



INDIA NON JUDICIAL  
Government of Uttar Pradesh

74369/23

e-Stamp

₹3



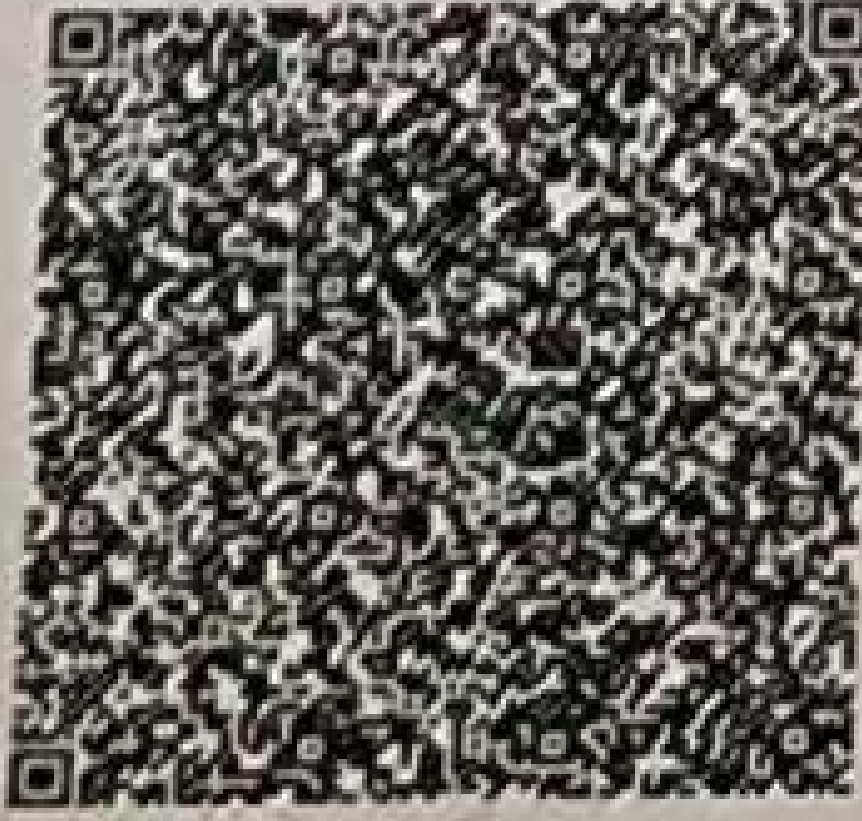
Certificate No.	: IN-UP05668601106746V
Certificate Issued Date	: 11-May-2023 12:02 PM
Account Reference	: NEWIMPACC (SV)/ up14734804/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUP1473480405779304542531V
Purchased by	: JITENDRA SINGH SON OF DHARAM SINGH
Description of Document	: Article 23 Conveyance
Property Description	: FLAT NO-203-B, 2ND FLOOR, BLOCK-A, JUGALS EMERALD COURT, RANA PRATAP MARG LUCKNOW
Consideration Price (Rs.)	: 3,84,000
First Party	: JUGAL KISHORE COLONISERS P LTD THRU NEERAJ RASTOGI
Second Party	: JITENDRA SINGH SON OF DHARAM SINGH
Stamp Duty Paid By	: JITENDRA SINGH SON OF DHARAM SINGH
Stamp Duty Amount(Rs.)	: 3,84,000 (Three Lakh Eighty Four Thousand only)

सत्यमेव जयते

E-STAMP LOCKED

*[Signature]*  
SUB REGISTRAR-V  
LUCKNOW

IN-UP05668601106746V



₹3,84,000

Please write or type below this line



For Jugal Kishore Colonisers Pvt. Ltd.

*[Signature]*  
Authorised Sign./Director

*[Signature]*





भाग 1

स्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

ब्लॉक महर पंचम लखनऊ क्रम 2023231010931

संख्या : 202300821033758

या प्रार्थना पत्र प्रस्तुत करने का दिनांक

2023-05-12 00:00:00

स्तुतकर्ता या प्रार्थी का नाम जितेन्द्र सिंह

पत्र का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 5479660 / 5479660

1. रजिस्ट्रीकरण शुल्क 5480

2. प्रतिलिपिकरण शुल्क 100

3. निरीक्षण या तलाश शुल्क

4. मुक़्तार के अधिप्रमाणीकरण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भत्ता

1 से 6 तक का योग 54900

शुल्क वसूल करने का दिनांक 2023-05-12 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2023-05-12 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



मूल विलेख प्राप्त किया

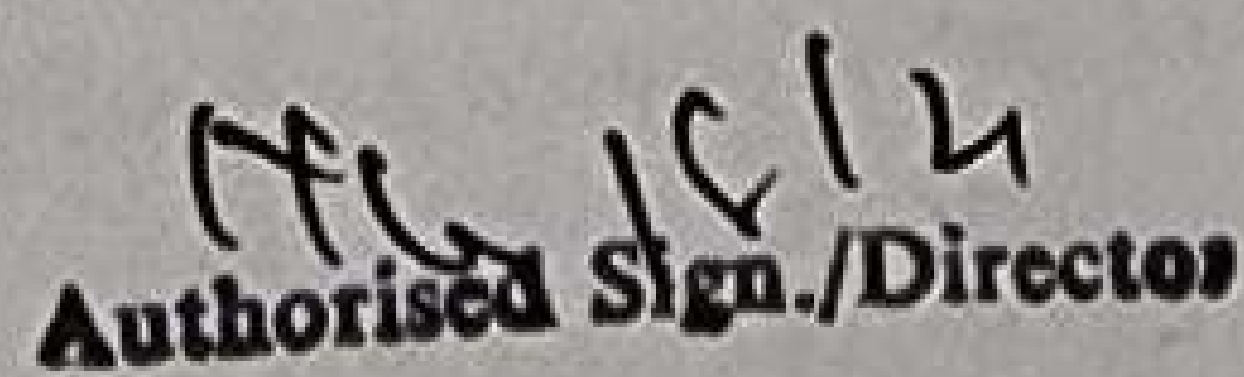
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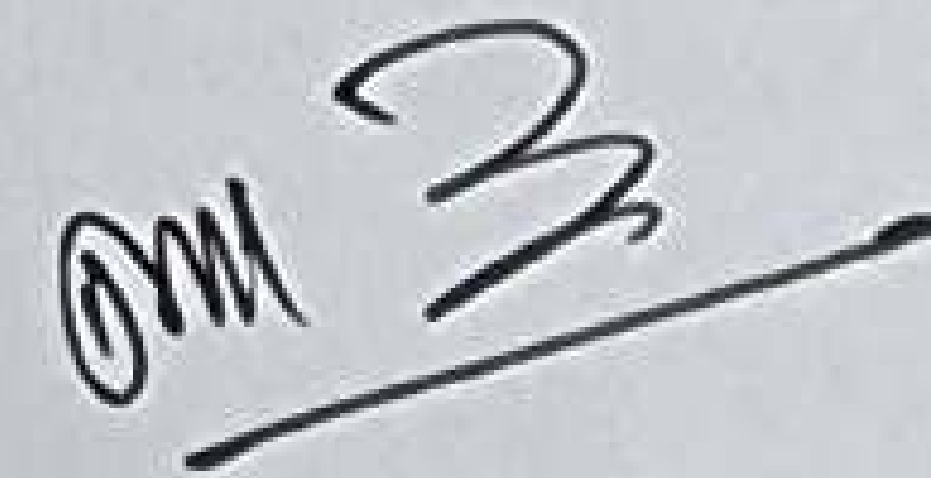
Construction Year : 2014  
Consideration : Rs. 54,79,660/-  
Valuation : Rs. 54,79,660/-

**Boundaries of the Property**

East : Block-B of Emerald Court  
West : House of Mr. Pandey  
North : Flat No. 204  
South : Flat No. 201

For Jugal Kishore Colonisers Pvt. Ltd.

