



भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक मंदर तृतीय लखनऊ क्रम 2023229007326

आवेदन संख्या : 202300821022346

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2023-03-27 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम मनोज पाण्डेय

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 5367180 / 3099000.00

1. रजिस्ट्रीकरण शुल्क 53680
2. प्रतिलिपिकरण शुल्क 120
3. निरीक्षण या तलाश शुल्क
4. मुस्तार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. याचिक भत्ता






1 से 6 तक का योग 53800

शुल्क बसूल करने का दिनांक 2023-03-27 00:00:00


दिनांक जत्र लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2023-03-27 00:00:00


रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सिलसिले का न०	बही	खण्ड	पेज	रजिस्ट्रेशन की तारीख	प्रस्तुतकर्ता का नाम व पता	पासपोर्ट साइज का नवीनतम फोटोग्राफ
1	2	3	4	5	6	
					<p><b>M/s Viraj Constructions Pvt. Ltd.,</b>  a company incorporated under the Companies Act, 1956 having its registered office at 55, Purana Quila, Lucknow and corporate office at 2<sup>nd</sup> Floor, Viraj Tower, Vibhuti Khand, Gomti Nagar, Lucknow, through its authorized signatory Sri. R. K. Agarwal.</p>	
					<p><b>M/s Viraj Distributors Pvt. Ltd.,</b> a company incorporated under the Companies Act having its registered office at 55, Purana Quila, Lucknow represented by its authorized signatory Sri. R. K. Agarwal</p>	
					<p><b>Mr. Manoj Pandey</b> Son of Mr. Kamta Prasad Pandey, resident of N1/12G 3I, Nagwa, Lanka, Varanasi, U.P. 221005</p> <p>Mob- 8172927004</p>	
					<p>1. <b>Mr. Prashant Sharma</b>  Son of Mr. Santosh Kumar  resident of Badaganv Kahinjari, Kanpur Dehat, Karanjhai Kanpu Dehat, U.P. 209202  Mob- 8172927004</p>	
					<p>A.K. Mishra Adv.  Civil Court, Lucknow  8303916988</p>	

भारत सरकार  
Government of India



आर के अग्रवाल  
R K Agarwal  
जन्म तिथि / DOB : 01/01/1954  
पुरुष / Male



5975 7382 3058

आधार - आम आदमी का अधिकार

भारत सरकार  
Government of India

भारतीय पहचान प्राधिकरण  
Bharatiya Pehchanan Pradhikaran Authority of India

पता:  
S/O: बाबू बनारसी दास, हाउस नं.  
55, बाबू बनारसी दास भवन, पुराना  
किला, लखनऊ, लखनऊ जिला, उत्तर  
प्रदेश, 228001

Address:  
S/O: Babu Banarshi Das, House  
No. 55, Babu Banarshi Das  
Bhawan, Purana Kila, Lucknow,  
Lucknow G.p, Uttar Pradesh,  
228001

5975 7382 3058

1047  
1800 300 1247

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www.uidai.gov.in

*R K Agarwal*

# INCOME TAX PAN SERVICES UNIT

(Managed by National Securities Depository Limited)

4<sup>th</sup> Floor, 'A' Wing, Trade World, Kamala Mills Compound, S. B. Marg,  
Lower Parel, Mumbai - 400 013.



The Income Tax Department takes pleasure in informing that the PAN allotted to you is:

**AACCV2888C**

and the PAN card is enclosed herewith. Further, for filing the return of income, please contact:

ITOP (1) LUCKNOW-NEW

Quoting of PAN on return of income and challans for payment of taxes is necessary to ensure accurate credit of taxes paid by you and faster processing of return of income. Moreover, quoting PAN on all other communications with the department will help to improve taxpayer services.

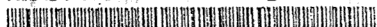
We may inform that it is mandatory to quote PAN in several transactions specified under the Income Tax Act, 1961. For further details of such transactions, reference is invited to rule 114B of the Income Tax Rules, 1962 read with section 139A of the Income Tax Act, 1961.

In the unlikely event of more than one PAN being allotted, this fact should be brought to the notice of your Assessing Officer, as possessing or using more than one PAN is against law and may attract penalty of upto Rs. 10,000/-.

Any errors in the data printed on your PAN Card may be brought to the notice of IT PAN Services Unit at the address given above and on the reverse of the PAN Card.

Income Tax Department

PKG ID: PRC / 00394 / 16082006\_01 / FFL



LKN / 91 / 100801001051321111 / 4697334

VIRAJ CONSTRUCTIONS PRIVATE LIMITED

VIRAJ CONSTRUCTIONS PRIVATE LIMITED,  
55, PURANA KILA,  
LUCKNOW,  
UTTAR PRADESH - 226001  
TEL NO. : 91 - 9335037672



(This being a computer-generated letter, no signatures are required)

PCF-0407

# INCOME TAX PAN SERVICES UNIT

(Managed by National Securities Depository Limited)

4<sup>th</sup> Floor, 'A' Wing, Trade World, Kamala Mills Compound, S. B. Marg,  
Lower Parel, Mumbai - 400 013.

आयकर विभाग  
INCOME TAX DEPT.



भारत सरकार  
GOVT. OF INDIA

The Income Tax Department takes pleasure in informing that the PAN allotted to you is:

AACCV2887P

and the PAN card is enclosed herewith. Further, for filing the return of income, please contact:

ITO- 1(1), LUCKNOW-NEW

Quoting of PAN on return of income and challans for payment of taxes is necessary to ensure accurate credit of taxes paid by you and faster processing of return of income. Moreover, quoting PAN on all other communications with the department will help to improve taxpayer services.

We may inform that it is mandatory to quote PAN in several transactions specified under the Income Tax Act, 1961. For further details of such transactions, reference is invited to rule 114B of the Income Tax Rules, 1962 read with section 139A of the Income Tax Act, 1961.

In the unlikely event of more than one PAN being allotted, this fact should be brought to the notice of your Assessing Officer, as possessing or using more than one PAN is against law and may attract penalty of upto Rs. 10,000/-.

Any errors in the data printed on your PAN Card may be brought to the notice of IT PAN Services Unit at the address given above and on the reverse of the PAN Card.

