

From,

Divaker Dwivedi, H.J.S.  
Joint Registrar (J) (SCMS),  
High Court of Judicature at  
Allahabad.

To,

The Registrar General,  
High Court of Judicature at  
Allahabad.

**Subject: Regarding Purchase of immovable property.**

Sir,

With due respect, it is humbly submitted that undersigned has purchased a flat in Naini Allahabad. During the purchase of the aforesaid flat, a total expenditure of Rs. 52,30,965/- was done by me and now I am submitting desired report in compliance of C.L. No. 25/Admin (A) dated 13 July, 1998 as below.

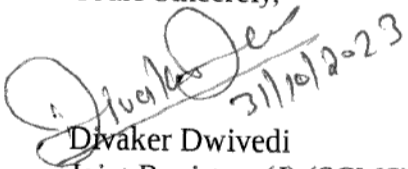
1	Date of joining of service.	14.06.2006
2	Present gross salary and take home salary.	Rs.2,75,016/ and Rs.1,88,779/-
3	Details of purchases (movable property exceeding to value Rs. 10,000/- and immovable property) made by him earlier with complete details, date of purchase, amount spent etc.	1. Hyundai Accent purchased in the year 2010 for Rs. 5,27,569. The information of which has already been submitted. 2. Hyundai Verna Car purchased in 2017 for Rs. 8,11,715/-. The information of which has already been submitted.
4	If any advance or loan taken form the High Court its amount and in what manner the oan will be repaid namely the number of installments, its amount and till what date the deduction will be made etc.	No
5	If any loan taken form Bank etc., details of amount, mode of payment, period of deduction, number and amount of installment etc.	From LIC Housing Finance Ltd. Allahabad. Amount- 36,00,000/- Monthly Installment- 32157/- (15 Years) Loan papers attached at Annexure No.-1
6	Regarding purchase of a second hand car name of the vehicle, its model, cost price etc. date of the first purchase (monthly and year) of vehicle from car dealer to the first purchase and a copy of the insurance policy showing the amount for which the vehicle was insured prior to its purchase by the officer.	Not applicable
7	Detail of the property (Area of plot, locality, city, District if building of flat then its size).	Omaxe Ananda Tower Hi-tech Township at Hi-tech City Prayagraj Flat on 14 <sup>th</sup> floor <b>Area-</b> Carpet Area- 91.97 Square Meters Super Area- 147.25 Square Meters (Photocopy of registration of flat at Annexure No.-3)
8	Name and full address of the dealer/seller.	Pancham Realcon Pvt. Ltd. Registered Office - 10 LSC, Kalkaji New Delhi, 110019 Regional Office - 56A/56B, Adarsh

		Square, Sardar Patel Marg, Civil Lines, Prayagraj, U.P
9	Whether the dealer is regular and reputed one.	Yes
10	Whether the Judicial Officer is related to the seller in any way and whether any case against the seller is pending in or decided by the Judicial Officer.	No
11	Detail of source of the amount with papers in support thereof.	<p>Source of income from salary &amp; savings and Rs. 3,99,100/- has been taken from my brother as gift which I used as source of money.</p> <p><b>Payment deducted from salary SBI Account no. 10961707750</b></p> <ul style="list-style-type: none"> <li>• 3,00,000/- on 29/12/2022</li> <li>• 91,004.72 on 06/02/2021 (Stamp)</li> <li>• 1,71,379/- on 30/01/2021</li> <li>• 6,00,047/- on 26/07/2021</li> <li>• 4,91,045/- on 24/03/2023</li> <li>• 1,00,000/- on 24/04/2023</li> <li>• 1,92,000 on 25/04/2023 (Stamp)</li> <li>• 45,490 – Registration Cost</li> </ul> <p><b>LIC directly deposited to OMAX</b></p> <ul style="list-style-type: none"> <li>• 32,40,000/- on 13/07/2021</li> <li>• Photocopy of saving bank statement is submitted at Annexure No. 4.</li> </ul>

In the light of C.L. No. 25/Admin (A) dated 13 July 13, 1998 kindly place this report before Hon'ble Court for kind perusal.

Thanking You,

Yours Sincerely,

  
 Divaker Dwivedi  
 Joint Registrar (J) (SCMS)  
 High Court of Judicature at  
 Allahabad.

**Annexures-**

1. Loan Papers
2. Agreement to Sale Papers
3. Registration Papers
4. Photocopy of Savings Bank Account
5. Gift Letter from my Brother

Date : 23/04/2021

File No : 1104014545

To  
MR DIVAKER DWIVEDI  
QTR NO 199, MISSION ROAD,  
PRAYAGRAJ,  
ALLAHABAD, UTTAR PRADESH - 211002

Dear Sir/Madam,

We are pleased to inform you that we have 'In Principle' approved an INDIVIDUAL HOUSING LOAN as per terms and conditions mentioned herein.

1. Scheme : Griha Prakash
2. Loan Amount : Rs. 36,00,000.00  
Rupees Thirty-Six Lakh only
3. Rate of Interest : 6.90 % p.a.  
The above floating rate shall be as prevailing on the date of disbursement and linked to LHPLR minus 780 bps. The floating rate will be subject to periodic review of LHPLR fixed by the company from time to time (plus/minus the spread as above)
- Product Type : Griha Siddhi
- Current LHPLR : 14.70 %
4. Term : 180 Months
5. Purpose : Purchase of New Flat
6. Repayment Terms -
- 6(a). Rest frequency : Monthly
- 6(b). Equated Monthly Installment : Rs. 32,157.00  
Rupees Thirty-Two Thousand One Hundred Fifty-Seven only
- 6(c). No of EMIs : 180 Months
7. Total Upfront Fees : 9,000.00 + Taxes as Applicable  
(Rupees Nine Thousand only)
8. Commitment Fees : As applicable from time to time.
9. Security : As may be decided by LICHFL at its sole discretion
10. Fees on prepayment : > Under floating rate period, prepayment charges are not applicable only to individual borrower.  
> Non Individual Borrowers (i.e. Companies/ Partnership Firm/ LLPs/ Trust, etc.) and where such Non-Individuals are Co-borrowers along with Individual borrowers prepayment charges will be 2.00% on the loan amount prepaid plus Applicable Tax.  
> Under fixed rate period, the prepayment charges will be Nil if paid from own sources else 2.00% on the loan amount prepaid plus Applicable Tax (applicable only to Individual borrowers).  
> The company reserves the right to call for necessary documents as an evidence of source of funds.

Kindly make payment of non refundable upfront fees as mentioned in point no (7) above through Cash/Cheque/Demand Draft marked 'payee's account only' in the name of 'LIC Housing Finance Ltd.'. In case you have already paid this amount, kindly ignore this clause. Please sign the duplicate copy of this letter in token of your acceptance of the terms and conditions as contained overleaf and contact us for execution of Loan Agreement and to complete the necessary formalities.

The aforesaid sanction of the Loan amount will be subject to the following additional conditions:

1. CLEAR & MARKETABLE TITLE, PVR, MAP/BLUE PRINT, MODT, NACH, LTV & ESTIMATES AS PER NORMS, PIR WITH DATE AND T SOUND GUARANTOR (ONLY ONE APPLICANT), APF TAGGING (TPA BASIS), MARCH SALARY SLIPS COPY OR ITS BANK CREDIT CUSTOMER U/T AS PER CIR 221 & 220, ATS, SOURCE OF MARGIN MONEY, ORIGINAL SEEN & VERIFIED STAMP ON KYC DOCUMENT OTHER USUAL TERMS & CONDITIONS OF GP SCHEME

22.5.  
R

JEEVAN PRAKASH, 172 - A/40, M.G. MARG, CIVIL LINES, ALLAHABAD-211001 Tel (0532)-2400535, 2400537, 2400539

Applicant/s to undertake compliance with the provisions of Section - 194-IA of the Income Tax Act, wherever applicable, and submit proof of the payment.

We would be happy to expedite the disbursement of the loan and request you to contact our Office at ALLAHABAD to complete the necessary formalities required by LICHFL.

We look forward to have a long lasting relationship with you.

I/We accept the above terms and conditions

Yours faithfully,  
For LIC Housing Finance Ltd

1. MR DIVAKER DWIVEDI

Signature :  
Place :  
Date :

Authorized Signatory  
Encl: As Above

20-30

27/01/21

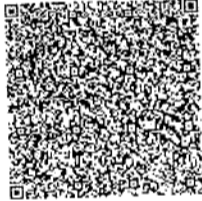


सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

## e-Stamp

Certificate No.	: IN-UP32936973217023T
Certificate Issued Date	: 10-Feb-2021 12:59 PM
Account Reference	: SHCIL (FI)/ upshcil01/ ALLAHABAD1/ UP-AHD
Unique Doc. Reference	: SUBIN-UPUPSHCIL0154897228059784T
Purchased by	: DIVAKER DWIVEDI
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: Flat No1405 on14th Floor in Project Omaxe Aananda Tower-A (Hi-Tech Township)at Hi-TechCityPrayagraj
Consideration Price (Rs.)	:
First Party	: PANCHAM REALCON PRIVATE LIMITED
Second Party	: DIVAKER DWIVEDI
Stamp Duty Paid By	: DIVAKER DWIVEDI
Stamp Duty Amount(Rs.)	: 91,000 (Ninety One Thousand only)



*S.R. Karchans*  
**LOCKED BY**  
S.R. Karchans

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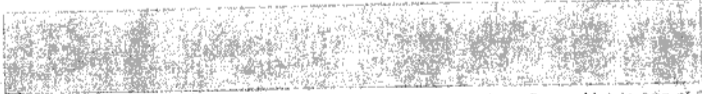
*Divaker Dwivedi*



RS 0002671730

### Statutory Alert:

- The authenticity of this Stamp certificate should be verified at 'www.e-stamp.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.
- The onus of checking the legitimacy is on the users of the certificate.



**AGREEMENT FOR SALE**

1.	Ward/Pargana	:	ARAIL
2.	Mahalla/Village	:	Mavaiya Uparhar (Omaxe Hi - Tech City)
3.	Detail of Property	:	Unit/Flat No. 1405, on FOURTEENTH Floor, in Project : <b>Omaxe Aananda (Hi-Tech Township) Tower - A</b> , situated at GH-11 HI-TECH Township ,Village: Mavaiya Uparhar, Tehsil - Karchhana ,District- Prayagraj (UP)
4.	Unit of Measurement	:	Square Meters
5.	Carpet Area of the Unit	:	91.97
6.	Super Area of the Unit	:	147.25
7.	Location Road	:	Not on any segment road
8.	Sale Price of the Unit	:	Rs. 4536866/-
9.	Advanced Part Booking Amount / Booking Amount	:	Rs. 448932/-
10.	Stamp Duty	:	Rs. 91000/-
11.	Boundaries		<p>East : ENTRY / LIFT LOBBY</p> <p>West : UNIT 1408</p> <p>North : UNIT 1406</p> <p>South : OPEN</p>

For Pancham Realcon Pvt. Ltd.

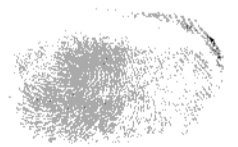
Authorized Signatory



(Allottee)

*[Handwritten Signature]*

(Allottee)



## AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") executed at PRAYAGRAJ on this 02 day of MAR-2021

## By and Between

**Pancham Realcon Pvt. Ltd.** (CIN no. U45400DL2008PTC179473), a Company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at 10, LSC, Kalkaji, New Delhi-110019 and its Regional Office at 56 A/ 56 B , Adarsh Square, Sardar Patel Marg, Civil Lines , Prayagraj, Uttar Pradesh (PAN NO: AAACP7196D), represented by its authorized signatory **Mr. ARVIND DWIVEDI** (Aadhaar no. 677698218001) authorized *vide* board resolution dated-20-AUG-20 hereinafter referred to as the "**Promoter**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns).

## AND

**Mr. DIVAKER DWIVEDI** (Aadhaar no. 329233303305) S/O **Mr. SRIKER DWIVEDI**, aged about 45 years , residence at **LIG 1 - 188 VIKAS NAGAR POST FERTILIZER GORAKHPUR - 273006 - UP** (PAN No: AKEPD7508C ) Mobile No: 7007734707

Hereinafter called "Allottee(s)" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators, successors-in-interest and permitted assigns).

The Promoter and Allottee(s) shall hereinafter collectively be referred to as the "**Parties**" and individually as a "**Party**".

## DEFINITIONS:

For the purpose of this Agreement for Sale, unless the context otherwise requires,-

- (a) "Act" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016);
- (b) "Authority" means Uttar Pradesh Real Estate Regulatory Authority
- (c) "Government" means the Government of Uttar Pradesh
- (d) "Rules" means the Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016 made under the Real Estate (Regulation and Development) Act, 2016 as amended from time to time;
- (e) "Regulations" means the Regulations made under the Real Estate (Regulation and Development Act, 2016;
- (f) "Section" means a section of the Act.

For Pancham Realcon Pvt. Ltd.

Authorized Signatory



(Allottee)

(Allottee)



## WHEREAS:

- A. The Government of Uttar Pradesh has announced the Hi-tech Township Policy-2007 vide Government Order No. 3189/Eight-1-07-34 Vividh/03 dated 16.08.2007 which was superseded by Government Order No.3872/Eight-1-07-34Vividh/03, dated 17<sup>th</sup> September, 2007 and read with Gov. Order Nos. 4916/Eight-1-07-34Vividh/03, dated 27<sup>th</sup> August, 2008, 5397/8-3-08-34Vividh/03 dated 2<sup>nd</sup> December, 2008 and 6481/8-3-2008-24Vividh/2008 dated 3<sup>rd</sup> January, 2009 and subsequent amendment thereto, if any, to promote and facilitate private sector's participation in the development of Hi-tech Township with infrastructure and the High Level Committee constituted by the Government of Uttar Pradesh has selected **M/s. Pancham Realcon Pvt. Ltd.** ("**Promoter**") for the development of Hi-tech Township at Prayagraj, U.P.
- B. In pursuance thereof M/s Pancham Realcon Pvt. Ltd., has signed a Memorandum of Understanding on 5th of September 2009 and later a Development Agreement dated 3rd December, 2009 with Prayagraj Development Authority (formerly Allahabad Development Authority) for the development of Hi-tech Township project on the said Land at Prayagraj.
- C. The Promoter along with others are the absolute and lawful owner of land admeasuring **8856** square meters situated at Village Mavaiya Uparhar, Tehsil-Karchhana, Prayagraj, Uttar Pradesh (hereinafter referred to as the "**said Land**"), which is a parcel of the land admeasuring **39425** square meters of GH 11 at Omaxe Hitech Township, Prayagraj more specifically provided in **ANNEXURE-A** vide sale deed(s) duly registered with the office of the Sub-Registrar, Tehsil – Karchhana, Prayagraj, (U.P.).
- D. The said Land is earmarked for the purpose of building of a residential project, comprising of multistoried apartment buildings and the said project is known as "**Omaxe Aananda (Hi-Tech Township) Tower - A**" at Prayagraj (U.P.) (hereinafter referred to as the "**Project**").
- E. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Said Land on which Project is to be constructed have been completed.
- F. The Prayagraj Development Authority has granted the initial commencement certificate to develop the Project vide approval through permit no. 05 / प्र० अ० (त० स० - 2) ज०न - 4 / यु० हा० / 2014 -15 dated 13/05/2015 and revised permit no. 118 / प्र० अ० (त० स० - 2) ज०न - 4 / यु० हा० (Revise) / 2017 -18 dated 19/04/2018
- G. The Promoter has obtained the layout plan, sanctioned plan, specifications and approvals for the Project and also for the apartment, plot or building, as the case may be, from Prayagraj

For Pancham Realcon Pvt. Ltd.

Authorized Signatory



(Allottee)

(Allottee)





Development Authority. The Allottee(s) agrees that the Promoter may make any changes to the approved layout plan, sanctioned plan of the Project, specifications of the Unit and nature of fixtures, fittings and amenities with required prior consent of Allottee(s). The Promoter is entitled to make such minor additions or alterations as may be required by the Allottee(s) or such minor changes or alterations as may be necessary due to architectural and structural reasons duly recommended and verified by an authorized Architect or Engineer after proper declaration and intimation to the Allottee(s).

- H. The Promoter has registered the Project under the provisions of the Act with the Uttar Pradesh Real Estate Regulatory Authority at Lucknow under registration no. **UPRERAPRJ5031** under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "**the Act**") and/or Rules and Regulations made/to be made thereunder ('Rules') and are subject to provisions of the Act and/or Rules. If any content and/or terms & conditions or its any part is found contrary or inconsistent to any provision of the Act and/or Rules and Regulations made thereunder, that content and/or terms & conditions or that part shall be deemed to be repealed and amended to that extent whatsoever is contrary or inconsistent and provisions of the Act and/or Rules and Regulations made thereunder shall prevail to that extent. If any content and/or terms & conditions or its any part is found contrary or inconsistent to any provision of the Act and/or Rules and Regulations made thereunder, that content and/or terms & conditions or that part shall be deemed to be repealed and amended to that extent whatsoever is contrary or inconsistent and provisions of the Act and/or Rules and Regulations made thereunder shall prevail to that extent
- I. The Allottee(s) had applied for a flat in the Project *vide* application dated **29-DEC-2020** and has been allotted **Flat no.1405** having tentative carpet area of **91.97 Sqmtr (990 Sq.fts.)**, on **FOURTEENTH** floor in **Tower A** ("Building") along with *pro rata* share in the common areas ("Common Areas") as defined under clause (n) of Section 2 of the Act and clause 2(d) of Rule 2(1) of U.P. Real Estate (Regulation and Development) Rules, 2016 (hereinafter referred to as "**said Unit**") more particularly described in **Schedule-A** and tentative super area of **147.25 Sq. Mtr./1585.00 Sq.ft.** along with an open parking space, as permissible under the applicable law. The floor plan of the Unit is annexed hereto and marked as **Schedule-B**);
- J. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein;
- K. i) Environment Clearance *vide* Ref. No.273/Parya/SE AC/3674/2015 Dated 07/10/16.
- (ii) Layout approval *vide* Ref. No. 17 / 233 / प्र० अ० (ल० स० - 1) जोन - 4 / Revised / 2017 -18 Dated 27/03/18.

For Pancham Realcon Pvt. Ltd.

Authorized Signatory



(Allottee)



(Allottee)

**Maintenance Charges and also excluding of GST on construction cost** as per detailed break-up given in **Schedule-C-1** of this Agreement.

- 1.2.1 The Total price of the said Unit as per detailed break-up given in Schedule C-1 shall be payable as per payment plan mentioned in **Schedule-C-2** (inclusive GST) of this Agreement.

**Explanation:**

- (i) The Total Price above includes the booking amount, i.e. 10% of the total cost of the Unit, paid by the Allottee(s) to the Promoter towards the said Unit;
- (ii) The Total Price above includes taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax and Cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoter) up to the date of handing over the possession of the said Unit. However, the Allottee(s) agrees to pay the Goods & Service Tax (GST) as applicable, on purchase of the said unit in addition to the Total Price of the Unit mentioned herein ,

Provided that in case there is any change/modification in the taxes, the subsequent amount payable by the Allottee(s) to the promoter shall be increased/ reduced based on such change/modification.

Provided further that if there is any increase in the taxes after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority, as per the Act, the same shall not be charged from the Allottee(s);

- (iii) The Promoter shall periodically intimate in writing to the Allottee(s), the amount payable as stated in (i) above and the Allottee(s) shall make payment demanded by the Promoter within the time and in the manner specified therein. In addition, the Promoter shall provide to the Allottee(s) the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective;
- (iv) The Total Price of said Unit includes recovery of price of land, construction of [not only the said Unit but also] the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the Unit, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and firefighting equipment in the common areas, maintenance

For Pancham Realcon Pvt. Ltd.

Authorized Signatory



(Allottee)

*[Handwritten signature]*

(Allottee)



charges as per para 12 etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the said Unit and the Project.

- 1.3 The Allottee(s) undertakes to pay additionally to the Promoter (If applicable) the City Development Charges/Additional City Development Charges, Village Infrastructure Development Charges levied, by whatever name called or in whatever form and with all such conditions imposed by the U.P. Government and/or any Competent Authority(ies) and any increase thereof and such increase in IDC and City Development Charges shall be borne and paid by the Allottee(s) in proportion to the area of the said Unit to the total area of all the Units in the said Project as determined by the Promoter. If such charges are increased (including with retrospective effect) after the Conveyance Deed has been executed then such charges shall be treated as unpaid sale price of the said Unit and the Promoter shall have the first charge/lien on the said Unit for recovery of such charges from the Allottee(s). In the event the Allottee(s) makes any delay in payment of City Development Charges/Additional City Development Charges/Village Development Charges to the Promoter, then the Allottee(s) shall be responsible to pay penalty/fine/interest imposed by the concerned authority due to delay in payment of aforesaid charges. It is further agreed that that in case certain trunk facilities such as Road Connection, Drainage and Sewage disposal, Water and Electricity Supply, Solid Waste Management and such kind of other services can also be provided by the Government bodies to the Promoter on the basis of actual expenses along with 15% supervision charges added thereon and in such cases the expenses so incurred shall be passed on to the Allottee(s) on pro rata basis. Further, as per the Township Policy the Promoter may provide for basic public facilities such as Roads, water, drainage and Sanitation, Water and Electricity supply to the rural abadies falling within the Township through such services of the Township for which the Allottee(s) shall not have any objections. However, the Promoter shall be entitled to realize user charges from the beneficiaries of the abadies areas enjoying such services.
- 1.4 The Allottee(s) agrees and undertakes to pay Monthly Maintenance Charges for 01 year in one time advance and Water/Sewer connection Charges, Storm water connection charges, Water Consumption Charges for Construction of said Unit, Malba Charges, Administrative Charges, Free Hold Charges, Meter Connection Charges, CLU Charges (as applicable), EEC , ESSC & FFC, Sewer and Water Treatment Charges, External Infrastructure Development Charges (As applicable), Village Infrastructure Development Charges, Supervision Charges, Escalation (if any), CDC, Additional CDC, Metro/Banda Charges, Charges for establishment of police post/station, Govt. Common Facility (Road Connectivity & Electricity Supply to Township), increase, if any, in Govt. Charges in future & any New Charges levied /imposed by the Govt. as and when demanded by the Promoter on pro-rata basis.
- 1.5 The Total Price is escalation-free, save and except increases which the Allottee(s) hereby agrees to pay, due to increase on account of development fee payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent

For Pancham Realcon Pvt. Ltd.

Authorized Signatory



(Allottee)

*[Handwritten Signature]*

(Allottee)



authority from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee(s) for increase in development charges, cost/charges imposed by the competent authorities, the Promoter shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee(s), which shall only be applicable on subsequent payments. Provided that if there is any new imposition or increase of any development charges after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority, as per the Act, the same shall not be charged from the Allottee(s).