  
Authorised Sign./Director



**Sale Consideration : Rs. 54,79,660/-**  
**Valuation : Rs. 54,79,660/-**  
**Stamp Duty : Rs. 3,84,000/-**  
**Ward: Raja Ram Mohan Rai**

**SUMMARY OF SALE DEED**

Nature of Property : Residential  
Pargana : Lucknow  
Ward : Raja Ram Mohan Rai  
Mohalla : Rana Pratap Marg  
Detail of Property : Flat in Group Housing Complex  
'Jugal's Emerald Court', Block-A,  
Rana Pratap Marg, Lucknow  
Flat no. : 203-B, 2<sup>nd</sup> Floor, Block-A  
Covered Area : 111.34 sq.mtr.  
Type of Property : Residential  
Construction Year : 2014  
Consideration : Rs. 54,79,660/-  
Valuation : Rs. 54,79,660/-

**Boundaries of the Property**

East : Block-B of Emerald Court  
West : House of Mr. Pandey  
North : Flat No. 204  
South : Flat No. 201

**For Jugal Kishore Colonisers Pvt. Ltd.**

*(Signature)*  
**Authorised Sign./Director**

*(Signature)*



:: 3 ::

**Name of Seller** : M/s Jugal Kishore Colonisers Pvt. Ltd. through its Managing Director Sri Neeraj Rastogi S/o Sri Kamal Kishore Rastogi resident of 1, University Road, Lucknow


**Name of Purchaser** : Jitendra Singh, son of Late Dharam Singh, resident of 9/434, Near DM Colony, Mohalla Kothiyat, Bulandshahar, Uttar Pradesh-203001

**SALE DEED**

This deed of sale is made and executed at Lucknow by **Jugal Kishore Colonisers Pvt. Ltd. through its Managing Director Sri Neeraj Rastogi S/o Sri Kamal Kishore Rastogi resident of 1, University Road, Lucknow** herein after referred to as the Vendors/Seller/First Party (Which expression shall mean and include its successors, executors, administrator and assignees) In favour of **Jitendra Singh, son of Late Dharam Singh, resident of 9/434, Near DM Colony, Mohalla Kothiyat, Bulandshahar, Uttar Pradesh-203001** (hereinafter referred to as the Vendee / purchaser / Second Party (Which expression shall mean and include his heirs, successors, executors, administrator and assignees)

Whereas SAS Builders (Pvt.) Ltd., a Company incorporated on 06.06.2003 under the Companies Act 1956, purchased the property/Bungalow No. 14, Clyde Road (Municipal No. 29/11) now known as Rana Pratap Marg, Lucknow from Sri Gyanendra Nath Srivastava S/o Late P.L. Srivastava. The sale deed was executed on 30/06/2003 and registered on 02.07.2003 in the office of Sub Registrar,

**For Jugal Kishore Colonisers Pvt. Ltd.**





  
Authorised Sign./Director







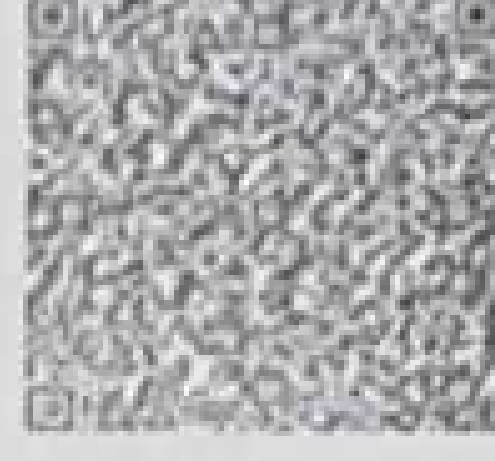


शिलसिले का नम्बर	बही	खण्ड	पृष्ठ	रजिस्ट्रीकरण की तारीख	प्रस्तुतकर्ता निष्पादनकर्ता का नाम व पता	पासपोर्ट साइज का नवीनतम फोटोग्राफ
1	2	3	4	5	6	7
					जुगल किशोर कॉलोनाइजर्स प्रा०लि० द्वारा नीरज रस्तोगी, 1, यूनीवर्सिटी रोड, लखनऊ	
					जितेन्द्र सिंह, पुत्र स्व० धर्म सिंह, निवासी हाउस नं० 9/434, डी एम के पास बस्ती, मोहल्ला कोथियात, बुलंदशहर, उत्तर प्रदेश-203001	
					नौबत सिंह, पुत्र जसराम सिंह, निवासी 3/89, संकल्प, दुर्गा बाड़ी कॉलोनी, मैरिस रोड, अलीगढ़, उत्तर प्रदेश-202001	
					दिवेश मिश्रा, पुत्र जी०एस० मिश्रा, निवासी डी-9ए, लेन-5, सैनिक नगर, तेलीबाग, लखनऊ, उत्तर प्रदेश-226025	



भारत सरकार  
Government of India

नीरज रस्तोगी  
Neeraj Rastogi  
जन्म तिथि / DOB : 20/06/1962  
पुरुष / Male



ATTESTED



ATTESTED

6580 4449 0624

मेरा आधार, मेरी पहचान

ML/K/12  
mb-9415101851



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता:  
आत्मज: कमल किशोर रस्तोगी,  
एचएन-1, यूनिवर्सिटी रोड, न्यू  
हैदराबाद, लखनऊ, न्यू हैदराबाद,  
उत्तर प्रदेश, 226007

Address:  
S/O: Kamal Kishore Rastogi,  
HN-1, UNIVERSITY ROAD, New  
Hyderabad, Lucknow, New  
Hyderabad, Uttar Pradesh,  
226007

6580 4449 0624



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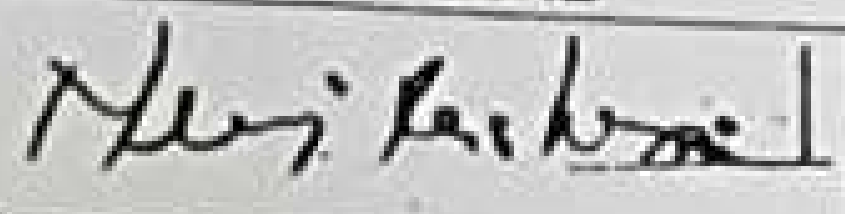
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**AAPR7082J**



