

Conveyance / Sale Deed



19430123

INDIA NON JUDICIAL
Government of Uttar Pradesh

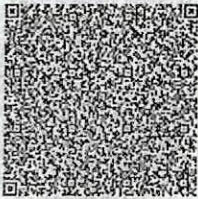
e-Stamp



₹2,47,000

Certificate No. : IN-UP36658404950096V
 Certificate Issued Date : 16-Jun-2023 04:15 PM
 Account Reference : SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
 Unique Doc. Reference : SUBIN-UPUPSHCIL0168192362680926V
 Purchased by : MR ABHINAV TIWARI AND MRS SNIGDHA PANDEY
 Description of Document : Article 23 Conveyance
 Property Description : PLOT NO.PCP-S4-P2-E009,AT PINTAIL PARK CITY (PH-1 PLOTS) UNDER VILL-BAKKAS,SULTANPUR ROAD,LUCKNOW.
 Consideration Price (Rs.) :
 First Party : PINTAIL INFRACON LLP
 Second Party : MR ABHINAV TIWARI AND MRS SNIGDHA PANDEY
 Stamp Duty Paid By : MR ABHINAV TIWARI AND MRS SNIGDHA PANDEY
 Stamp Duty Amount(Rs.) : 2,47,000
 (Two Lakh Forty Seven Thousand only)

₹2,47,000



बैनामा सं० सं० 19430123
 किया गया स्टांप 2,47,000
 ई-स्टाम्प 16/06/2023 को समायोजित
 किया गया

उप निबंधक

मोहनलालगंज (लखनऊ) UP 36658404950096V

Please write or type below this line

PINTAIL INFRACON LLP

Authorised Signator

Pintail Realty Developers Pvt. Ltd.

Authorised Signatory

Abhinav Tiwari

Snigdha Pandey

PINTAIL INFRACON LLP

Authorised Signator

RD 0002016433

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shCILstamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh

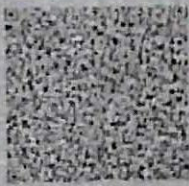
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Tijam

29/11/2020

Certificate No. : IN-UP07246002536835S
 Certificate Issued Date : 03-Feb-2020 12:13 PM
 Account Reference : SHCIL (FI)/upshcil01/ QAISERBAGH/ UP-LKN
 Unique Doc. Reference : SUBIN-UPUPSHCIL.0108612384008250S
 Purchased by : MR ABHINAV TIWARI AND MRS SNIGDHA PANDEY
 Description of Document : Article 5 Agreement or Memorandum of an agreement
 Property Description : PLOT NO. PCP-S4-P2-E009, AREA-200 SQMT AT PINTAIL PARK CITY (PH-1 PLOTS) UNDER VILL-BAKKAS, LKO.
 Consideration Price (Rs.) : 51,25,608
 (Fifty One Lakh Twenty Five Thousand Six Hundred And Eight only)
 First Party : PINTAIL INFRACON LLP
 Second Party : MR ABHINAV TIWARI AND MRS SNIGDHA PANDEY
 Stamp Duty Paid By : MR ABHINAV TIWARI AND MRS SNIGDHA PANDEY
 Stamp Duty Amount(Rs.) : 1,02,620
 (One Lakh Two Thousand Six Hundred And Twenty only)



STAMP DUTY PAID

बनामा लेखा नं. (01) 17438/23
 नाम रकम (025) 02536835S
 दिनांक 29/11/2020
 पिनकोड 201301
 नयाँ नं. 51.25.608
 51.25.608

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PINTAIL INFRACON LLP
 Sumit
 Authorized Signatory

Sumit
 Authorized Signatory

Abhinav Tiwari

PINTAIL INFRACON LLP
 Sumit
 Authorized Signatory

Snigdha Pandey

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Statutory Alert
 1. The authenticity of this Stamp Certificate should be verified at www.e-stamp.gov.in. Any discrepancy in the document will render the Certificate null and void.
 2. The validity of this Stamp Certificate expires on the expiry of the certificate.
 3. In case of any discrepancy, please inform the Competent Authority.

Handwritten mark



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY DESIGNATED PARTNERS OF PINTAIL INFRACON LLP IN THE MEETING HELD ON THURSDAY 03RD DAY OF FEBRUARY, 2023 AT 11:00 AM AT THE SITE OFFICE OF THE LLP SITUATED AT PINTAIL PARK CITY, NEAR HCL IT CITY, OPPOSITE AMUL DAIRY, SULTANPUR ROAD, LUCKNOW-226002.

“RESOLVED THAT the Designated Partners of the LLP has accorded their consent to authorise Mrs. Madhulika Singh (Aadhar No: 416358120125) , Mr. Sumit Jaiswal (Aadhar No:223307807497) , Mr Aman Chaurasia (Aadhar : 961013211379) as authorised signatory to sign and execute the requisite Conveyance Deed/sale deed and such other documents as related thereto as may be found necessary, modify or amend the documents so executed where necessary and present the documents so signed by them on behalf of the LLP for registration before the Registrar or Sub-Registrar office, Lucknow, Uttar Pradesh and admit execution of the documents and do all such other acts deeds and things as are incidental or consequential thereto.