- 1.6 The Allottee(s) shall make the payment as per the payment plan set out in **Schedule- C-2** ("**Payment Plan**").
- 1.7 The Promoter may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee(s) by discounting such early payments @ 6 % (NPV-Net Present Value) per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee(s) by the Promoter.
- 1.8 The GST discount by way of credit may be given to the Allottee(s) on "payments received" basis per respective installments.
- 1.9 It is agreed that the Promoter shall not make any additions and alterations beyond the limit as prescribed in law in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described therein in respect of the apartment, plot or building, as the case may be, without the previous written consent of the Allottee(s). Provided that the Promoter may make such minor additions or alterations as may be required by the Allottee(s), or such minor changes or alterations as per the provisions of the Act. Provided that the Promoter may make such minor additions or alterations as may be required by the Allottee(s) or such minor changes or alterations as per the provisions of the Act.
- 1.10 The Promoter shall confirm the final carpet area that has been allotted to the Allottee(s) after the construction of the Building is complete and the occupancy/ completion certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area then the Promoter shall refund the excess money paid by Allottee(s) within Forty Five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee(s). If there is any increase in the carpet area, which is not more than three percent (3%) of the carpet area of the Unit, allotted to

For Pancham Realcon Pvt. Ltd.

Authorized Signatory



(Allottee)

*[Handwritten Signature]*

(Allottee)



Allottee(s), the Promoter may demand that from the Allottee(s) as per the next milestone of the Payment Plan as provided in **Schedule-C-2**. All these monetary adjustments shall be made at the same rate per square feet as agreed in Clause 1.2 of this Agreement.

1.11 Subject to para 9.3 the Promoter agrees and acknowledges, the Allottee(s) shall have the right to the said Unit as mentioned below:

- i) The Allottee(s) shall have exclusive ownership of the said Unit;
- ii) The Allottee(s) shall also have undivided proportionate share in the Common Areas. Since the share / interest of Allottee(s) in the Common Areas is undivided and cannot be divided or separated, the Allottee(s) shall use the Common Areas along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. It is clarified that the promoter shall hand over the common areas to the association of Allottee(s) after duly obtaining the completion certificate from the competent authority as provided in the Act;
- iii. The Allottee(s) has the right to visit the project site to assess the extent of development of the project and his Unit.

1.12 It is made clear by the Promoter and the Allottee(s) agrees that the Unit alongwith Open parking shall be treated as a single indivisible unit for all purposes. GH-11 of the Hi-Tech Township Project shall be developed in phased manner and every such registered Phase shall be considered a standalone real estate project. The Unit bought by the Allottee(s) is in **TOWER- A** of the Project. It is agreed that the project is an independent, self-contained project covering the said land and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the Allottee(s). It is clarified that Project's facilities and amenities other than declared as independent areas in deed of declaration shall be available only for use and enjoyment of the Allottee(s) of the Project of GH 11. It is further clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Allottee(s) of the Project in conformity with the relevant density norms and according to the concerned act, rules, regulations and bye-laws in respect thereof. It is clarified that the common facilities, amenities, services to be provided for use and enjoyment of Allottee(s) of this phase may be provided as part of large real estate Project on proportionate basis according to the concerned act, rules, regulations and bye-laws in respect thereof. The Allottee(s) understands and agrees that the common facilities, amenities, services like Sewage Treatment Plant, Underground Water Tank and other facilities within the large real estate Project will be made available for use and enjoyment of Allottee(s) of a particular phase

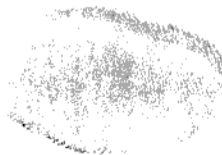
For Pancham Realcon Pvt. Ltd.

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(Allottee)

(Allottee)



jointly with Occupants/Allottee(s) of other phases within the large real estate Project and the Allottee(s) agrees to use such common facilities, amenities, services without causing any hindrance/obstruction to Occupants/Allottee(s) of other phases of the large real estate Project.

- 1.13 The Promoter agrees to pay all outgoings before transferring the physical possession of the said Unit to the Allottee(s), which it has collected from the Allottee(s), for the payment of outgoings (including land cost, ground rent, lease rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the project). If the Promoter fails to pay all or any of the outgoings collected by it from the Allottee(s) or any liability, mortgage loan and interest thereon before transferring the said Unit to the Allottee(s), the Promoter agrees to be liable, even after the transfer of the property, to pay such outgoings and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken there for by such authority or person.
- 1.14 The Allottee(s) has paid a sum of **Rs.448932/- (Rupees Four Lakh Forty Eight Thousand Nine Hundred and Thirty Two Only)** (Excluding GST) as Advanced Part Booking Amount / Booking Amount, being 10% of the Total Price of the said Unit the receipt of which the Promoter hereby acknowledges and the Allottee(s) hereby agrees to pay the remaining price of the said Unit as prescribed in the Payment Plan [Schedule C-2] as may be demanded by the Promoter within the time and in the manner specified therein. Provided that if the Allottee(s) delays in payment towards any amount which is payable, he shall be liable to pay interest at the rate prescribed in the Rules.
- 1.15 Assignment of allotment of the Said Unit by the applicant shall be permissible at the discretion of the Promoter on payment of such administrative cost as may be fixed by the Promoter from time to time, provided that the assignor and the assignee agree to comply with all formalities in this regard and the assignee agrees to abide by all the terms of allotment.

**2. MODE OF PAYMENT:**

Subject to the terms of the Agreement and the Promoter abiding by the construction milestones, the Allottee(s) shall make all payments, on written demand by the Promoter, within the stipulated time as mentioned in the Payment Plan [Schedule C-2] through A/c Payee cheque/demand draft/bankers cheque or online payment (as applicable) in favour of '**PANCHAM REALCON PVT. LTD. OMAXE AANANDA TOWER – A**' payable at Prayagraj/at Par.

**3. COMPLIANCE OF LAWS RELATING TO REMITTANCES:**

For Pancham Realcon Pvt. Ltd.

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(Allottee)

*[Handwritten Signature]*

(Allottee)



- 3.1 The Allottee(s), if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and the Rules and Regulations made thereunder or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or the statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee(s) understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she may be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.
- 3.2 The Promoter accepts no responsibility in regard to matters specified in para 3.1 above. The Allottee(s) shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee(s) subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee(s) to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third party making payment/remittances on behalf of any Allottee(s) and such third party shall not have any right in the application/allotment of the said Unit applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee(s) only.

**4. ADJUSTMENT/ APPROPRIATION OF PAYMENTS:**

The Allottee(s) authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding of the Allottee(s) against the Unit, if any, in his/her name and the Allottee(s) undertakes not to object/demand/direct the Promoter to adjust his payments in any manner. Similarly the Allottee(s) is also under obligation to pay the scheduled installments in time for timely completion of the project and any delay/default in timely payment of the scheduled installments shall, apart from other remedies available to the Promoter under RERA Act, 2016, enable the Promoter to extend the period of delivery of possession at its option.

**5. TIME IS ESSENCE:**

For Pancham Realcon Pvt. Ltd.

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(Allottee)

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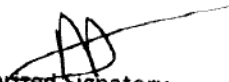


The Promoter shall abide by the time schedule for completing the project as disclosed at the time of registration of the project with the Authority and towards handing over the said Unit to the Allottee(s) and the common areas to the association of Allottee(s) or the competent authority, as the case may be. Similarly the Allottee(s) shall make timely payments of the installments and other dues payable by him/her and meeting the other obligation under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in **Schedule C-2** (Payment Plan).

**6. CONSTRUCTION OF THE PROJECT/ UNIT:**

- 6.1 The Allottee(s) has seen the relevant title documents, proposed layout plan, specifications, amenities and facilities of the said Unit and the Project and accepted the floor plan, payment plan and the specifications, amenities and facilities [annexed along with this Agreement] which has been approved by the competent authority, as represented by the Promoter. The Promoter shall develop the Project in accordance with the said layout plans, floor plans and specifications, amenities and facilities. Subject to the terms in this Agreement, the Promoter undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the State Government and shall not have an option to make any variation /alteration / modification in such plans, other than in the manner provided under the Act, and breach of this term by the Promoter shall constitute a material breach of the Agreement.
- 6.2 It is agreed by the Parties herein that as a result of any law that may be passed by any legislature or Rule, Regulation or Order or Notification that may be made and/or issued by the Government or any other Authority including a Municipal Authority, the Promoter is unable to complete the development/construction of the said Unit/said Building, then the Promoter may, if so advised, though not bound to do so, at its sole discretion challenge the validity, applicability and/or efficacy of such Legislation, Rule, Order or Notification by moving the appropriate Courts, Tribunal(s) and/or Authority. In such a situation, the payment made by the Allottee(s) in pursuance of this Agreement, shall continue to remain with the Promoter and the Allottee(s) agrees not to move for or to obtain specific performance of the terms of this Agreement, it being specifically agreed that this Agreement shall remain in abeyance till final determination by the Court(s)/Tribunal(s)/Authority(ies). However, the Allottee(s) may, if he/she so desires, become a party along with the Promoter in such litigation to protect Allottee(s) rights arising under this Agreement. In the event of the Promoter succeeding in its challenge to the impugned legislation or Rule, Regulation, Order or Notification as the case may be, it is hereby agreed that this Agreement shall stand revived and the Allottee(s) shall be liable to fulfill all obligations as provided in this Agreement. It is further agreed that in the event of the aforesaid challenge of the Promoter

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(Allottee)





to the impugned Legislation/ Order/ Rule/ Regulation/ Notification not succeeding and the said legislation/ order/ rule/ regulation becoming final, absolute and binding, the Promoter will, subject to provisions of law/court order, refund to the Allottee(s), the amounts attributable to the said Unit (after deducting interest on delayed payments, and interest paid, due or payable, any amount of non-refundable nature) that have been received from the Allottee(s) by the Promoter without any interest or compensation of whatsoever nature within period of 45 days and in such manner as may be decided by the Promoter. Save as otherwise provided herein, the Allottee(s) shall not have any other right or claim of whatsoever nature against the Promoter under or in relation to this Agreement.

**7. POSSESSION OF THE SAID UNIT**

**7.1 Schedule for possession of the said Unit-** The Promoter agrees and understands that timely delivery of possession of the said Unit to the Allottee(s) and the common areas to the association of Allottee(s) or the competent authority, as the case may be, is the essence of the Agreement. The Promoter assures to hand over possession of the said Unit along with ready and complete common areas with all specifications, amenities and facilities of the project in place on 17-OCT-2023 , unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature, civil commotion, insurgency or any other circumstances or order of any competent Court/Authority beyond the reasonable control affecting the regular development of the real estate project ("Force Majeure"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee(s) agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the said Unit, provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee(s) agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee(s) the entire amount received by the Promoter from the allotment within 120 days from that date. The promoter shall intimate the Allottee(s) about such termination at least thirty days prior to such termination. After refund of the money paid by the Allottee(s), the Allottee(s) agrees that he/ she shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement. In case the project is developed in phases, it will be the duty of the promoter to maintain those common areas and facilities to the RWA once all phases are completed. The Promoter shall not charge more than the normal maintenance charges from the Allottee(s).

**7.2 Procedure for taking possession -** The Promoter, upon obtaining the completion/occupancy certificate as the case may be from the competent authority shall offer in writing the possession

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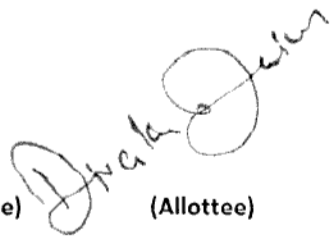
of the said Unit, to the Allottee(s) in terms of this Agreement to be taken within two months from the date of issue of completion/occupancy certificate. The Promoter agrees and undertakes to indemnify the Allottee(s) in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee(s), after taking possession, agrees to pay maintenance charges as determined by the Promoter/Association of Allottee(s), as the case may be after the issuance of completion/occupation certificate for the project. The Promoter shall hand over the completion/occupation certificate of the Unit to the Allottee(s) at the time of Conveyance Deed.

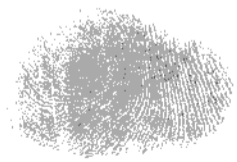
- 7.3 Failure of Allottee(s) to take Possession of Unit-** Upon receiving a written intimation from the Promoter as per para 7.2, the Allottee(s) shall within the time stipulated by the Promoter in the notice offering possession, take possession of the said Unit from the Promoter by making payment of balance Total Sale Price and executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement and the Promoter shall, give possession of the said Unit to the Allottee(s). In case the Allottee(s) fails to take possession within the time provided in para 7.2, such Allottee(s) shall continue to be liable to pay the Promoter holding charges at the rate of Rs. 2/- per square feet per month of the carpet area for the period beyond 3 months from the date of Occupation Certificate till actual date of taking over of possession by Allottee(s) in addition to maintenance charges as specified in para 7.2. If the Allottee(s) fails to take over the said Unit as aforesaid within the time limit prescribed by the Promoter in its notice, the said Unit shall lie at the risk and cost of the Allottee(s) and the Promoter shall have no liability or concern thereof. Further, in the event of his failure to take possession for any reasons whatsoever, he shall be deemed to have taken the possession of the said Unit on expiry of 30 days of offer of possession for the purpose of payment of maintenance charges or any other taxes, levies, outflows on account of the said Unit or for any other purpose. Further, the Promoter shall not be responsible for any loss or damage to the fittings and fixtures in the said Unit on account of the Allottee(s) not taking possession of the Unit, as specified hereinabove..
  
- 7.4 Possession by the Allottee(s) -** After obtaining the occupancy/completion certificate and handing over physical possession of the Unit to the Allottee(s), it shall be the responsibility of the Promoter to hand over the necessary documents and plans, including common areas, to the association of Allottee(s)s or the competent authority, as the case may be, as per applicable laws.
  
- 7.5 Cancellation by Allottee(s)-** The Allottee(s) shall have the right to cancel/withdraw his allotment in the Project as provided in the Act. Provided that where the Allottee(s) proposes to cancel/withdraw from the project without any fault of the promoter, the promoter herein is entitled to forfeit the booking amount (10% of the Total Sale Price) paid for the allotment. The Promoter shall return 50% (fifty percent) of the balance amount of money paid by the Allottee(s)

For Pancham Realcon Pvt. Ltd.

  
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(Allottee) (Allottee)



or to his banker/financial institution within 45 days of such cancellation and remaining 50% (fifty percent) of the balance amount on re-allotment of the Unit or at the end of one year from the date of cancellation/withdrawal by the Allottee(s), whichever is earlier. The Promoter shall inform the previous Allottee(s) the date of re-allotment of the said Unit and also display this information on the official website of UP RERA.

- 7.6 Compensation** – The Promoter shall compensate the Allottee(s) in case of any loss caused to him due to defective title of the land, on which the project is being developed or has been developed, in the manner as provided under the Act and the claim for interest and compensation under this provision shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a Force Majeure event, if the promoter fails to complete or is unable to give possession of the Unit (i) in accordance with the terms of this Agreement, duly completed by the date specified in para 7.1; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act; or for any other reason; the Promoter shall be liable, on demand to the Allottee(s), in case the Allottee(s) wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the Unit, with interest at the rate prescribed in the Rules including compensation in the manner as provided under the Act within forty-five days of it becoming due. Provided that where if the Allottee(s) does not intend to withdraw from the Project, the Promoter shall pay the Allottee(s) interest at the rate prescribed in the Rules for every month of delay, till the handing over of the possession of the Unit, which shall be paid by the promoter to the Allottee(s) within forty-five days of it becoming due.

**8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:**


The Promoter hereby represents and warrants to the Allottee(s) as follows:

- (i) The Project is encumbered/mortgaged/hypothecated to N/A
- (ii) The Promoter has absolute, clear and marketable title with respect to the said Land; the requisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said Land for the Project;
- (ii) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;
- (iii) There are no encumbrances upon the said Land or the Project;

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- (iv) There are no litigations pending before any Court of law or Authority with respect to the said Land, Project or the Unit till registration of the said Project under RERA;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and said Unit are valid and subsisting and have been obtained by following due process of law. Further, the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Land, Building and said Unit and common areas;
- (vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee(s) created herein, may prejudicially be affected;
- (vii) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Land, including the Project and the said Unit which will, in any manner, affect the rights of Allottee(s) under this Agreement;
- (viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Unit to the Allottee(s) in the manner contemplated in this Agreement;
- (ix) At the time of execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the said Unit to the Allottee(s) and the common areas to the association of Allottee(s) or the competent authority, as the case may be;
- (x) The Schedule Property is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Schedule Property;
- (xi) The Promoter has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the completion certificate has been issued and possession of said Unit along with common areas (equipped with all the specifications, amenities and facilities) has been handed over to the Allottee(s) and the association of Allottee(s) or the competent authority, as the case may be;

For Pancham Realcon Pvt. Ltd.

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(Allottee)



- (xii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Promoter in respect of the said Land and/or the Project.

## 9. EVENTS OF DEFAULTS AND CONSEQUENCES:

9.1 Subject to the Force Majeure clause, the Promoter shall be considered under a condition of Default, in the following events:

- (i) Promoter fails to provide ready to move in possession of the said Unit to the Allottee(s) within the time period specified in para 7.1 or fails to complete the project within the stipulated time disclosed at the time of registration of the project with the Authority. For the purpose of this para, 'ready to move in possession' shall mean that the Unit shall be in habitable condition which is complete in all respect including the provisions of all specifications, amenities, and facilities as agreed between the Parties, and for which occupancy certificate/completion certificate, as the case may be, has been issued by the competent authority;
- (ii) Discontinuance of the Promoter's business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made thereunder.

9.2 In case of Default by Promoter under the conditions listed above a non-defaulting Allottee(s) is entitled to the following:

- (i) Stop making further payments to Promoter as demanded by the Promoter. If the Allottee(s) stops making payments, the Promoter shall correct the situation by completing the construction milestones and only thereafter the Allottee(s) be required to make the next payment without any interest; or
- (ii) The Allottee(s) shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee(s) under any head whatsoever towards the purchase of the Unit, along with interest at the rate equal to MCLR (Marginal Cost of Lending Rate) on home loan of State Bank of India + 1% unless provided otherwise under the Rules within forty-five days of receiving the termination notice:

Provided that where an Allottee(s) does not intend to withdraw from the project or terminate the Agreement, he shall be paid, by the promoter, interest at the rate prescribed in the Rules, for every month of delay till the handing over of the possession of the Unit,

For Pancham Realcon Pvt. Ltd.

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which shall be paid by the promoter to the Allottee(s) within forty-five days of it becoming due.

9.3 The Allottee(s) shall be considered under a condition of Default, on the occurrence of the following events:

- (i) In case the Allottee(s) fails to make payments for 2 (two) consecutive demands made by the Promoter as per the Payment Plan annexed hereto, despite having been issued notice in that regard the Allottee(s) shall be liable to pay interest to the promoter on the unpaid amount at the rate equal to MCLR (Marginal Cost of Lending Rate) on home loan of State Bank of India + 1% unless provided otherwise under the Rules prescribed in the Rules;
- (ii) In case of default by Allottee(s) under the condition listed above continues for a period beyond 3 (three) consecutive months after notice from the Promoter in this regard, the Promoter may cancel the allotment of the Unit in favour of the Allottee(s) and refund the money paid to him by the Allottee(s) by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated/ cancelled. The Promoter must not be in default to take this benefit. Provided that the promoter shall intimate the Allottee(s) about such termination at least thirty days prior to such termination.

#### 10. EXECUTION OF DEED OF CANCELLATION

In the event of cancellation of this Agreement in pursuance of clause 7.5 or clause 9.3 of this Agreement or for any reasons whatsoever, the Allottee(s) shall execute and register a deed of cancellation with the appropriate Sub-Registrar within 15 days of receiving of intimation of such cancellation/ withdrawal and the Allottee(s) hereby agrees and confirms that in the event of his failure to execute and register such deed of cancellation within the stipulated time, this Agreement shall stand annulled/ terminated without any further course of action by the Parties herein with effect from expiry of stipulated time and thereby the allotment of the Unit shall stand cancelled forthwith. The Allottee(s) further agrees and confirms that any delay or default in execution/ registration of deed of cancellation by the Allottee(s) shall not prejudice the right of the Promoter to forfeit Booking Amount and to refund the balance amount to the Allottee(s) in terms of the Act and the Allottee(s) further authorizes the Promoter to sell/transfer the Unit to any third party and to execute necessary allotment letter, agreement etc. in favour of such third party.

#### 11. CONVEYANCE OF THE SAID UNIT:

The Promoter, on receipt of Total Price of the said Unit as per para 1.2 under the Agreement from the Allottee(s), shall execute a conveyance deed and convey the title of the said Unit together with

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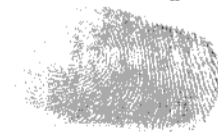
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(Allottee)



proportionate indivisible share in the Common Areas within 3 months from the date of issuance of the occupancy/completion certificate and the completion certificate, as the case may be, to the Allottee(s). However, in case the Allottee(s) fails to deposit the stamp duty and/or registration charges within the period mentioned in the notice, the Allottee(s) authorizes the Promoter to withhold registration of the conveyance deed in his/her favour till payment of stamp duty and registration charges to the Promoter is made by the Allottee(s).

**12. MAINTENANCE OF THE SAID BUILDING/UNIT/PROJECT:**

- 12.1 The Promoter shall be responsible to provide and maintain essential services in the Project either through itself or through any appointed agency or an association (hereinafter referred to as "Maintenance Agency") till the taking over of the maintenance of the project by the association of Allottee(s) upon the issuance of the completion certificate of the project. The cost of such maintenance for 1 (one) year from the date of completion certificate has not been included in the total price of the Unit and shall be payable as per payment plan mentioned in Schedule-C-2 of this agreement. However, if the association of the Allottee(s) is not formed within 1 year of completion certificate the Promoter will be entitled to collect from the Allottee(s) amount equal to the amount of maintenance in terms of para 1.2 + 10% in lieu of price escalation for the purpose of the maintenance for next one year and so on. The Promoter will pay the balance amount available with him against the maintenance charges to Association of Allottee(s) once it is formed.
- 12.2 The Allottee(s) agrees to pay the IFMS in order to secure adequate provision of the maintenance services and for due performance of the Allottee(s) in paying the maintenance charges and other charges as raised by the maintenance agency from time to time. The Allottee(s) hereby agrees to pay the maintenance charges along with applicable taxes, cesses etc. to the Promoter/ the Maintenance Agency from the date of commencement of maintenance services by the Promoter/ the Maintenance Agency in the said Project, whether the actual physical possession of the said Unit is taken over by the Allottee(s) or not. Further, in order to smoothen the function and mechanism of payment of monthly Maintenance Charges, the Allottee(s) hereby authorizes the Promoter to consider/ treat the aforesaid Interest Free Maintenance Security as Advance Maintenance Charges for all purposes from the date of offer of possession of the said Unit and further the Allottee(s) hereby authorizes the Promoter/ Maintenance Agency, to be appointed for this purpose, to adjust the monthly Maintenance Charges along with applicable taxes, cesses etc. payable to the Promoter/ Maintenance Agency from the date of commencement of maintenance services in the said Project against the aforesaid Advance Maintenance Charges and hereby agrees that the Promoter/ the Maintenance Agency shall not deliver the bills for the Maintenance Charges on monthly basis till such period the interest free Advance Maintenance Charges are fully exhausted. After the exhaustion of Advance Maintenance charges, the Allottee(s) hereby agrees to

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(Allottee)

*Dhaval*

(Allottee)



pay maintenance charges in respect of the said Unit regularly on monthly basis as per the Bills/ Invoices raised by such Maintenance Agency and in case of non-payment of maintenance charges within the time specified, the Allottee(s) shall pay maintenance charges along with interest at the rate of 15 % per annum. Further non-payment of maintenance charges shall also disentitle the Allottee(s) to the enjoyment of common services.