नाम /NAME  
**NEERAJ RASTOGI**

पिता का नाम /FATHER'S NAME  
**KAMAL KISHORE RASTOGI**

जन्म तिथि /DATE OF BIRTH  
**20-06-1962**

हस्ताक्षर /SIGNATURE  


आयकर आयुक्त, लखनऊ  
COMMISSIONER OF INCOME-TAX, LUCKNOW

He 10/2  
mb. 9415101851





AKC 12  
MB-9415) 01851

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटार  
आयकर पेन सेवा इकाई, एन एस डी एल  
चौथी मंजिल, ए, विंग, ट्रेड वर्ल्ड, कमला मिल्स कम्पाउंड,  
एस. बी. मार्ग, लोअर पार्ल, मुंबई - 400 013

If this card is lost / someone's lost card is found,  
please inform / return to  
Income Tax PAN Services Unit, NSDL  
4th Floor, 'A' Wing, Trade World,  
Kamala Mills Compound,  
S. B. Marg, Lower Parcel, Mumbai - 400 013

Tel: 91-22-2499 4650; Fax: 91-22-2495 0664,  
e-mail: tininfo@nsdl.co.in





भारत सरकार  
GOVERNMENT OF INDIA



जितेन्द्र सिंह  
Jitendra Singh  
जन्म तिथि/DOB: 30/06/1979  
पुरुष / MALE



2340 1625 0542

आधार - आम आदमी का अधिकार



*Om S.*

mb. 9760164811



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

Address

आत्मनः धर्म सिंह, हाउस नं.  
9/434, सी.एम.के. पार्क,  
इम्ली, मोहल्ला कोथियत,  
बुलंदशहर, बुलंदशहर,  
उत्तर प्रदेश - 203001

S/O. Dharam Singh, house  
no. 9/434, near d m  
colony mohalla kothiyat  
Bulandshahr Bulandshahr  
Uttar Pradesh - 203001



1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

JITENDRA SINGH  
DHARAM SINGH  
30/06/1979  
Permanent Account Number  
BKZPS9919L

  
Signature

  
03042007

AM 3

mb. 9760164811



ATTESTED



ATTESTE

भारत सरकार  
Government of India

नौबत सिंह  
Naubal Singh  
जन्म तिथि / DOB : 05/08/1966  
पुरुष / Male

Issue Date: 14/01/2012

3213 2904 8708

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता: S/O जसराम सिंह, 3/८९ संकल्प, दुर्गा  
बाड़ी कॉलोनी, मैरिस रोड, अलीगढ़, अलीगढ़,  
उत्तर प्रदेश, 202001  
Address: S/O Jasram Singh, 3/89 SANKALP,  
DURGA BARI COLONY, MARRIS ROAD,  
ALIGARH, Aligarh, Uttar Pradesh, 202001

Print Date: 12/07/2021

3213 2904 8708

1947 help@uidai.gov.in www.uidai.gov.in

m6. 90689/55888



ATTESTED



ATTESTED

 भारत सरकार  
GOVERNMENT OF INDIA

दिवेश मिश्रा  
Divesh Mishra  
जन्म तिथि/ DOB: 29/04/1977  
पुरुष / MALE



6279 6714 4488

आधार - आम आदमी का अधिकार

 भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: Address:  
संबोधित: जे.सी. मिश्रा, डी-9ए, लेन-5, सैनिक नगर, तेलीबाग, लखनऊ, लखनऊ, उत्तर प्रदेश - 226025  
S/O J.C. Mishra, D-9A, LANE-5, SAINIK NAGAR, TELIBAGH, Lucknow, Lucknow, Uttar Pradesh - 226025

6279 6714 4488

 1947 1800 300 1947  
 help@uidai.gov.in  
 www.uidai.gov.in  
P.O. Box No. 1947, Bhopal, M.P. 462 011

Divesh Mishra

M6. 9415515466




Lucknow in Register No. 1, Khand 3550, Book No. 121/310, Sl.No. 9114/3 in the name of SAS Builders (Pvt.) Ltd.

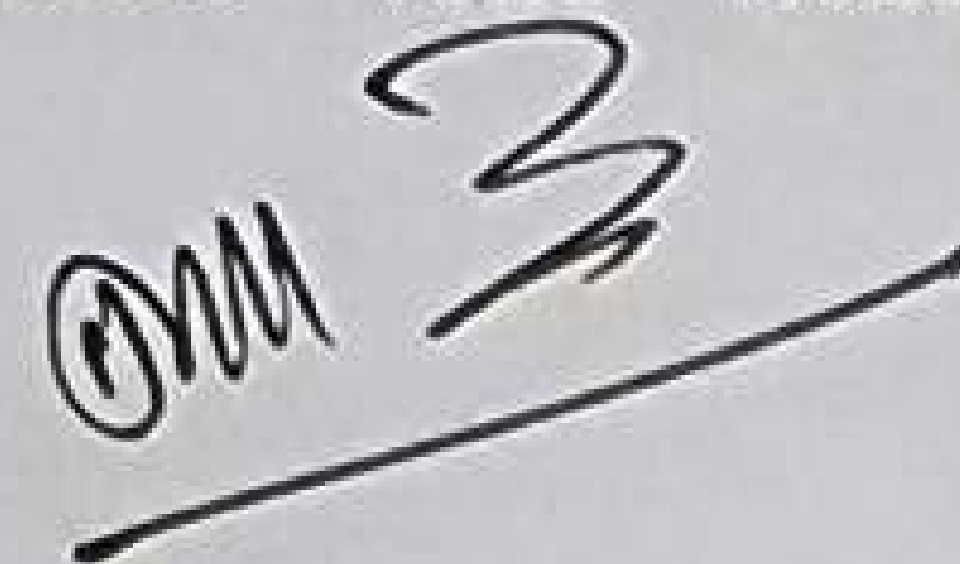
After passing the special resolution on 24.09.2004 in terms of section 21 of the Companies Act 1956 and the approval of the Central Govt. signified in writing having been accorded thereto in the letter No. TC/S-21/27582 dated 25.10.2004 of the Registrar of Companies U.P. and Uttaranchal, Kanpur, the name of the said Company (SAS Builders Private Ltd.) was changed to Eldeco Hotels and Resorts Private Ltd. and a fresh certificate was issued pursuant to Section 23(i) of the said Act. Thus the said property i.e. Bungalow No. 14 (Municipal No. 29/11) on Clyde Road (now known as Rana Pratap Marg) at Lucknow became the property of M/s Eldeco Hotels and Resorts Pvt. Ltd.