PKG ID PRC 00400 16082006 01 PPL



LKN / 91 / 100801001051431111 4697401

VIRAJ DISTRIBUTORS PRIVATE LIMITED

VIRAJ DISTRIBUTORS PRIVATE LIMITED  
106, PURANA KHA  
LUCKNOW  
UTTAR PRADESH - 226003  
TPL NO - 91 - 93 45017672

Income Tax Department

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

VIRAJ DISTRIBUTORS PRIVATE  
LIMITED



22/12/2005  
Permanent Account Number


AACCV2887P


17CE006

(This being a computer-generated letter, no signatures are required)

*Handwritten signature*


ए-के सिमा


 भारत सरकार  
Government of India

  
Manoj Pandey  
Date of Birth/DOB: 12/12/1982  
Male/ MALE

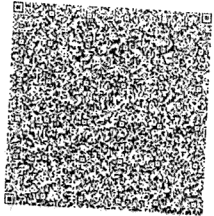
2675 9507 1865  
VID: 9197 4542 9789 8100

मेरा आधार, मेरी पहचान



 Unique Identification Authority of India

Address:  
S/O Kamta Prasad Pandey, N 1/ 12G 31,  
Nagwa , Lanka, Varanasi, Varanasi,  
Uttar Pradesh - 221005



QR Code with Photograph

2675 9507 1865  
VID: 9197 4542 9789 8100

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Manoj Pandey



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA


MANOJ PANDEY

KAMTA PRASAD PANDEY

12/12/1982

Permanent Account Number  
AUFPP4005K

*Manoj Pandey*  
Signature



23012008

*Self attested  
Manoj Pandey*

*Manoj Pandey*



भारत सरकार  
GOVERNMENT OF INDIA



प्रशांत शर्मा  
Prashant Sharma  
जन्म तिथि/DOB: 17/07/1994  
पुरुष/ MALE  
Mobile No: 9161002265

4919 3214 1157

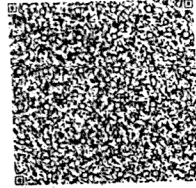
मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
S/O संतोष कुमार, बदागाँव कहिन्जरी, कानपुर देहात,  
करनझई, कानपुर देहात,  
उत्तर प्रदेश - 209202

Address :  
S/O Santosh Kumar, Badaganv Kahinjari, Kanpur  
Dehat, Karanjhal, Kanpur Dehat,  
Uttar Pradesh - 209202



4919 3214 1157



1947



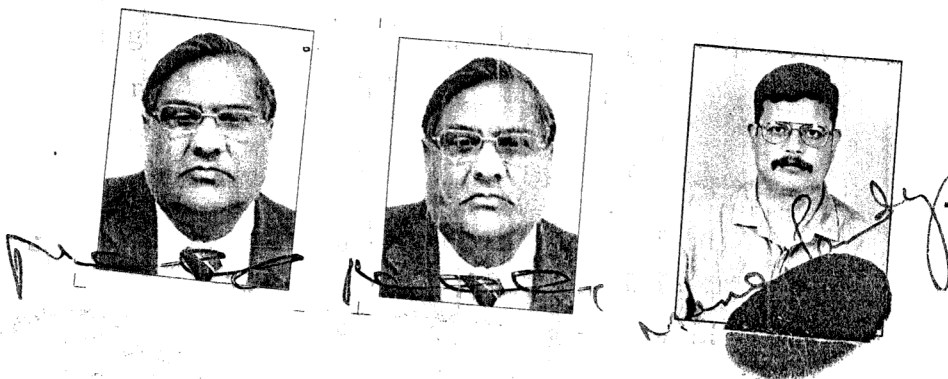
help@uidai.gov.in



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


Prashant Sharma





**SALE DEED**

Nature of Land	:	Residential
Pargana	:	Lucknow
Ward	:	Chinhat
Mohalla/Village	:	Semra
Detail of Property	:	Flat No: 903, 9 <sup>th</sup> Floor, Tower - 06, Sun Breeze Apartment - I Group Housing in <b>BBD GREEN CITY</b> , Lucknow.
Flat No.	:	<b>903, 9<sup>th</sup> Floor Tower- 06 Sun Breeze Apartment-I</b>
Carpet Area	:	<b>100.53 square meter</b>
Super Area	:	<b>149.02 square meter</b>
Road	:	30 m
Type of Property	:	Residential
Construction Year	:	New
Consideration	:	<b>Rs. 53,67,180/-</b>
Valuation	:	<b>Rs 30,99,000/-</b>
Stamp	:	<b>Rs. 3,76,000/-</b>

For VIRAJ CONSTRUCTIONS PVT. LTD.

*[Handwritten Signature]*  
DIRECTOR  


*[Handwritten Signature]*  


*[Handwritten Signature]*  


**BOUNDARIES OF THE PROPERTY**

**NORTH** : **FLAT NO. 904 TOWER-06**  
**SOUTH** : **FLAT NO. 904 TOWER-05**  
**EAST** : **LOBBY AREA**  
**WEST** : **OPEN AREA**

**Name of Seller** : **M/s Viraj Constructions Pvt. Ltd.**, a company incorporated under the Companies Act, 1956 having its registered office at 55, Purana Quila, Lucknow and corporate office at 2<sup>nd</sup> Floor, Viraj Tower, Vibhuti Khand, Gomti Nagar, Lucknow, through its authorized signatory Sri. R. K. Agarwal S/O Late Babu Banarsi Das, who has been duly authorized by the Board of Directors of the Company through its Board Resolution dt. 09.04.2022

**Name of Purchaser-** : **Mr. Manoj Pandey** Son of Mr. Kamta Prasad Pandey, resident of N1/12G 3I, Nagwa, Lanka, Varanasi, U.P. 221005 (Aadhaar no 267595071865) (PAN NO AUFPP4005K)

This Sale Deed is made and executed at LUCKNOW on this 27<sup>th</sup> day of March, 2023

**Between**

**M/s Viraj Constructions Pvt. Ltd.**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 55, Purana Quila, Lucknow and its corporate office at 2<sup>nd</sup> Floor, Viraj Tower, Vibhuti Khand,

FOR VIRAJ CONSTRUCTIONS PVT. LTD.

  
DIRECTOR

FOR M/S VIRAJ CONSTRUCTIONS PVT. LTD.