- 12.3 The Allottee(s) agrees to pay the said interest free Maintenance Security as per the schedule of payment given in Agreement. The Allottee(s) hereby agrees to sign a separate Maintenance Agreement with the Maintenance Agency.
- 12.4 Subject to Clause 12.2 stated herein above, in case at any time, the Maintenance Services of the Project is handed over to the appointed Maintenance Agency/ Local Authority/ the Resident Welfare Association (RWA) of the Project, then the Promoter shall have the right to transfer the balance Advance Maintenance Charges after adjusting therefrom any outstanding maintenance bills and/ or other outgoings of the Allottee(s) to such Maintenance Agency/ Local Authority/ Resident Welfare Association (RWA), as the Promoter may deem fit, and thereupon the Promoter shall stand completely absolved/ discharged of all its obligations and responsibilities concerning the interest free Maintenance Security or Advance Maintenance Charges including but not limited to issues of repayment, refund and/ or claims, if any, of the Allottee(s) on account of the same

**13. DEFECT LIABILITY:**

It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Promoter as per the agreement for sale relating to such development is brought to the notice of the Promoter within a period of 5 (five) years by the Allottee(s) from the date of handing over possession, it shall be the duty of the Promoter to rectify such defects without further charge, within 30 (thirty) days or any extended period required in respect thereof. However, Parties agree and confirm that the decision of the Promoter's architect shall be final in deciding whether there is any actual structural defect in the Unit or defective material being used or regarding workmanship, quality or provision of service. In the event of Promoter's failure to rectify such defects within such time, the aggrieved Allottee(s) shall be entitled to receive appropriate compensation in the manner as provided under the Act. However, the Promoter shall not be liable in case of the following:

- a) Structural defects caused or attributable to the Allottee(s) including by carrying out structural or architectural changes from the original design attributes, demolition, dismantling, making openings, removing or re-sizing the original structural framework, putting excess or heavy loads or using the premises other than for its intended purpose;
- b) Structural defects caused by accidental breaking of fire or any kind of explosion of gas cylinder etc.

For Pancham Realcon Pvt. Ltd.

Authorized Signatory



(Allottee)



(Allottee)



- c) Structural defects induced by Force Majeure situations, such as war, flood, act of God, explosions of any kind by terrorist etc.
- d) Structural defects occurring in the Unit that has undergone civil renovations.

**14. RIGHT OF ALLOTTEE(S) TO USE COMMON AREAS AND FACILITIES SUBJECT TO PAYMENT OF TOTAL MAINTENANCE CHARGES:**

The Allottee(s) hereby agrees to purchase the said Unit on the specific understanding that his/her right to the use of Common Areas shall be subject to timely payment of total maintenance charges, as determined and thereafter, billed by the maintenance agency appointed or the association of Allottee(s)s (or the maintenance agency appointed by it) and performance by the Allottee(s) of all his/her obligations in respect of the terms and conditions specified by the maintenance agency or the association of Allottee(s) from time to time.

**15. RIGHT TO ENTER THE SAID UNIT FOR REPAIRS:**

The Promoter/maintenance agency/association of Allottee(s) shall have rights of unrestricted access of all Common Areas, open/covered parking and parking spaces for providing necessary maintenance services and the Allottee(s) agrees to permit the association of Allottee(s) and/or maintenance agency to enter into the said Unit or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

**16. USAGE:**

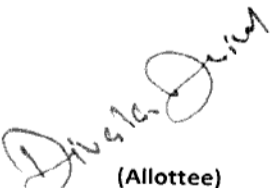
- 16.1 The Allottee(s) shall be allowed to use the said Unit only for specified Residential purpose.
- 16.2 The Allottee(s) shall not do or permit anybody to do the following acts in the said Unit (applicable in case of commercial Unit):
  - (i) Store in the said Unit any goods, which may be of combustible nature or which are so heavy as to affect the construction or the structure of the Unit or any part thereof.
  - (ii) Do anything in or about the said Unit which may tend to cause damage to any flooring or ceiling or any Unit over/ below or adjacent to his Unit or in any manner interfere with the use thereof or of any open space, passages or amenities available for common use.

For Pancham Realcon Pvt. Ltd.

  
Authorized Signatory



(Allottee)



(Allottee)



- (iii) Demolish the Unit or any part thereof or to make any additions or alterations of whatever nature to the said Unit or any part thereof.
- (iv) Close ground space or common passages or common corridors even if a particular floor/ floors are occupied by the same Allottee(s).
- (v) Make any alterations in any elevations and outside colour scheme of the exposed wall of the verandah or any external wall, or both the faces of external doors and windows of the Unit to be acquired by him, which in the opinion of the Promoter differ from the colour scheme of the said Project.
- (vi) Put up any name or signboard, publicity or advertisement material outside his Unit or anywhere in the common areas without prior permission of the Promoter or his nominee in writing.
- (vii) If the Promoter allots any floor/Space in the said Project in favour of Allottee(s) which is specifically designated for carrying out cafeteria/Food Court/any other allied purpose then the Allottee(s) shall comply to the following terms in addition to terms and conditions of this Agreement:
  - (a) Allottee(s) shall have to obtain all licenses, statutory permissions and approvals required for running, operating and establishing the Food Court in the Premises.
  - (b) Allottee(s) shall have to observe and comply with the rules, regulations and bye-laws of the Municipal Authority of concerned District/State/City or any statutory authority.
  - (c) All the staff employed in the Food Court shall be the employees of Allottee(s) and the Promoter shall not be liable for any claims/liability/disputes arising out of their employment.
  - (d) Allottee(s) shall not employ any employees who is minor under the Indian Majority Act or any other Act prevailing in India and further agrees that it will comply all the provision of Labour Law and other prevailing laws in India for its Commercial Operation of Food Court in the said Premises during the entire term of this Agreement and shall always keep the Promoter indemnified for the same.
- (viii) Allottee(s) agrees to comply with all the requirements of law related to Shops and Establishments Act, Prevention of Food Adulteration Laws, Labour Laws, ESIC, Provident Fund etc. and other statutory provisions governing its business in the Premises during the entire term or the extended term of this Agreement.
- (ix) No further construction/ modification is permissible to the Allottee(s) anywhere in the Unit.

For Pancham Realcon Pvt. Ltd.

Authorized Signatory



(Allottee)

*Dhruv Jindal*

(Allottee)



- (x) The Allottee(s) shall have no objection against the Promoter if the Promoter makes allotment of any space/floor in the said Project specifically designated for carrying out cafeteria/ Food Court/any other allied purpose in favour of any other Allottee(s).
- 16.3 Use of Basement and Service Areas: The basement(s) and service areas, if any, as located within said Project, shall be earmarked for purposes such as parking spaces (if any) and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, fire-fighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee(s) shall not be permitted to use the services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces (if any), and the same shall be reserved for use by the association of Allottee(s) formed by the Allottee(s) for rendering maintenance services.
- 17. GENERAL COMPLIANCE WITH RESPECT TO THE SAID UNIT:**
- 17.1 Subject to para 13 above, the Allottee(s) shall, after taking possession, be solely responsible to maintain the said Unit at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the said Unit or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the said Unit and keep the said Unit, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized.
- 17.2 The Allottee(s) further undertakes, assures and guarantees that he/she would not put any sign-board / name-plate, neon light, publicity material or advertisement material etc. on the face / facade of the Building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottee(s) shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Allottee(s) shall not store any hazardous or combustible goods in the said Unit or place any heavy material in the common passages or staircase of the Building. The Allottee(s) shall also not remove any wall, including the outer and load bearing wall of the said Unit.
- 17.3 The Allottee(s) shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the association of Allottee(s) and/or maintenance agency appointed by association of Allottee(s). The Allottee(s) shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

For Pancham Realcon Pvt. Ltd.

Authorized Signatory



(Allottee)

*Dhawal Singh*

(Allottee)



**18 COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:**

The Parties are entering into this Agreement for the allotment of a said Unit with the full knowledge of all laws, rules, regulations, notifications applicable to the project.

**19 ADDITIONAL CONSTRUCTIONS:**

The Promoter undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Project after the building plan, layout plan, sanction plan and specifications, amenities and facilities has been approved by the competent authority(ies) and disclosed, except for as provided in the Act.

**20 PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:**

After the Promoter executes this Agreement he shall not mortgage or create a charge on the Unit and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee(s) who has taken or agreed to take such Unit.

**21 U.P APARTMENT (PROMOTION OF CONSTRUCTION, OWNERSHIP AND MAINTENANCE OWNERSHIP ACT 2010.**

The Promoter has assured the Allottee(s) that the project in its entirety is in accordance with the provisions of the Uttar Pradesh Apartment (Promotion of Construction, Ownership and maintenance) Act, 2010. The Promoter showing compliance of various laws/regulation as applicable in Uttar Pradesh.

**22 BINDING EFFECT:**

Forwarding this Agreement to the Allottee(s) by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee(s) until, firstly, the Allottee(s) signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee(s) and secondly, appears for registration of the same before the concerned Sub-Registrar, Tehsil- Karchhana , Prayagraj, as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee(s) and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee(s) for rectifying the default, which if not rectified

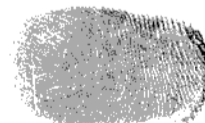
For Pancham Realcon Pvt. Ltd.

Authorized Signatory



(Allottee)

*[Handwritten Signature]*  
(Allottee)



within 30 (thirty) days from the date of its receipt by the Allottee(s), application of the Allottee(s) shall be treated as cancelled and all sums deposited by the Allottee(s) in connection therewith including the booking amount shall be returned to the Allottee(s) without any interest or compensation whatsoever.

**23 ENTIRE AGREEMENT:**

This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, Agreement, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Unit, as the case may be.

**24 RIGHT TO AMEND:**

This Agreement may only be amended through written consent of the Parties.

**25. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE(S)/SUBSEQUENT ALLOTTEE(S):**

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the said Unit and the Project shall equally be applicable to and enforceable against and by any subsequent Allottee(s) of the said Unit, in case of a transfer, as the said obligations go along with the said Unit for all intents and purposes.

**26 WAIVER NOT A LIMITATION TO ENFORCE:**

- a. The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottee(s) in not making payments as per the Payment Plan [Schedule-C-1] including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee(s) that exercise of discretion by the Promoter in the case of one Allottee(s) shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other Allottee(s).
- b. Failure on the part of the Parties to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

**27 SEVERABILITY:**

For Pancham Realcon Pvt. Ltd.

Authorized Signatory



(Allottee)

(Allottee)



If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

**28 METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:**

Wherever in this Agreement it is stipulated that the Allottee(s) has to make any payment, in common with other Allottee(s) in Project, the same shall be the proportion which the carpet area of the Unit bears to the total carpet area of all the Units in the Project.

**29 FURTHER ASSURANCES:**

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

**30 PLACE OF EXECUTION:**

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee(s), after the Agreement is duly executed by the Allottee(s) and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar at Karchhana, Prayagraj. Hence this Agreement shall be deemed to have been executed at Prayagraj.

**31 NOTICES:**

That all notices to be served on the Allottee(s) and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee(s) or the Promoter by Registered Post at their respective addresses specified below:

**ALLOTTEE(S): 1) Mr. DIVAKER DWIVEDI S/O Mr. SRIKER DWIVEDI**

**R/o: LIG 1 - 188 VIKAS NAGAR POST FERTILIZER GORAKHPUR - 273006 - UP**

For Pancham Realcon Pvt. Ltd.

Authorized Signatory



(Allottee) (Allottee)



**PROMOTER :** M/s Pancham Realcon Pvt. Ltd.  
10, LSC, Kalkaji,  
New Delhi-110019

It shall be the duty of the Allottee(s) and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee(s), as the case may be.

**32 JOINT ALLOTTEE(S):**

That in case there are Joint Allottee(s) all communications shall be sent by the Promoter to the Allottee(s) whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottee(s).

**33 SAVINGS:**

Any application letter, allotment letter, Agreement, or any other document signed by the Allottee(s), in respect of the apartment, plot or building, as the case may be, prior to the execution and registration of this Agreement for Sale/ lease for such Unit shall not be construed to limit the rights and interests of the Allottee(s) under the Agreement for Sale or under the Act or the rules or the regulations made thereunder.

**34 GOVERNING LAW:**

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the Act and the Rules and Regulations made thereunder including other applicable laws of India for the time being in force.

**35 DISPUTE RESOLUTION:**

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, 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, failing which the same shall be settled through the adjudicating officer appointed under the Act.

**36 REGISTRATION OF AGREEMENT AND PAYMENT OF STAMP DUTY:**

The Allottee(s) hereby agrees to register this Agreement in pursuance of the Act by paying adequate Stamp Duty, registration charges and legal expenses in this regard. In case the Allottee(s) fails to pay Stamp Duty, registration charges etc., or fails to get this Agreement registered, then the Promoter shall at discretion to cancel this Agreement. That the Total Sale Price of the said unit is Rs.4536866/- (Rupees Forty Five Lakh Thirty Six Thousand Eight

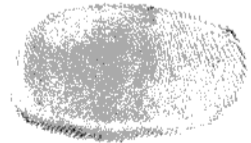
For Pancham Realcon Pvt. Ltd.

Authorized Signatory



(Allottee)

*Dhawal Singh*  
(Allottee)



Hundred and Sixty Six Only) Hence, the required stamp of Rs. 91000/- (Rupees Ninety One Thousand Only) is being paid by the Allottee(s)/ Second party @ 2% of the sale price to register this Agreement.

Hence, the required stamp of Rs.91000/--(Rupees Four Lakh Forty Eight Thousand Nine Hundred and Thirty Two Only) is being paid vide e-stamp certificate no. IN-UP32936973217023Tdated 10-FEB-2021 by the Allottee(s)/ Second party @ 2% of the sale price to register this Agreement. The same shall be adjusted in the sale deed.

IN WITNESS WHEREOF parties herein above named have set their respective hands and signed this Agreement for Sale at Prayagraj in the presence of attesting witness, signing as such on the day above written .

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Allottee(s): (including joint buyers)

(1)

Signature

Mr. DIVAKER DWIVEDI S/O Mr.SRIKER DWIVEDI

R/o: LIG 1 - 188 VIKAS NAGAR POST FERTILIZER GORAKHPUR - 273006 - UP

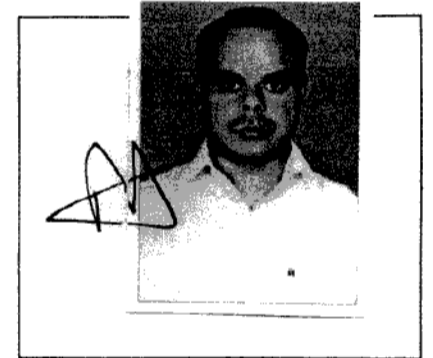


SIGNED AND DELIVERED BY THE WITHIN NAMED:

(1) Signature (Authorised Signatory)

PANCHAM REALCON PVT. LTD.

FIRST FLOOR, 56 A/ 56 B , ADARSH SQUARE, SARDAR PATEL MARG,CIVIL LINES, PRAYAGRAJ- 211001



For Pancham Realcon Pvt. Ltd.

Authorized Signatory

(Allottee)

Divakar Dwivedi

(Allottee)





At KARCHHANA , PRAYAGRAJ on \_\_\_\_\_ in the presence of:

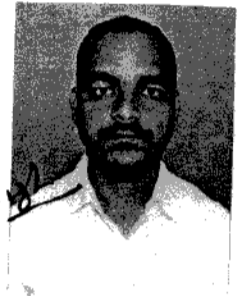
WITNESSES:

1.

Signature *L Singh*

Name Lalit Singh s/o S.C. Singh

Address Karchhara-Karchhara Prayagraj  
8757270010



2.

Signature *N G*

Name Nityanand Gopalami s/o Uma Shankar  
Gopalami

Address Hindulpur-Karchhara Prayagraj



Advocate Amit Kumar Singh

*ASg*

For Pancham Realcon Pvt. Ltd.

*AS*

Authorized Signatory

*Dipak Jain*

(Allottee)

(Allottee)



## ANNEXURE-A



## DETAILS OF LAND ALONG WITH OWNERSHIPS OF LAND OF THE SAID PROJECT

GH-11 Land Detail Allahabad				
Village Mavaiya Uparhar				
Omaxe Aananda (Hi-Tech Township) Tower - A Land area (in Sqm) :				8856
Omaxe Aananda Total Land area (in Sqm):				39425
S.No.	Khasra No.	Total Area (in hec)	Omaxe Purchased Area	Name of Owner
1	234	0.126	0.126	Pancham Realcon Pvt Ltd.
2	235	0.16	0.16	Pancham Realcon Pvt Ltd.
3	236	0.046	0.046	Pancham Realcon Pvt Ltd.
4	239	0.685	0.685	Pancham Realcon Pvt Ltd.
5	240	0.091	0.091	Pancham Realcon Pvt Ltd.
6	241	0.342	0.342	Aviral Colonizers Pvt. Ltd.
7	242	0.183	0.183	Pancham Realcon Pvt Ltd.
8	246	0.776	0.776	Pancham Realcon Pvt Ltd.
9	247	0.503	0.503	Pancham Realcon Pvt Ltd.
10	248	0.137	0.137	Pancham Realcon Pvt Ltd. / Beautiful Landbase Pvt. Ltd. / Bhavesh Buildcon Pvt. Ltd.
11	249	0.023	0.023	Pancham Realcon Pvt Ltd. / Beautiful Landbase Pvt. Ltd. / Bhavesh Buildcon Pvt. Ltd.
12	250	0.046	0.046	Pancham Realcon Pvt Ltd. / Utkrisht Real Estate Pvt. Ltd.
13	253	0.411	0.411	Satkar Colonisers Pvt. Ltd. / Beautiful Landbase Pvt. Ltd.
14	254	0.411	0.411	Pancham Realcon Pvt Ltd.
15	255	0.091	0.091	Beautiful Landbase Pvt. Ltd.
16	256	0.171	0.171	Beautiful Landbase Pvt. Ltd.
17	257	0.354	0.354	Pancham Realcon Pvt Ltd.
18	274	0.548	0.548	Mangla Vilas Pvt. Ltd.
19	277	0.137	0.137	Pancham Realcon Pvt Ltd. / Beautiful Landbase Pvt. Ltd. / Bhavesh Buildcon Pvt. Ltd.
20	279	0.263	0.263	Pancham Realcon Pvt Ltd.
21	303	0.639	0.639	Utkrisht Real Estate Pvt. Ltd.
<b>Total (in hec.)</b>		<b>6.143</b>	<b>6.143</b>	
<b>Total (in acre)</b>		<b>15.179</b>	<b>15.179</b>	

NOTE: Total 6.143 Hec. Land area purchased by Pancham Realcon Pvt. Ltd. & others, in which Aananda land area is 3.943 hect. In which total land area for Tower-A is 0.8856 Hectare.

For Pancham Realcon Private Limited

(Authorized Signatory)

Allottee(s)

Allottee(s)



**SCHEDULE-A**



**DETAILS OF SAID UNIT**

CUST ID: OAA/1157/T1

Unit Bearing No. : "OAA/A/FOURTEENTH/1405"

Super Area Approx. : 1,585.00 Sq.Ft./147.25 Sq. Mtr.

Carpet Area Approx. : 990.00 Sq. Ft./ 91.97 Sq. Mtr.

Along-with boundaries in all four directions as mentioned herein below to be constructed in project known as "**Omaxe Aananda Allahabad**" to be developed on a portion of land situated at Group Housing Plot No. Gh-11, Part-1 Sector-7, "Hi-Tech City" PRAYAGRAJ, UTTAR PRADESH(hereinafter referred to as the "**Project**")

RERA Registered Project Name "Omaxe Aananda (Hitech Township) Tower - A"

North	: UNIT-1406
West	: UNIT-1403
South	: OPEN
East	: ENTRY/LIFT LOBBY



For Pancham Realcon Private Limited

(Authorized Signatory)



Allottee(s)

Allottee(s)

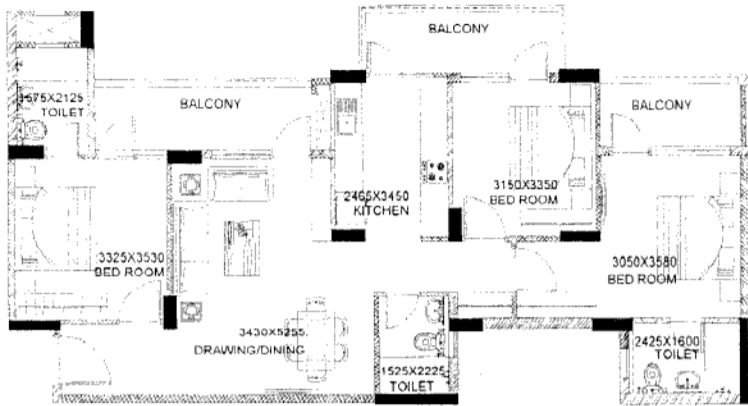


(33)  
SCHEDULE -A

FLOOR PLAN OF THE SAID UNIT

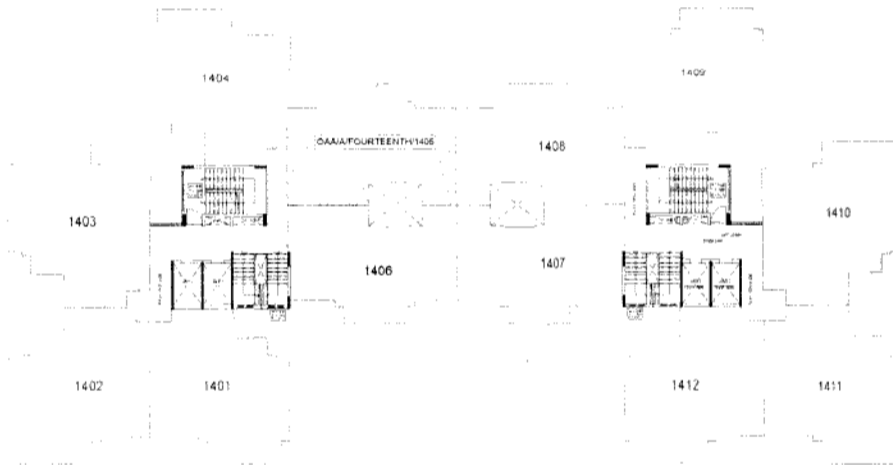
PROPERTY AREA

SUPER AREA = 1585 SQFT.  
CARPET AREA = 990 SQFT.



UNIT PLAN

NORTH - UNIT 1406  
EAST - ENTRY/LIFT LOBBY  
SOUTH - OPEN  
WEST - UNIT 1408



CLUSTER PLAN (FOURTEENTH FLOOR , TOWER-A)

PROJECT TITLE  
OMAXE ANANDA TOWER - A  
(HITECH TOWNSHIP), PRAYAGRAJ

DRAWING TITLE  
UNIT PLAN  
(OAA/A /FOURTEENTH/1405)

For Pancham Realcon Pvt . Ltd.