Thereafter the name of the Company i.e. M/s Eldeco Hotels and Resorts Pvt. Ltd. was again changed to M/s Jugal Kishore Colonisers Pvt. Ltd. after the Special Resolution duly passed on 01.12.2005 in terms of section 21 of the Companies Act 1956 and the approval of the Central Government signified in writing having been accorded thereto in the Letter No. TC/S-21/20-27582 dated 20.01.2006 of the Registrar of Companies, U.P. & Uttaranchal, Kanpur, a Fresh certificate was issued pursuant to Section 23(1) of the said Act vide letter dated 20.01.2006. Thus M/s Jugal Kishore Colonisers Pvt. Ltd. became owner of the aforesaid property/Bungalow No. 14 (Municipal No. 29/11) on Clyde Road / Rana Pratap Marg, Lucknow.

M/s Jugal Kishore Colonisers Pvt. Ltd. obtained necessary permission from Nagar Nigam, Lucknow and Lucknow Development Authority for the construction of multistoried residential complex on the said property in the name and style of 'Jugal's Emerald Court'. The Lucknow Development Authority granted permission vide Sanction

**For Jugal Kishore Colonisers Pvt. Ltd.**

  
**Authorised Sign./Director**





Order dated 28.03.2008 Permit No. 24670. The seller has also adopted all Fire Safety measures in respect of the building and shall obtain necessary certificate in this regard from Fire Fighting Department. The multistoried residential complex known as "Jugal's Emerald Court" is being constructed on free hold land. The car parking facility is in the basement as well as on the stilt floor, and upper floors are residential flats.

And whereas the 1st Party has assured the purchaser/2nd Party that it is the sole and absolute owner of the said "Jugal's Emerald Court" complex and none else has any right, title or interest in it.

And whereas the 1st Party offered to sell and the purchaser has agreed to purchase Flat No. 203-B situated on the 2<sup>nd</sup> Floor in the Block-A of the building known as "JUGAL'S EMERALD COURT" constructed on plot of land / property bearing no. 29/9 & 29/11, Clyde Road, Rana Pratap Marg, Lucknow, having covered area 1198 Sq.Ft. equivalent to 111.34 Sqr. Mtr. for a sale consideration of Rs. 54,79,660/- (Rs. Fifty Four Lakhs Seventy Nine Thousand Six Hundred Sixty Only) the details of the property are more and fully described at the foot of this deed. The 1st Party has agreed to transfer the said flat.

**NOW THIS DEED OF SALE WITNESSETH AS UNDER**

1. That in consideration of Rs. 54,79,660/- (Rs. Fifty Four Lakhs Seventy Nine Thousand Six Hundred Sixty Only) paid by the 2nd Party / purchaser to the 1st Party / Seller the receipt whereof the 1st Party hereby acknowledge as per the details given at the foot of this deed of sale. The 1st Party hereby transfer, sell convey and assign by way of absolute sale the residential flat no. 203-B on the 2<sup>nd</sup> floor in Block-A having covered area measuring 1198 Sqr. Ft. equivalent to 111.34 Sq. Meter together with proportionate land for the said flat

**For Jugal Kishore Colonisers Pvt. Ltd.**

*H. G. S. / 12.*  
**Authorised Sign./Director**

*OMI 3*



no 203-B of the building known as "JUGAL'S EMERALD COURT" all that it has including all rights of easements attaching in favour thereof and other things which may be already recoverable in relation to the premises to the Purchaser, to HOLD and POSSESS the same, use and enjoy the same as absolute owner thereof more and fully detailed and described at the foot of this deed.

2. That the Seller has handed over the Vacant, Peaceful & Physical possession of the property mentioned above to the purchaser with all its rights and privileges so far held and enjoyed by the Seller forever free from all encumbrances whatsoever.
3. That if any person claims through the Seller any right or privileges in respect of the property mentioned above, it shall be rendered illegal and void by virtue of the present sale deed and if the Purchaser is deprived of the said property or any portion of the property mentioned above, or any proprietary right therein, by reason of any defect in the title, the Seller undertakes to INDEMNIFY to the Purchaser to the extent of such loss or losses as the case may be.
4. That the Seller covenant with the Purchaser to do all future acts in respect of the property hereby sold, as may be required for transferring such property with the Purchaser, if there be any such need.
5. That the property hereby being sold is not under any acquisition and no litigation in respect of the title of the owner / vendor is pending in any court of law or with any authority.
6. That the Purchaser shall get his name mutated in the municipal records and other concerned departments at his own cost and the Seller will co-operate the Purchaser for the same.

**For Jugal Kishore Colonisers Pvt. Ltd.**

*H. K. S. R.*  
**Authorised Sign./Director**

*OMI 3*



7. That the Vendee / Purchaser shall have full rights, power and authority to sell, transfer, lease or to mortgage the property hereby sold to anybody with the consent of Vendor/Association of Owners after clearing all the dues.
8. That Vendee / purchaser shall have no concern with the roof etc. of the complex which shall be exclusive property of the vendor. The Vendee /purchaser shall be entitled to use the circulation/common area for better enjoyment of the flat.
9. That the 2nd Party / Purchaser has been provided the facility of one car parking in basement duly earmarked. The Vendee shall always use the said facility in such a manner that no in conveniences or damage is caused to other occupant or the vehicle of the other occupant of the the building.
10. That the purchaser in no way or manner shall block or encroach upon the common areas such as the Corridors, Lobbies, Staircases, Lifts, Entrances, Parking Area and the Exits of Parking Areas, terrace, Pump, Water Tanks, Electricity generator and Ducts and in case he does so, the Seller as well as the Owners of other FLATS in the said building shall have the Right to remove the obstructions / Construction forthwith at the cost of the Purchaser or his nominees, administrators, assignees etc.
11. That the purchaser shall not keep or store or cause to be stored any article, things, material and goods in the common area, open space and other common passage of the complex and shall not obstruct the ingress and egress of the other occupants of the said complex. The purchaser shall be entitled to use the common facilities of the complex like other occupants of the complex.

**For Jugal Kishore Colonisers Pvt. Ltd.**

*H. G. J. C. F. v.*  
**Authorised Sign./Director**

*[Handwritten Signature]*



12. That the Purchaser has examined the nature of construction and quality of works of the FLAT and are fully satisfied with it. The Purchaser hereinafter shall not be entitled to raise any sort of dispute or claims regarding the quality of construction / workmanship of anything or matter relating to or incidental to the construction etc. of the said FLAT.
13. That the Purchaser has examined the title of the Seller and has also verified all the documents regarding the same and is fully satisfied with the title of the seller.
14. That the Purchaser shall have no claim, right, title or interest of any nature or of any kind, except of ingress or egress in respect of any of the common areas such as the Corridors, Lobbies, Staircases, Lifts, Entrances, Parking Area and the Exits of Parking Areas etc., which shall be commonly used by the owners of other Flat in the building.
15. That the Purchaser agrees to pay all the taxes, and any other charges payable in respect of their Flat to the concerned government authorities or any other authorities empowered by the government to impose levies with effect from the date of possession of the Flat or the date of execution and registration of this deed whichever is earlier.
16. That the Purchaser shall not store in his Flat any goods of hazardous or combustible nature or which area so heavy so as to affect the construction or structure of the building or areas in the building occupied by owners of other Flats.
17. That the Purchaser shall not do or cause to be done anything in, around, or about the property which may damage / affect external appearance / elevation of the said building or in any manner interfere with the use of