Gomti Nagar, Lucknow, (PAN NO. - AACCV2888C) represented by its authorized signatory Sri. R. K. Agarwal S/o Late Babu Banarsi Das, (Aadhar No: 5975 7382 3058) authorized vide Board Resolution dated 09.04.2022, hereinafter referred to as the "**PROMOTER/SELLER**", (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, representatives, nominees and permitted assigns) of the **FIRST PART**

**AND**

**Mr. Manoj Pandey** Son of Mr. Kamta Prasad Pandey, resident of N1/12G 3I, Nagwa, Lanka, Varanasi, U.P. 221005 (Aadhaar no 267595071865) (PAN NO AUFPP4005K) hereinafter referred to as the **ALLOTTEE/ PURCHASER** which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, successors in interest and permitted assigns) of the **SECOND PART**.

**AND**

**M/s Viraj Distributors Pvt. Ltd.**, a company incorporated under the Companies Act having its registered office at 55, Purana Quila, Lucknow (PAN No- AACCV2887P) represented by its authorized signatory Sri. R. K. Agarwal S/o Late Babu Banarsi Das, (Aadhar No: 5975 7382 3058) authorized vide board resolution dated 09.04.2022 hereinafter referred to as the "**CONFIRMING PARTY**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, representatives, nominees and permitted assigns) of the **THIRD PART**

BY VIRAJ CONSTRUCTION

**WHEREAS** the Promoter/Seller is developing a group-housing namely "Sun Breeze Apartment-I (GH 4)", hereinafter called as Project, in its integrated township located at Faizabad Road, Lucknow. The total area of the project is 26066.22 sq. meters and it is located on Khasra Plot nos. 89, 260, 261, 262, 263, 273, 274, 275, 277 of Village - Semra, Pargana, Tehsil and District - Lucknow (Now Under Municipal Limit); **AND**

**WHEREAS** the land bearing khasra no. 261 measuring about 0.014 hectare in area, land khasra no. 273 measuring about 0.026 hectare in area and land bearing khasra no. 277 measuring 0.148 hectare in area all situated in Village - Semra, Pargana, Tehsil and District - Lucknow, have been granted on lease by the State of Uttar Pradesh to the promoter / seller company for the purpose of development of the instant integrated township, by means of a registered lease deed dated 22.03.2011, which stands registered in the office of the Sub Registrar-II, Lucknow vide book no. 1 Vol. no. 10738 on pages 53 to 122 at document Sr. No. 3407 on 23.03.2011:**AND**

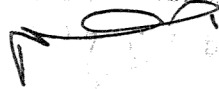
**WHEREAS** the Promoter / Seller Viraj Constructions Pvt. Ltd. is the owner in possession of plot of land bearing khasra no. 89, 260, 262, 263 and 274 of Village - Semra, Pargana, Tehsil and District - Lucknow through different sale deeds, the details of which are as under -

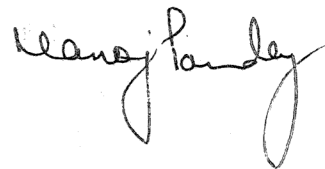
- (i) Land bearing Khasra no. 89 measuring in total about 0.765 Hectare in area purchased through deed of sale dated 23-10-2007, which stands duly registered in the office of the Sub Registrar - II, Lucknow in Book No.01

Viraj Constructions Pvt. Ltd.

  
DIRECTOR

Viraj Constructions Pvt. Ltd.

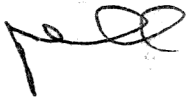




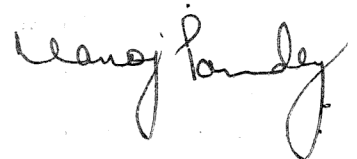
Vol. No. 7002 on Pages 01 to 38 at document Sl. No. 9778 on 23.10.2007:**AND**

- (ii) Land bearing Khasra no. 260 measuring in total about 1.422 Hectare in area having purchased through deed of sale dated 23-10-2007, which stands duly registered in the office of the Sub Registrar - II, Lucknow, vide in Book No.01, Vol. no.. 7002 on pages 193 to 226 at document Sl. No. 9783 on 23.10.2007:**AND**
- (iii) Land bearing Khasra no. 262 measuring in total about 0.301 Hectare in area having purchased through deed of sale dated 15-02-2007 which stands duly registered in the office of the Sub Registrar - II, Lucknow in Book No.01, Vol. no. 6398 on Pages 335 to 366 at document Sl. No. 1596 on 15.02.2007:**AND**
- (iv) Land bearing Khasra no. 263 measuring in total about 0.545 Hectare in area having purchased through deed of sale dated 23-11-2007 which stands duly registered in the office of the Sub Registrar - II, Lucknow in Book No.01, Vol. no. 7073 on Pages 393 to 416 at document Sl. No. 10794 on 22.11.2007:**AND**
- (v) Land bearing Khasra no. 274 measuring in total about 0.535 Hectare in area having purchased through deed of sale dated 15-02--2007 which stands duly registered in the office of Sub Registrar - II, Lucknow in Book No.01, Vol. 6399 on Pages 99 to 138 at document Sl. No. 1602 on 15.02.2007 & sale deed dated 25-08-2007 which stands duly registered in the office of the Sub Registrar - II, Lucknow, in Book No.01, Vol. 6871 on

WIRAJ CONSTRUCTION PVT. LTD.