  
Authorized Signatory

  
(Allottee)



**SCHEDULE-C-1**

<b>Cost Of Said Unit</b>	
Sale Price of said Unit	Rs.4,489,316.00
Interest Free Maintenance Security (Revised) @ Rs.30 /-per Sq.Ft.	47,550.00
<b>**TOTAL SALE PRICE</b>	<b>Rs.4,536,866.00</b>
*Advance Maintenance Cost (AMC) (on offer of possession)	38,040.00
<b>GRAND TOTAL</b>	<b>Rs.4,574,906.00</b>
(Rupees Forty-Five Lakh Seventy-Four Thousand Nine Hundred Six Only)	

<b>Cost of Unit Includes</b>	<b>No. of Units</b>
Power Backup Equipment Cost	3
Open Car Parking	1
Club Membership Charge (CMC)	1
Electrical Equipment Cost and Fire Fighting Equipment Cost (Revised)	1
External Development Charges	1

\*Advance Maintenance Charges (for 1 Year) of Rs.38040/- (Excluding Tax) calculated @Rs.2/- per sq.ft. per month on super area is tentative and company shall demand the actual cost of maintenance charges alongwith applicable tax if any, which may be varied from the aforesaid tentative cost of Maintenance Charges on Offer of Possession and shall be directly payable to the Maintenance Agency duly appointed by the Promoter.

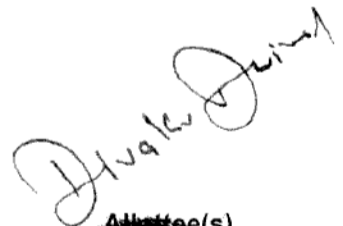
1 sq. mtr. = 1.196 sq. yd. and 1 sq. mtr. = 10.764 sq. ft.

For Pancham Realcon Private Limited

  
(Authorized Signatory)



Allottee(s)

  
Allottee(s)



(35)

**SCHEDULE-C-2**




**COST OF THE UNIT AND ITS PAYMENT PLAN**

<b>PAYMENT SCHEDULE</b>		<b>(AMOUNT IN RS.)</b>	
<b>S.No</b>	<b>Payment line Desc</b>	<b>Amount</b>	<b>ST/GST</b>
1	At The Time of Booking / Part of Booking Amount	285,714.29	As Applicable
2	Part of Booking Amount On 30 Days of Booking / Execution of Rera Agreement	163,217.41	As Applicable
3	On 60 Days of Booking + Part of Additional Cost	3,863,469.45	As Applicable
4	On Offer Of Possession	224,464.70	As Applicable
<b>TOTAL</b>		<b>4,536,866.00</b>	
Advance Maintenance Cost (AMC) (on offer of possession)		38,040.00	As Applicable
<b>GRAND TOTAL</b>		<b>4,574,905.85</b>	

**Note: -**

1. In case Additional Discount Payment Plan on the Basic Sale Price has been offered to me/ us in lieu of my/ our consensus to make timely payment of installments and other allied cost, then In case of my/ our failure to make timely payment of installments, I/we hereby authorize the promoter to withdraw such rebate/ discount/ concession etc. and demand the payment of such discount amount as a part of sale consideration amount, which I/we hereby agree to pay immediately.
2. Notwithstanding the stages of event mentioned in Construction Linked Payment Plan, the Promotor may change the sequence of construction events to speed-up the development of the said Unit and shall demand for payment for that stage of construction from the Allottee and the Allottee hereby agrees to pay the same as per demand.
3. Applicable Goods and Service Tax (GST) is payable along with each installment.
4. Under the provisions of Section 194 (1A) of the Income Tax Act, 1961, if total sale consideration of any property exceeds Rs.50 Lacs, then the Customer shall have to deduct and deposit TDS @ 1% against each and every payment to the Company.

For Pancham Realcon Private Limited

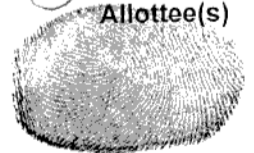
  
(Authorized Signatory)



Allottee(s)



Allottee(s)



(36)

**SCHEDULE D**



**SPECIFICATIONS, AMENITIES, FACILITIES (WHICH ARE PART OF THE SAID UNIT)**

**SPECIFICATIONS**

Structure:	Designed as Earthquake Resistant RCC Frame Structure
External Finish:	Weather Proof Paint / Texture Paint
<b><u>Drawing &amp; Dining Room</u></b>	
Floor:	Vitrified Tiles
Walls:	Plastered and Painted with Shade of OBD
Ceiling:	Plastered and Painted OBD
<b><u>Bed Rooms</u></b>	
Floor:	Vitrified Tiles in all Bed Rooms
Walls:	Plastered and Painted with Shade of OBD
Ceiling:	Painted OBD
<b><u>Kitchen</u></b>	
Floor:	Anti-Skid Ceramic Tiles
Platform:	Pre-polished Granite Stone with Stainless Steel Sink
Walls/Dado:	Ceramic Tile Up to 2 Feet height above kitchen Counter, Balance OPD Paint
<b><u>Bathrooms</u></b>	
Floor:	Anti Skid Ceramic Tiles
Walls:	Dado of Glazed Ceramic Tiles
Fittings & Fixtures:	Standard WC, Wash Basin, Shower Cubicle in Toilet Along with Master Bed Room, Towel Rail, Concealed Hot & Cold Water
<b><u>Balconies</u></b>	
Floor:	Anti Skid Ceramic Tiles
<b><u>Staircase &amp; Common Passage</u></b>	
Floor:	Marble Stone / Granite
Walls:	Plastered & Painted with Shade of OBD
Ceiling:	OBD
<b><u>Door &amp; Window</u></b>	
Entrance Door:	Hardwood Frame Wooden Paneled Shutter Duly Polished
Internal Doors:	Flush Doors / Skin Moulded Doors Windows Painted/Aluminium Glazed Powder Coated Windows
<b><u>Electrical</u></b>	
Point Wiring:	Copper Concealed Wiring in all Rooms Light Points, Fan Points, 6/15A Sockets A/C Points in Living/Dining and Bed Rooms Provision for TV, Telephone etc.
Switches:	Modular Switches
Fan:	Fans in all Bed Rooms & Living/Dining
Lights:	All Lights Fittings Done (Normal CFL Bulb / Tube Lights)
Exhaust Fan:	Exhaust Fan in Kitchen

For Pancham Realcon Private Limited

(Authorized Signatory)



Allottee(s)

Allottee(s)



(37)

SCHEDULE E



SPECIFICATIONS, AMENITIES, FACILITIES (WHICH ARE PART OF THE PROJECT)

Property Type :

Description :

Title	Sub Title	Description
-------	-----------	-------------

Property Type : Residential

Description : Other Facilities & Amenities

Other Facilities & Amenities	A Premium Club House with Swimming Pool, Welcome Lounge, Billiards Room, Video Library, Restaurant, Musical Fountain, Cafeteria, *Mini Theater, *Wi-fi Campus, Open Gym & Jogging Track.
------------------------------	--

Disclaimer: The Master Project consists of different Phases (Tower A, Tower B, Tower D, Tower E & Tower F) and each Phase is an individual Project. Being an Ongoing project, each phase constitutes a project and accordingly the residents of the "Phases (Tower A, Tower B, Tower D, Tower E & Tower F)" shall have joint right to use those facilities & amenities.

\*On Chargeable Basis

Note: Each project depicted above constitutes the tower area & other such areas as defined in the Agreement.

For Pancham Realcon Private Limited

(Authorized Signatory)



Allottee(s)

*Dhaval J...*





INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Signature.....  
ACC Name-Mamta Mishra ACC Code-UP14411404  
Address-Karchhana, Mobile-7991570847  
Licence No. 426, Tehsi & District-Karchhana, Prayagraj

Certificate No. : IN-UP08686234274062V  
 Certificate Issued Date : 16-May-2023 10:39 AM  
 Account Reference : NEWIMPACC (SV)/ up14411404/ KARCHHANA/ UP-AHD  
 Unique Doc. Reference : SUBIN-UPUP1441140409141056602836V  
 Purchased by : DIVAKER DWIVEDI  
 Description of Document : Article 23 Conveyance  
 Property Description : UNIT NO OAA/A/FOURTEENTH/1405, OMAXE AANANDA(WATERFRONT HI-TECH CITY)MAVAIYA UPARHAR KARCHHANA PRJ  
 Consideration Price (Rs.) :  
 First Party : OMAXE PANCHAM REALCON PVT LTD  
 Second Party : DIVAKER DWIVEDI  
 Stamp Duty Paid By : DIVAKER DWIVEDI  
 Stamp Duty Amount(Rs.) : 1,92,000  
 (One Lakh Ninety Two Thousand only)

₹ 1,92,000



LOCKED BY  
S.R. Karchhana

Please write or type below this line

The above assignment is hereby confirmed  
For Omaxe Pancham Realcon (P.) Ltd.

Auth. Signatory

*Divaker Dwivedi*



TRID 000 0020

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shclstamp.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.
3. In case of any discrepancy please inform the Competent Authority.



SALE DEED

1.	Ward/Pargana	:	ARAIL
2.	Mahalla/Village	:	Mavaiya Uparhar (Omaxe Hi - Tech City)
3.	Detail of Property	:	Flat / Dwelling Unit No. 1405, on 14 <sup>th</sup> Floor, TOWER - A, in the Project known as "OMAXE AANANDA (HITECH TOWNSHIP) TOWER - A", situated at GH-11 HI-TECH Township, Village: Mavaiya Uparhar, Tehsil - Karchhana, District-Prayagraj (UP)
4.	V-Code	:	0027
5.	Unit of Measurement	:	Square Meters
6.	Covered area of the Unit	:	124.21 Sq. Meters
7.	Proportionate Land	:	52.92 Sq. Meters
8.	Location Road	:	Not on any segment road
9.	Sale Consideration	:	Rs. 4536866/-
10.	Valuation (included Facilities 25 %)	:	Rs. 3898670/-
11.	Stamp Duty Paid on Agreement to Sell	:	Rs. 91,000/-
12.	Stamp Duty Paid on Sale Deed	:	Rs. 1,92,000/-
13.	Total Stamp Duty paid	:	Rs. 2,83,000/-

The above assignment is hereby confirmed  
For Omaxe Parcham Realcon (P.) Ltd.

Auth. Signatory

*(Handwritten Signature)*



14.	Boundaries	East	:	ENTRY/LIFT LOBBY
		West	:	UNIT-1408
		North	:	UNIT-1406
		South	:	OPEN

Number of Promoter/Seller : 01 Number of Vendee/Purchaser(s) : 1

**DETAILS OF SELLER:**

M/S OMAXE PANCHAM REALCON PVT. LTD. (PAN NO: AAACP 7196D) (CIN no. U45400DL2008PTC179473) (Formally known as M/s. Pancham Realcon Pvt. Ltd.), a Company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at 10, LSC, Kalkaji, New Delhi-110019 and its Regional Office at 56 A/ 56 B, Adarsh Square, Sardar Patel Marg, Civil Lines, Prayagraj, Uttar Pradesh, represented by its authorized signatory, **Mr. Ramesh Chand Chauhan S/o Mr. Munnar Chauhan**, authorized *vide* board resolution dated **08/05/2023**, hereinafter referred to as the "**Promoter**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns).

**DETAILS OF PURCHASER(S):**

**MR. DIVAKER DWIVEDI S/O SRIKER DWIVEDI (PAN No.:AKEPD 7508C) (AADHAAR NO. 3292 3330 3305)** resident of L.I.G. FIRST -188 VIKASH NAGAR, POST-FERTILIZER, GORAKHPUR - 273006, UTTAR PRADESH - IN, hereinafter referred to as the "Allottee(s)" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators, successors-in-interest and permitted assigns).

The above assignment is hereby confirmed  
For Omaxe Pancham Realcon (P.) Ltd.



Auth. Signatory




आवेदन सं०: 202300892005937

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 4816

वर्ष: 2023

प्रतिफल- 4536866 स्टाम्प शुल्क- 192000 बाजारी मूल्य - 4536866, पंजीकरण शुल्क - 45370 प्रतिलिपिकरण शुल्क - 120 योग: 45490

श्री दिवाकर द्विवेदी,  
पुत्र श्री श्रीकर द्विवेदी  
व्यवसाय: अन्य

निवासी: एल आई जी फर्स्ट-188, विकास नगर, पोस्ट-फर्टिलाइजर, गोरखपुर, उत्तर प्रदेश

ने यह लेखपत्र इस कार्यालय में दिनांक 18/05/2023 एवं 01:18:12 PM बजे  
निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

नीरज कुमार पाण्डेय  
उप निबंधक, करचना  
प्रयागराज  
18/05/2023

ज्ञान चंद्र दिवेदी  
निबंधक लिपिक  
18/05/2023

प्रिंट करें



## SALE DEED

This Sale Deed is made and executed at Prayagraj (UP) on this ..... day of .....2023.

BY

(1) **M/s Pancham Realcon Pvt. Ltd.**, a private limited incorporated under the provisions of Companies Act, 1956 having its registered office at 10, L.S.C. Kalkaji, New Delhi -110019 (hereinafter referred to as the "PRPL")

AND

(2) **M/s Utkrisht Real Estate & Associates Pvt. Ltd.**, a private limited incorporated under the provisions of Companies Act, 1956 having its registered office at Cyber Tower, Second Floor, TC-34/V2 Vibhuti Khand, Gomti Nagar Lucknow, UP - 226010 (hereinafter referred to as the "URPL")

AND

(3) **M/s Natraj Colonisers Pvt. Ltd.**, a private limited incorporated under the provisions of Companies Act, 1956 having its registered office at 108, Hasting Road, Allahabad, UP (hereinafter referred to as the "NCPL")

AND

(4) **M/s Aviral Colonisers Pvt. Ltd.**, a private limited incorporated under the provisions of Companies Act, 1956 having its registered office at Flat No. S-5, IInd Floor, Chandan Vihar, 13-A, Sardar Patel Marg, Civil Lines, Allahabad, UP (hereinafter referred to as the "ACPL")

AND

(5) **M/s Satkar Colonisers Pvt. Ltd.**, a private limited incorporated under the provisions of Companies Act, 1956 having its registered office at Cyber Tower, Second Floor, TC-34/V2 Vibhuti Khand, Gomti Nagar Lucknow, UP - 226010 (hereinafter referred to as the "SCPL")

AND

(6) **M/s Beautiful Landbase Pvt. Ltd.**, a private limited incorporated under the provisions of Companies Act, 1956 having its registered office at Omaxe City IIIth, Milestone, Near Bad Ka Balaji, Bus Stand, Jaipur, Ajmer Expressway, Jaipur, Rajasthan - 302026 (hereinafter referred to as the "BLPL")

AND

(7) **M/s Bhavesh Buildcon Pvt. Ltd.**, a private limited incorporated under the provisions of Companies Act, 1956 having its registered office at 7, L.S.C. Kalkaji, New Delhi -110019 (hereinafter referred to as the "BBPL")

AND

(8) **M/s Mangla Villas Pvt. Ltd.** a private limited incorporated under the provisions of Companies Act, 1956 having its registered office at 7, L.S.C. Kalkaji, New Delhi -110019 (hereinafter referred to as the "MVPL")

**PRPL, URPL, NCPL, ACPL, SCPL, BLPL, BBPL and MVPL**, hereinafter collectively referred to as the "**Land Owners**". Land Owners have entered into and executed and registered Consortium

The above assignment is hereby confirmed, agreement and mutually decided to appoint M/s Pancham Realcon Pvt. Ltd. For Omaxe Pancham Realcon (P.) Ltd.

Auth. Signatory

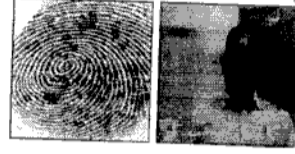
बही सं०: 1

रजिस्ट्रेशन सं०: 4816

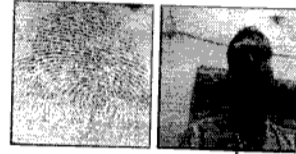
वर्ष: 2023

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

श्री मे० ओमैक्स पंचम रियलकोन प्रा० लि० के द्वारा रमेश चन्द चौहान, पुत्र श्री मुन्नर चौहान  
निवासी: 56ए/56बी आदर्श स्कायर, सरदार पटेल मार्ग, सिविल लाइन्स, प्रयागराज, उत्तर प्रदेश  
व्यवसाय: नौकरी  
क्रेता: 1



श्री दिवाकर द्विवेदी, पुत्र श्री श्रीकर द्विवेदी  
निवासी: एल आई जी फर्स्ट-188, विकास नगर, पोस्ट-फर्टिलाइज़र, गोरखपुर, उत्तर प्रदेश  
व्यवसाय: अन्य

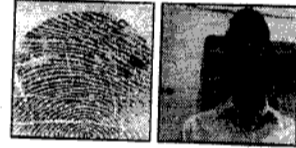


ने निष्पादन स्वीकार किया जिनकी पहचान पहचानकर्ता: 1

श्री अशुतोष कुमार राय, पुत्र श्री उदयभान राय  
निवासी: कइचा, कनापीचा, गोरखपुर, उत्तर प्रदेश  
व्यवसाय: अन्य  
पहचानकर्ता: 2



श्री सुशील कुमार पाठक, पुत्र श्री राम प्रसेन पाठक  
निवासी: ए-2-91, बट्टी आवास योजना, मेहदौरी, इलाहाबाद सिविल लाइन्स, कावेल्लारी लाइन्स, इलाहाबाद, उत्तर प्रदेश  
व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

नीरज कुमार पाण्डेय  
उप निबंधक : करछना  
प्रयागराज  
18/05/2023

ज्ञान चंद्र दिवेदी  
निबंधक लिपिक प्रयागराज  
18/05/2023

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं। टिप्पणी: पक्ष कार द्वारा चेक एवं आर टी जी एस द्वारा प्रतिफल देना एवं पाना स्वीकार किया।

प्रिंट कर



M/S OMAXE PANCHAM REALCON PVT. LTD. (PAN: AAECF 7196D) (CIN U45400DL2008PTC179473) (Formally known as M/s. Pancham Realcon Pvt. Ltd.), a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at 10, Local Shopping Centre, Kalkaji, New Delhi-110019 and its Regional Office at 56 A/ 56 B, Adarsh Square, Sardar Patel Marg, Civil Lines, Prayagraj, Uttar Pradesh, represented by its authorized signatory, **Mr. Ramesh Chand Chauhan S/o Mr. Munnar Chauhan**, authorized *vide* board resolution dated 08/05/2023, hereinafter referred to as the "**Promoter**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns).

**IN FAVOUR OF**

**MR. DIVAKER DWIVEDI S/O SRIKER DWIVEDI (PAN No.:AKEPD 7508C) (AADHAAR NO. 3292 3330 3305)** resident of L.I.G. FIRST -188 VIKASH NAGAR, POST-FERTILIZER, GORAKHPUR - 273006, UTTAR PRADESH - IN, hereinafter referred to as the "**Allottee(s)/ Vendee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators, successors-in-interest and permitted assigns).

The Promoter and the Allottee(s) are hereinafter collectively referred to as the "**Parties**" and individually as the "**Party**" as the context demands.

**WHEREAS:**

**A.** The Government of Uttar Pradesh has announced the **Hi-Tech Township Policy-2007** vide Government Order No. 3189/Eight-1-07-34 Vividh/03 dated 16.08.2007 which was superseded by Government Order No. 3872/Eight-1-07-34Vividh/03, dated 17<sup>th</sup> September, 2007 and read with Gov. Order Nos. 4916/Eight-1-07-34Vividh/03, dated 27<sup>th</sup> August, 2008, 5397/8-3-08-34Vividh/03 dated 2<sup>nd</sup> December, 2008 and 6481/8-3-2008-24Vividh/2008 dated 3<sup>rd</sup> January, 2009 and subsequent amendment thereto, if any, to promote and facilitate private sector's participation in the development of Hi-tech Township with infrastructure and the High Level Committee constituted by the Government of Uttar Pradesh has selected **M/s Omaxe Pancham Realcon Pvt. Ltd. ("Promoter")** (Formerly known as M/s. Pancham Realcon Pvt. Ltd.) for the development of Hi-tech Township at Prayagraj, U.P.

**B.** In pursuance thereof the Promoter has signed a Memorandum of Understanding on 5th of September 2009 and later a Development Agreement dated 3rd December, 2009 with Prayagraj Development Authority (formerly known as Allahabad Development Authority) for the development of **Hi-tech** Township project on the said Land at Prayagraj. For Omaxe Pancham Realcon (P.) Ltd.

Auth. Signatory

*Divaker Dwivedi*



- C. The State Government through its order bearing no. 1128/ AATHI-3-21-227/VIX/01/2011 T.C. dated 07.04.2021 had modified its earlier Township Policy because of the interim order dated 22.04.2011 of the Hon'ble High Court of Allahabad at Prayagraj. As per the proposal of the Development Authority, the proposed area of the Hi-tech Township Project was revised from 1535.12 acres to 232.50 acres. Due to major changes/ modification in the Hi-Tech Township Project, a new Detailed Project Report (DPR) pertaining to 232.50 acres was filed by the Promoter and the Prayagraj Development Authority approved the revised DPR of 232.50 acres on 25.04.2022 and revised layout plan of 232.50 acres of land on 26.07.2022.
- D. That, out of the sanctioned area, the Promoter has obtained required sanctions and approvals for construction and development of Group Housing Affordable Housing Project named as "Omaxe Aananda" which is an integral part and component of the Hi-Tech City, Prayagraj. The said Group Housing Affordable Housing Project has been constructed and developed on land area of 39425 sq. mt. The Building Plan of the said Project was sanctioned by the Development Authority on 19.04.2018.
- E. The Promoter along with Land owners are the absolute and lawful owner of land admeasuring **39425** square meters of **GH-11 at Omaxe Hitech Township, Prayagraj** vide sale deed(s) duly registered with the office of the Sub-Registrar, Tehsil – Karchhana, Prayagraj, (U.P.) situated at Village Mavaiya Uparhar, Tehsil-Karchhana, Prayagraj, Uttar Pradesh (hereinafter referred to as the "said Land").
- F. The said Land is earmarked for the purpose of building of a residential project, comprising of multistoried apartment buildings and the said project is known as "OMAXE AANANDA (HITECH TOWNSHIP)" at Prayagraj (U.P.) (hereinafter referred to as the "Project").
- G. The Promoter is fully competent to enter into this Deed and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Said Land on which Project is to be constructed have been completed.
- H. The Prayagraj Development Authority has granted the initial commencement certificate to develop the Project vide approval through permit no. - 05 प्र0अ0(त0स0-2)/जोन-4/मु0हा0/2014 -15 dated 13/05/2015 and revised permit no. 118 प्र0अ0(त0स0-2)/जोन-4/मु0हा0 (Revise)/ 2017 -18 dated 19/04/2018.

The above is true and correct as per the records maintained  
For Omaxe Parkland Realcon (P.) Ltd.