**For Jugal Kishore Colonisers Pvt. Ltd.**

*H. K. S. n'*  
**Authorised Sign./Director**

*OM 3*



23. That all expenses towards stamp duty, registration fee, legal fee including miscellaneous expenses for execution and registration of this deed have been borne by the PURCHASER.
24. That except ownership rights in the demised Flat hereby sold to PURCHASER, the PURCHASER shall have no claim, right, title or interest of any kind with respect to the open land, land underneath the said property, basement and roof of the said property "JUGAL'S EMERALD COURT". However, the PURCHASER of the said property shall have right to use the common facilities provided by the Seller, which shall remain undivided between owners.
25. That if the purchaser causes or permits to be caused, any obstruction, directly or indirectly, in any manner, whatsoever, in the use or enjoyment of the common area or facility, by reason of creating an obstruction by putting his furniture and packages, or objects of any kind and fails or neglects to remove it, despite of written request made by the Association of Apartment Owners, the Association may, then, approach the Competent Authority for its removal, who will take cognizance of the matter and take an appropriate action, in Specific Relief Act 1963.
26. That the area of the flat transferred hereby is the built-up area, which includes the independent area within the four walls, area of independent wall, half of the area of the wall common between 2 units & the area of balconies. The purchaser shall not be allowed to cover the balcony & terrace which will always remain open.
27. That the purchaser shall have to take its own electric, telephone & other service connection at her own cost & expenses without disturbing the permanent structure(s)

**For Jugal Kishore Colonisers Pvt. Ltd.**

*[Handwritten Signature]*  
**Authorised Sign./Director**

*[Handwritten Signature]*



and façade of the Complex after taking no objection from M/s Jugal Kishore Colonisers Pvt. Ltd.

28. That the First Party shall maintain the apartment 'Jugal's Emerald Court' upto 31 December 2030 and for maintaining the apartment upto 31 December 2030, the Second Party shall pay the maintenance charges at the rate of Rs. 300/- per sq.ft. at the time of execution of this sale deed.
29. That the Seller / company will maintain the common areas of the complex directly or through some agency and provide essential services including facilities of running water, sewer line, electricity supply for common areas, cleaning of passage and common areas, lawns/landscaping, maintenance of Lifts, generator, tube well, fire-fighting equipment etc. for which maintenance amount shall be paid by the PURCHASER/Flat Owner. The Flat Owner / Purchaser shall enter into a separate agreement for this purpose with the Seller/First Party. The Seller/First Party shall carry out the maintenance work upto 31 December 2030 and thereafter the apartment shall be maintained by Residents Welfare Society by generating its own resources/funds for the maintenance work.
30. That it is made clear that the Generator Facility is only for common areas of the apartment. If any flat owner wants to avail the facility of Generator for his/her own flat, additional generator set would be made available subject to condition that additional generator set would be installed on the basis of the contribution made by the persons desiring to avail the facility for their flat. For the purchase & maintenance of additional generator set, the flat owner will have to pay separate amount which would be determined on the basis of the use & desired

**For Jugal Kishore Colonisers Pvt. Ltd.**

*H. K. J. K.*  
Authorized Sign./Director

*AM 3.*



load for the same. It is hereby made clear that the charges for the installation of additional generator set is not included in the maintenance charges which are to be paid by the flat owners.

31. The seller informs that he has already provided necessary infrastructure for raising further construction, if approved.
32. The covered area of the Flat hereby being transferred is 1198 Sq.Ft. equivalent to 111.34 Sq.Mtr. and super area inclusive of covered area is 1498 Sq.Ft. equivalent to 139.22 Sq. Mtr.
33. That the purchaser shall get electricity connection from the transformer already installed/provided by the First Party for the supply of the electricity to the Flat. For taking electric connection, the maximum load available to the flat owner shall be 5KVA for each flat. The electric connection shall be taken accordingly. The purchaser shall have to take telephone and other service connections at their own cost and expenses without disturbing permanent structure and façade of the complex after obtaining necessary permission.
34. That the purchaser, the other residents, or the lessee, or the sub-lessees, or the servants, or the care-takers are prohibited from installing wiring for electrical, or telephone installation, television antenna, machines, or air conditioning units, etc. on the exterior of the building, except as authorized, or allowed by the Seller/Association of Flat Owners.
35. That the purchaser shall not be allowed to change the outer façade and architecture of the complex at any stage of time & shall not be covering / enclosing the balconies & terrace, which will remain open. The purchaser shall not encroach any common area like

**For Jugal Kishore Colonisers Pvt. Ltd.**

*M. C. P.*  
**Authorized Sign./Director**

*AM 3.*



lobbies, corridors. The purchaser shall also not be allowed to make any material change, addition, alteration in the demised property whereby the permanent structure like column, beams & façade etc., of the Complex may be damaged. Any encroachment upon balcony(s), common area & like lobby, corridor, stairs etc. shall be unauthorized & be liable to be removed by the Seller or the Association at the cost of the purchaser.

36. That the purchaser shall exercise extreme care and caution about making noises, or the use of musical instruments, radios, television, amplifiers, etc., that may cause disturbance, or annoyance, to others. Further, the residents keeping pets/dogs shall abide by the Municipal Sanitary Bye-Laws or Regulations.
37. That the purchaser and the other residents are prohibited from hanging garments, rugs, bed-sheets, towels etc. from the windows, the balconies, or from any of the facades (the face of a building, especially its principal front). The hanging of wet garments, rugs, etc. from the principal front of the building, or the balconies, or the windows, causes acute inconvenience, uneasiness, discomfort etc. The residents/inhabitants are expected to strictly follow and comply with this Rule of conduct, which is a part of good life-style.
38. The purchaser and the other residents are prohibited from throwing garbage (refuse), or trash (rubbish, refuse) or litter, refuse, esp. paper discarded in a public place, odds and ends lying about, disorderly accumulation of papers, etc., outside the disposal places provided for such purpose in the service areas. If such place is not provided, all the garbage or trash shall be collected and accumulated in a vessel and handed over

**For Jugal Kishore Colonisers Pvt. Ltd.**

  
**Authorised Sign./Director**





to employees of association/seller to that purpose for proper disposal at the Municipal Dustbin to avoid dirtiness and repugnant, or extreme dirt.