DIRECTOR



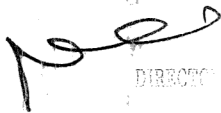
Pages 121 to 146 at document Sl. No. 8076 on  
25.08.2007:**AND**

**WHEREAS** M/s Viraj Distributors Pvt. Ltd. (the Confirming Party) is the absolute owner of plot of land bearing khasra no. 275 measuring about 2.091 Hectare in Village - Semra, Pargana, Tehsil and District - Lucknow having purchased the same through two separate sale deeds both dated 12.07.2006, which stand duly registered in the office of Sub Registrar - 2, Lucknow in Book No.01, Vol. 5885 on Pages 1 to 40 at document Sl. No. 6430 and in the office of the Sub Registrar - II, Lucknow in Book No.01, Vol. 5885 on Pages 41 to 86 at document Sl. No. 6431 respectively: **AND**

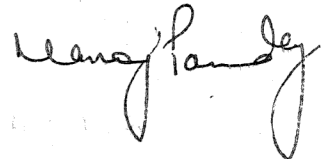
**WHEREAS** the Seller formed a consortium of various companies including the confirming party for the development of integrated township in Village Semra, Shahpur and Sarai Sheikh, Pargana, Tehsil and District Lucknow and the licence was granted to Consortium of M/s Viraj Constructions Pvt. Ltd. for development of the integrated township in the aforesaid villages: **AND**

**WHEREAS** the Seller after acquiring the said land submitted the layout/building plan for the construction and development of a multi storeyed residential complex over the said land with the Competent Authority i.e. Lucknow Development Authority, Lucknow, (hereinafter referred to as "LDA") and the LDA has approved the building plan and has issued the Permit bearing no. 34223 dated 03/01/13 and permit no. 42693 dated 17/01/18: **AND**

BY VIRAJ CONSTRUCTIONS PVT. LTD.

  
DIRECTOR







**WHEREAS** the Promoter/Seller after getting the building plan approved from the Lucknow Development Authority, Lucknow started constructing a multi storied residential complex known as "Sun Breeze Apartment I" as per the plan sanctioned by the Authority: **AND**

**WHEREAS** the Seller as per the building plans approved by the Lucknow Development Authority, Lucknow, has constructed a multi storied residential complex named as 'Sun Breeze Apartment - I (Gh 04)' having 12 towers each tower having Stilt +14 stories, total 776 Flats/Unit with parking at basement/stilt/ground and other facilities and services therein ;**AND**

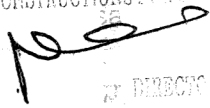
**WHEREAS** on the request/ application of the Purchaser, Flat/ Unit No. 903, in Tower- 06 on 9<sup>TH</sup> Floor of Sun Breeze Apartment - I, BBD Green City, Lucknow was allotted by the First Party to the Second Party; **AND**

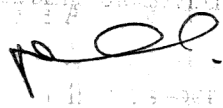
**WHEREAS** after construction and development as per the approved layout and building plan, the Seller applied for obtaining completion certificate for Tower no. 06 which certificate has been granted by the competent authority; **AND**

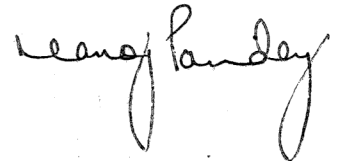
**WHEREAS** the Purchaser has inspected and examined the title of the Seller in respect of the Flat sold vide this deed of sale and is purchasing the said flat after being fully satisfied about the title of the Seller and its right to sell the said flat; **AND**

**WHEREAS** the Purchaser has carried out the inspection of the building plans of the said dwelling unit, and have satisfied

CONSTRUCTIONS BY

  
DIRECTOR



  
Ranjeet Pandey

themselves as to the soundness of construction thereof and conditions and descriptions of all fixtures and fitting installed and/or provided therein and also the common amenities and passages, appurtenant to the said dwelling unit and also the nature, scope and extent of the undivided benefit of interest in the common areas and facilities within the said complex;  
**AND**

**WHEREAS** the Purchaser has paid the entire consideration amount and other charges in terms of the allotment/ agreement, the receipt of which is hereby acknowledged by the Seller, and the Seller hereby conveys, assigns absolutely the said flat in favour of the Purchaser on the terms and conditions appearing hereunder; **AND**

**WHEREAS** M/s Viraj Distributors Pvt. Ltd. has joined this deed as Confirming Party to avoid any dispute and convey the perfect title in favour of the Purchaser.

**NOW THIS DEED WITNESSETH AS UNDER:-**


1. That in consideration of a sum of Rs. 53,67,180/- (Rs. Fifty Three Lakhs Sixty Seven Thousand and One Hundred Eighty only) (As per details given in payment schedule annexed with this deed), paid by the Purchaser to the Seller, the receipt whereof is hereby acknowledges by the Seller, the Seller hereby transfers, conveys & assigns absolutely, by way of sale, all rights, title & interests, in the super structure forming Flat no.903 situated on the 9<sup>th</sup> Floor of Tower-06 having carpet area of 100.53 square meter and built up area 126.00 square meter (Super area 149.02 square meter) along with proportionate undivided

for VIRAJ CONSTRUCTION

interest in land measuring 36.77 square meter land under the complex in proportion to the area of the said flat situated in Group Housing- Sun Breeze Apartment-I at BBD Green City Faizabad Road, Lucknow to hold & enjoy the same as owner thereof with all rights of easement attaching thereto, so far held & enjoyed by the seller. The possession of property hereby sold/ transferred has simultaneously been handed over by the Seller to the Purchaser, free from all encumbrances, charges, liens etc. in perfect condition to the entire satisfaction of Purchaser with regard to quality of construction, specifications, fixtures and fittings therein the Flat.

2. That the area of the Flat hereby transferred is the built-up area, which includes area of independent wall and half of the area of the wall common between 2 units & the area of balcony(s). The Purchaser shall not be allowed to cover the balcony & terrace which will always remain open.
3. That the property hereby transferred is super structure along with 36.77 square meter proportionate undivided interest in the land, under the complex, which shall be unseverable from the joint interest of other Purchaser and shall not be subjected to partition or sub-division at any stage of time by the Purchaser or any person claiming through the Purchaser, which shall however be transferable as an interest incidental to the super structure hereby transferred. This condition shall be applicable on subsequent transferee(s) as well. The Purchaser shall have no right in the roof of the ultimate (top) floor of the block.