Specimen Signatures of Authorised Signatory:

S.No	Name	Specimen Signatures
1.	Mrs Madhulika Singh	
2.	Mr Sumit Jaiswal	
3.	Mr Aman Chaurasia	

CERTIFIED TRUE COPY
For & on Behalf of PINTAIL INFRACON LLP

RAJAT SAHAI
(DPIN: 02282207)
DESIGNATED PARTNER

RAVI PRAKASH PANDEY
(DPIN:03117237)
DESIGNATED PARTNER

PINTAIL INFRACON LLP

Registered Office: G-40, Lower Ground Floor, Jangpura Extension, New Delhi-110 014. Ph: +91-11-24353000/24363000
Site Office: Pintail Park City, Near HCL IT City, Opposite Amul Dairy, Sultanpur Road, Lucknow-226 002

LLP Identification No: AAI-5601 | Email: info@pintail.co.in | www.pintail.co.in




PINTAIL REALTY DEVELOPERS PRIVATE LIMITED

1 NIWORLD CITY-HEIGHTS, TOWER NO. 8, FLAT NO. 0102, NEW TOWN RAJARHAT, KOLKATA WB 700166
CIN: U45206WB2005PTC102996, E-mail: pinclauskhar2005@gmail.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY BOARD OF DIRECTORS OF PINTAIL REALTY DEVELOPERS PRIVATE LIMITED IN THE MEETING HELD ON THURSDAY 03RD DAY OF FEBRUARY, 2023 AT 2:00 PM AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT UNIWORLD CITY-HEIGHTS, TOWER NO. 8, FLAT NO. 0102, NEW TOWN RAJARHAT, KOLKATA 700160 IN.

“RESOLVED THAT the consent of the Board of Directors of the company be and is hereby accorded to authorize Mrs. Madhulika Singh (Adhar No: 416358120125), Mr. Sumit Jaiswal (Adhar No:223307807497), Mr. Aman Chaurasia (Adhar: 961013211379) as an authorized signatory to sign and execute the requisite Conveyance Deed/sale deed and such other documents as related thereto as may be found necessary, modify or amend the documents so executed where necessary and present the documents so signed by them on behalf of the company for registration before the Registrar or Sub-Registrar office, Lucknow, Uttar Pradesh and admit execution of the documents and do all such other acts deeds and things as are incidental or consequential thereto.

Specimen Signatures of Authorised Signatory:

S. No	Name	Specimen Signatures
1.	Mrs. Madhulika Singh	
2.	Mr. Sumit Jaiswal	
3.	Mr Aman Chaurasia	

CERTIFIED TRUE COPY

For & on Behalf of PINTAIL REALTY DEVELOPERS PRIVATE LIMITED



AMIT RAMESH RISHI
(DIN: 08587432)
DIRECTOR





LUKE BENEDICT FERNANDEZ
(DIN: 01110174)
DIRECTOR

उपनिबन्धक मोहनलालम लखनऊ क्रम 2023232031014

आवेदन संख्या : 202300822029380

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2023-06-22 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम अभिनव तिवारी

लेख का प्रकार विक्रय पत्र

प्रतिकल की धनराशि 5044728 / 1826000.00

1. रजिस्ट्रीकरण शुल्क 50450

2. प्रतिलिपिकरण शुल्क 100

3. निरीक्षण या तलाश शुल्क

4. मुद्रार के अधिप्रमाणीकरण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भत्ता

1 से 6 तक का योग 50550

शुल्क वसूल करने का दिनांक 2023-06-22 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

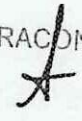

प्रमाण पत्र वापस करने के लिए तैयार होगा 2023-06-22 00:00:00



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



TYPE OF PROPERTY : Residential - Plot
DETAILS OF PROPERTY : Plot No: PCP-S4-P2-E009
 (Pintail Park City-Phase 1 Plots)
VILLAGE & WARD / PARGANA : Bakkas, Mohanlalganj - Lucknow
SIZE : 200 Sq. Mtr.
LOCATION : More than 200 Meter from
 Sultanpur Road
SALE CONSIDERATION : INR 50,44,728/-
GOVERNMENT VALUE : INR 18,26,000/-
TOTAL STAMP DUTY : INR 3,49,520/-
**STAMP DUTY COLLECTED AT THE TIME OF
 AGREEMENT** : INR 1,02,520/-
**STAMP DUTY AT THE TIME OF
 CONVEYANCE DEED** : INR 2,47,000/-
OTHER DETAILS : 9 Meter Wide Road & Park Facing
Bounded By
On or towards the East : 9 Meter wide Road
On or towards the West: : Plot No: PCP- S4-P2- E032
On or towards the North: : Plot No: PCP- S4-P2- E008
On or towards the South : Plot No: PCP- S4-P2- E010

PINTAIL INFRACON LLP
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 Authorised Signator
 PINTAIL INFRACON LLP
 *A*
 Authorised Signatory

PINTAIL INFRACON LLP
 *A*
 Authorised Signator


Abhinav
Singha
Pandey



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THIS DEED OF CONVEYANCE (here in after referred to as the „Conveyance Deed“) is made and executed at Lucknow, Uttar Pradesh, on this 22nd day of June, 2023.