39. That the purchaser, the other residents, or the lessee, or the sub-lessees, or the servants, or the care-takers are prohibited from installing wiring for electrical, or telephone installation, television antenna, machines, or air conditioning units, etc. on the exterior of the building, except as authorized, or allowed by the Seller.
40. That any damage, injury, or loss caused by reason of negligence, misuse or faults on purchaser's part, family member(s), or guest(s), shall be the sole responsibility of the purchaser. The Seller / Association of apartment Owners shall charge the defaulting purchaser for carrying out of such repairs, an amount to cover the cost of time, labour, materials, and/or the outside contractors.
41. That the purchaser, the members of his family, or his guests are prohibited from engaging in any act, which is intended to facilitate criminal activity, including act of violence in the apartment, building or the common areas. In other words, the doing of any criminal activity or the commission of the penal offence inside the Dwelling Unit, Building / Complex, or the common areas, by the purchaser, or his family member, or his guests is totally prohibited. The purchaser or any other person is precluded from committing a breach of the peace, or disturbing the public tranquility, or from doing any unlawful or wrongful act, that may probably occasion a breach of the peace or disturb the public tranquility.
42. That the purchaser shall not interfere in the security management system and the maintenance management

**For Jugal Kishore Colonisers Pvt. Ltd.**

*H. K. v.*  
Authorized Sign./Director

*OMI 2*



system, gardening etc. which shall be looked after by the First Party/Seller and his agents and incase the purchaser/second party has any grievance, he/she can air his/her grievance in writing to the First Party/Seller and the maintenance agreement shall be deemed to be part of this deed.

43. That in case any defect develop in the water supply, electricity etc. the Purchaser/Second Party shall not disturb the other pipe lines or connections and the work shall be done in such a manner as not to disturb the supply of other occupants and incase such disruption takes place, the First Party/Seller shall have right to have access to the duct or other places of supplies for keeping the supply system in working order.
44. The visitors / guest(s) of the purchaser are to be refrained from any conduct which disturbs the privacy and quit enjoyment of the other apartment owners or occupants. The purchaser shall be responsible for the actions of his guest(s) who would be expected to abide by all rules and regulations at all times without any exceptions.
45. That the purchaser shall have right to transfer / sell the flat but he/she shall not be allowed to sell/transfer the flat unless and until all dues are cleared by him including the dues of maintenance charges and thus further sale shall be subject to issuance of No Objection Certificate by the society/developer, as applicable.
46. The flat bearing no. 203-B on the 2<sup>nd</sup> floor is hereby transferred through this deed is having total built up area measuring 111.34 Sqr Meter. The total land area is 3801.18 Sqr. Meter. The total constructions of the complex is 7537.32 Sqr. Meter as such the proportionate land comes to 56.15 Sqr. Meter. The rate

**For Jugal Kishore Colonisers Pvt. Ltd.**

*H. K. J. K.*  
**Authorised Sign./Director**

*OM 3.*



prescribed for multi-storied residential flat in the said area is Rs. 50,000/- per Sq. Mtr. as such the land value comes to  $56.15 \times 50000/- = 28,07,500/-$  The constructed area is 111.34 Sqr. Meter. The quality of the construction is not of premium quality. The construction is of simple nature and the market price of simple construction is Rs. 24000/- per Sqr. Meter as such the value of the construction comes to  $111.34 \times 24000/- = 26,72,160/-$  as such the total market price / value of the property hereby sold comes to = Rs. 28,07,500/- + 26,72,160/- = 54,79,660/- as such stamp duty Rs. 3,84,000/- is being paid by way of E-Stamp Certificate No. IN-UP05668601106746V.

V-code for the said area is 0272.

**SCHEDULE "A"**

**DETAILS OF PROPERTY HEREBY SOLD**

Flat No. 203-B situated on the 2<sup>nd</sup> Floor in the Block-A of the building known as "JUGAL'S EMERALD COURT" constructed on plot of land / property bearing no. 29/9 & 29/11, Clyde Road, Rana Pratap Marg, Lucknow boundaries of which are as under :

East : Block-B of Emerald Court  
West : House of Mr. Pandey  
North : Flat No. 204  
South : Flat No. 201

**SCHEDULE "B"**

**DETAILS OF RECEIPT OF THE SALE CONSIDERATION**

1. Received Rs. 4,81,620/- through Cheque No. 826438 dated 25.03.2023 drawn on State Bank of India, Dabrai, Ferozabad.
2. Received Rs. 6,18,040/- through Demand Draft No. 691323 dated 09.05.2023 drawn on State Bank of India, Dabrai, Ferozabad..

**For Jugal Kishore Colonisers Pvt. Ltd.**

*N. K. J. C. /r.*  
Authorised Sign./Director





बही सं०: 1

रजिस्ट्रेशन सं०: 4369

प्रतिफल- 5479660 स्टाम्प शुल्क- 384000 बाजारी मूल्य - 5479660 पंजीकरण शुल्क - 54800 प्रतिलिपिकरण शुल्क - 100 योग : 54900,

श्री जितेन्द्र सिंह,  
पुत्र श्री स्व० धर्म सिंह  
व्यवसाय : नौकरी

निवासी: हाउस नं० 9/434, डी एम के पास बस्ती, मोहल्ला कोथियात, बुलंदशहर, उत्तर प्रदेश-203001

*DM 3*



ने यह लेखपत्र इस कार्यालय में दिनांक 12/05/2023 एवं 02:39:26 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*[Signature]*