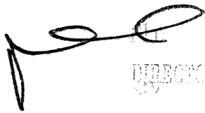
  
DIRECTOR

  
DIRECTOR

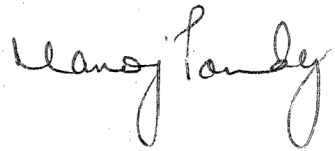
  
Mary Pandey

4. That the Purchaser shall, however, have proportionate undivided impartable joint interest in common service/ facility area(s) & land under the block & easementary right in respect of Roads, Common passages, corridors.
5. That all taxes, charges, assessment as levied or may be levied by municipal/local authorities upon the property hereby transferred shall be borne & paid by the Purchaser from the date of delivery of possession or the sale deed whichever is earlier.
6. That the Purchaser shall be bound to avail all the services provided by the Seller and shall maintain the payment against the services on regular basis for example telephone, optical fiber, gas connection & other services. Electric connection shall be available to the purchaser as per the connection norm of the UPSEB / concerning authority. The Purchaser in no way will be allowed to disturb the permanent structure (s) and façade of the Complex after taking no objection from the seller.
7. That the Seller represents that the property hereby transferred is free from all encumbrances, charges, lien & the seller has subsisting right to transfer the same to the Purchaser. In case the Purchaser are deprived of the property hereby transferred or any part thereof on account of defect in title, the Seller undertakes to indemnify the Purchaser to the extent of loss as may be sustained by the Purchaser subject to maximum of the sums paid by the Purchaser to the Seller with regard to property hereby sold.

SRI RAJ CONSTRUCTIONS PVT. LTD.



DIRECTOR

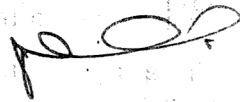


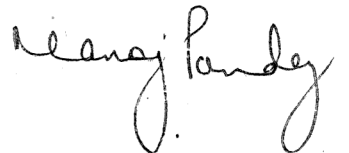
8. That initially the running & maintenance of the complex & services shall be undertaken by the Seller or its nominee & for the cause the purchaser shall pay to the Seller its nominee (s) or the Association whosoever would carry on the maintenance activities the charges as may be asked and in the manner prescribed. It is further agreed between the parties that :-

- A. It shall be incumbent upon each allottee/purchaser to join the Association by paying membership fee for the purpose of management and maintenance of the Complex & services thereon whenever the Association is formed & become functional. The Seller shall hand over the responsibility of the maintenance of the complex & common services including roads to the Association along with the balance LSMD, balance PDC of MRMC (if any) by transferring the same in a joint account of Association and Viraj Constructions Pvt. Ltd. or through a Escrow account, and thereafter association shall maintain the complex from interest on LSMD & MRMC and collect the additional proportionate amount (if any) from the allottees for the smooth running & maintenance of the complex.
- B. Common area(s), service(s) and circulation area of the complex shall only be handed over to the association. Unsold area like parking, garages, storage spaces, servant rooms, forming part of independent area, shall not be handed over to the association and will be owned by the seller Company and may be sold on such terms as the Seller Company deems fit.

Viraj Constructions Pvt. Ltd.



  
DIRECTOR





- C. That right to use common services/facilities is always subject to payment of up to date charges & performing stipulations made by the Seller/Association. Any amount due as maintenance charges shall be charge upon the unit owned by the Purchaser in default. If default by the Purchaser in payment of the maintenance charges for more than three months then seller / association shall have right to stop/ disconnect the services of the purchaser including light and water.
- D. That the Seller and/or the maintenance agency deployed by the Seller/Association and their employees at all reasonable time with prior intimation to Purchaser shall have a right to enter the unit/ flat/ apartment in order to inspect, carryout necessary répair work as may be required from time to time. In case of any emergency such right to entry is always reserved & can be exercised without any notice.
- E. That the club / commercial complex, open & covered parking being part of approved layout of Sun Breeze Apartment -I, the group housing complex where the subject flat situates, are the independent area within the meaning of U.P. Apartment (Promotion of Construction, Ownership & Maintenance Act), 2010 not included as common areas for joint use of apartments & shall remain property of the seller or their nominee which shall not be handed over to the Association to be formed by and amongst the purchaser. The Club shall be run by the seller company or its nominee & the company at its sole discretion shall have a right to transfer the Club &

SUN BREEZE CONSTRUCTIONS PVT. LTD.

  
DIRECTOR  
Manoj Pandey

commercial complex & to prospective Purchaser on terms & conditions as it may deem fit & proper. The Purchaser shall however, on payment of prescribed membership fee (not to be utilized in construction of club), shall become the member of the club and on commencement of activities of Club be allowed to use & enjoy the services on payment of prescribed charges & observing the rules and regulation formed in this regard. Seller /association shall have right to induct new members in the club even if he/she / it is not a resident of the project SBA-I.

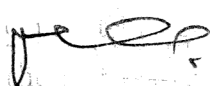
F. The Purchaser shall be bound to have facilities/ services provided/ to be provided in the complex by the Seller and would be bound to pay proportionate installments and maintenance charge thereafter.

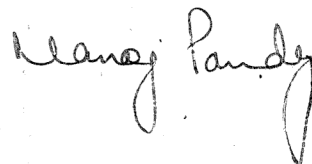
G. The Purchaser and or his successors shall have no right to question the amount spent for maintenance and/ or association to be made for the maintenance of the complex. The decision of the authorized representative of the seller company and/ or association shall be final and binding on the purchaser.

9. 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 always will remain open. The purchaser shall not encroach any common area & stairs etc., any encroachment upon balcony(s), common area & like lobby, corridor, stairs etc. shall be unauthorized & shall be liable

VIRAJ CONSTRUCTIONS PVT. LTD.

  
DIRECTOR

  
DIRECTOR

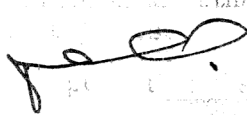
  
Manoj Pandey

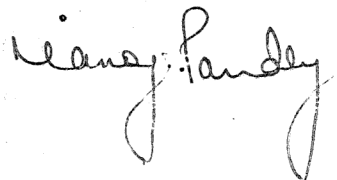
to be removed by the Seller or the Association at the cost of the purchaser. The Purchaser shall also after prior consent in writing of the Seller or Association, be allowed to make any change, addition, alteration in the flat/ unit/ apartment but no such permission shall ever be granted whereby the permanent structure like column, beams & façade etc., of the Complex may be damaged.

10. That the Purchaser shall use the flat/ unit/ apartment for residential purposes only & the parking area for parking purpose and stores for storage of domestic items only and shall also not be allowed to carry out any commercial activity, business & profession, in the demised premises and shall not be doing or cause to be done any activity which may cause nuisance, annoyance to other occupants of the complex. Any activity falling under the aforesaid restrictions shall be liable to be removed at the cost & expenses of the purchaser. This shall be applicable to the subsequent transferee also. In case of keeping pets, the Purchaser shall abide by Municipal laws in this regard & shall exclusively be liable for any hurt caused by pet to any of the occupant or the visitor.
11. That within agreed consideration cost the Purchaser shall have exclusive right to use reserved car parking as mentioned above, in the area earmarked for parking purpose for parking vehicle only and no construction of whatsoever nature shall be allowed to be made on the parking space. Parking space is associated with the flat and in no way shall be severed from the flat, in case of resale of

VIJAY CONSTRUCTIONS PVT. LTD.