BY

1. **Pintail Infracon LLP**, a limited liability partnership incorporated under the LLP Act 2008, having its registered office at G-40, Jangpura Extension, Birbal Park, New Delhi-110014, (PAN AATFP8087D) (LLPIN-AAI-5601), acting through its authorized signatory **Mr. Sumit Jaiswal (Aadhar No. 223307807497) S/o Mr. G.D. Gupta** authorized vide Authorization Letter dated **03/02/2023** hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors and permitted assigns) of the **ONE PART**;
2. **M/s Pintail Realty Developers Pvt. Ltd**, a company incorporated under the Companies Act, 1956 and validly existing under the Companies Act, 2013 with its registered office at UNIWORLD CITY - HEIGHTS, TOWER NO.8 , FLAT NO.0102, NEW TOWN RAJARHAT, KOLKATA, WB-700160 (here in after referred to as the "Licensee", which expression shall, unless repugnant to the context, be deemed to mean and include its successors and permitted assigns) **OF THE SECOND PART**, acting through its duly constituted attorney viz .Pintail Infracon LLP;
3. **The entities specified in Schedule I** hereto (hereinafter called the "Owners", which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their respective, successors-in-interest and permitted assigns in case of body corporates and legal heirs, legal representatives, executors, administrators, successors and permitted assigns) of the **THIRD PART** acting through their duly constituted attorney viz. Pintail Infracon LLP.

IN FAVOUR OF

4. **Mr. Abhinav Tiwari (PAN No. ANDPT1291L) (Aadhar No. 851157460798) S/o Mr. Achchay Lal Tiwari**, aged about 38 years, resident of 40Ka, Mooradabad, Near Railway Station, Visheshwar Ashram, Akbarpur, Distt. -Ambedkar Nagar, Uttar Pradesh-224122, hereinafter called the "Vendee"-1 (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns) of the **FOURTH PART**.
5. **Mrs. Snigdha Pandey (PAN No. BRJPP3364H) (Aadhar No. 863601629850) W/o. Mr. Abhinav Tiwari** aged about 38 years, resident of 40Ka, Near Mooradabad Railway Station, Visheshwar Ashram, Akbarpur, Distt.-Ambedkar Nagar, Uttar Pradesh-224122, hereinafter called the "Vendee"-2 (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns) of the **FIFTH PART**.

The Promoter, Licensee, Owners and Vendees shall hereinafter collectively be referred to as the "Parties" and individually as a "Party". The Promoter, the Licensee and the Owners shall collectively be referred to as the "Vendors".

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Pintail Realty Developers Pvt. Ltd.

Authorized Signatory

WHEREAS:

- A. The Promoter is in the process of developing an integrated township project on a land parcel admeasuring 200 acres under the name and style of "PINTAIL PARK CITY" in phases. The current phase of Pintail Park City project namely **Pintail Park City (Phase 1 Plots)**, referred to as the "Project", and is being developed as an integral part of the integrated township project.
- B. The Promoter has entered into a consortium MOU dated **14 October 2015** with Pintail Realty Developers Pvt. Ltd. (formerly known as Arindam Sekhar Garments Marketing Pvt. Ltd.) and the Owners, for the purpose of execution of the integrated township Project, including land assembly, DPR, clearances, development, maintenance & management of services and disposal of property which consortium MOU was supplemented vide consortium MOU dated **2 November 2015**, consortium addendum agreement dated **17 February 2017** and consortium addendum agreement dated **21 March 2018** (the aforesaid agreements shall hereinafter collectively be referred to as the "Consortium Agreement"). Each of the aforesaid agreements are registered with the Sub Registrar, Tehsil-Mohanlalganj, Lucknow as per the following details

S.No.	Description of the Document	Date of Execution	Registration Details
1	Consortium MOU	14/10/2015	699
2	Consortium MOU	02/11/2015	740
3	Consortium Addendum Agreement	17/02/2017	79
4	Consortium Addendum Agreement	21/03/2018	187

- C. The initial 2 consortium MoUs were submitted to the Lucknow Development Authority pursuant to which a license bearing number 137/VC/EE/HTIG/2015 dated 2 November 2015 (hereinafter referred to as the "License") was issued by the Lucknow Development Authority for development of the integrated township project. The consortium addendum agreements were also submitted with Lucknow Development Authority subsequently.
- D. The Promoter, Owners and the Licensee have entered into a Revenue Sharing Agreement dated 13 March 2018 (hereinafter referred to as the "Development Agreement"). The Development Agreement is registered with the Sub Registrar, Tehsil-Mohanlalganj, Lucknow as Document number 163 on 13/03/2018.
- E. The Promoter has obtained approval of the layout plan in respect of the Project from Lucknow Development Authority vide Permit No. 42758, dated 26 September 2017 (hereinafter referred to as the "Approved Plan").
- F. The Promoter has registered the Project under the provisions of the RERA Act with the Uttar Pradesh Real Estate Regulatory Authority at Lucknow on 16 March 2018 under registration no. UPRERAPRJ15457. The details of the Project are available at the website of the Authority at www.uprera.gov.in;

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Pintail Realty Developer Pvt. Ltd.

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PINTAIL INFRACON LLP

Authorized Signatory

Abhinav
Srivastava
Sugha Pandey

- G. The Vendees had applied and had been allotted the Demised Plot vide allotment letter dated **12 September, 2019**. Subsequently, the Vendors and the Vendees had entered in to the Agreement for Sale for sale/purchase of the Demised Plot, which is registered with the Sub-Registrar, Tehsil-Mohaniaiganj, Lucknow as Document Number. **2914** on **10.02.2020**. The Vendees undertakes and confirms that it shall continue to abide by the terms and conditions of the Agreement for Sale.
- H. The Vendees has perused all the relevant documents, as setout above, and is fully satisfied with the rights and obligations of the Vendors in respect of the Project. It is only after satisfying itself regarding the interest, title and rights of the Vendors in the Project, the Vendees had agreed to purchase the Demised Plot.
- I. The Vendees is fully satisfied and has no claim of any nature whatsoever regarding the Demised Plot. The Vendees confirms that the area of the Demised Plot is **200 sq.meters/239.20** sq. yards based on the joint measurement under taken by Promoter and the Vendees.
- J. The Vendees further understands the financial and legal implications of entering into this Conveyance Deed and has sought independent legal and financial advise in this regard.
- K. The Vendees has confirmed to the Vendors that it is entering into this Conveyance Deed with the full knowledge of all the laws, rules, regulations, notifications etc. applicable to the Project, Demised Plot and in particular the terms and conditions contained in this Conveyance Deed. The Vendees has further confirmed that it has clearly understood its rights, duties, responsibilities, obligations under each and every clause of this Conveyance Deed.