रहिल कुमार प्रभारी  
उप निबंधक : सदर पंचम

लखनऊ

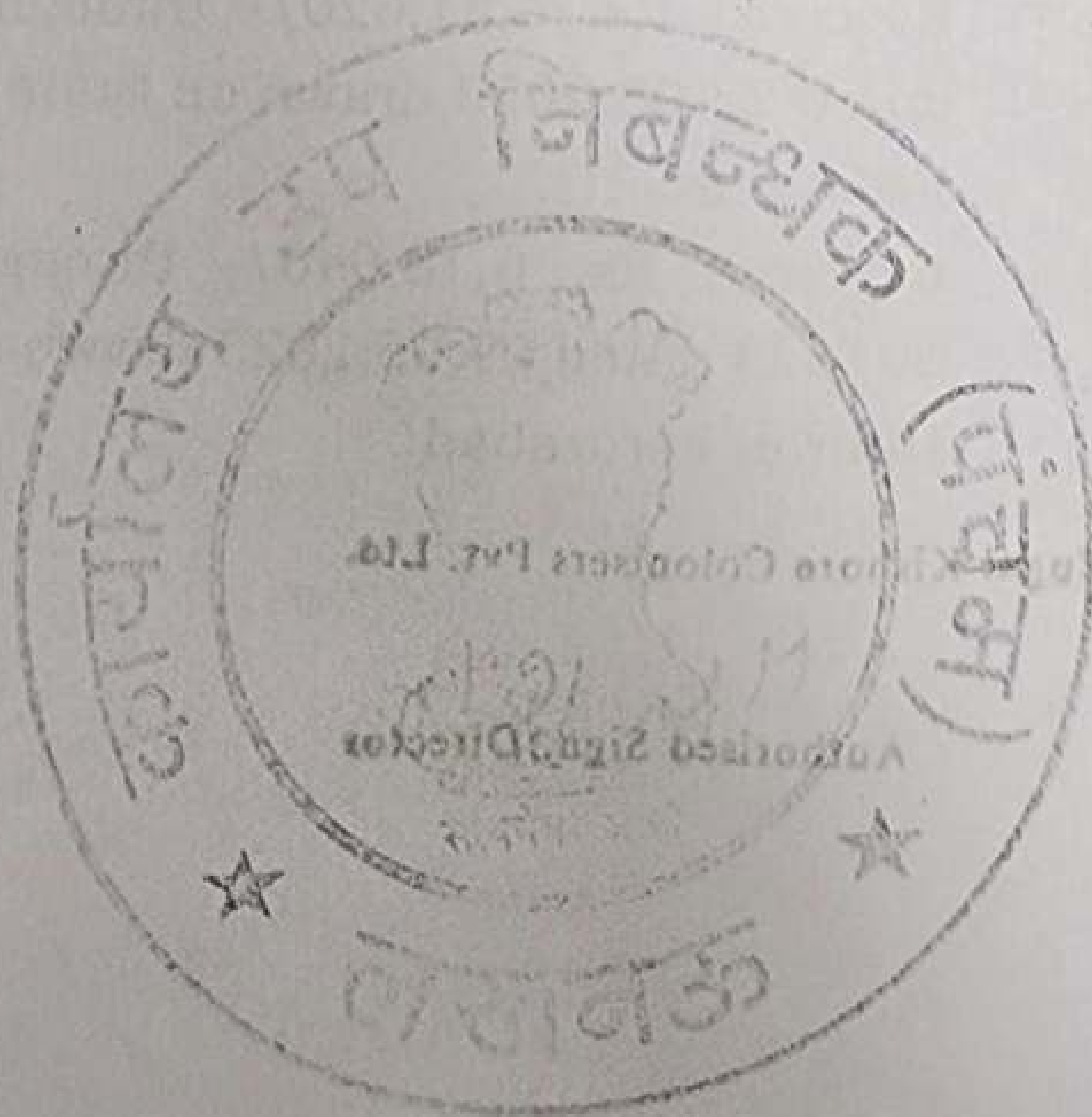
12/05/2023

*[Signature]*  
कमलेश कुमार पाठक

निबंधक लिपिक

12/05/2023

प्रिंट करें






3. Received Rs. 43,80,000/- through Demand Draft No. 582598 dated 11.05.2023 drawn on Punjab National Bank, Lucknow.

IN WITNESS WHEREOF the Seller / 1st Party and the Purchaser / 2nd Party have signed this deed without any pressure in the presence of the following witnesses on this 12th day of May, 2023 at Lucknow.

WITNESS :


For Jugal Kishore Colonisers Pvt. Ltd.

  
Authorised Sign./Director

(Neeraj Rastogi)  
Seller / 1st Party  
PAN : AAPPR7082J


ATTESTED





1.   
Naubat Singh  
S/o Jasram Singh  
R/o 3/89, Sankalp,  
Durga Bari Colony,  
Marris Road, Aligarh  
Uttar Pradesh-202001

ATTESTED

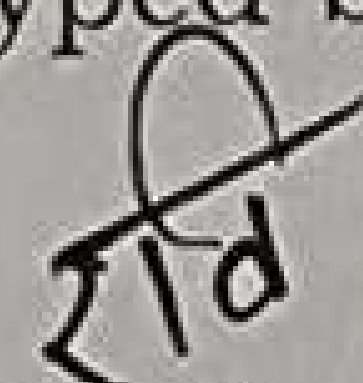


2.   
Divesh Mishra  
S/o J.C. Mishra  
R/o D-9A, Lane-5,  
Sainik Nagar, Telibagh,  
Lucknow,  
Uttar Pradesh-226025

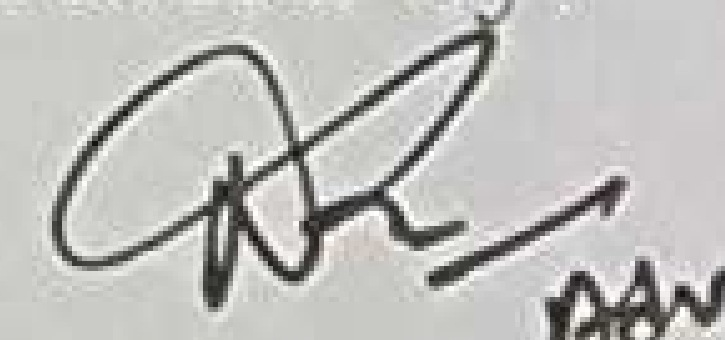
  
(Jitendra Singh)  
Purchaser  
PAN : BKZPS9919L 

ATTESTED

Typed by: -

  
(Ravi)  
Civil Court, Lucknow

Drafted by:-

  
(Narendra Kumar)  
Advocate,  
Mb. 9839977114



आवेदन सं०: 202300821033758

बही सं०: 1

रजिस्ट्रेशन सं०: 4369

वर्ष: 2023

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

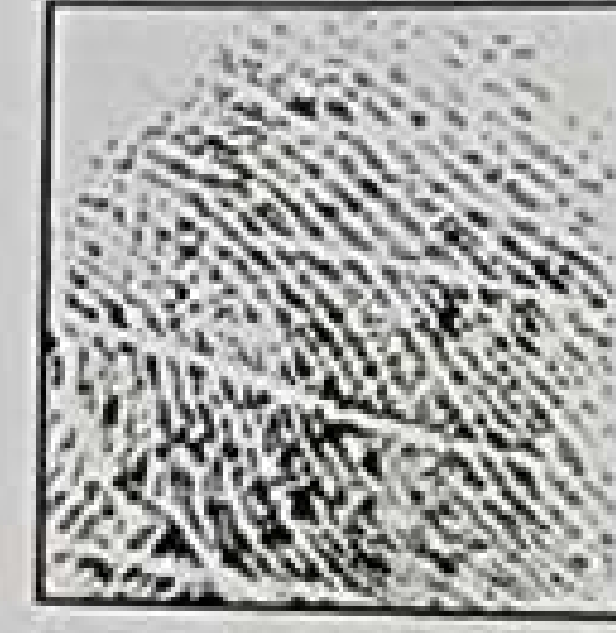
विक्रेता: 1

श्री नीरज रस्तोगी निदेशक मेसर्स जुगल किशोर  
कॉलोनाइजर्स प्रा०लि०, पुत्र श्री कमल किशोर रस्तोगी

निवासी: 1, यूनीवर्सिटी रोड, लखनऊ

व्यवसाय: व्यापार

14/5/23



क्रेता: 1

श्री जितेन्द्र सिंह, पुत्र श्री स्व० धर्म सिंह

निवासी: हाउस नं० 9/434, डी एम के पास बस्ती, मोहल्ला

कोथियात, बुलंदशहर, उत्तर प्रदेश-203001

व्यवसाय: नौकरी

DM 3



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री नौबत सिंह, पुत्र श्री जसराम सिंह

निवासी: 3/89, संकल्प, दुर्गा बाड़ी कॉलोनी, मैरिस रोड,  
अलीगढ़, उत्तर प्रदेश-202001

व्यवसाय: वकालत

Adl.