  
DIRECTOR



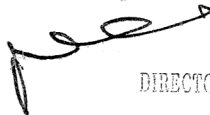
  
Neeraj Pandey

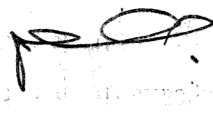


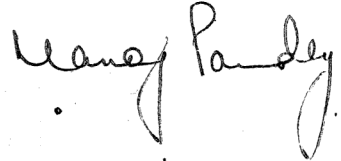
the flat, associated parking shall also be transferred alongwith the flat.

12. That the security & maintenance personnel are meant for Management of Affairs of the complex, safety & security of equipments/plant & machinery installed in the complex & its maintenance and in no case the security personnel be responsible for security of Purchaser & their belongings which shall be the sole responsibility of the Purchaser
13. That the Purchaser shall faithfully, diligently & in true intent follow, observe & perform the stipulations & covenants to be observed & performed as contained in the Certificate of Possession issued in respect of possession of property hereby transferred.
14. That the seller shall have right to increase the built up area when allowed by the competent authority either vertically or horizontally. Proportionate right in the land in such case shall be shared amongst the occupants/ owners of the existing flat owners as well as of the flat owners/ occupants of the subsequent floors.
15. That the Purchaser shall have right to sell/ transfer/ assign the flat subject to prior written consent of the seller/ association as the case may be and subject to payment of transfer charges as may be charged by the seller/ association from time to time.
16. That since the said flat is part of a group housing project under the integrated township developed by Seller in the name and style of BBD Green City which has been

for VIRAJ CONSTRUCTIONS PVT. L.

  
DIRECTOR



  
Manoj Pandey

approved by the Lucknow Development Authority and till the development of township the Seller (Viraj Constructions Pvt. Ltd.) would be responsible for maintenance of township civic amenities, security and other allied services and as such till the time of hand over of the integrated township by the Seller to any Government Agency/ Nagar Nigam the purchaser shall be bound to pay applicable maintenance charges to the Seller for the maintenance of the township.

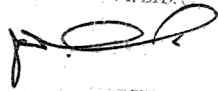
17. That all the expenses for execution and registration of this deed have been borne & paid by the Purchaser.
18. That by this deed of sale Flat no. 903 situated on 9<sup>th</sup> Floor of Tower 06 having carpet area of 100.53 square meter and built up area 126.00 square meter (Super area 149.02 square meter) along with proportionate undivided interest in land measuring 36.77 square meter situated at BBD Green City, Lucknow is being sold. The value of the built up area of the unit measuring 126.00 square meter @ Rs. 22,000/- per square meter fixed by the Collector, Lucknow comes to Rs. 27,72,000/- Since the unit/flat being on 18-meter-wide road in BBD Green City, its rate as fixed by the Collector, Lucknow is Rs. 21,000/- per square meter. However, since the building/ complex (in which the unit/ flat is situated) is between two roads hence by adding 10% the rate of the land as fixed by the Collector, Lucknow comes to Rs. 23,100/- per square meter and the proportionate value of undivided share in the land measuring 36.77 square meter whereas 30% of the built up area is 37.8 square meter @ of Rs. 23,100/- per square meter comes to Rs. 8,73,180/-.. Thus the total value of the

FOR VIRAJ CONSTRUCTIONS PVT. LTD.



DIRECTOR

FOR VIRAJ CONSTRUCTIONS PVT. LTD.



DIRECTOR



unit/ flat (value of the construction plus value of the proportionate land) comes to Rs. 36,45,180/- Since the flat is situated on 9<sup>th</sup> floor hence there would be a reduction of 15% in the valuation which comes to Rs. 30,98,403/- say Rs. 30,99,000/- Since, the sale consideration agreed is Rs. 53,67,180/- which is higher than the valuation as such Stamp Duty paid on the agreed sale consideration @ 7% comes to Rs. 3,75,702/- say Rs. 3,76,000/- which has been paid through E-Stamp No. IN-UP64005294930375V dated 21.03.2023 which is attached to this deed of sale.

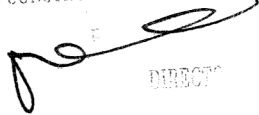
#### **SCHEDULE OF PAYMENT**

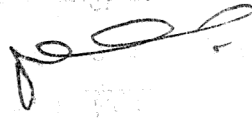
Received Rs. 53,67,180/- (Rs. Fifty Three Lakhs Sixty Seven Thousand and One Hundred Eighty only) through RTGS/ Cheque (As per details given in payment schedule annexed with this deed) by the Seller from the Purchaser.

#### **SCHEDULE OF PROPERTY**

Flat no. 903, situated on the 9<sup>TH</sup> Floor of Tower 06 having carpet area of 100.53 square meter and built up area 126.00 square meter (Super area 149.02 square meter) along with proportionate undivided interest in land measuring 36.77 square meter land under the complex in proportion to the area of the said flat in Group Housing- Sun Breeze Apartment-I, together with, proportionate right to use common areas as easementary right, situated at BBD

INTRAJ CONSTRUCTIONS PVT. LTD.

  
DIRECTOR



  
Wang Pandey

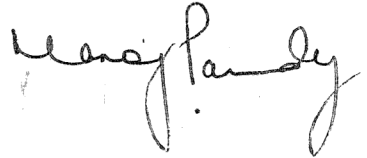
Green City Faizabad Road, Lucknow, more specifically demarcated on the plan annexed and bounded as under:-

- NORTH** : **FLAT NO. 904 TOWER-06**
- SOUTH** : **FLAT NO. 904 TOWER-05**
- EAST** : **LOBBY AREA**
- WEST** : **OPEN AREA**

RAJ CONSTRUCTIONS PVT. L.