DEFINITIONS

- (i) "Agreement for Sale" shall mean the agreement for sale dated **10.02.2020**, executed between the Parties in relation to the Demised Plot which is duly registered with the Sub Registrar, Tehsil-Mohaniaiganj, Lucknow as document number **2914** on **10.02.2020**.
- (ii) "Association of Plot Owners" shall mean an association or society or a cooperative society, as the case may be, of the plot owners which shall be formed for the maintenance of Common Areas and Facilities as provided in the Project.
- (iii) "City Development Charges (CDC)" means the charges for external development levied/leviable with respect to the Project (by whatever name called or in whatever form) with all such conditions imposed by the Competent Authority and includes any further in crease in such charges with regard to the future demand/assessment payments from Local Municipal/Development Authorities.
- (iv) "Common Areas and Facilities" means such Common Areas and Facilities within the Project for common use of all the owners of the plots there in.
- (v) "Competent Authority" means the local authority or any authority created or established under any law for the time being in force by the appropriate Government which exercises authority over land under its jurisdiction and has powers to give permission for development of such immovable property.

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Pintail Realty Developers Pvt. Ltd.

Authorized Signatory

PINTAIL INFRACON LLP

Authorized Signatory

*Abhinav
Sinha
Sushila Pandey*

- (vi) "Demised Plot" means the plot more particularly specified in Annexure-1 of this Deed.
- (vii) "IFMS" means Interest Free Maintenance Security@179.40/- per sq. mtr or 150/- per sq. yard of the area of the Demised Plot.
- (viii) "Maintenance Agency" means agency which shall carry out the maintenance and upkeep of the Project.
- (ix) "Maintenance Agreement" means the maintenance agreement executed amongst the Maintenance Agency and the Vendees for maintenance of the Project.
- (x) "Maintenance Charges" means the periodic charges payable by the Vendees to the Maintenance Agency. The details of Maintenance Charges and the mechanism of its payment shall be more elaborately described in the Maintenance Agreement.
- (xi) "Project" shall mean the Pintail Park City (Phase 1 Plots);
- (xii) "RERA Act" means the Real Estate (Regulation and Development) Act, 2016 (16of2016) as amended from time to time;
- (xiii) "Rules" mean the Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016 as amended from time to time or any other rules issued by the State Government of Uttar Pradesh or anybody constituted by it including the UP Real Estate Regulatory Authority;
- (xiv) "Total Price" shall mean the total price of the Unit set out in Schedule II of this Conveyance Deed.

NOW, THIS CONVEYANCE DEED WITNESSETH AS FOLLOWS:

1. In consideration of the Total Price which has been paid by the Vendees and received by the Promoter as per details set out in Schedule II hereto and in accordance with the terms of this Conveyance Deed, the Vendors do hereby convey, sell, transfer, and assign absolutely to the Vendees by way of sale, the Demised Plot and all their respective rights, title and interests therein, free and clear of all encumbrances.
2. Now it will be lawful for the Vendees for all times hereafter to enter upon the Demised 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 this Conveyance Deed. The Vendors agree that they shall from time to time and at all times hereafter, upon every reasonable request and at the cost of the Vendees, make, acknowledge, execute and perfect with all proper dispatch, all such further and other lawful and reasonable acts, deeds, matters and things whatsoever necessary for assuring the Demised Plot unto the Vendees in the manner mentioned in this Conveyance Deed. The Vendors covenant that this Conveyance Deed is executed in its entirety and that the Promoter has

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Authorised Signatory

Authorised Signatory
Sugha Pandey

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received Total Price of the Demised Plot. The Vendors acknowledge that the Vendees is not required to pay any amount so the Owners or the Licensee and they shall be paid by the Promoter as per their mutual arrangement to which the Vendees is not privy.