Auth. Signatory

*Dhruv Jain*  




- I. The Promoter has obtained the layout plan, sanctioned plan, specifications and approvals for the Project and also for the apartment, plot or building, as the case may be, from Prayagraj Development Authority. The Allottee(s) agrees that the Promoter may make any changes to the approved layout plan, sanctioned plan of the Project, specifications of the Unit and nature of fixtures, fittings and amenities with required prior consent of Allottee(s). The Promoter is entitled to make such minor additions or alterations as may be required by the Allottee(s) or such minor changes or alterations as may be necessary due to architectural and structural reasons duly recommended and verified by an authorized Architect or Engineer after proper declaration and intimation to the Allottee(s).
- J. The Promoter has registered the Tower- A of the Project with the Uttar Pradesh Real Estate Regulatory Authority at Lucknow under registration no. **UPRERAPRJ5031** under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "**the Act**") and/or Rules and Regulations made/to be made thereunder ('Rules') and are subject to provisions of the Act and/or Rules. If any content and/or terms & conditions or its any part is found contrary or inconsistent to any provision of the Act and/or Rules and Regulations made thereunder, that content and/or terms & conditions or that part shall be deemed to be repealed and amended to that extent whatsoever is contrary or inconsistent and provisions of the Act and/or Rules and Regulations made thereunder shall prevail to that extent. If any content and/or terms & conditions or its any part is found contrary or inconsistent to any provision of the Act and/or Rules and Regulations made thereunder, that content and/or terms & conditions or that part shall be deemed to be repealed and amended to that extent whatsoever is contrary or inconsistent and provisions of the Act and/or Rules and Regulations made thereunder shall prevail to that extent.
- K. The Allottee(s) has/have applied for and agreed to acquire/purchase from the Promoter residential Flat No. **1405** on **FOURTEENTH** floor in Tower **A**, in the said Project and The Promoter has agreed to sell to the Allottee(s) the residential Flat bearing no. **1405** on **FOURTEENTH** Floor, having super area 1585 Sq.ft. (147.25 Sq.Mtr.) approx. {Covered area 1337 Sq. Ft. (124.21 Sq. Mtr.) approx. and proportionate interest in common areas in respect thereof admeasuring 248 Sq. Fts. (23.04 Sq. mtrs.) approximate} in Tower **A** in the said Project (hereinafter referred to as the "**Said Unit**") on the terms and conditions contained in the Buyer's Agreement/Agreement for Sale dated **02/03/2021** executed by the Promoter and Allottee(s) (hereinafter referred to as the "**Said Agreement**") along with proportionate undivided interest in the common area and facilities in the building and the

The above assignment is for the Tower and  
land related to the Tower and  
For Omaxe Realcon (P.) Ltd.

Auth. Signatory

1. The Promoter has executed the said Agreement with the Allottee(s) and to get the same registered with the office of the Sub-Registrar, Tehsil - Karchhana, Prayagraj, (U.P.) on dated 02/03/2021 vide Document No. 2701 and a sum Rs. 91000/- has been paid as stamp duty while registering the afore-said Agreement.

**NOW, THEREFORE, THIS SALE DEED WITNESSETH AS FOLLOWS;**

**1. Consideration & Property Description**

- a. That subject to the exceptions, reservations, conditions and covenants contained herein to be observed and in consideration for a sum of **Rs. 4536866/- ( Rupees Forty Five Lacs Thirty Six Thousand Eight Hundred Sixty Six Only)**, already paid by the Allottee(s) to the Promoter, along the receipt whereof the Promoter do hereby admit and acknowledge, the Promoter do hereby sell, transfer, convey, assure and assign unto the Allottee(s), the residential Flat bearing No. **1405** on **FOURTEENTH** Floor in Tower A, having super area 1585 Sq.ft. (147.25 Sq.Mtr.) approx. {Covered area 1337 Sq. Ft. (124.21 Sq. Mtr.) approx. and proportionate interest in common areas in respect thereof admeasuring 248 Sq. Fts. (23.04 Sq. mtrs.) approximate} in **"OMAXE AANANDA (HITECH TOWNSHIP) TOWER - A"** situated in Village Mavaiya Uparhar, Tehsil-Karchhana, Prayagraj, Uttar Pradesh along with proportionate, undivided, importable share in the land underneath and appurtenant to the building in which said Unit is located, together with proportionate rights in the common areas and facilities including all ways, paths, passages, easements, and appurtenances whatsoever to the said Unit to Have, Hold and Enjoy the same unto the Vendee, absolutely and forever. Sale Consideration is mentioned in Agreement For Sale which has been duly registered in the office of Sub-Registrar, Tehsil - Karchhana, Prayagraj, U.P. vide Bahi No. 1, Document No. 2701 dated 44257 is Rs. 4536866/- after that company has discounted in GST etc. so present Sale Consideration of sum Rs. 4528429/- is lower than Agreement For Sale's Sale Consideration so we are mentioning Agreement For Sale's Sale Consideration in place of present Sale Consideration.
- b. The Total consideration of said Unit includes recovery of price of land, construction of [not only the said Unit but also] the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the Unit, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and firefighting equipment in the common areas and includes cost for providing all other facilities, amenities and specifications to be provided within the said Unit and the Project Realcon (P.) Ltd.

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- c. The Promoter hereby confirms and acknowledges the receipt of the total sale consideration in respect of the said Unit, paid by the Allottee(s) to the Promoter and that there is nothing due from the Allottee(s) towards the Sale consideration in respect of the said Unit and the Promoter do hereby acquits, releases and discharges the Allottee(s) in respect of the same.
- d. That the super area of the said Unit includes covered area of the said Unit plus proportionate area under the corridors, passages, staircase, electric sub-station, projections, architectural features, lift wells, lift rooms, mummy, circulation areas, refuge areas, overhead and underground tanks, boundary walls and built up area under the recreation and other facilities etc. The covered area of the said Unit includes entire carpet area, areas under internal circulation, internal and external walls, areas under balconies, shafts, lofts, cupboards.
- e. That the Promoter has also allotted along with the said Unit **one open car** parking space to be held and used exclusively by the Vendee as an integral and inseparable part of the said Unit. The parking space shall not be treated as any independent legal entity nor can the same be alienated independently of the said Unit as the Allottee(s) have been given only exclusive right of use of the same.
- f. That vacant and physical possession of the said Unit has been handed over by the Promoter to the Allottee(s) herein at the time of execution of this Deed of Sale, and the Allottee(s) acknowledges having taken over the vacant peaceful physical possession of the same to the Allottee(s)'s complete satisfaction with respect to amongst others, the quality, design, specifications & materials of the earthquake resistant structure constituting the building of which the said Unit is integrated/ integral part and Allottee(s) agree/s that the Allottee(s) shall have no claim whatsoever against the Promoter with regard to any defects or deficiency in construction, quality of materials used or on account of any delays etc.
- g. The Allottee(s) hereby confirms and acknowledges that, he/she/they has/have settled his/hcr/their account with respect to the payment of sale consideration and receiving of interest/ compensation towards delay in offer of possession (if any) with respect to the said Unit from the Promoter and nothing is due to be payable/ receivable to/ from the Promoter, and hereby undertakes not to claim for any interest/ compensation/ damage, etc. from the Promoter in future as the account is fully and finally settled between the Parties.

**2. Common Areas:**

- a. The Allottee(s) shall have exclusive ownership of the said unit.  
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- b. The Allottee(s) shall also have undivided proportionate share in the Common Areas. Since the share/ interest of Allottee(s) in the Common Areas is undivided and cannot be divided or separated, the Allottee(s) shall use the Common Areas along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. It is clarified that the Promoter shall have control over the common areas and facilities and will be responsible to maintain and upkeep the said spaces, sites etc. till common areas hand over to the association of Allottee(s) by the Promoter after duly obtaining the occupation certificate from the competent authority as provided in the Act.
- c. Save & except in respect of the said Unit hereby agreed to be sold to the Allottee(s), the Allottee(s) shall have no claim, right, title or interest of any nature on any common area, such as lobbies, staircase, lifts, corridors, terraces and roof, etc. which shall remain the property of the Promoter whose responsibility will be to maintain and upkeep the said spaces, sites, either on its own or through a maintenance agency at the cost and expenses of the Allottee(s) until such time the same or any part thereof is specifically transferred in any manner to any other agency, association etc.

### 3. Levis, Taxes & Liabilities

- a. That the Allottee(s) has/have agreed to additionally pay to the Promoter, on demand, any increase in the External Development Charges and/or other charges, rates, taxes, compensations, cesses, etc., if any, levied, by whatever name called or in whatever form and with all such conditions imposed, by the Government, Local Authorities and/or any other competent Authorities; and such increase therein shall be borne and paid by the Allottee(s) in proportion to the super area of his/her unit to the total super area of all the premises as determined by the Promoter. If such External Development Charges and/or other charges, rates, taxes, compensations, cesses, etc., if any, levied, are increased/ demanded (including with retrospective effect) by Government, Local Authorities and/or any other competent Authorities after execution of this Sale Deed, then the Allottee(s) undertake to pay such charges directly to the Government Agency or concerned Department or to the Promoter as may be called for immediately on demand. In the event of such charges remaining unpaid the Allottee(s) shall be responsible for the consequences of such non-payment and further agrees that the Promoter shall have the unfettered right to resume the said Unit and the Allottee(s) shall have no right title and interest left in the said Unit thereafter. The Allottee(s) further agree/s that he/she would not be competent to challenge such action of resumption of the said Unit by the Promoter due to default of non-payment of such enhanced External Development Charges on the part of the Allottee(s). It is specifically made clear and it is agreed by and between the parties that all the obligations of the Allottee(s) relating to and/or concerning the

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Basic Development Charges, as aforesaid shall survive the Sale of title of the said Unit in favour of the Allottee(s) and the Promoter shall have first charge/lien on the said unit in respect of any such non-payment of Charges and/or such shortfall/ increases as the case may be.

- b. That at present the fire safety measures in the common areas of the said building/ Project/ Complex have been provided where ever required as per the existing fire safety code/ regulations and charges therefore are included in the sale consideration of the said Unit. If, however, due to any subsequent legislation(s), Government Regulations, Orders or/ and Directives etc., the Promoter is required to undertake/ install any further fire safety measures, the additional cost in respect thereof shall also be payable on demand by the Allottee(s) to the Promoter, proportionate to the area of the said Unit.
- c. That the Allottee(s) shall be liable to pay property tax and all rates, taxes, charges, assessments, levies and cess etc., by whatever name called, assessed or imposed by municipal or other authorities whether levied retrospectively, now or in future in respect of the said Unit irrespective of the fact that the Allottee(s) has/ have not been enjoying the benefit of the said Unit. Till the said Unit is individually assessed to property tax or any other charges including cess etc., as aforesaid by the authorities, the Allottee(s) shall be liable to pay to the Promoter on demand, such taxes/ charges/ cess etc. whether levied now or in future on the land/ buildings of the said Scheme, proportionate to the area of the said Unit.
- d. That in case the proportionate demand pursuant such enhanced EDC etc. with respect to the said Unit, as raised and communicated by the Promoter through or for and on behalf of the Authority, is not paid by the Vendee at the first instance of such Demand, then the Vendee hereby undertakes and assures that such unpaid demand shall be treated by such demanding Authority as 'arrears of land revenue' and shall be recoverable by such Authority from the Vendee only as per law and the Promoter, under any circumstances, shall not be responsible for the payment thereof and further the Vendee hereby undertakes to indemnify the Promoter against any such unpaid demand. Further, the Vendee also declares that in case of such unpaid demand within the stipulated time frame therefore, as communicated by the Promoter/Agency/Authority, this sale/conveyance deed for the said Unit shall stand cancelled and be treated as null and void.

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- c. That all costs of stamp duty, registration fee and other miscellaneous/ incidental expenses on the execution and registration of this Sale Deed has been borne and paid by the Allottee(s). Any deficiency in the stamp duty as may be determined by the Sub-Registrar/ Concerned Authorities along with consequent penalties/ deficiencies as may be levied in respect of the said unit conveyed by this Deed shall be borne by the Allottee(s) exclusively and the Promoter shall not be responsible for the same in any manner, whatsoever.
- f. **I)** For the purposes of Stamp Duty, the calculation of Valuation of the said Unit as per prescribed Circle Rate are as under :
- i. Covered area of the unit is **124.21** Sq. Mtrs. Valuation whereof @ **Rs. 22000/- (Rupees Twenty Two Thousand Only)** per Sq. Mtrs. comes to **Rs. 2732620/- (Rupees Twenty Seven Lacs Thirty Two Thousand Six Hundred Twenty Only)**.
  - ii. The proportionate land of the particular unit is **52.92** Sq.Mtrs. as the total area land is **39425** Sq. Mtrs. and total unit covered area is **91219** Sq. Mtrs.
  - iii. Cost of proportionate land for the purposes of valuation, as per Circle Rate @ **Rs. 7300/- (Rupees Seven Thousand Three Hundred Only)** for area of proportionate land having **52.92** sq.mtr comes to **Rs. 386316/- (Rupees Three Lacs Eighty Six Thousand Three Hundred Sixteen Only)**.
  - iv. Total valuation for the said Unit for the purposes of stamp duty comes to **Rs. 3898670/- (Rupees Thirty Eight Lacs Ninety Eight Thousand Six Hundred Seventy Only)**.
- II)** The Sale Consideration for the said Unit is **Rs. 4536866/- (Rupees Forty Five Lacs Thirty Six Thousand Eight Hundred Sixty Six Only)**,

NOTE:- According to the notification issued by the Government No. K.N.0-7-152/11-2015-500(104) 04 Lucknow dated 20.03.2015, there is exemption in stamp duty if the buyer is handicapped i.e. 40 percent reduction in stamp duty due to disability. Exempted-

The total Stamp duty of **Rs. 192000/-** is being paid vide e-stamp certificate no. **IN-UP08686234274062V** dated **16/05/2023** on the higher Value **Rs. 4536866/- (Rupees Forty Five Lacs Thirty Six Thousand Eight Hundred Sixty Six Only)**.

The party has entered in Agreement For Sale duly registered in the Office of Sub-Registrar, Tehsil – Karchhana, Prayagraj, (U.P.) vide Bahi No. 1, Document No. **2701** dated **02/03/2021** in which the Stamp Duty of **Rs. 91000/-** has already been paid, and which is now adjusted against the stamp duty payable under this sale deed. After adjustment of the Stamp Duty of **Rs. 91000/-**, the balance Stamp Duty of **Rs. 192000/-** is being paid.

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- g. That the Allottee(s) hereby covenants with the Promoter to pay to the Promoter from time to time and at all times the amounts which the Allottee(s) is/are liable to pay as agreed under this Deed and to observe and perform all the covenants and conditions contained in this Deed. The Allottee(s) further undertakes to keep the Promoter and its agents and representatives, estate and effects, indemnified and harmless against the said payments and observance and performance of the covenants and conditions of this Deed by the Allottee(s) and also against any loss or damage that the Promoter may suffer as a result of non-payment, non-observance or non-performance of the said covenants and conditions by the Allottee(s).

#### 4. Promoter's Rights & Duties

- a. That the Promoter will indemnify and keep indemnified the Allottee(s) from and against all demands, claims, losses that may be suffered by the Allottee(s) arising on account of any defect in the title of the Promoter to the said Unit.
- b. That except for the said Unit herein agreed to be sold and the necessary easmentary rights pertaining thereto, all the residuary rights in the building and the said Project shall continue to vest in the Promoter till such time as the same are not allotted, sold or otherwise transferred to any particular Association of Owners in the said Project/ said Complex as recognized by the Promoter or handed over to any Municipal or Government Authorities or the Association of Apartment Owners constituted under the relevant law and recognized by the Promoter, as may be required.
- c. That the Promoter hereby assures the Allottee(s) that they have absolute title with all rights, full powers and absolute authorities to grant, convey, transfer, assign, and assure the said Unit hereby conveyed, transferred, assigned and assured unto the Allottee(s) absolutely and that the said Unit is free from all encumbrances, charges, liens etc.
- d. That the Allottee(s) has/have satisfied himself/herself/themselves with regard to the above and shall not make any further claim requisition or objection whatsoever.

#### 5. Allottee(s)'s Rights & Duties:

- a. That the Allottee(s) agree/s to abide by all Laws, Bye-laws, Rules and Regulations applicable to or as may be applicable from time to time, governing or relating to the said Unit, Building, Project, Complex and scheme and shall be responsible/ liable for all defaults, violations or breaches thereof.

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- b. That the Allottee(s) shall not use the said Unit or permit/allow the same to be used for purpose other than residential, or for any purpose which may or is/are likely to cause nuisance or annoyance to the occupiers of other Unit or for any illegal or immoral purposes and shall not do or suffer anything to be done in or about the said Unit which may tend to cause damage to any flooring or ceiling of any floor below, above or in any manner interfere with the use thereof or of space, passages or amenities available for common use.
- c. That the Allottee(s) shall keep the said Unit in good repair at all times and shall not make any additions/ alterations in the said Unit without permission from the Promoter and/ or concerned authorities nor shall demolish any walls including load bearing walls, or cause damage to or nuisance in the said Unit or the said Project in any manner as may affect the safety of the structure of the buildings or of any installations. The Allottee(s) shall be liable for any losses, damages as may be caused on account of breaches.
- d. The Allottee(s) hereby confirms that he/she/they has/have carried out the physical inspection/ measurement of the physical area of the said Unit along with the Promoter and found that the actual area of the Unit is as per sanctioned area and as per all agreed specifications and the Allottee(s) has paid the sale consideration as per the actual area of the said Unit and hereby agrees and undertakes that all his legal heirs, transferees, subsequent purchasers, nominees, etc. in respect of the said Unit shall be fully bound by this covenant and undertaking and shall not raise any disputes, claim, demand, etc. against the Promoter at any time in future.
- e. That the Allottee(s) shall not put up any name plate, sign board, neon sign, publicity or advertisement material, hoardings, hanging of clothes, etc. in the common areas as well as outer façade of the Building and shall not change the colour of the outer walls or painting of the exterior side of the doors and windows etc. or carry out any change in the exterior elevation or design, with a view to maintain uniform aesthetics.
- f. That all roof right of the top floor shall exclusively vest with the Promoter who has unfettered right to enter upon the terrace through its Agents for purposes of maintenance, repairs, replacements etc. of the Building, Structure and various Installation & common facilities thereon. However, the entire area of the terrace shall be open to all the owners/ occupants of other Unit in the building only in cases of emergencies like fire etc. and shall be further subject to provisions of the local laws.

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For Omaxe Realcon (P.) Ltd.

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- g. Use of Basements and Service Areas: The basement(s) and service areas, (if any), as located within said Project, shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, fire-fighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee(s) shall not be permitted to use the services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the association of Allottee(s) formed by the Allottee(s) for rendering maintenance services.
- h. That the Promoter shall, if permitted by law, be exclusively entitled to give on lease or hire any part of the top roof/ terraces above the top floor, (excluding exclusive terraces allotted, if any, specifically by the Promoter in the said Project) for installation and operation of antenna, satellite dishes, communication towers, etc.
- i. That the Allottee(s) shall be entitled to get the said Unit transferred and mutated in its own name as owner in the revenue records or of any other concerned Authorities on the basis of this Sale Deed or its true copy without any further act or consent of the Promoter.
- j. That if the Allottee(s) transfer/s the said Unit to a third party then the Allottee(s) shall have to obtain "No dues" & "NOC" from the Promoter and that such subsequent transferee shall be bound by the terms and conditions of this Sale Deed.
- k. That the Allottee(s) undertake/s to follow, observe and perform all the internal GUIDE LINES as may be made applicable by the Promoter or the Maintenance Agency or the Association from time to time.
- l. That all terms and conditions of the Buyer's Agreement in respect of the said Unit shall be deemed to have been incorporated in this Deed save and except those of the terms and conditions of the Buyer's Agreement which are at variance with the terms and conditions contained in this Deed in which case same terms and conditions contained herein shall prevail.
- m. That the Allottee(s) shall not make noise pollution by use of loudspeaker or otherwise and/or throw or accumulate rubbish, dust, rags, garbage or waste material, anywhere save and except at areas/places specifically earmarked for the purposes in the said Complex.
- n. That the Allottee(s) shall not store in the said Unit any goods, which may be combustible/hazardous to health and obnoxious in nature.

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- o. In case, the said Unit is not used and occupied by the Allottee(s) himself then he shall ensure that all obligations/liabilities and responsibilities devolving upon him/ it under this deed are complied with by the occupier and the same are made equally binding on the occupier of the whole or any part of the said Unit in the same way as they are binding on the Allottee(s) and these conditions shall form part and parcel of the terms and conditions of the agreement with the occupier. Even in case the Allottee(s) fail/s to impose these conditions on the occupier and/ or occupier fails to adhere to such conditions, the Allottee(s) shall be liable for such violations. However, the Promoter/ Maintenance Agency reserve its rights to seek remedial measures against both Allottee(s)/ occupier of the said unit, jointly & severally, as the case may be.
- p. If any provision of existing or future law is made applicable on the said Complex and any additional provisioning like that of pollution control devices, effluent treatment plant or any other thing under the law of pollution control or any other provision and any other law/order is required to be made, then the cost of such additional provisioning shall be proportionately shared by the unit Allottee(s) and paid as and when demanded by the Company within time. The time for handing over possession of the unit shall stand extended if the possession is delayed due to such provisioning by the Company.
- q. That notwithstanding the fact that a portion of the common area has been included for the purpose of calculating the super area of the said Unit, it is made clear that it is only the covered area of the said Unit to which the Allottee(s) shall have the exclusive right and the inclusion of the common areas in the computation does not confer any exclusive title thereon to the Allottee(s).
- r. That the Allottee(s) shall have no specific right in the said land under the building excepting to the undivided/ unidentified rights in land proportionate to the area of the said Unit herein.
- s. That the Allottee(s) agree/s that in case further construction on any portion of the said land or building or on the terrace becomes permissible, the Promoter shall have the exclusive right to take up or complete such further construction as belonging to the Promoter notwithstanding the designation and allotment of any Common Areas as Limited Common Areas or otherwise. It is agreed that in such a situation or with a view to complying with the provisions of the local laws, the proportionate share of the Allottee(s) in the Common Areas and Facilities, the Limited Common Areas and Facilities and in the land underneath the building shall stand varied accordingly, without any claims from the Allottee(s). The Promoter shall be entitled to connect the electric, water, sanitary, power backup and drainage fittings on the additional structure(s)/ storey(s) with the existing such facilities/ installations.

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For Omare Bhanu Realcon (P.) Ltd.

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- t. The Allottee(s) shall not involve the Promoter, by his conduct or otherwise, directly or indirectly in any type of litigation with any other party otherwise it shall be liable to pay all the cost and expenses of the litigation which may have to be borne by the Promoter, and it will be treated as dues recoverable against the said Unit.
- u. That the Allottee(s) shall use Compact Fluorescent Lamps (CFL) or Light Emitting Diode (LED) for internal lighting to conserve energy.

**6. Maintenance:**

- a. That the Promoter and/ or its nominee Maintenance Agency shall look after the maintenance and upkeep of the common areas and facilities in the Complex and the Allottee(s) hereby agree/s to pay maintenance charges, interest free maintenance security, contribution towards sinking/ replacement fund as may be demanded by the Promoter or the Maintenance Agency. The Promoter or the Maintenance Agency shall be entitled to withdraw itself from maintenance activities on notice to Unit owners in the said Complex and to hand over the same to any Authorities or a Body/ Association of the Unit Owners as recognized by the Promoter in terms of the local laws, as may be applicable.
- b. That the Allottee(s) shall be under obligation and bound to execute a separate Maintenance Agreement with the Promoter and/ or the Maintenance Agency, if not already executed, with regard to terms and conditions of maintenance of the said Complex and shall be bound by the rules & regulations of the Maintenance Agency. The said Maintenance Agreement shall, inter alia, define the scope of maintenance of & provisions for various services & facilities in the said Complex, the charges payable by the Allottee(s) in respect thereof and penalties and conditions for withdrawal, curtailment and discontinuation of the facilities and amenities being provided by the Maintenance Agency, for non/belated payments thereof.
- c. That the Allottee(s) shall permit the representatives of the Promoter and/ or of the Maintenance Agency from time to time and at all reasonable times to enter into/ upon the said Unit in order to inspect the same and to carry out necessary repairs/ replacements etc.
- d. In addition to the Promoter's and the Maintenance Agency's rights of unrestricted usage of all common areas and facilities and parking spaces for providing necessary maintenance services, the Allottee(s) agree/s to permit the Promoter or Maintenance Agency to enter into the said Unit or any part thereof, after due notice in writing and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect in the said Unit or the defects in any other Unit above or below the said Unit. Any refusal of the Allottee(s) to give such right to entry will be deemed to be a violation of the terms & conditions of this Sale Deed as well as the Maintenance Agreement and the Promoter shall be entitled to take such actions as it may deem fit.