  
DIRECTOR

  
DIRECTOR



IN WITNESS WHEREOF the parties have here to set their hands on this 27<sup>th</sup> day of March 2023.

WITNESSES:

*Prashant Sharma*

  
DIRECTOR

(R. K. AGARWAL)  
DIRECTOR

FOR M/S VIRAJ CONSTRUCTIONS PVT. LTD.

SELLER

PAN NO. AACCV2888C



1. Mr. Prashant Sharma Son of Mr. Santosh Kumar  
resident of Badaganv Kahinjari,  
Kanpur Dehat, Karanjhai Kanpu  
Dehat, U.P. 209202  
Mob- 8172927004



*Manoj Pandey*

MR. MANOJ PANDEY  
PURCHASER

(PAN NO AUFPP4005K)



*ए.के. मिश्रा*

- 2 A.K. Mishra Adv.  
Civil Court, Lucknow  
Mob- 8303916988

  
DIRECTOR

(R. K. AGARWAL)  
DIRECTOR

FOR M/S VIRAJ DISTRIBUTORS PVT. LTD.

CONFIRMING PARTY

PAN No. AACCV2887P

Drafted by:  
Sachin Garg  
Advocate

*Sachin Garg*

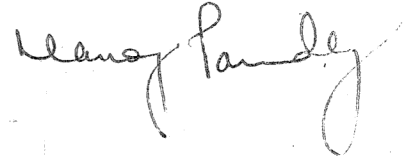
Typed by:  
Umesh  
Typist

Payment Schedule: Manoj Pandey					
S.No.	Date	Cheque/Ref. No	Bank Name	Mode of Payment	Amount
1	22/06/2022	N/A	N/A	N/A	3,630,747.00
2	02/08/2022	082050	STATE BANK OF INDIA	CHEQUE	380,000.00
3	02/08/2022	100086	UNION BANK	CHEQUE	300,000.00
4	04/08/2022	SBIN522216310981	STATE BANK OF INDIA	RTGS	1,522,963.00
<b>Total (A)</b>					<b>5,833,710.00</b>
Less: Taxes amount included in the above value (A)					336,330.00
Less: Lump Sum maintenance Deposit amount included in the above value (A)					80,200.00
Less: Club Charges amount included in the above value (A)					50,000.00
<b>SALES CONSIDERATION AMOUNT</b>					<b>5,367,180.00</b>

For VIRAJ CONSTRUCTIONS PRIVATE LIMITED

  
DIRECTOR



  
Manoj Pandey



Tower  
06



CONSTRUCT

19

12

Manoj Kumar

आवेदन सं०: 202300821022346

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 2876

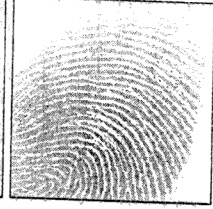
वर्ष: 2023

प्रतिफल- 5367180 स्टाम्प शुल्क- 376000 बाजारी मूल्य- 3099000 पंजीकरण शुल्क - 53680 प्रतिलिपिकरण शुल्क - 120 योग : 53800

श्री मनोज पाण्डेय,  
पुत्र श्री कामता प्रसाद पाण्डेय  
व्यवसाय : अन्य

निवासी: एन-1/12जी 3आई नगवा लंका वाराणसी 30 प्र0

Manoj Pandey

ने यह लेखपत्र इस कार्यालय में दिनांक 27/03/2023 एवं 04:11:00 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कामना राय