3. The Vendors confirm that the Total Price is inclusive of all charges except Interest Free Maintenance Security (IFMS), Connection Charges, charges towards Club Membership, GST, other cess, levies, and charges and monthly maintenance charges. The Vendees agrees and undertakes that any amount/s legally and statutorily payable due to permitted increases/revisions in CDC/EEC by any statutory authority subsequent to the execution of the Conveyance Deed but relatable to the period prior to or after the execution of this Conveyance Deed shall be borne and paid by the Vendees. In the event the aforesaid charges are levied on the Project, the Vendees shall pay the same on pro rata basis. The determination of the pro rate share of such charges payable by the Vendees shall be made by the Promoter and the same shall be binding on the Vendees. The Vendees affirms that if such increased CDC/EEC/Other charges are not paid, the Vendees shall be responsible and liable for all cost and consequences for such non-payment including for all actions as are available to the Vendors as per applicable law. As per the Agreement for Sale, the price of the Demised Unit was inclusive of Interest Free Maintenance Security & Connection Charges of Water, Sewer and Electricity however, these components have been excluded from the Total Price for the purpose of this Conveyance Deed.
4. The Parties hereby covenant that all liabilities relating to/arising out of Goods & Services Tax (GST), additional taxes, cesses, levy, rate or charge of any kind attributable to the Demised Plot in future as a consequence of any order/demand of the Government, Statutory body, Municipal Corporation/ Council and/ or any Centre/ State Authority, if applicable and legally leviable to the extent of the area of the Demised Plot shall also be paid by the Vendees.
5. The Vendees understands and is aware that a bandh is being developed on the banks of river Gomti to safeguard surrounding areas, from future flooding and Bandha Shulka is being charged by the State Government of Uttar Pradesh. The Vendees has paid INR 1,59,068/- (Rupees One Lakh Fifty Nine Thousand Sixty Eight Only) as its share of the Bandha Shulka to the Promoter. The Vendees further undertakes to pay all amounts demanded by the State Government of Uttar Pradesh as future Bandha Shulka whether the demand is made upon the Vendees and / or the Promoter.
6. The Promoter has simultaneously with the execution of this Conveyance Deed handed over to the Vendees vacant and peaceful physical possession of the Demised Plot. The Vendees shall be entitled to exercise all rights of absolute ownership and possession in or related to the Demised Plot without any reference to or obstruction or objections from the Vendors or anyone claiming through or under them.
7. The Vendees shall have no right, title or interest over any area in the Project other than the Demised Plot and such other areas shall be under the exclusive ownership and possession of the Promoter who shall have the absolute right and entitlement to deal with such areas as per its

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*Abhinav
Sinha*
Smriti Pandey

unfettered discretion without any interference or impediment from the Vendees.

8. The Vendees accepts and acknowledges that the Promoter shall be carrying out developmental/construction activities now and for many years in future in the Project and that the Vendees shall not raise any objection or make any claims on account of inconvenience, which may be suffered by the Vendees due to such developmental/construction or its incidental/related activities in the Project and the integrated township project.
9. The Vendees undertakes and covenants to subscribe to the membership of the club which may be developed by the Promoter as a part of the Project and further undertakes and covenants to pay the one time as well as yearly club membership charges to the Promoter/ a nominated agency appointed by the Promoter to manage the operations of the said club. The Vendees undertakes and covenants to enter into a separate agreement in relation to subscribing to the membership of the club which may be developed by the Promoter as a part of the Project.
10. The Promoter shall remove all defects in title, if any, of the Vendors to the Demised Plot.
11. The Vendees acknowledges and confirms that the Vendees has read and understood the RERA Act and Rules and the implications there of in relation to the various provisions of the Conveyance Deed and the Vendees is in full agreement with the provisions of this Conveyance Deed in relation to the RERA Act and Rules and shall comply as and when applicable and from time to time with the provisions of the RERA Act and Rules or any statutory amendments or modifications thereof or the provisions of any other applicable law(s).
12. The Vendees undertakes to join any Association of Plot Owners which shall be the incharge of the maintenance of the Project once maintenance of the Project is handed over to them by the Promoter pursuant to the relevant provisions of the RERA Act and pay any fees, charges thereof and complete such documentation and formalities as may be deemed necessary for this purpose.
13. The Vendors acknowledge that the Vendees has paid the IFMS which shall be handed over by the Promoter to the Association of Plot Owners at the time of handover of the maintenance of the Project to such association.
14. The Parties acknowledge that the maintenance charges for 2 (two) years from the date of offer for possession of the Demised Plot has been paid by the Vendees to the Promoter which shall be utilized in terms of the Maintenance Agreement. In the event, the Association of Plot Owners is not constituted within a period of 2 (two) years hereof, the Maintenance Agency shall be entitled to collect from the Vendees an amount equal to the amount of maintenance charges as per the Maintenance Agreement with such escalation as may be deemed appropriate by the Maintenance Agency. The amount of such escalation shall be decided by the Maintenance Agency and shall be binding on the Vendees.

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PINTAIL INFRACON LLP

Authorized Signatory

Pintail Realty Developers Pvt. Ltd.

Authorized Signatory

*Administ.
Swigtha Pandey*

15. The Vendees agrees and undertakes to pay Maintenance Charges to the Maintenance Agency for the maintenance of the Common Areas and Facilities of the Project. The Vendees agrees to pay all such Maintenance Charges to the Maintenance Agency by way of a cheque / demand draft drawn in favour of such Maintenance Agency. In case, the Vendees fails to pay any maintenance bill then (a) the Vendees shall not be entitled to avail any maintenance services; and (b) shall be obligated to pay interest on the delayed amount @18% per annum compounded quarterly for the period of delay.
16. The Maintenance Agency may entrust the maintenance services, to be undertaken/carried out through any Person, as deemed fit at its sole discretion. The Vendees undertakes to pay all bills and charges as may be raised by the Maintenance Agency promptly and without any reminders, from time to time. The Vendees confirms not to withhold, refuse or delay the payment of maintenance bills raised by the Maintenance Agency or fail to abide by any of the terms and conditions of the Maintenance Agreement. The Vendees undertakes that the Vendees shall be entitled to use the maintenance services subject to the timely payment of Maintenance Charges. The Vendees undertakes to pay all the charges to the Maintenance Agency periodically and as and when demanded by the Maintenance Agency. The share so determined by the Maintenance Agency shall be final and binding on the Vendees. The Vendees confirms that the Maintenance Agency has the right of unrestricted access to all general and/or limited Common Areas and facilities as listed of Schedule-III of the Conveyance Deed, for providing the necessary maintenance services.
17. The elaborate details of the Maintenance Charges and maintenance services are set out in the Maintenance Agreement.
18. The Vendees acknowledges and confirms that the infrastructure facilities provided by the Competent Authority in the entire area in which the Project is located, is beyond the control of the Vendors/ Association of Plot Owners/ Maintenance Agency and the Vendees shall not have a right to raise any claim or dispute against the Vendors/ Association of Plot Owners/Maintenance Agency in respect of the facilities provided by the Competent Authority or any other statutory authorities.
19. The Vendees undertakes and agrees not to use the Demised Plot for any purpose other than residential or in a manner that may cause nuisance or annoyance to other occupants in the Project or for any commercial or illegal or immoral purpose or to do or suffer anything to be done in or around the Demised Plot which tends to cause damage to the property of the other occupants of plots/properties in the Project or in any manner interfere with the use thereof or of spaces, roads, parks, footpaths or amenities available for common use. The Vendees shall indemnify the Vendors/ Association of Plot Owners/Maintenance Agency against any penal action, damages or loss due to misuse by the Vendees.
20. The Vendees has understood that its rights with regard to the Demised Plot are limited to those mentioned in the Conveyance Deed, and the Vendees has not contracted with the Vendors for any other right of any nature whatsoever.