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For Omaze Panchan Realcon (P.) Ltd.

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- e. That the Allottee(s) before transferring his Interest in the said Unit shall obtain No Dues Certificates from the Maintenance Agency. The transferees of the Allottee(s)'s interest in the said Unit shall always be bound by the provisions of the Maintenance Agreement executed by the Allottee(s).
- f. That to safeguard the interest of the owners/ occupants of Units in the said Project/ Complex, the entry of outsiders to the building complex may be regulated by the Maintenance Agency by engaging certain security personnel. The provision of such security services would not create any liability of any kind upon the Promoter/ Maintenance Agency for any thefts, mishap resulting at the hands of any miscreants.
- g. That the Promoter and/ or the Maintenance Agency shall have the right to insure and keep insured the structure of the building against such risks as the Promoter and/ or the Maintenance Agency may deem necessary and the insurance premium shall be payable separately by the Allottee(s) in proportion to the area of the said Unit. The contents, fixtures and fittings installed in the said Unit shall, however, be insured by the Allottee(s)/ occupier(s) at its own cost.
- h. That whenever the title of the said Unit is transferred in any manner whatsoever, the transferor and transferee shall within 30 days of transfer give notice of such transfer in writing to the concerned Authorities, the Promoter and the Maintenance Agency. It will be the responsibility of the transferor to pay the outstanding maintenance and other charges payable to the Maintenance Agency before affecting the transfer of the said Unit failing which the transferee shall have to pay the outstanding dues of the Maintenance Agency before occupying the said Unit.
- i. In the event of death of the Allottee(s), the person on whom the rights of deceased devolve shall, within 30 days of devolution give notice of such devolution to the Authorities, Promoter and the Maintenance Agency. The person on whom the rights of the deceased shall devolve will be liable for payment of outstanding maintenance and other amounts due to the Maintenance Agency, Authorities and/or any other Government Agency.
- j. The transferee or the person, on whom the title devolves as the case may be, shall supply to the Authorities, Promoter and the Maintenance Agency certified copies of document(s) evidencing such transfer or devolution.

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For Omaxo Mansarovar Realcon (P.) Ltd.

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## 7. Others:

- a. That the said Land under the said Scheme/ Complex includes parcels earmarked for certain facilities like shops, recreation club etc. and the buildings constructed/ to be constructed thereon and therefore, the Allottee(s) shall have no claim to such parcels of said land in the said Scheme/ Complex and/ or the buildings thereon and these are not within the scope or purview of this Sale Deed. However, it is specially clarified that the ownership of the club, its equipment, buildings and constructions together with the rights in the land underneath shall continue to vest with the company at all times irrespective of whether its management is done by the company and/or its nominee appointed for this purpose. The Allottee shall be entitled to avail the club facilities/services as per the rules and regulations of the Club.
- b. That if any of the provisions of this Sale Deed shall be determined to be void or unenforceable under any applicable law, such provisions shall be deemed to be amended or deleted in so far as reasonably inconsistent with the purpose of this Sale Deed and to the extent necessary to conform to applicable law and the remaining provisions of this Sale Deed shall remain valid and enforceable in accordance with their terms.
- c. That at any time, with respect to the building and/or the Complex, in which the said unit is located, the Promoter being owner of the building/Complex and being Grantor, may submit the said property to provisions of concerned Act, rules and regulations there under. The Allottee(s) expressly agree/s and assure/s the Promoter that the uniform computed value of the said Apartment, as may be specified by the Promoter at their sole discretion in accordance with the Act, rules and regulations therefore only shall be conclusive and binding on the Allottee(s) and shall not vary and/or fluctuate at any point of time in future due to any subsequent sale transaction, taxation or otherwise.
- d. That the said Project shall always be known as **"OMAXE AANANDA (HITECH TOWNSHIP) TOWER - A"** vide RERA registration no. **UPRERAPRJ5031**, the said name shall never be changed by Allottee(s) and/ or jointly by the Allottee(s) and owners of the other Units in the said Project/ Complex or any Residents Welfare Association as recognized by the Promoter that may be formed at any subsequent time.

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For Omaxe Pancham Realcon (P.) Ltd.

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- e. That in case there are joint Allottee(s), all communications shall be sent by the Promoter to the Allottee(s) whose name appears first and the communications sent to the Allottee(s) on the given address shall for all purpose be considered as served on all the Allottee(s) and no separate communication shall be necessary to the other named Allottee(s). That for the purpose of the communications with the Allottee(s) relating to said Unit, the address of the Allottee(s) stands amended in the records of the Promoter and the nominated Maintenance Agency from the date of execution of this Sale Deed and all Communications henceforth shall be sent on changed address of the Allottee(s) as per this Deed. If the Allottee(s) fail/s to receive any such communications, it shall be responsibility of the Allottee(s) to get into touch with the Promoter/ Maintenance Agency regarding such communications.
- f. That failure of either party to enforce at any time, or for any period of time the provisions hereof shall not be construed to be a WAIVER of any provisions or of the right thereafter to enforce each and every provision.
- g. That the use of any gender, in this Deed or use of singular or plural expressions shall be understood to mean the appropriate gender or singular or plural expression with reference to the context and text of any particular clause of this Deed and the same shall be read and construed accordingly as the context demands.
- h. That Vendee further confirms to have deposited with the Government the 1% TDS deducted from the sale consideration of the Apartment under section 194 IA of the Income tax Act 1961. In case of non-deposition of the TDS, the Promoter shall have lien on the Apartment conveyed herein to the extent of the TDS liability and the Vendee alone shall be liable for the penal action prescribed by the act in this regard.
- i. That all the Annexure and the Schedule of this Deed shall form part and parcel of this Deed.

The above assignment is hereby confirmed  
For Omaxe ~~Rancham~~ Realcon (P.) Ltd.

Auth. Signatory

A handwritten signature in black ink, appearing to read 'Dhruv', is written over a circular, textured stamp. The stamp is partially obscured by the signature and has a grainy, ink-like appearance.

SCHEDULE - I  
 "THE SAID UNIT"  
 REFERRED TO ABOVE


The Residential **1405** on **FOURTEENTH** Floor in Tower A, having super area 1585 Sq.ft. (147.25 Sq.Mtr.) approx. {Covered area 1337 Sq. Ft. (124.21 Sq. Mtr.) approx. and proportionate interest in common areas in respect thereof admeasuring 248 Sq. Fts. (23.04 Sq. mtrs.) approximate} in Tower A in the said Residential Project known as "**OMAXE AANANDA (HITECH TOWNSHIP) TOWER - A**" situated in Village Mavaiya Uparhar, Tehsil-Karchhana, Prayagraj, Uttar Pradesh along-with proportionate, undivided impartibly share and interest in the land underneath and appurtenant to the building in which said Unit is located shown in the plan appended hereto as Annexure-A and bounded as below:-

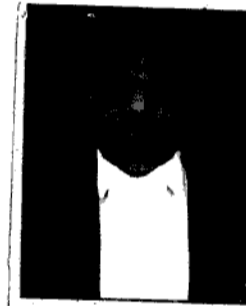
East	:	ENTRY/LIFT LOBBY
West	:	UNIT-1408
North	:	UNIT-1406
South	:	OPEN

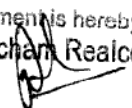
IN WITNESS WHEREOF the said Sellers, through its Authorized Signatory, **Mr. Ramesh Chand Chauhan**, authorized to execute this Sale Deed and the Allottee(s) have set their respective hands at these presents on the day, month and year first above written.


**WITNESSES:-**

The above assignment is hereby confirmed  
 For Omaxe Pancham Realcon (P.) Ltd.

(1)   
 NAME- ASHUTOSH KUMAR RAI  
 S/O- MR. UDAIBHAN RAI  
 R/O-KANAICHA, KANAYEECHA,  
 GORAKHPUR, (U.P.)



  
**(PROMOTER)**  
 Auth. Signatory

(2)   
 NAME- SUSHIL KUMAR PATHAK  
 S/O- MR. RAM PRASANN PATHAK  
 R/O- A-2-91, BADRI AWAS YOJNA, MEHDAURI,  
 ALLAHABAD CIVIL LINES, CAVELLARY  
 LINES, ALLAHABAD, (U.P.),

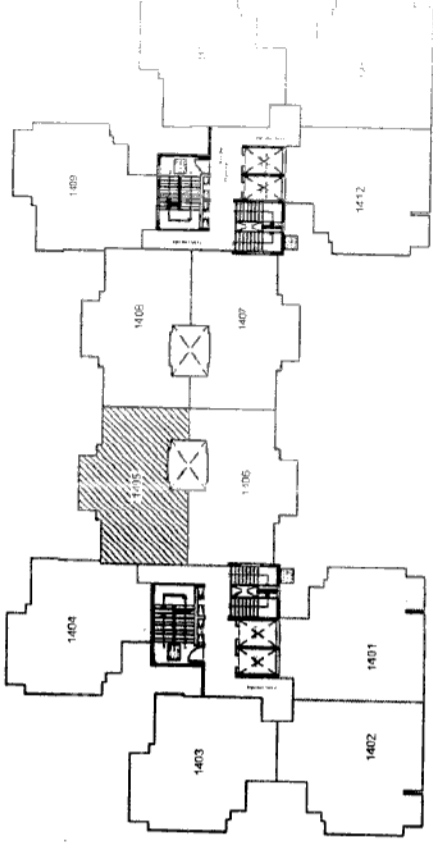


**(VENDEE(S))**

TYPED BY: MANOJ KUMAR SHARMA

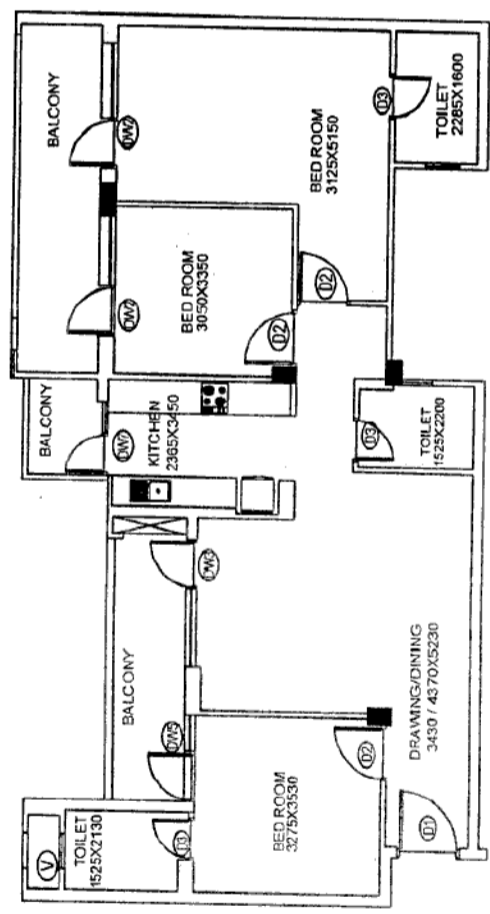
Drafted by: SANDEEP KUMAR, ADVOCATE

NORTH - UNIT - 1406  
 EAST - ENTRY/LIFT LOBBY  
 SOUTH - OPEN  
 WEST - UNIT - 1408

*Handwritten signature*



The above assignment is hereby confirmed  
 For Omaxe Pancham Realcon (P.) Ltd.

UNIT PLAN

Auth. Signatory

*Handwritten signature*

UNIT NO - 1405

COVERED AREA = 1337 SQFT.  
 SUPER AREA = 1585 SQFT.  
 CARPET AREA = 990 SQFT.

PROJECT TITLE

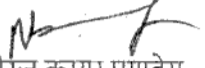
OMAXE AANANDA TOWER - A  
 (HITECH TOWNSHIP), PRAYAGRAJ



आवेदन सं०: 202300892005937

बही संख्या 1 जिल्द संख्या 8337 के पृष्ठ 221 से 270 तक क्रमांक 4816 पर दिनांक 18/05/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
नीरज कुमार पाण्डेय  
उप निबंधक : करछना  
प्रयागराज  
18/05/2023

संख्या 9140  
में दिनांक 27/5/23  
कलेक्टर रट.म. आश्रयम की धारा-16 के  
अन्तर्गत समाविष्ट कराया है।





## Account Statement for the period 01/11/2020 to 31/07/2021

**Account Number** 0000010961707750  
**Branch** HIGH COURT, ALLAHABAD  
**Address** JUDICIAL MAGISTRAT  
 SENIOR DIVISI  
 CHANDAULI- Chandauli  
 232104  
**Account Type** SBCHQ-SBP-GEN-PUB-IND-ALL-INR  
**Account Name** Mr. DIVAKER DWIVEDI  
**Interest Rate(% p.a.)** 2.7  
**Drawing Power** 0.00  
**MOD Balance** 8,60,000.00  
**CIF No.** 80823353568  
**IFS (Indian Financial System) Code** SBIN0003879  
**MICR (Magnetic Ink Character Recognition) Code** 211002012  
**Nomination Registered** No  
**Balance as on 01/11/2020** 7,272.18

Date (Value Date)	Narration	Ref/Cheque No.	Debit	Credit	Balance
01-Nov-20 (01-Nov-2020)	TRANSFER CREDIT	SWEEP FROM 3935008 9913		1,017.00	8,289.18
01-Nov-20 (01-Nov-2020)	ATM WDL ATM CASH 9951 NEAR BARGA DWA CHAURAHAGORAKHPUR		8,000.00		289.18
01-Nov-20 (01-Nov-2020)	TRANSFER CREDIT	SWEEP FROM 3935008 9913		8,132.00	8,421.18
01-Nov-20 (01-Nov-2020)	ATM WDL ATM CASH 9952 NEAR BARGA DWA CHAURAHAGORAKHPUR		8,000.00		421.18
01-Nov-20 (01-Nov-2020)	TRANSFER CREDIT	SWEEP FROM 3935008 9913		1,017.00	1,438.18
01-Nov-20 (01-Nov-2020)	TO TRANSFER UPI/DR/030615818654/OCCASI ON/YESB/Q30098564@/NO RE	TRANSFER TO 5098109 162097	549.00		889.18
01-Nov-20 (01-Nov-2020)	TO TRANSFER UPI/DR/030618939447/MAHEN DRA/UCBA/Q22967430@/NO RE	TRANSFER TO 5099824 162096	231.00		658.18
02-Nov-20 (02-Nov-2020)	TO TRANSFER UPI/DR/030720050787/BHIM Bi I/SBIN/billpay.sb/NO RE	TRANSFER TO 5097539 162095	200.00		458.18
03-Nov-20 (03-Nov-2020)	TRANSFER CREDIT	SWEEP FROM 3935008 9913		5,084.00	5,542.18
03-Nov-20 (03-Nov-2020)	by debit card OTHPOS030808024740SARDA R EMPORIUM ALLAHABAD		4,800.00		742.18
04-Nov-20 (04-Nov-2020)	TRANSFER CREDIT	SWEEP FROM 3935008 9913		4,067.00	4,809.18
04-Nov-20 (04-Nov-2020)	by debit card OTHPOS030910523429LALA D AKHI LAL SHREE NALLAHABA D		4,180.00		629.18
04-Nov-20 (04-Nov-2020)	TO TRANSFER UPI/DR/030921766875/Relianc e/PYTM/jiomobilit/OidBR	TRANSFER TO 5097698 162092	100.00		529.18

05-Nov-20 (05-Nov-2020)	TRANSFER CREDIT	SWEEP FROM 3935008 9913	21,356.00	21,885.18
05-Nov-20 (05-Nov-2020)	WITHDRAWAL TRANSFER	TRANSFER TO 3734357 3536	12,000.00	9,885.18
05-Nov-20 (05-Nov-2020)	DEBIT ACHDr CITI00002000000037 B D-BIRLA MF OT		5,000.00	4,885.18
06-Nov-20 (06-Nov-2020)	TO TRANSFER UPI/DR/031110154618/Miss. EK/ ALLA/5052920237/NO RE	TRANSFER TO 5097932 162098	1,000.00	3,885.18
06-Nov-20 (06-Nov-2020)	BY TRANSFER NEFT*RBIS0GOUPEP*RBI3122 092302405*ALLAHABAD COLL EC	TRANSFER FROM 3199 968044304	1,17,405.00	1,21,290.18
06-Nov-20 (06-Nov-2020)	by debit card OTHPOS031109934844MANGA LAM SERVICE STATIALLAHAB AD		2,000.00	1,19,290.18
07-Nov-20 (07-Nov-2020)	TO TRANSFER UPI/DR/031123859406/BHIM Bi I/SBIN/billpay.sb/NO RE	TRANSFER TO 5098015 162093	300.00	1,18,990.18
07-Nov-20 (07-Nov-2020)	TO TRANSFER UPI/DR/031123859690/BHIM Bi I/SBIN/billpay.sb/NO RE	TRANSFER TO 5097981 162090	300.00	1,18,690.18
07-Nov-20 (07-Nov-2020)	by debit card OTHPOS031215552994MSW*G ITA VATIKA Gorakhpur		6,600.00	1,12,090.18
07-Nov-20 (07-Nov-2020)	TO TRANSFER UPI/DR/031216451186/SATYEN DR/SBIN/9369058871/NO RE	TRANSFER TO 5098026 162090	20,000.00	92,090.18
07-Nov-20 (07-Nov-2020)	by debit card SBIPOS002872872777M/S ADI TYA SALES GORAKHPUR		349.00	91,741.18
07-Nov-20 (07-Nov-2020)	by debit card SBIPOS002872952680JUBILAN T FOODWORKS LTD GORAKH PUR		280.00	91,461.18
08-Nov-20 (08-Nov-2020)	by debit card OTHPOS031308651515RELIAN CE TRENDS GORAKHPUR		4,121.09	87,340.09
08-Nov-20 (08-Nov-2020)	by debit card SBIPOS002875361514VENUS STORES GORAKHPUR		525.00	86,815.09
08-Nov-20 (08-Nov-2020)	TO TRANSFER UPI/DR/031315272091/Jio Mobi/ YESB/jio@yesban/JIO20	TRANSFER TO 5098086 162099	100.00	86,715.09
08-Nov-20 (08-Nov-2020)	by debit card OTHPOS031311873413BP KHA LILABAD KHALILABAD		1,500.00	85,215.09
10-Nov-20 (10-Nov-2020)	TO TRANSFER UPI/DR/031517298337/KANHAI YA/BARB/Q08381401@/NO RE	TRANSFER TO 4898825 162098	223.00	84,992.09
11-Nov-20 (11-Nov-2020)	TO TRANSFER UPI/DR/031609744788/VIVEK S I/ICIC/Q45123275@/NO RE	TRANSFER TO 5099488 162096	1,600.00	83,392.09
11-Nov-20 (11-Nov-2020)	BULK POSTING 00000004557 061120 MANGAL AM SERVICE STATI		15.00	83,407.09
11-Nov-20 (11-Nov-2020)	BULK POSTING 00000004557 081120 BP KHALI LABAD		11.25	83,418.34
12-Nov-20 (12-Nov-2020)	BY TRANSFER NEFT*RBIS0GOUPEP*RBI3182 001186163*ALLAHABAD COLL EC	TRANSFER FROM 3199 423044304	29,779.00	1,13,197.34
13-Nov-20 (13-Nov-2020)	TO TRANSFER UPI/DR/031811799283/Maa Dur g/UTIB/gpay-11167/NO RE	TRANSFER TO 5097903 162092	760.00	1,12,437.34
13-Nov-20 (13-Nov-2020)	TO TRANSFER UPI/DR/031812837373/Mateshw a/UTIB/9956766762/NO RE	TRANSFER TO 5097920 162091	850.00	1,11,587.34
16-Nov-20 (16-Nov-2020)	BY TRANSFER 110666868288 IOC Ref No5826 805907 21BZ3SB	TRANSFER FROM 4599 405105219	48.55	1,11,635.89
16-Nov-20 (16-Nov-2020)	DEBIT ACHDr 4009056 LIC OF INDIA		9,017.00	1,02,618.89
16-Nov-20	TO TRANSFER	TRANSFER TO 3270833	2,000.00	1,00,618.89

(16-Nov-2020)	P20778801394 TXHD32370741 Tr For DDR HDFC-ASSET	9464		
16-Nov-20 (16-Nov-2020)	by debit card SBIPOS002898344322VINAYAK OPTICALS GORAKHPUR		2,150.00	98,468.89
16-Nov-20 (16-Nov-2020)	by debit card OTHPOS032112529095MANOR ANJAN BAKERS ALLAHABAD		330.00	98,138.89
16-Nov-20 (16-Nov-2020)	ATM WDL ATM CASH 6250 SBI BARGAD WA ATM GORAKHPUR		20,000.00	78,138.89
19-Nov-20 (19-Nov-2020)	TO TRANSFER UPI/DR/032417447037/MANNU ME/HDFC/MANNUMEDIC/NO R E	TRANSFER TO 5097801 162097	668.00	77,470.89
20-Nov-20 (20-Nov-2020)	TO TRANSFER P20779256766 1191Tr For DDR ICICIPRUMF	TRANSFER TO 3185220 8330	2,000.00	75,470.89
20-Nov-20 (20-Nov-2020)	DEBIT CMP MANDATE DEBIT RELIAN CE NIPPON LIFE ASSET MANA G		2,000.00	73,470.89
20-Nov-20 (20-Nov-2020)	DEBIT ACHDr HDFC05834000028635 HDFCMF 2011202		2,000.00	71,470.89
20-Nov-20 (20-Nov-2020)	DEBIT CMP MANDATE DEBIT INDIAID EAS		2,000.00	69,470.89
20-Nov-20 (20-Nov-2020)	DEBIT ACHDr HDFC00070000003309 I CIPRU 1711202		40,000.00	29,470.89
21-Nov-20 (21-Nov-2020)	TO TRANSFER UPI/DR/032611541265/GREEN TE/SYNB/8613140000/NO RE	TRANSFER TO 5098057 162093	1,600.00	27,870.89
22-Nov-20 (22-Nov-2020)	TO TRANSFER UPI/DR/032717533053/AASTHA M/UBIN/Q04396422@/NO RE	TRANSFER TO 5099786 162097	490.00	27,380.89
24-Nov-20 (24-Nov-2020)	TO TRANSFER UPI/DR/032917880632/Jio Mobi/ YESB/jio@yesban/JIO20	TRANSFER TO 5097637 162094	599.00	26,781.89
25-Nov-20 (25-Nov-2020)	TO TRANSFER UPI/DR/033013594292/Jio Mobi/ YESB/jio@yesban/JIO20	TRANSFER TO 5097718 162093	599.00	26,182.89
26-Nov-20 (26-Nov-2020)	CREDIT INTEREST		230.00	26,412.89
26-Nov-20 (26-Nov-2020)	DEBIT INTEREST		230.00	26,182.89
27-Nov-20 (27-Nov-2020)	BY TRANSFER NEFT*ICIC00000004*CMS17026 14812*BIRLA SUNLIFE MUTUA	TRANSFER FROM 3199 968044304	40,000.00	66,182.89
27-Nov-20 (27-Nov-2020)	TO TRANSFER UPI/DR/033210870710/PRAYAG F/SYNB/9350101000/NO RE	TRANSFER TO 5099633 162093	3,419.00	62,763.89
27-Nov-20 (27-Nov-2020)	TO TRANSFER UPI/DR/033210875283/Vijeta S/ PUNB/1001000100/NO RE	TRANSFER TO 4897675 162095	5,000.00	57,763.89
27-Nov-20 (27-Nov-2020)	TO TRANSFER UPI/DR/033215915869/AMAZO N/UTIB/amazon@apl/You are	TRANSFER TO 5097880 162093	834.00	56,929.89
27-Nov-20 (27-Nov-2020)	by debit card OTHPOS033217235504PF*Sev en Days Bazaar Allahabad		711.00	56,218.89
28-Nov-20 (28-Nov-2020)	ATM WDL ATM CASH 1144 POLICE LINE ALLAHABAD ALLAHABAD		8,000.00	48,218.89
28-Nov-20 (28-Nov-2020)	TO TRANSFER UPI/DR/033320181049/PRAVEE N /PYTM/Q91032070@/NO RE	TRANSFER TO 5099706 162091	237.00	47,981.89
30-Nov-20 (30-Nov-2020)	BY TRANSFER 112896072167 IOC Ref No5880 980333 21BZ3SB	TRANSFER FROM 4599 423105218	48.55	48,030.44
01-Dec-20 (01-Dec-2020)	DEBIT 000000 SBI 0000000154 SBI CR EDIT CARD PAYMENT		2,344.09	45,686.35
03-Dec-20 (03-Dec-2020)	TO TRANSFER UPI/DR/033810559195/Shri bal/ HDFC/5020003859/NO RE	TRANSFER TO 5097848 162093	1,250.00	44,436.35