उप निबंधक : सदर तृतीय

लखनऊ

27/03/2023

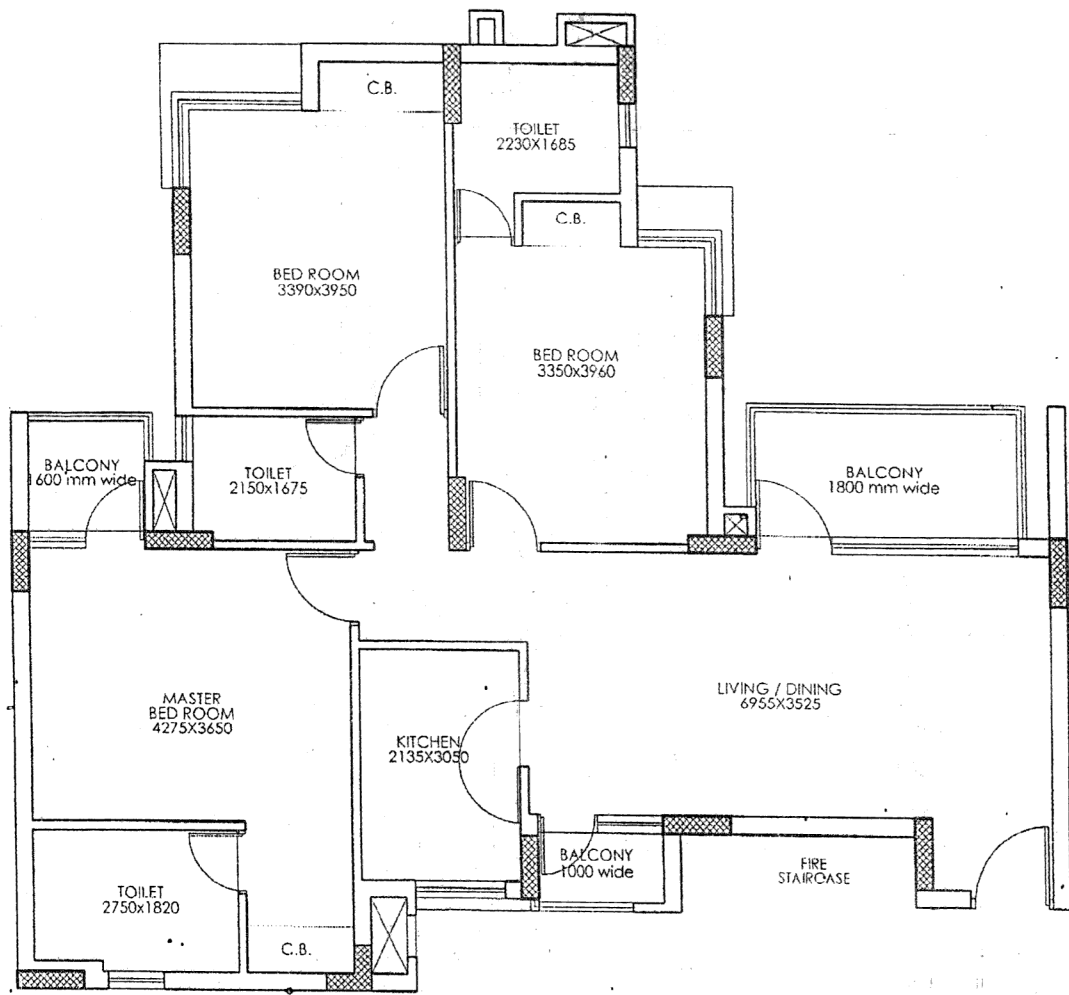
बबिता सिंह

निबंधक लिपिक

27/03/2023

प्रिंट करें





**TOWER T6 / 903**  
**9th FLOOR PLAN**



*Manoj Pandey*

FOR VIRAJ CONSTRUCTIONS PVT. LTD. / VIRAJ INFRASTRUCTURE PVT. LTD.

*[Signature]*  
 DIRECTOR

*[Signature]*

बही सं०: 1

रजिस्ट्रेशन सं०: 2876

वर्ष: 2023

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

विक्रेता: 1

श्री मेसर्स विराज कान्स प्रा० लि० द्वारा निदे० आर० के० अग्रवाल पुत्र श्री

स्व० बाबू बनारसी दास

निवासी: 55 पुराना किला लखनऊ 30 प्र०

व्यवसाय: व्यापार

विक्रेता: 2



श्री मेसर्स विराज डिस्ट्री० प्रा० लि० द्वारा निदे० आर० के० अग्रवाल

पुष्टिकर्ता, पुत्र श्री स्व० बाबू बनारसी दास

निवासी: 55 पुराना किला लखनऊ 30 प्र०

व्यवसाय: व्यापार

विक्रेता: 1



श्री मनोज पाण्डेय, पुत्र श्री कामता प्रसाद पाण्डेय

निवासी: एन-1/12जी 3आई नगवा लंका वाराणसी 30 प्र०

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1



श्री प्रशांत शर्मा, पुत्र श्री संतोष कुमार

निवासी: बदगाँव कहिन्जरी कानपुर देहात करनझाई कानपुर देहात

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री ए के मिश्रा, पुत्र श्री एम एम मिश्रा

निवासी: सिविल कोर्ट लखनऊ

व्यवसाय: वकालत

पहचानकर्ता: 1



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कामेश शर्मा

उप निबंधक: संदर तृतीय

लखनऊ

27/03/2023

शबिता सिंह

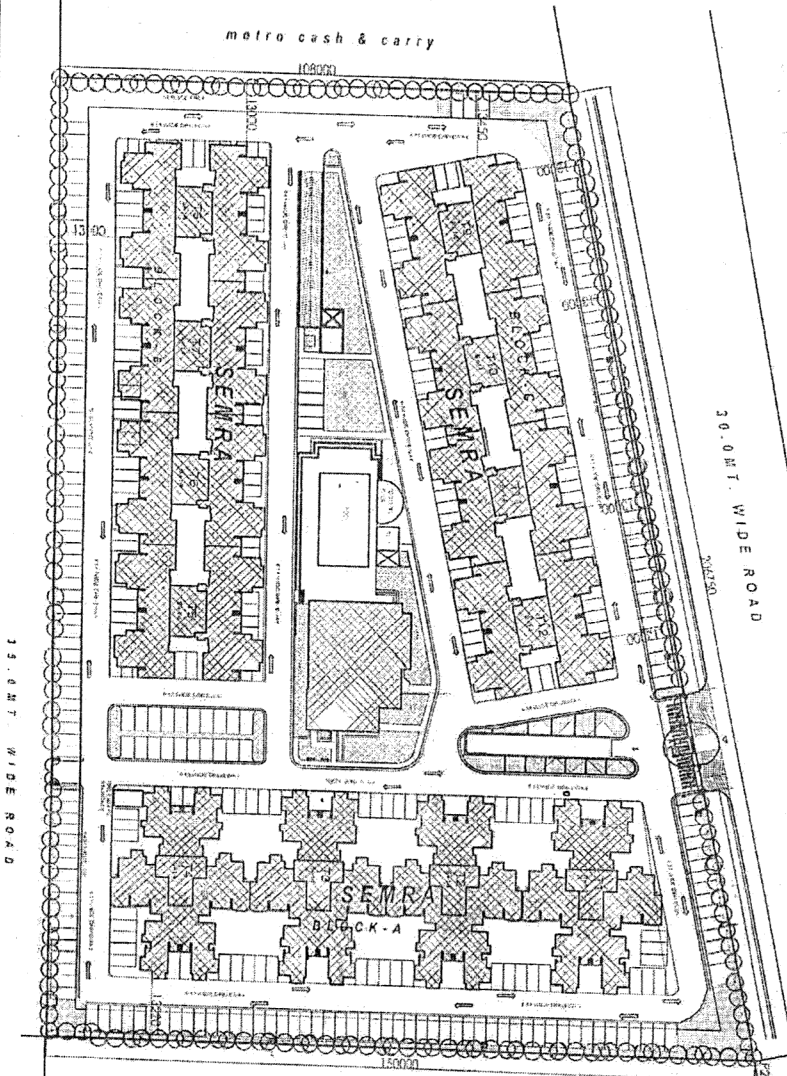
निबंधक लिपिक लखनऊ

27/03/2023

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।  
टिप्पणी: विक्रेता ने स्वीकार किया कि भुगतान आर टी जी एस व चेक  
द्वारा प्राप्त हुआ

प्रिंट करें

GROUP HOUSING 4  
(SUN BREEZE 1)



GROUP HOUSING - 8

For VIRAJ CONSTRUCTIONS PVT. LTD.

Viraj Dist. Infr. PVT. LTD.

*[Signature]*  
DIRECTOR

*[Signature]*

*Manj Pandey*

आवेदन सं०: 202300821022346

बही संख्या । जिल्द संख्या 15393 के पृष्ठ 87 से 134 तक क्रमांक 2876 पर दिनांक  
27/03/2023 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कामना राय

उप निबंधक : सदर तृतीय

लखनऊ

27/03/2023