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21. The Vendees acknowledges and agrees that the Promoter shall be carrying out extensive development / construction activities in the Project over a period of time. The Vendees understands and agrees that various structures / amenities / facilities, etc., comprising the Project, shall be completed in phases and the Vendees agrees not to raise any objection or make claim against the Promoter / Licensee / the Owners / Maintenance Agency on account of inconvenience, if any, due to such development activities. The Vendees also acknowledges and agrees that all facilities and amenities may not be developed at the time of execution of this Conveyance Deed and it undertakes not to raise any claim not to raise any objection or make claim against the Promoter / Licensee / the Owners / Maintenance Agency on account of any facility or amenity not being developed.
22. The Vendees undertakes that it shall develop / construct residential complex over the Demised Plot after obtaining all necessary approvals from concerned authorities and shall not create any kind of nuisance for the other occupants of the Project by encroaching upon of the roads, common areas, landscapes, green areas, walk ways, footpaths etc. or otherwise. The Vendees further undertakes, covenants and assures to the Vendors that it shall complete the construction of the residential complex over the Demised Plot within a period of five (5) years from the date of execution of this Conveyance Deed.
23. The Vendees confirms having borne and paid all expenses for the completion of the registration of this Conveyance Deed, including cost of stamp duty, registration and other incidental charges. This Conveyance Deed in respect of the transaction involved herein, is valued for the purpose of stamp duty at Rs. 50,44,728/- (Indian Rupees Fifty Lakh Forty Four Thousand Seven Hundred Twenty Eight Rupees Only.) in terms of the Indian Stamp Act, 1899. 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 Demised Plot conveyed by this Conveyance Deed shall be exclusively borne by the Vendees and the Vendors accept no responsibility in this regard.
24. The Vendees acknowledges that if any clause of this Conveyance 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 is reasonably in consistent with the purpose of this Conveyance Deed and to the extent necessary to conform to the applicable laws. The remaining provisions of this Conveyance Deed shall remain valid and enforceable in law.
25. The Vendees confirms that all the obligations arising under this Conveyance Deed in respect of the Demised Plot shall equally be applicable and enforceable against any and all occupiers, tenants, licensees and/or subsequent purchasers of the Demised Plot as the said obligations go along with the Demised Plot for all intent and purposes and the Vendees assures the Vendors that the Vendees shall take sufficient steps to ensure the due performance in this regard.
26. The Vendees confirms and acknowledges that the Vendees 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 Vendees shall indemnify the Vendors for any liability and/or penalty in that behalf.
27. This Conveyance Deed shall be read with the provisions of the Agreement for Sale and in the event

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Authorised Signatory
Smita Pandey

of conflict between the provisions of the Agreement for Sale and the Conveyance Deed, the provisions of the Conveyance Deed shall prevail. The presence of a provision in one document and not in the other document shall not be deemed to be any conflict between the two documents.