03-Dec-20 (03-Dec-2020)	BY TRANSFER For personal use	TRANSFER FROM 3917 1578782	1,03,882.00	1,48,318.35
03-Dec-20 (03-Dec-2020)	by debit card SBIPOS002942679801ADITYA BIRLA FASHION ANALLAHABA D		4,498.00	1,43,820.35
05-Dec-20 (05-Dec-2020)	WITHDRAWAL TRANSFER	TRANSFER TO 3734357 3536	12,000.00	1,31,820.35
05-Dec-20 (05-Dec-2020)	ATM WDL ATM CASH 7283 TRIVENI BRA NCH NEAR POALLAHABAD		20,000.00	1,11,820.35
05-Dec-20 (05-Dec-2020)	ATM WDL ATM CASH 7285 TRIVENI BRA NCH NEAR POALLAHABAD		20,000.00	91,820.35
05-Dec-20 (05-Dec-2020)	DEBIT ACHDr CITI00002000000037 B D-BIRLA MF OT		5,000.00	86,820.35
06-Dec-20 (06-Dec-2020)	TO TRANSFER UPI/DR/034111823616/NEELDA VI/YESB/Q48729710@/NO RE	TRANSFER TO 4898758 162093	450.00	86,370.35
06-Dec-20 (06-Dec-2020)	by debit card OTHPOS034106934730SHYAM DRESSES., ALLAHABAD		1,837.00	84,533.35
06-Dec-20 (06-Dec-2020)	ATM WDL ATM CASH 2312 COLONELGA NJ ATM 2 ALLAHABAD		20,000.00	64,533.35
06-Dec-20 (06-Dec-2020)	ATM WDL ATM CASH 2314 COLONELGA NJ ATM 2 ALLAHABAD		20,000.00	44,533.35
06-Dec-20 (06-Dec-2020)	TO TRANSFER UPI/DR/034117140790/AASTHA M/UBIN/Q04396422@/NO RE	TRANSFER TO 5099821 162099	179.00	44,354.35
06-Dec-20 (06-Dec-2020)	TO TRANSFER UPI/DR/034121326071/BHIM Bi I/SBIN/billpay.sb/NO RE	TRANSFER TO 5098111 162094	300.00	44,054.35
07-Dec-20 (07-Dec-2020)	BY TRANSFER NEFT*RBIS0GOUPEP*RBI3432 040157530*ALLAHABAD COLL EC	TRANSFER FROM 3199 414044305	1,11,064.00	1,55,118.35
13-Dec-20 (13-Dec-2020)	by debit card OTHPOS034803215946MIRAN DA AUTO GORAKHPUR		2,310.00	1,52,808.35
15-Dec-20 (15-Dec-2020)	DEBIT ACHDr 4009056 LIC OF INDIA		9,017.00	1,43,791.35
15-Dec-20 (15-Dec-2020)	DEBIT CMP MANDATE DEBIT HDFC MUTUAL FUND LTD.		2,000.00	1,41,791.35
17-Dec-20 (17-Dec-2020)	BULK POSTING 00000004567 131220 MIRANDA AUTO SERVICE		17.33	1,41,808.68
17-Dec-20 (17-Dec-2020)	TO TRANSFER UPI/DR/035219934983/VAIBHA VA/PYTM/paytmqr281/NO RE	TRANSFER TO 5097831 162092	570.00	1,41,238.68
19-Dec-20 (19-Dec-2020)	by debit card SBIPG VU9573580310AMAZON MUMBAI		765.00	1,40,473.68
19-Dec-20 (19-Dec-2020)	by debit card SBIPG VU9573604712AMAZON MUMBAI		3,772.00	1,36,701.68
20-Dec-20 (20-Dec-2020)	DEBIT CMP MANDATE DEBIT ICICI M UTUAL FUND		2,000.00	1,34,701.68
21-Dec-20 (21-Dec-2020)	DEBIT CMP MANDATE DEBIT RELIAN CE NIPPON LIFE ASSET MANA G		2,000.00	1,32,701.68
21-Dec-20 (21-Dec-2020)	DEBIT CMP MANDATE DEBIT BIRLA Mutual Fund OTM		2,000.00	1,30,701.68
22-Dec-20 (22-Dec-2020)	DEBIT ACHDr HDFC05834000028635 HDFCMF 2012202		2,000.00	1,28,701.68
22-Dec-20 (22-Dec-2020)	TO TRANSFER UPI/DR/035715429321/CAREE R C/YESB/0663637000/NO RE	TRANSFER TO 5097647 162092	15,000.00	1,13,701.68
22-Dec-20 (22-Dec-2020)	TO TRANSFER UPI/DR/035716501142/GREEN TE/SYNB/8613140000/NO RE	TRANSFER TO 5097659 162098	800.00	1,12,901.68

22-Dec-20 (22-Dec-2020)	TO TRANSFER UPI/DR/035716503452/AMBIKA T/SBIN/3976305201/NO RE	TRANSFER TO 5097666 162090	20,000.00	92,901.68
22-Dec-20 (22-Dec-2020)	TO TRANSFER UPI/DR/035718613941/KHALIQ UR/PYTM/paytmqr281/NO RE	TRANSFER TO 5097612 162093	603.00	92,298.68
23-Dec-20 (23-Dec-2020)	ATM WDL ATM CASH 9881 TRIVENI BRA NCH NEAR POALLAHABAD		15,000.00	77,298.68
23-Dec-20 (23-Dec-2020)	TO TRANSFER UPI/DR/035819388254/J K SWE ETS/FDRL/BHARATPE.9/Ver	TRANSFER TO 5097692 162098	602.00	76,696.68
24-Dec-20 (24-Dec-2020)	BY TRANSFER For personal use	TRANSFER FROM 3917 1578997	4,16,724.00	4,93,420.68
24-Dec-20 (24-Dec-2020)	BY TRANSFER NEFT*RBIS0GOUPEP*RBI3602 059077032*ALLAHABAD CIVIL	TRANSFER FROM 3199 972044308	45,511.00	5,38,931.68
25-Dec-20 (25-Dec-2020)	TO TRANSFER UPI/DR/036005293220/Jio Mobi/ YESB/jio@yesban/JIO20	TRANSFER TO 5097923 162099	599.00	5,38,332.68
25-Dec-20 (25-Dec-2020)	TO TRANSFER UPI/DR/036005293278/Jio Mobi/ YESB/jio@yesban/JIO20	TRANSFER TO 4898749 162094	599.00	5,37,733.68
25-Dec-20 (25-Dec-2020)	TO TRANSFER UPI/DR/036011418003/AMBIKA T/SBIN/3976305201/NO RE	TRANSFER TO 4898881 162091	10,000.00	5,27,733.68
25-Dec-20 (25-Dec-2020)	TO TRANSFER UPI/DR/036019829512/VAIBHA VA/PYTM/paytmqr281/NO RE	TRANSFER TO 5097875 162091	1,290.00	5,26,443.68
25-Dec-20 (25-Dec-2020)	CREDIT INTEREST		538.00	5,26,981.68
26-Dec-20 (26-Dec-2020)	DEBIT SWEEP	SWEEP TO 3989454475 0	5,01,000.00	25,981.68
26-Dec-20 (26-Dec-2020)	TO TRANSFER UPI/DR/036120568858/PARMO D K/PUNB/9794328969/NO RE	TRANSFER TO 5098026 162090	3,150.00	22,831.68
27-Dec-20 (27-Dec-2020)	TO TRANSFER UPI/DR/036211792629/Mr PRA MO/SBIN/1068688679/NO RE	TRANSFER TO 5098125 162098	15,000.00	7,831.68
28-Dec-20 (28-Dec-2020)	TRANSFER CREDIT	SWEEP FROM 3989454 4750	3,000.00	10,831.68
28-Dec-20 (28-Dec-2020)	TO TRANSFER UPI/DR/036312471223/Surendr a/SBIN/7504847350/NO RE	TRANSFER TO 5099390 162095	10,000.00	831.68
28-Dec-20 (28-Dec-2020)	BY TRANSFER UPI/REV/036312471223	TRANSFER FROM 5099 390162095	10,000.00	10,831.68
28-Dec-20 (28-Dec-2020)	TO TRANSFER UPI/DR/036312472357/Surendr a/SBIN/7504847350/NO RE	TRANSFER TO 5099392 162094	10,000.00	831.68
28-Dec-20 (28-Dec-2020)	BY TRANSFER UPI/REV/036312472357	TRANSFER FROM 5099 392162094	10,000.00	10,831.68
28-Dec-20 (28-Dec-2020)	TO TRANSFER UPI/DR/036312491675/ARCHA NA /SBIN/9935527903/NO RE	TRANSFER TO 5099384 162094	10,000.00	831.68
28-Dec-20 (28-Dec-2020)	BY TRANSFER 122665105997 IOC Ref No5956 879966 21BZ3SB	TRANSFER FROM 3199 979105219	48.55	880.23
28-Dec-20 (28-Dec-2020)	TO TRANSFER UPI/DR/036393146096/Relianc e/PYTM/jiomobilit/OldBR	TRANSFER TO 5097533 162091	599.00	281.23
29-Dec-20 (29-Dec-2020)	TRANSFER CREDIT	SWEEP FROM 3989454 4750	10,000.00	10,281.23
29-Dec-20 (29-Dec-2020)	TO TRANSFER UPI/DR/036416490603/ARCHA NA /SBIN/9935527903/NO RE	TRANSFER TO 5099415 162092	10,000.00	281.23
30-Dec-20 (30-Dec-2020)	TRANSFER CREDIT	SWEEP FROM 3989454 4750	14,000.00	14,281.23
30-Dec-20 (30-Dec-2020)	TO TRANSFER UPI/DR/036514166263/AMBIKA T/SBIN/3976305201/NO RE	TRANSFER TO 5097757 162096	13,800.00	481.23
31-Dec-20 (31-Dec-2020)	TRANSFER CREDIT	SWEEP FROM 3989454 4750	3,00,000.00	3,00,481.23
31-Dec-20 (31-Dec-2020)	TO CLEARING AXS PANCHAM REALCON PVT	992296	3,00,000.00	481.23

16-Jan-21 (16-Jan-2021)	TO TRANSFER UPI/DR/101611625741/AMAZON/UTIB/amazon@api/You are	TRANSFER TO 5098009 162090	1,399.00	24,965.96
16-Jan-21 (16-Jan-2021)	TO TRANSFER UPI/DR/101611535241/ASHUTO SH/SBIN/7844076735/NO RE	TRANSFER TO 5098028 162098	10,000.00	14,965.96
18-Jan-21 (18-Jan-2021)	TRANSFER CREDIT	SWEEP FROM 3989454 4750	5,006.00	19,971.96
18-Jan-21 (18-Jan-2021)	by debit card OTHPG 101802938685DPS EDUCATIONAL APP ALLAHABAD		19,868.00	103.96
18-Jan-21 (18-Jan-2021)	BY TRANSFER NEFT*UTIB0000004*AXISCN0066662224*NIPPON INDIA LAR	TRANSFER FROM 3199 964044308	64,148.89	64,252.85
18-Jan-21 (18-Jan-2021)	BY TRANSFER NEFT*HDFC0000240*N018211376655793*HDFC MUTUAL FUND	TRANSFER FROM 3199 966044306	1,00,000.00	1,64,252.85
19-Jan-21 (19-Jan-2021)	TO TRANSFER UPI/DR/101930373718/IRCTC We/PYTM/paytm-irct/Oid10	TRANSFER TO 5097625 162098	643.60	1,63,609.25
20-Jan-21 (20-Jan-2021)	DEBIT CMP MANDATE DEBIT ICICI MUTUAL FUND		2,000.00	1,61,609.25
20-Jan-21 (20-Jan-2021)	DEBIT CMP MANDATE DEBIT RELIANCE NIPPON LIFE ASSET MANAGEMENT		2,000.00	1,59,609.25
20-Jan-21 (20-Jan-2021)	DEBIT CMP MANDATE DEBIT BIRLA Mutual Fund OTM		2,000.00	1,57,609.25
20-Jan-21 (20-Jan-2021)	DEBIT ACHDr HDFC05834000028635 HDFCMF 2001202		2,000.00	1,55,609.25
20-Jan-21 (20-Jan-2021)	by debit card OTHPOS102011406127KAMDHENU FOODS ALLAHABAD		424.00	1,55,185.25
21-Jan-21 (21-Jan-2021)	ATM WDL ATM CASH 117 TRIVENI BRANCH NEAR POALLAHABAD		20,000.00	1,35,185.25
21-Jan-21 (21-Jan-2021)	TO TRANSFER UPI/DR/102109967859/Super va/PYTM/paytmqr281/NO RE	TRANSFER TO 5097822 162093	3,893.00	1,31,292.25
21-Jan-21 (21-Jan-2021)	TO TRANSFER UPI/DR/102109979436/KRISHAN/SBIN/8318526030/NO RE	TRANSFER TO 4897671 162099	5,600.00	1,25,692.25
21-Jan-21 (21-Jan-2021)	TO TRANSFER UPI/DR/102113148832/Career c/YESB/0663637000/NO RE	TRANSFER TO 5097860 162097	15,000.00	1,10,692.25
21-Jan-21 (21-Jan-2021)	by debit card SBIPOS003069649466TRENTLIMITED ALLAHABAD		1,799.00	1,08,893.25
21-Jan-21 (21-Jan-2021)	BY TRANSFER UPI/CR/102188326596/IRCTC We/PYTM/paytm-irct/colle	TRANSFER FROM 5098 511162099	555.00	1,09,448.25
24-Jan-21 (24-Jan-2021)	TO TRANSFER UPI/DR/102412290155/Paramoun/UTIB/gpay-11164/NO RE	TRANSFER TO 5098072 162095	551.00	1,08,897.25
25-Jan-21 (25-Jan-2021)	BY TRANSFER NEFT*CITI0100000*CITIN2111274683*TEMPLETON-INC FU	TRANSFER FROM 3199 972044308	1,51,756.15	2,60,653.40
25-Jan-21 (25-Jan-2021)	TO TRANSFER UPI/DR/102513131434/Muktswad/SBIN/3695683533/NO RE	TRANSFER TO 4898808 162098	3,700.00	2,56,953.40
26-Jan-21 (26-Jan-2021)	DEBIT SWEEP	SWEEP TO 3996222854 8	2,31,000.00	25,953.40
28-Jan-21 (28-Jan-2021)	TO TRANSFER UPI/DR/102811206431/86131400/SYNB/8613140000/NO RE	TRANSFER TO 5097846 162095	800.00	25,153.40
29-Jan-21 (29-Jan-2021)	by debit card SBIPG VU9699933934AMAZON MUMBAI		439.00	24,714.40
30-Jan-21 (30-Jan-2021)	TRANSFER CREDIT	SWEEP FROM 3996222 8548	1,47,000.00	1,71,714.40
30-Jan-21 (30-Jan-2021)	TO CLEARING AXS PANCHAM REALCON PVT LTD P 992298	992298	1,71,379.00	335.40

30-Jan-21 (30-Jan-2021)	BY TRANSFER UPI/102811206431/REVERSAL	TRANSFER FROM 4897 694162092	800.00	1,135.40
30-Jan-21 (30-Jan-2021)	TO TRANSFER UPI/DR/103019262157/J K SWE ETS/FDRL/BHARATPE.9/Ver	TRANSFER TO 5098013 162095	842.00	293.40
31-Jan-21 (31-Jan-2021)	TRANSFER CREDIT	SWEEP FROM 3996222 8548	3,000.00	3,293.40
31-Jan-21 (31-Jan-2021)	DEBIT 000000 SBI 0000000816 SBI CR EDIT CARD PAYMENT		2,335.21	958.19
01-Feb-21 (01-Feb-2021)	BY TRANSFER NEFT*RBIS0GOUPEP*RBI0322 123090364*ALLAHABAD CIVIL	TRANSFER FROM 3199 417044302	1,18,405.00	1,19,363.19
01-Feb-21 (01-Feb-2021)	CASH CHEQUE CASH WITHDRAWAL BY CHQ 992299	992299	30,000.00	89,363.19
01-Feb-21 (01-Feb-2021)	BULK POSTING 21140328081 ITD TAX REFUND AY 20-21 PAN AKEPD7508C		38,470.00	1,27,833.19
02-Feb-21 (02-Feb-2021)	BY TRANSFER UPI/CR/103315236045/SMITA S R/ICIC/drsmitasri/UPI	TRANSFER FROM 5098 939162093	2,100.00	1,29,933.19
03-Feb-21 (03-Feb-2021)	BY TRANSFER 1020268498916 IOC Ref No505 5606337 21BZ3SB	TRANSFER FROM 3199 976105212	48.55	1,29,981.74
03-Feb-21 (03-Feb-2021)	TO TRANSFER UPI/DR/103411289241/Vijay/SBI N/7500100688/Donation	TRANSFER TO 5099495 162097	2,000.00	1,27,981.74
03-Feb-21 (03-Feb-2021)	BY TRANSFER UPI/REV/103411289241	TRANSFER FROM 5099 495162097	2,000.00	1,29,981.74
03-Feb-21 (03-Feb-2021)	TO TRANSFER UPI/DR/103411290816/Vijay/SBI N/7500100688/NO REMAR	TRANSFER TO 5097745 162090	2,000.00	1,27,981.74
03-Feb-21 (03-Feb-2021)	BY TRANSFER UPI/REV/103411290816	TRANSFER FROM 5097 745162090	2,000.00	1,29,981.74
04-Feb-21 (04-Feb-2021)	BY TRANSFER NEFT*RBIS0GOUPEP*RBI0362 134104766*ALLAHABAD CIVIL	TRANSFER FROM 3199 962044300	941.00	1,30,922.74
05-Feb-21 (05-Feb-2021)	WITHDRAWAL TRANSFER	TRANSFER TO 3734357 3536	12,000.00	1,18,922.74
05-Feb-21 (05-Feb-2021)	DEBIT ACHDr CITI00002000000037 B D-BIRLA MF OT		5,000.00	1,13,922.74
05-Feb-21 (05-Feb-2021)	BY TRANSFER NEFT*RBIS0GOUPEP*RBI0372 134846350*ALLAHABAD CIVIL	TRANSFER FROM 3199 676044305	20,000.00	1,33,922.74
05-Feb-21 (05-Feb-2021)	by debit card OTHPOS103614254811SEVEN DAYS BAZAAR ALLAHABAD		815.00	1,33,107.74
06-Feb-21 (06-Feb-2021)	CHQ TRANSFER NEFT UTR NO: SBIN521037500 947 992301 SHCINL	992301 SHCINL	91,004.72	42,103.02
08-Feb-21 (08-Feb-2021)	TO CLEARING ICI E U DD MAYOHALL PRAYA GRA 992300	992300	29,696.00	12,407.02
08-Feb-21 (08-Feb-2021)	by debit card OTHPOS103903948810BIR AN D SONS ALLAHABAD		1,500.00	10,907.02
08-Feb-21 (08-Feb-2021)	BY TRANSFER NEFT*RBIS0GOUPEP*RBI0402 138074722*ALLAHABAD CIVIL	TRANSFER FROM 3199 410044308	3,883.00	14,790.02
10-Feb-21 (10-Feb-2021)	TO TRANSFER UPI/DR/104109314922/ASHUT OSH/SBIN/7844076735/NO RE	TRANSFER TO 5099533 162096	10,500.00	4,290.02
10-Feb-21 (10-Feb-2021)	TRANSFER CREDIT SWEEP DEPOSIT BY TRANSF ER	SWEEP FROM 3996222 8548	16,016.00	20,306.02
10-Feb-21 (10-Feb-2021)	CASH CHEQUE CASH WITHDRAWAL BY CHQ 992303	992303	20,000.00	306.02
10-Feb-21 (10-Feb-2021)	TRANSFER CREDIT	SWEEP FROM 3996222 8548	8,008.00	8,314.02
10-Feb-21 (10-Feb-2021)	by debit card		7,787.20	526.82