पहचानकर्ता: 2

श्री दिवेश मिश्रा, पुत्र श्री जी०एस० मिश्रा

निवासी: डी-9ए, लेन-5, सैनिक नगर, तेलीबाग, लखनऊ,  
उत्तर प्रदेश-226025

व्यवसाय: वकालत

Divesh Mishra



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

टिप्पणी:

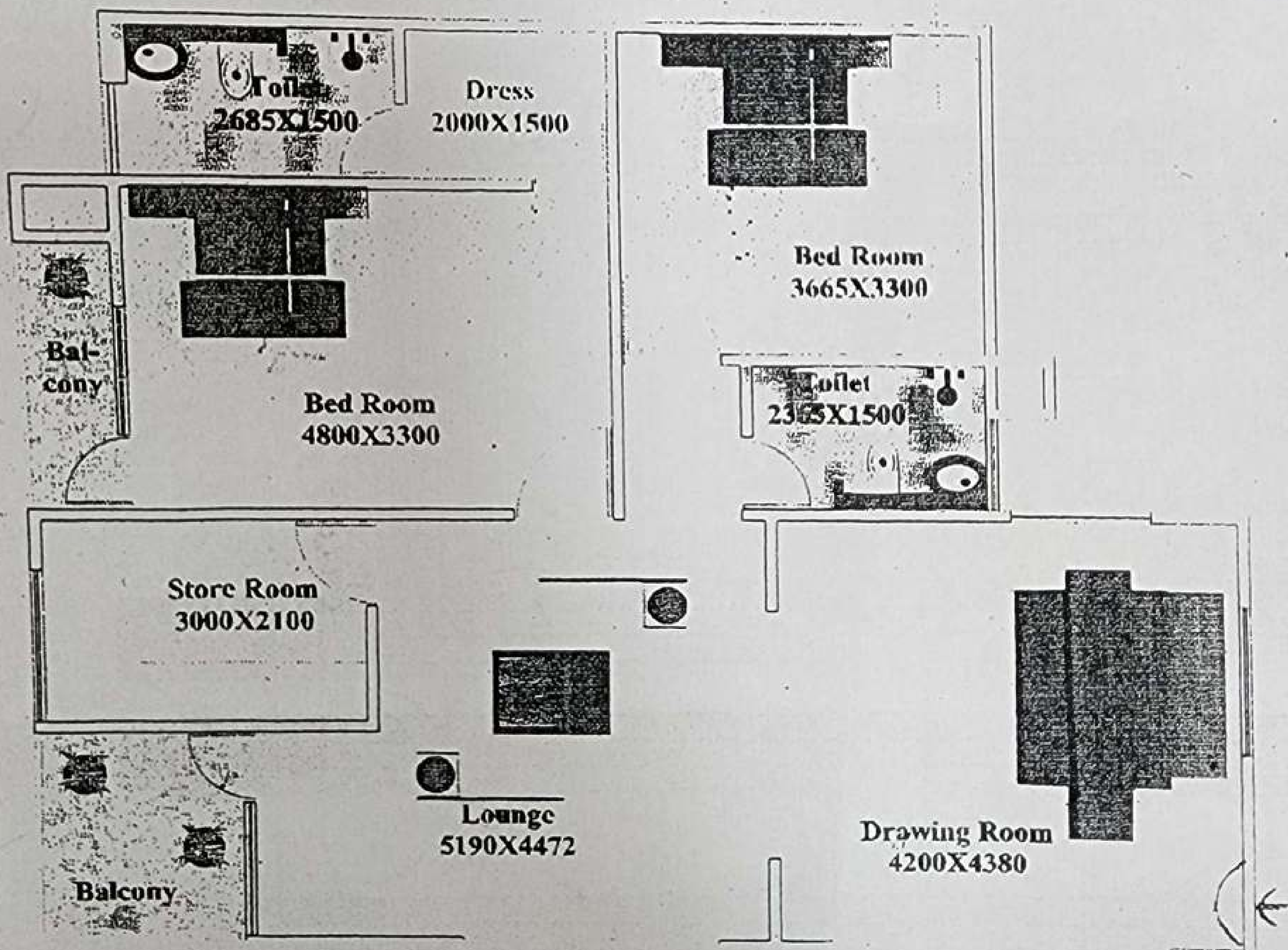
राहुल कुमार प्रभारी  
उप निबंधक : सदर पंचम  
लखनऊ  
12/05/2023

कमलेश कुमार पाठक  
निबंधक लिपिक लखनऊ  
12/05/2023

प्रिंट करें



MAP OF FLAT No. 203-B, 2<sup>nd</sup> FLOOR, BLOCK-A  
JUGALS EMERALD COURT, RANA PRATAP MARG, LUCKNOW



For Jugal Kishore Colonisers Pvt. Ltd.

*Handwritten Signature*  
Authorised Sign./Director  
Seller

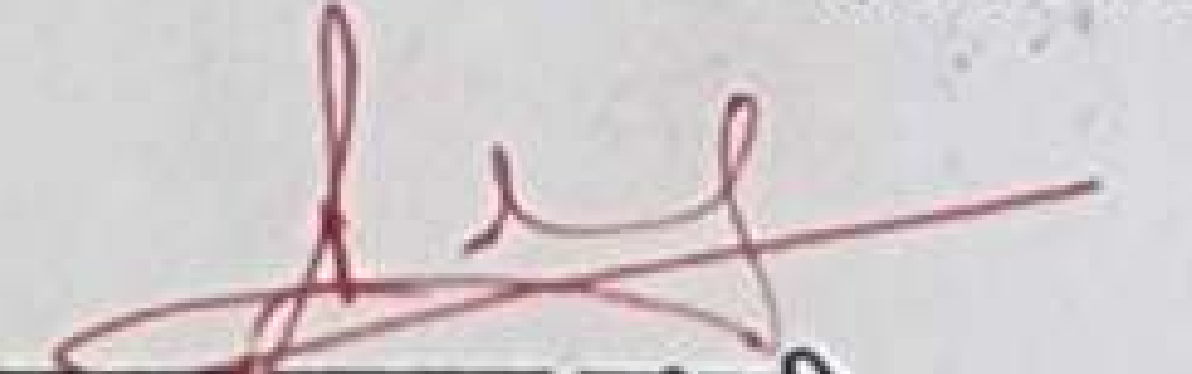
*Handwritten Signature*  
Purchaser



आवेदन सं०: 202300821033758

बही संख्या । जिल्द संख्या 15891 के पृष्ठ 119 से 154 तक क्रमांक  
4369 पर दिनांक 12/05/2023 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
राहुल कुमार प्रभारी

उप निबंधक : सदर पंचम

लखनऊ

12/05/2023

प्रिंट करें