28. The Vendees agrees and understand that the terms and conditions of this Conveyance Deed may be modified / amended in accordance with any applicable directions/ orders which may be passed by any court of law, tribunal or commission, in compliance with applicable laws, upon final determination of the issues in the pending proceedings before Supreme Court and the Vendees agrees to execute the deed of amendment/ supplementary deed/ rectification deed modifying this Conveyance Deed if necessary in accordance with such final directions/orders and thereupon the Conveyance Deed would be deemed to have been executed in such modified form.
29. All or any disputes arising out or touching upon or in relation to the terms and conditions of this Conveyance Deed, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion.
30. The Courts at Lucknow alone shall have the sole jurisdiction to adjudicate upon all matters / issues / disputes arising from / connected to this Conveyance Deed between the Vendors and the Vendees.
31. That there is no construction on the demised plot and the area of demised plot is 200 sq. mtr. The demised plot is situated more than 200 meters away from Amar Shaheed Path and Sultanpur Road. The demised plot is situated on 9-meter-wide road, and the circle rate of the said area is fixed by the collector at Rs. 8300/- per sq. meter. Since the demised plot is situated in front of the park, hence enhancement of 10% of circle rate is also payable, which comes to Rs. 9130/- per sq. meter. Thus, the total value of demised plot admeasuring 200 sq. meter comes to Rs. 18,26,000/-, which is less than the sales consideration of Rs. 50,44,728/-. Hence the stamp duty on sales consideration is payable at Rs. 50,44,728/-, but the Vendee No. 2 is lady, as per G.O. No. S.V.K.Ni.-5-462/11-2006-500(92)2005 dated 23.02.2006 of Sansthatag Vitt, Kar Evam Nibandhan Anubhag-5, there is a rebate of 1% stamp duty on purchase of property amounting upto Rs. 10,00,000/-. Hence the stamp duty on Rs. 10,00,000/- of undivided half share of Vendee No. 2 comes to Rs. 60,000/- @ 6% & rest part of stamp duty on Rs. 15,22,364/- of undivided share of Vendee No. 2 comes to Rs. 1,06,610/- and on Rs. 25,22,364/- of undivided half share of Vendee No. 1 comes to Rs. 1,76,610/- @ 7% as per Government Notification Order No. S.V.K.N.-5-2756/11-2008-500(165)/2007 Lucknow dated 30.06.08 issued by Sansthatag Vitt, Kar Evam Nibandhan Anubhag-5. In this way total stamp duty of Rs. 3,49,520/- are being paid by the Vendees. Since a registered agreement to sale is executed between the Vendor and Vendees on 10.02.2020, which is registered at the office of Sub-Registrar – Mohanlal Ganj, Lucknow vide Bahi No. 1, Jild No. 11331, Pages 173 to 246 at S.No. 2914 registered on 10.02.2020, in which the stamp duty of Rs. 1,02,520/- has been paid, hence after adjustment of such stamp duty, now balance stamp duty of Rs. 2,47,000/- is being paid in this Conveyance Deed by the Vendees through e-stamp Certificate No. IN-UP36658404950096V Dated 16.06.2023.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this DEED OF CONVEYANCE at Lucknow, Uttar Pradesh in the presence of attesting witness, signing as such on

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Authorised Signator

Pintail Realty Developers Pvt. Ltd.

Authorised Signatory

PINTAIL INFRACON LLP

Authorised Signator

Abhinav
Swain
Sugtha Parvay

the day first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED PROMQTER
For, Pintail Infracon LLP
PINTAIL INFRACON LLP

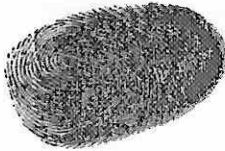
Authorised Signat
(Signature)
For, M/s. Pintail Infracon LLP
(Name)



SIGNED AND DELIVERED BY THE WITHIN NAMED OWNERS
For the Owners by their respective duly constituted Attorney M/s Pintail Infracon LLP

PINTAIL INFRACON LLP

(Signature) Authorised Signat
For, M/s. Pintail Infracon LLP
(Name)



SIGNED AND DELIVERED BY THE WITHIN NAMED LICENSEE
For, Pintail Realty Developers Pvt. Ltd.
Pintail Realty Developers Pvt. Ltd.

Authorised Signatory
(Signature)
For, Pintail Realty Developers Pvt. Ltd.
(Name)



SIGNED AND DELIVERED BY THE WITHIN NAMED VENDEES

Abhinav Tiwari

Signature
Mr. Abhinav Tiwari



Snigdha Pandey

Signature
Mrs. Snigdha Pandey



(13)

At Lucknow on 22.06.2023 in the presence of:

WITNESSES:



Siddharth Pandey

1. Signature

Siddharth Pandey

Name: Mr. Siddharth Pandey
S/o Mr. Umesh Chandra Pandey
Address: 6/341, Munsif Colony, Deora Ramnath,
Deoria, Uttar Pradesh-274001
Mobile: 9415387578



Sarika Tripathi

2. Signature

Sarika Tripathi

Name: Mrs. Sarika Tripathi
W/o Mr. Siddharth Pandey
Address: 6/341, Munsif Colony, Deora Ramnath,
Deoria, Uttar Pradesh-274001
Mobile: 9455926290

Drafted by:

Mukesh

(Mukesh Mani Tripathi)
(Advocate)
Collectorate, Lucknow, UP

PINTAIL INFRACON LLP

[Signature]

Authorised Signatory

Pintail Realty Developers Pvt. Ltd.

[Signature]

Authorised Signatory

PINTAIL INFRACON LLP

[Signature]

Authorised Signatory

Abhinav Anand
Sulekha Pandey

(14)

Annexure-1

DESCRIPTION OF THE DEMISED PLOT

ALL THAT piece and parcel of land admeasuring 200 square meters, of the property known as under Plot No: PCP-S4-P2-E009, situated at "Pintail Park City (Phase 1 Plots)" situated at Sultanpur Road, Lucknow bounded as under:-

Unit No. : PCP-S4-P2-E009
Plot Area : 200 Square meters (239.20 Square yard)

Bounded By

On or towards the East : 9 Meter wide Road
On or towards the West: : Plot No: PCP- S4-P2-E032
On or towards the North: : Plot No: PCP- S4-P2- E008
On or towards the South : Plot No: PCP- S4-P2- E010

Dimension of Demised Plot: 10 Meter (Front) X 20 Meter (Depth)



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Authorized Signatory

Abhinav Anand
Sulgha Pandey

(15)

SCHEDULE-I
DETAILS OF THE OWNERS

- [1] Aadesh Constructions Pvt. Ltd.
- [2] Pintail Infracon LLP
- [3] Ajay Kumar S/o Late Jagdish Prasad
- [4] Bliss Constructions Pvt. Ltd.
- [5] Dinesh S/o Phenku Ram
- [6] Mahal Constructions Pvt. Ltd.
- [7] Milaap Construction Pvt. Ltd.
- [8] Pintail Builders LLP
- [9] Pintail Constructions LLP
- [10] Pintail Infraheights LLP
- [11] Pintail Projects LLP
- [12] Pintail Realty Developers Pvt. Ltd.
- [13] Prasiddhi Constructions Pvt. Ltd.
- [14] Prayatna Constructions Pvt. Ltd.
- [15] RajKumar S/o Paltan
- [16] Satyendra Kumar S/o Late Jagdish Prasad
- [17] Sunder Lal S/o Ram Gopal
- [18] Vakratund Infrastructure Pvt. Ltd.
- [19] Krishna Infracity Pvt. Ltd.

