.00	1788199.00 Cr
26/02/18		INT ON SB		15432.00	1903631.00 Cr
23/03/18		BY TRF. HP635296 01		231.15	1903862.15 Cr
25/03/18		4131 2103 090335707 TO TRF. SHS CMB APR-JU 17	0.10		1903862.05 Cr
23/05/18		BY TRF. HP635296 01		195.01	1904057.06 Cr
31/05/18		3056 1905 1041813606 TNT ON SB		15913.00	1819970.06 Cr
21/07/18		BY TRF. HP635296 01		296.31	1820266.37 Cr
31/06/18		2303 1907 1094785012 INT ON SB		4657.00	1836923.37 Cr
30/11/18		4099 2310 1189761062 INT ON SB		14025.00	1633762.59 Cr
26/01/19		BY TRF. HP635296 11		229.24	1852991.83 Cr
28/02/19		5231 2401 1262875928 INT ON SB		15949.00	1868940.83 Cr
31/05/19		INT ON SB		14400.00	1903340.83 Cr
17/07/19	039157	CASH PAID TO SELF	75000.00		1135469.93 Cr
22/07/19		User-Id: 118754; Uncleared Amount: 0.00 Clear Balance: 1135469.93 Cr			1135469.93 Cr
29/07/19		User-Id: 119769; Uncleared Amount: 0.00 Clear Balance: 1135469.93 Cr			1135469.93 Cr
31/03/19	009109	TO SELF RECEIVED SUPPLY			1135469.93 Cr

Sugam  
Ravi  
31/10/19



10/10/19

10/10/19

10/10/19



गोमती नगर, लखनऊ, उ.प्र.  
GOMTI NAGAR, LUCKNOW, U.P.-226020  
IFSC: CBIN0283305

भारतीय रिजर्व बैंक PAYABLE AT ALL BRANCHES

3 0 0 7 2 0 1 9  
D D M M Y Y Y Y

Pay EMAAR MGF LAND LTD A/C GOMTI GREENS या धारक को or Bearer

रुपये Rupees FIFTY SEVEN THOUSAND ONE

HUNDRED SIXTY ONLY — X अदा करें ₹ 57160/-

खाता सं. / A/c. No. 1786017467 SB

*Received coll/24*  
*31/7/17*

*Poornima Pathak*  
POORNIMA PATHAK  
कृपया इमरत अवर करें / Please sign above

GOMTIN

⑈039144⑈ 226016020⑈ 001911⑈ 31

*Self attested*  
*Poornima Pathak*  
*31/10/19*



*Self am  
Poornima Pathak  
31/10/19*



गोमती नगर, लखनऊ, उ.प्र.  
GOMTI NAGAR, LUCKNOW, U.P. 226020  
IFSC: CBIN0283305

सभी शाखाओं पर देय PAYABLE AT ALL BRANCHES  
3 0 0 7 2 0 1 9  
D D M M Y Y Y Y

Pay EMAAR MGF LAND LTD

रुपये Rupees THIRTY FOUR THOUSAND EIGHT HUNDRED

SEVENTY FIVE ONLY — X — X अदा करें ₹ 34875/-

खाता नं०  
A/c. No. 1786017467 SB



GOMTI

*Received  
31/10/19  
Poornima Pathak*

POORNIMA PATHAK  
कृपया हस्ताक्षर करें / Please sign above

⑈039145⑈ 226016020⑈ 001911⑈ 31

Self attested  
Poornima Pathak  
31/7/19



गोमती नगर, लखनऊ, उ.प्र.  
GOMTI NAGAR, LUCKNOW, U.P.-226020  
IFSC: CBIN0283305

30 07 20 19  
D D M M Y Y Y Y

Pay EMAAR MGF LAND LTD A/C GOMTI GREENS वा धारक को or Bearer

रुपये Rupees ONE LAKH SIXTEEN THOUSAND

FIFTY ONLY — X — X अदा करें ₹ 116050/-

खाता सं.  
A/c. No. 1786017467 SB



GOMTIN

Poornima Pathak  
POORNIMA . PATHAK  
कृपया इसकातर अक्षर करें / Please sign above

⑈039146⑈ 226016020⑈ 001911⑈ 31

Received  
for coll/44  
31/7/19



To Payee Only

PAYABLE AT PAR AT ALL LOCAL BRANCHES

3305

0 1 0 8 2 0 1 9

D D M M Y Y Y Y

STOCK HOLDING CORPORATION OF INDIA **GOMKIN**

ON DEMAND **₹ 78,06,200** only \*\*\*

OR ORDER

RUPEES

₹ 278062.00

Name of the Purchaser : POORNIMA PATHAK  
3165 - SSB LUCKNOW

मूल्य प्राप्त VALUE RECEIVED

S-6431 *Snigdha Singh*  
S.S. No. *31/12/19*

EM/LUC/DIVA

Prefix : DD 1 5 0 1 5 4

अ.क्र./SRL NO.