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Authorised Signatory

*Ashwini
Sinha Pandey*

SCHEDULE-II
TOTAL PRICE-PAYMENT MECHANICS AND DETAILS

Name of Vendees : Mr. Abhinav Tiwari & Mrs. Snigdha Pandey
Unit No : PCP-S4-P2-E009
Unit Cost : 50,44,728.00
Total Received : 50,44,728.00

<u>Date</u>	<u>Amount (Rs.)</u>	<u>UTR/Cheque No.</u>	<u>Drawn On</u>
12/Dec/2019	400000.00	679593	SBI
14/Jan/2020	90360.00	679598	SBI
14/Feb/2020	367770.00	679599	SBI
06/Jun/2020	122590.00	679604	SBI
17/Aug/2020	735540.00	482144	ICICI Bank Ltd.
05/Dec/2020	125000.00	SBIN220340204229	SBI
28/Jan/2021	855720.00	497258	ICICI Bank Ltd.
21/Jun/2021	980720.00	138081	ICICI Bank Ltd.
03/Mar/2022	490360.00	139292	ICICI Bank Ltd.
25/Jul/2022	490360.00	LBLUC00005189351	ICICI Bank Ltd.
31/May/2023	386308.00	323768	ICICI Bank Ltd.

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Pintail Realty Developers Pvt. Ltd.

Authorised Signatory

Abhinav
Tiwari
Snigdha Pandey

SCHEDULE-III

Common area" means:

- (i) The parks, playground.
- (ii) The premises for the lodging of persons employed for the management of the property including accommodation for watch and ward staffs or for the lodging of community service personnel.
- (iii) Installations of central services such as electricity, gas, water and sanitation and incinerating, system for water conservation;
- (iv) The water tanks, sumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use;
- (v) All community and commercial facilities as provided in the Project; Explanation:- community & commercial facilities shall include only those facilities which have been provided as common areas in the Project.
- (vi) All other portion of the project necessary or convenient for its maintenance, safety, etc., and in common use.

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PINTAIL INFRACON LLP

Authorized Signatory

Abhinav
Bansal
Sugha Pandey

आवेदन सं०: 202300822029380

बही सं०: 1

रजिस्ट्रेशन सं०: 19438

वर्ष: 2023

निष्पादन लेखपत्र वाद सुनने व समझाने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

विक्रेता: 1

श्री पिन्टेल इन्फोकॉन एलएलपी के द्वारा सुमित जायसवाल, पुत्र श्री जी०डी० गुप्ता

निवासी: जी-40, जंगपुरा एक्सटेंशन, गीरबल पार्क, न्यू दिल्ली-110014

व्यवसाय: नौकरी

क्रेता: 1



श्री अभिनव तिवारी, पुत्र श्री अक्षय लाल तिवारी

निवासी: 40क, मुरादाबाद, नियर रेलवे स्टेशन, विशेश्वर आश्रम, अकबरपुर, जिला-अम्बेडकर नगर, उ०प्र०-224122

व्यवसाय: नौकरी

क्रेता: 2



श्रीमती स्निग्धा पाण्डेय, पत्नी श्री अभिनव तिवारी

निवासी: 40क, मुरादाबाद, नियर रेलवे स्टेशन, विशेश्वर आश्रम, अकबरपुर, जिला-अम्बेडकर नगर, उ०प्र०-224122

व्यवसाय: गृहिणी

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1



श्री सिद्धार्थ पाण्डेय, पुत्र श्री उमेश चन्द्र पाण्डेय

निवासी: 6/341, मुन्सिफ कालोनी, देओरा रामनाथ, देवरिया, उ०प्र०-274001

व्यवसाय: नौकरी

पहचानकर्ता: 2



श्रीमती सारिका त्रिपाठी, पत्नी श्री सिद्धार्थ पाण्डेय

निवासी: 6/341, मुन्सिफ कालोनी, देओरा रामनाथ, देवरिया, उ०प्र०-274001

व्यवसाय: नौकरी

टिप्पणी:

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

टिप्पणी:

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सै० गाजी अब्बास प्रभारी

उप निबंधक: मोहनलालगंज

लखनऊ

22/06/2023

संजय कुमार गौतम

निबंधक लिपिक लखनऊ

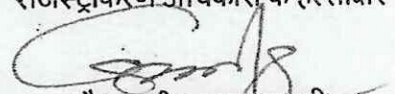
22/06/2023

प्रिंट करें

आवेदन सं०: 202300822029380

बही संख्या 1 जिल्द संख्या 15619 के पृष्ठ 283 से 316 तक क्रमांक 19438 पर दिनांक
22/06/2023 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



सै० गाजी अब्बास प्रभारी

उप निबंधक : मोहनलालगंज

लखनऊ

22/06/2023