*Remit  
col/44*

S.S. No.

AUTHORIZED SIGNATORIES

Please sign above

⑈ 135303 ⑈ 0000160001⑈

16

Weekly Holiday on SUNDAY

*Sy. arsh  
Pooni  
31/12/19*



CREATING A NEW INDIA

### Schedule of Payment - Installment Payment Plan

Ref. No. GGP/715343-PR-010  
Booking Date 19-APR-12  
Customer Name Mr. Anurag Jain  
Unit No. GGP-C-C01/44  
Unit Area\* 193.75 SYD  
Basic Price\* 3390625  
IFMS 34875  
Taxes as applicable 0.00

FLC & Additional Charges: -

SL #	Linked Stages	Description	Due Date	Total	Service Tax	Total Amount
1	On Booking and within 30 days of booking	20% of BASIC	19-May-12	678125.00	0.00	678125.00
2	With in 90 days of booking	10% of BASIC	18-Jul-12	339062.50	0.00	339062.50
3	With in 180 days of booking	10% of BASIC	16-Oct-12	339062.50	0.00	339062.50
4	With in 270 days of booking	15% of BASIC	14-Jan-13	508593.75	0.00	508593.75
5	With in 360 days of booking	10% of BASIC	14-Apr-13	339062.50	0.00	339062.50
6	With in 450 days of booking	10% of BASIC	13-Jul-13	339062.50	0.00	339062.50
7	On laying of WBM road	10% of BASIC	-	339062.50	0.00	339062.50
8	On laying of sewer line	10% of BASIC	-	339062.50	0.00	339062.50
9	Intimation of Possession	5% of BASIC, 100% of IFMS	-	204406.25	0.00	204406.25
Total				3425500.00	0.00	3425500.00

Note: IFSD/IFMS, Stamp Duty & Registration Charges shall be payable along with the last installment. Club Membership Charges, as applicable and to be paid on Intimation of possession.

\*Condition Apply

For Emaar MGF eServices log on to your portal at <https://eservice.emaarmgf.com> and check your account online at your convenience.

Sd/-  
Anurag Jain  
3.11.12/19

Emaar MGF Land Limited

Emaar MGF Business Park, Mehrauli Gurgaon Road, Sikandarpur Chowk, Sector 28, Gurgaon 122 002, Haryana

Tel: +91 124 442 1155 Fax: +91 124 479 3401 Website: [www.emaarmgf.com](http://www.emaarmgf.com)

Registered Office: ECE House, 28 Kasturba Gandhi Marg, New Delhi 110 001









**Emaar MGF Land Ltd.**  
**Statement of Account as on 25-Oct-2019**

Ref No	20191025143955119	Property Name	Gomti Greens
Customer Name	Mrs. Poomima Pathak	Unit Code	GGP-C-001/44
Customer No.	179680	Sales Order No.	715343
Address	2/11 Virat Khand Gomti Nagar	Payment Plan	Construction Linked Plan
		Sale Price (Rs.)	3,494,912
	Lucknow 226010 Uttar Pradesh		
	INDIA		
PAN	BGEPP4898N		
Email	gkd1048@gmail.com	IBMS / IFMS	34,875
Phone	9451386654	Unit Service Tax/GST	11,762
Area	193.75 SYD	Cost of Property (Rs.)	3,541,550

**Account Summary**

Principal Amount	(Rs.)	Delayed Payment Charge Amount	(Rs.)
Principal Due/Overdue with ST	3,541,553	Delayed Payment Charge Due	295,976
Less: Amount Received	-3,541,553	Less: Delayed Payment Charges Received	-142,450
<b>Balance due/overdue</b>	<b>0</b>	Less: Delayed Payment Charges Waived**	-144,226
		Less: Delayed Payment Charge Received in GST*	-10,416
		Less: GST Received on Delayed Payment Charge*	1,116
		<b>Balance - Delayed Payment Charge (DPC)</b>	<b>0</b>
		<b>GST on Balance - Delayed Payment Charge (DPC)</b>	<b>0</b>
<b>Balance - Amount Excess Collected (A)</b>	<b>0</b>	<b>Balance - Delayed Payment Charge (DPC) with GST (B)</b>	<b>0</b>
		<b>Net Amount Excess Collected (A) + (B)</b>	<b>0</b>

**Statement of Accounts**

**Details of Payment Requested and Payments Received / Credited**

Sr No	Description	Demand		Collection		Delayed Payment Charge (Rs.)	Balance (Rs.)
		Date	Amount (Rs.)	Date	Receipt / CN/DN* No.		
1	Booking Amount	12-MAR-12	500,000				500,000
2	Booking Receipt (Cheque)			12-MAR-12	908224	500,000	0
3	On Booking and within 30 days of booking	19-MAY-12	178,125				178,125
4	Receipt (Dd)			22-MAY-12	726595	178,125	0
5	Receipt (Cheque)			16-JUL-12	001086	339,063	-339,063
6	With in 90 days of booking	18-JUL-12	339,063				0
7	With in 180 days of booking	16-OCT-12	339,063				339,063
8	Receipt (Cheque)			21-NOV-12	001226	339,062	8,026
9	With in 270 days of booking	14-JAN-13	508,594				508,595
10	With in 360 days of booking	14-APR-13	339,063			30,098	847,658
11	With in 450 days of booking	13-JUL-13	339,063			50,163	1,186,721
12	Receipt (Cheque)			11-MAR-14	032612	400,000	188,055
13	Receipt (Cheque)			19-MAR-14	141828	100,000	4,138
14	Receipt (Cheque)			28-MAR-14	597560	686,721	4,064
15	DPC Received			04-APR-14	366947	142,450	0
16	On laying of WBM road-including GST	19-JUN-19	339,063				339,063
17	On laying of sewer line-including GST	01-JUL-19	339,063				678,126
18	Intimation of Possession-including GST	01-JUL-19	320,456			1,115	998,582
19	IFMS Receipt (Cheque)			01-AUG-19	039145	34,875	8,185
20	Receipt (Cheque)			01-AUG-19	039146	116,050	963,707
21	DPC Received			01-AUG-19	000053	10,416	847,657
22	Receipt (Cheque)			09-AUG-19	444478	847,657	1,781
23	Delayed Payment Charges Upto 25-OCT-19						0
	<b>Total</b>		<b>3,541,553</b>			<b>3,694,419</b>	<b>295,976</b>
							<b>Balance due/overdue (A)</b>
							<b>0</b>
							<b>Delay Payment Charges Upto 25-Oct-2019</b>
							<b>295,976</b>
							<b>Less: Delayed Payment Charges Waived</b>
							<b>-144,226</b>
							<b>Balance - Delayed Payment Charge (DPC)</b>
							<b>0</b>

*Syami Poomima*  
*31/10/19*





GST on Balance - Delayed Payment Charge (DPC)	0
Balance - Delayed Payment Charge (DPC) (B) with GST (B)	0
Net Amount Payable (A) + (B)	0

Bounced Cheque Details			
Sr No	Cheque Number	Date	Reversal Reason
1	573171	11-MAR-14	100,000 Fund Insufficient..
2	366987	29-MAR-14	142,450 Effect not Cleared, Presentt again
3	444478	01-AUG-19	847,657 Amount in protective crossing incorrect/signetrequired

Other Collection (DLTC)			
Sr No	Cheque Number	Date	Cheque Type
1	039144	03-SEP-14	32,655 00TC
2	039144	01-AUG-19	57,160 00TC

VAT Details						
Sr No	Cheque/DIBS Number	Receipt/Start Date	Cheque/Maturity Date	Amount(Rs)	Type	Status
1	VAT-DEMANDED		01-JUL-19	0	VAT-SECURITY DEMANDED	

Sr No	Type	Amount
	Total	0

Holding Charge Amount (Rs.)		(Rs.)
Holding Charges Due including GST		9,741
Less: Holding Charges Received including GST		0
Less: Holding Charges Waived**		1,759
Balance - Holding Charge (HC) including GST		7,982

\*Note:  
 -Service tax as applicable is being levied for all the payments received on or after 1<sup>st</sup> Jul 2010.  
 CN - Credit Note No. DN - Debit Note No.  
 Total Service Tax applicable as on date is Rs. 11,782/-  
 -Delayed Payment Charge amount is calculated as on 25-Oct-2019, final delayed payment charges will be computed as per the receipt of full payment.  
 -Intimation Of Possession / Offer of possession letter Date: 30-MAY-19.  
 Net Amount Payable (including DPC) Rs. 0  
 HVAT Security Rs. 0  
 Stamp Duty @ 8% Rs. 278.062

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