15-Jul-21 (15-Jul-2021)	TO TRANSFER UPI/DR/119618761915/flipkart/U TIB/flipkart.p/UPI T	TRANSFER TO 5097809 162099	393.00	2,90,571.80
16-Jul-21 (16-Jul-2021)	BY TRANSFER UPI/CR/119701576913/flipkart/U TIB/flipkart.p/payUR	TRANSFER FROM 4693 473162091	393.00	2,90,964.80
16-Jul-21 (16-Jul-2021)	TO TRANSFER UPI/DR/119737177958/Flipkart/ YESB/FKRT@ybl/Collect	TRANSFER TO 5097899 162093	393.00	2,90,571.80
16-Jul-21 (16-Jul-2021)	TO TRANSFER UPI/DR/119709337545/AMAZO N/UTIB/amazon@apl/You are	TRANSFER TO 5097883 162091	398.00	2,90,173.80
16-Jul-21 (16-Jul-2021)	ATM WDL ATM CASH 2526 ATM E-LOOBY HC ALC ALLAHABAD		9,000.00	2,81,173.80
19-Jul-21 (19-Jul-2021)	BY TRANSFER 1071889189786 IOC Ref No545 7082185 21BZ3SB	TRANSFER FROM 3199 969105211	48.55	2,81,222.35
19-Jul-21 (19-Jul-2021)	TO TRANSFER UPI/DR/120085729657/SWIGG Y/ICIC/upiswiggy@/Payment	TRANSFER TO 5097547 162095	650.00	2,80,572.35
20-Jul-21 (20-Jul-2021)	DEBIT CMP MANDATE DEBIT RELIAN CE NIPPON LIFE ASSET MANA G		2,000.00	2,78,572.35
20-Jul-21 (20-Jul-2021)	DEBIT CMP MANDATE DEBIT ICICI M UTUAL FUND		2,000.00	2,76,572.35
20-Jul-21 (20-Jul-2021)	DEBIT ACHDr HDFC05834000028635 HDFCMF 2007202		2,000.00	2,74,572.35
20-Jul-21 (20-Jul-2021)	DEBIT CMP MANDATE DEBIT BIRLA Mutual Fund OTM		2,000.00	2,72,572.35
20-Jul-21 (20-Jul-2021)	DEBIT ACHDr HDFC00070000003309 I CIPRU 1907202		20,000.00	2,52,572.35
21-Jul-21 (21-Jul-2021)	TO CLEARING HDF LIC Housing Finance Limit 992308	992308	1,837.00	2,50,735.35
23-Jul-21 (23-Jul-2021)	TO TRANSFER UPI/DR/120408936083/ABHISH EK/BARB/Q31446228@/NO RE	TRANSFER TO 4694288 162093	80.00	2,50,655.35
23-Jul-21 (23-Jul-2021)	TO TRANSFER UPI/DR/120415432536/Razorpa y/SBIN/razor.pay@/SKYSO	TRANSFER TO 5097876 162090	10.00	2,50,645.35
25-Jul-21 (25-Jul-2021)	TO TRANSFER UPI/DR/120615616440/Mr SAR VE/SBIN/3018053914/NO RE	TRANSFER TO 4694413 162094	1,500.00	2,49,145.35
26-Jul-21 (26-Jul-2021)	TRANSFER CREDIT SWEEP DEPOSIT BY TRANSF ER	SWEEP FROM 4025018 9207	3,51,692.00	6,00,837.35
26-Jul-21 (26-Jul-2021)	TO TRANSFER RTGS UTR NO: SBINR5202107 2634343466	TRANSFER TO 4599112 044304	6,00,047.20	790.15
28-Jul-21 (28-Jul-2021)	TRANSFER CREDIT	SWEEP FROM 4025018 9207	5,011.00	5,801.15
28-Jul-21 (28-Jul-2021)	TO TRANSFER UPI/DR/120917722941/SUNIXX XX/IDIB/2124834423/NO RE	TRANSFER TO 5099485 162099	5,400.00	401.15
30-Jul-21 (30-Jul-2021)	TRANSFER CREDIT	SWEEP FROM 4025018 9207	6,013.00	6,414.15
30-Jul-21 (30-Jul-2021)	TO TRANSFER UPI/DR/121113965349/Mr SURE S/ALLA/9616112028/NO RE	TRANSFER TO 4694285 162096	6,000.00	414.15
30-Jul-21 (30-Jul-2021)	TRANSFER CREDIT	SWEEP FROM 4025018 9207	6,013.00	6,427.15
30-Jul-21 (30-Jul-2021)	TO TRANSFER UPI/DR/121113978946/Mrs ARC H/SBIN/3137349760/NO RE	TRANSFER TO 4694209 162096	6,000.00	427.15
30-Jul-21 (30-Jul-2021)	TO TRANSFER UPI/DR/121116601064/AMAZO N/UTIB/amazon@apl/You are	TRANSFER TO 5097889 162095	199.00	228.15
30-Jul-21 (30-Jul-2021)	TRANSFER CREDIT	SWEEP FROM 4025018 9207	9,020.00	9,248.15
30-Jul-21	ATM WDL		9,000.00	248.15

(10-Mar-2023)	UPI/DR/306913671056/SHREE RA/PYTM/paytmqr281/NO RE	162094		
11-Mar-23 (11-Mar-2023)	TO TRANSFER UPI/DR/307015589835/Mr KRIS H/PYTM/paytmqr281/NO RE	TRANSFER TO 5097973 162090	600.00	1,40,096.19
11-Mar-23 (11-Mar-2023)	TO TRANSFER UPI/DR/307061454269/IRCTC A p/PYTM/paytm-irct/Oid10	TRANSFER TO 4696971 162093	1,408.95	1,38,687.24
13-Mar-23 (13-Mar-2023)	TO TRANSFER UPI/DR/307233545996/BUNCH MI/HDFC/classplusa/Pay v	TRANSFER TO 4692436 162092	307.88	1,38,379.36
13-Mar-23 (13-Mar-2023)	TO TRANSFER UPI/DR/307219194928/Swiggy/ UTIB/swiggyupi@/Swiggy	TRANSFER TO 4695783 162093	1,635.00	1,36,744.36
15-Mar-23 (15-Mar-2023)	DEBIT CMP MANDATE DEBIT HDFC MUTUAL FUND LTD.		2,000.00	1,34,744.36
15-Mar-23 (15-Mar-2023)	DEBIT ACHDr 4009056 LIC OF INDIA		9,017.00	1,25,727.36
16-Mar-23 (16-Mar-2023)	TO TRANSFER UPI/DR/307513070674/DEVAVA ND/UBIN/4971020100/NO RE	TRANSFER TO 5099558 162097	1,500.00	1,24,227.36
16-Mar-23 (16-Mar-2023)	TO TRANSFER UPI/DR/307517190122/Expertis/ PYTM/paytmqr281/NO RE	TRANSFER TO 4696099 162093	280.00	1,23,947.36
19-Mar-23 (19-Mar-2023)	TO TRANSFER UPI/DR/307814110597/T BALAJ I/PYTM/paytmqr281/NO RE	TRANSFER TO 4696379 162097	1,350.00	1,22,597.36
19-Mar-23 (19-Mar-2023)	by debit card OTHPOS307810430903Kamdhe nu ALLAHABAD		485.00	1,22,112.36
20-Mar-23 (20-Mar-2023)	DEBIT CMP MANDATE DEBIT ICICI M UTUAL FUND		2,000.00	1,20,112.36
20-Mar-23 (20-Mar-2023)	DEBIT ACHDr HDFC05834000028635 HDFCMF 2003202		2,000.00	1,18,112.36
20-Mar-23 (20-Mar-2023)	DEBIT CMP MANDATE DEBIT BIRLA Mutual Fund OTM		2,000.00	1,16,112.36
20-Mar-23 (20-Mar-2023)	DEBIT ACHDr HDFC05813000028172 LICHousingFina		29,300.00	86,812.36
20-Mar-23 (20-Mar-2023)	by debit card OTHPOS307915212232KFC SA PPHIRE P SQUARE ALLAHABA D		188.00	86,624.36
21-Mar-23 (21-Mar-2023)	TO TRANSFER UPI/DR/308009237458/STAR H EA/PYTM/paytm-8769/NO RE	TRANSFER TO 4696845 162097	5,594.00	81,030.36
21-Mar-23 (21-Mar-2023)	BY TRANSFER UPI/CR/308013412761/PRABH AKA/ICIC/9871299447/To br	TRANSFER FROM 4693 151162097	1,00,000.00	1,81,030.36
22-Mar-23 (22-Mar-2023)	TO TRANSFER UPI/DR/308119352771/MAHES H K/SBIN/9899197995/NO RE	TRANSFER TO 4694048 162097	10,000.00	1,71,030.36
22-Mar-23 (22-Mar-2023)	TO TRANSFER UPI/DR/308153962126/LIFE IN S/HDFC/lifeincorp/PAYME	TRANSFER TO 4696866 162093	3,409.12	1,67,621.24
22-Mar-23 (22-Mar-2023)	BY TRANSFER NEFT*ICIC0SF0002*630348502 *PRABHAKAR DWIVEDI*NEFT/	TRANSFER FROM 4697 192044305	100.00	1,67,721.24
23-Mar-23 (23-Mar-2023)	BY TRANSFER INB IMPS308210040673/987129 9447/XX1655/Brother	MAD000265338390 MAD 000265338390	50,000.00	2,17,721.24
23-Mar-23 (23-Mar-2023)	BY TRANSFER INB IMPS308210071219/987129 9447/XX1655/Brother	MAC001227449512 MAC 001227449512	1,00,000.00	3,17,721.24
23-Mar-23 (23-Mar-2023)	BY TRANSFER NEFT*ICIC0SF0002*630486234 *PRABHAKAR DWIVEDI*NEFT/	TRANSFER FROM 4697 215044303	50,000.00	3,67,721.24
23-Mar-23 (23-Mar-2023)	BY TRANSFER NEFT*ICIC0SF0002*630715247 *PRABHAKAR DWIVEDI*NEFT/	TRANSFER FROM 4697 237044307	99,000.00	4,66,721.24
23-Mar-23 (23-Mar-2023)	TO TRANSFER UPI/DR/308219992514/Satish S/ PYTM/paytmqr281/NO RE	TRANSFER TO 5097782 162096	230.00	4,66,491.24

24-Mar-23 (24-Mar-2023)	TO TRANSFER UPI/DR/308311298322/8613140 0/CNRB/8613140000/NO RE	TRANSFER TO 5099680 162096	800.00	4,65,691.24
24-Mar-23 (24-Mar-2023)	TRANSFER CREDIT SWEEP DEPOSIT BY TRANSF ER	SWEEP FROM 4161932 5784	26,162.00	4,91,853.24
24-Mar-23 (24-Mar-2023)	CHQ TRANSFER RTGS UTR NO: SBINR5202303 2439303088 276945 OMAXE PANCHAM RE ALCON PVT LTD OMAXE	276945 OMAXE PANCH AM REALCON PVT LTD OMAXE	4,91,045.60	807.64
24-Mar-23 (24-Mar-2023)	TO TRANSFER UPI/DR/308321747312/Swiggy/ UTIB/swiggyupi@/Swiggy	TRANSFER TO 5097908 162097	158.00	649.64
25-Mar-23 (25-Mar-2023)	TRANSFER CREDIT	SWEEP FROM 4161932 5784	5,032.00	5,681.64
25-Mar-23 (25-Mar-2023)	TO TRANSFER UPI/DR/308419341114/DIVAKE R /HDFC/9335502570/NO RE	TRANSFER TO 4694322 162097	5,000.00	681.64
25-Mar-23 (25-Mar-2023)	TRANSFER CREDIT	SWEEP FROM 4161932 5784	1,006.00	1,687.64
25-Mar-23 (25-Mar-2023)	TO TRANSFER UPI/DR/308419352024/MS SHR EE/YESB/Q209406331/NO RE	TRANSFER TO 4692648 162091	754.00	933.64
25-Mar-23 (25-Mar-2023)	CREDIT INTEREST		553.00	1,486.64
26-Mar-23 (26-Mar-2023)	TRANSFER CREDIT	SWEEP FROM 4161932 5784	1,006.00	2,492.64
26-Mar-23 (26-Mar-2023)	by debit card OTHPOS308506018272Hira Filling Station ALLAHABAD		2,000.00	492.64
28-Mar-23 (28-Mar-2023)	TRANSFER CREDIT	SWEEP FROM 4161932 5784	2,013.00	2,505.64
28-Mar-23 (28-Mar-2023)	TO TRANSFER UPI/DR/308743314196/PHYSIC SW/utib/physicswal/Pay v	TRANSFER TO 4695898 162092	2,370.00	135.64
29-Mar-23 (29-Mar-2023)	TRANSFER CREDIT	SWEEP FROM 4161932 5784	1,007.00	1,142.64
29-Mar-23 (29-Mar-2023)	TO TRANSFER UPI/DR/308809639698/Mrs ARC H/SBIN/3137349760/NO RE	TRANSFER TO 5099512 162091	500.00	642.64
30-Mar-23 (30-Mar-2023)	TO TRANSFER UPI/DR/308968885421/Sony Pi c/IIC/sony.rzp@i/Pay v	TRANSFER TO 4696894 162099	299.00	343.64
30-Mar-23 (30-Mar-2023)	TRANSFER CREDIT	SWEEP FROM 4161932 5784	1,007.00	1,350.64
30-Mar-23 (30-Mar-2023)	TO TRANSFER UPI/DR/345576298269/Amazon I/YESB/amazon@yap/You a	TRANSFER TO 4696912 162093	599.00	751.64
31-Mar-23 (31-Mar-2023)	TRANSFER CREDIT	SWEEP FROM 4161932 5784	1,007.00	1,758.64
31-Mar-23 (31-Mar-2023)	DEBIT 000000 SBI 0000000361 SBI CR EDIT CARD PAYMENT		1,297.19	461.45
31-Mar-23 (31-Mar-2023)	BY TRANSFER NEFT*RBIS0GOUPEP*RBI0912 382463067*ALLAHABAD CIVIL	TRANSFER FROM 3199 414044305	26,300.00	26,761.45
31-Mar-23 (31-Mar-2023)	BULK POSTING C23852674669ecs S032306249 05 PAO LEGISLATIVE DEP		30,000.00	56,761.45
01-Apr-23 (01-Apr-2023)	by debit card OTHPOS309116173090SHAMB HUNATH HO ALLAHABAD		1,260.00	55,501.45
02-Apr-23 (02-Apr-2023)	TO TRANSFER UPI/DR/309212036883/SANGIT A /CNRB/3415101003/NO RE	TRANSFER TO 5098114 162091	20,000.00	35,501.45
02-Apr-23 (02-Apr-2023)	TO TRANSFER UPI/DR/309213092037/R P GU PT/PYTM/paytmqr281/NO RE	TRANSFER TO 4697000 162090	1,960.00	33,541.45
03-Apr-23 (03-Apr-2023)	TO TRANSFER UPI/DR/309312981179/Jio Mobil YESB/jio@yesban/JIO20	TRANSFER TO 4692427 162093	299.00	33,242.45
03-Apr-23 (03-Apr-2023)	by debit card OTHPOS309311988369RELIAN CE TRENDS ALLAHABAD		6,089.00	27,153.45
04-Apr-23	TRANSFER CREDIT	SWEEP FROM 4161932	18,134.00	45,287.45

(04-Apr-2023)		5784		
04-Apr-23 (04-Apr-2023)	TO TRANSFER UPI/DR/309412878666/m/s FAC I/UTIB/9230200093/NO RE	TRANSFER TO 4695618 162095	44,887.00	400.45
04-Apr-23 (04-Apr-2023)	TRANSFER CREDIT	SWEEP FROM 4161932 5784	1,007.00	1,407.45
04-Apr-23 (04-Apr-2023)	TO TRANSFER UPI/DR/309416068527/Sankalp /UTIB/7771002211/NO RE	TRANSFER TO 5097616 162099	1,000.00	407.45
05-Apr-23 (05-Apr-2023)	TRANSFER CREDIT	SWEEP FROM 4161932 5784	5,038.00	5,445.45
05-Apr-23 (05-Apr-2023)	DEBIT ACHDr CITI00002000000037 B D-BIRLA MF OT		5,000.00	445.45
05-Apr-23 (05-Apr-2023)	TRANSFER CREDIT	SWEEP FROM 4161932 5784	1,008.00	1,453.45
05-Apr-23 (05-Apr-2023)	TO TRANSFER UPI/DR/309509605131/IRCTC We/PYTM/paytm-6515/NO RE	TRANSFER TO 5097710 162090	1,408.60	44.85
05-Apr-23 (05-Apr-2023)	TRANSFER CREDIT	SWEEP FROM 4161932 5784	12,091.00	12,135.85
05-Apr-23 (05-Apr-2023)	WITHDRAWAL TRANSFER	TRANSFER TO 3734357 3536	12,000.00	135.85
05-Apr-23 (05-Apr-2023)	BY TRANSFER NEFT*RBISOGOUPEP*RBI0962 393870445*ALLAHABAD CIVIL	TRANSFER FROM 4697 201044308	1,56,133.00	1,56,268.85
05-Apr-23 (05-Apr-2023)	by debit card SBIPOS004478150717MS RAVI SHA CONTINENTAL ALLAHAB AD		1,286.00	1,54,982.85
06-Apr-23 (06-Apr-2023)	BY TRANSFER UPI/CR/309687373389/NSDL BI L/HDFC/nsdl.billd/Onlin	TRANSFER FROM 4695 159162094	106.90	1,55,089.75
06-Apr-23 (06-Apr-2023)	CASH CHEQUE BACCHAN LAL 276946	276946	30,000.00	1,25,089.75
06-Apr-23 (06-Apr-2023)	TO TRANSFER UPI/DR/309619947749/Seven D a/PYTM/paytmqr281/NO RE	TRANSFER TO 4897693 162093	1,069.00	1,24,020.75
06-Apr-23 (06-Apr-2023)	BY TRANSFER INB IMPS309619325197/987129 9447/XX1655/To brother	MAA001290432643 MAA 001290432643	1,00,000.00	2,24,020.75
07-Apr-23 (07-Apr-2023)	by debit card OTHPOS309712242094Hira Filla ng Station ALLAHABAD		2,000.00	2,22,020.75
07-Apr-23 (07-Apr-2023)	TO TRANSFER UPI/DR/309718678818/Mr RAJA T/FDRL/BHARATPE.9/Pay t	TRANSFER TO 4696180 162090	810.00	2,21,210.75
08-Apr-23 (08-Apr-2023)	TO TRANSFER UPI/DR/309811072844/Kohli ph/ PYTM/paytmqr16k/NO RE	TRANSFER TO 4898753 162098	290.00	2,20,920.75
08-Apr-23 (08-Apr-2023)	BY TRANSFER P042300CFB09D IOCL LPG SU BSIDY IOAP34D	TRANSFER FROM 4599 383105211	48.55	2,20,969.30
10-Apr-23 (10-Apr-2023)	TO TRANSFER UPI/DR/310016819674/SBIMOP S/SBIN/sbimops@sb/MOPSUP	TRANSFER TO 4692420 162099	10.00	2,20,959.30
10-Apr-23 (10-Apr-2023)	TO TRANSFER UPI/DR/310019042141/DEVAVA ND/UBIN/4971020100/NO RE	TRANSFER TO 4897690 162095	1,500.00	2,19,459.30
11-Apr-23 (11-Apr-2023)	ATM WDL ATM CASH 5852 HIGH COURT GATE 4 PRAYALLAHABAD		9,000.00	2,10,459.30
11-Apr-23 (11-Apr-2023)	ATM WDL ATM CASH 5853 HIGH COURT GATE 4 PRAYALLAHABAD		6,000.00	2,04,459.30
12-Apr-23 (12-Apr-2023)	TO TRANSFER UPI/DR/310218459189/DIVAKE R /HDFC/9335502570/NO RE	TRANSFER TO 4897692 162094	3,000.00	2,01,459.30
13-Apr-23 (13-Apr-2023)	TO TRANSFER UPI/DR/310309823625/Jio Mobi/ YESB/jio@yesban/JIO20	TRANSFER TO 5097790 162095	719.00	2,00,740.30
14-Apr-23 (14-Apr-2023)	TO TRANSFER UPI/DR/310421099784/Swiggy/ UTIB/swiggyupi@/Swiggy	TRANSFER TO 4897694 162092	217.00	2,00,523.30
15-Apr-23	DEBIT		2,000.00	1,98,523.30

(15-Apr-2023)	CMP MANDATE DEBIT HDFC MUTUAL FUND LTD.			
15-Apr-23 (15-Apr-2023)	DEBIT ACHDr 4009056 LIC OF INDIA		9,017.00	1,89,506.30
15-Apr-23 (15-Apr-2023)	TO TRANSFER UPI/DR/310514505337/DEVAVA ND/UBIN/4971020100/NO RE	TRANSFER TO 4897695 162091	1,000.00	1,88,506.30
15-Apr-23 (15-Apr-2023)	TO TRANSFER UPI/DR/310514508973/Sankalp /UTIB/7771002211/book	TRANSFER TO 4897695 162091	2,000.00	1,86,506.30
18-Apr-23 (18-Apr-2023)	DEBIT ACHDr HDFC05813000028172 LICHousingFina		29,300.00	1,57,206.30
18-Apr-23 (18-Apr-2023)	TO TRANSFER UPI/DR/310815716849/Jio Mobil YESB/jio@yesban/JIO20	TRANSFER TO 4897691 162095	749.00	1,56,457.30
18-Apr-23 (18-Apr-2023)	TO TRANSFER UPI/DR/310819910269/RITESH K/PYTM/paytmqr281/NO RE	TRANSFER TO 4897691 162095	798.00	1,55,659.30
19-Apr-23 (19-Apr-2023)	TO TRANSFER UPI/DR/310910213043/HEMAN T K/KKBK/mishrahema/NO RE	TRANSFER TO 4897692 162094	1,001.00	1,54,658.30
19-Apr-23 (19-Apr-2023)	TO TRANSFER UPI/DR/347503189068/Amazon I/YESB/amazon@yap/You a	TRANSFER TO 4897692 162094	4,064.00	1,50,594.30
19-Apr-23 (19-Apr-2023)	BY TRANSFER NEFT*RBIS0GOUPEP*RBI1102 311767107*ALLAHABAD CIVIL	TRANSFER FROM 4697 231044303	1,860.00	1,52,454.30
20-Apr-23 (20-Apr-2023)	TO TRANSFER UPI/DR/311026277508/eazypay/ ICIC/eazypayweb/bill	TRANSFER TO 4897693 162093	22,450.00	1,30,004.30
20-Apr-23 (20-Apr-2023)	DEBIT CMP MANDATE DEBIT ICICI M UTUAL FUND		2,000.00	1,28,004.30
20-Apr-23 (20-Apr-2023)	DEBIT ACHDr HDFC05834000028635 HDFCMF 2004202		2,000.00	1,26,004.30
20-Apr-23 (20-Apr-2023)	DEBIT CMP MANDATE DEBIT BIRLA Mutual Fund OTM		2,000.00	1,24,004.30
20-Apr-23 (20-Apr-2023)	TO TRANSFER UPI/DR/311020404269/Khanna m/PYTM/paytmqr281/NO RE	TRANSFER TO 4897693 162093	277.00	1,23,727.30
20-Apr-23 (20-Apr-2023)	TO TRANSFER UPI/DR/311020422889/KAMDH ENU/PYTM/paytm-7348/NO RE	TRANSFER TO 4897693 162093	430.00	1,23,297.30
21-Apr-23 (21-Apr-2023)	TO TRANSFER UPI/DR/311140094378/IRCTC We/PYTM/paytm-6515/Oid10	TRANSFER TO 4897694 162092	918.95	1,22,378.35
22-Apr-23 (22-Apr-2023)	TO TRANSFER UPI/DR/311219792412/Swiggy/ UTIB/swiggyupi@Swiggy	TRANSFER TO 4897695 162091	629.00	1,21,749.35
24-Apr-23 (24-Apr-2023)	CHQ TRANSFER CHEQUE TRANSFER TO 276948	276948	1,500.00	1,20,249.35
24-Apr-23 (24-Apr-2023)	CHQ TRANSFER NEFT UTR NO: SBIN223114411 382 276947 OMAX PANCHAM REAL ECOM PVT LTD	276947 OMAX PANCHA M REALECOM PVT LTD	1,00,000.00	20,249.35
24-Apr-23 (24-Apr-2023)	TO TRANSFER UPI/DR/311415007074/8613140 0/CNRB/8613140000/NO RE	TRANSFER TO 4897690 162095	800.00	19,449.35
24-Apr-23 (24-Apr-2023)	BY TRANSFER NEFT*RBIS0GOUPEP*RBI1152 314335444*ALLAHABAD CIVIL	TRANSFER FROM 4697 239044305	2,54,470.00	2,73,919.35
25-Apr-23 (25-Apr-2023)	TO TRANSFER UPI/DR/311538144010/HUMAN RE/ICIC/humanresou/6699	TRANSFER TO 4897691 162095	8,450.00	2,65,469.35
25-Apr-23 (25-Apr-2023)	CHQ TRANSFER NEFT UTR NO: SBIN323115469 999 276949 STOCK HOLDING COR PORATION OF INDIA	276949 STOCK HOLDIN G CORPORATION OF IN DIA	1,92,000.00	73,469.35
25-Apr-23 (25-Apr-2023)	TO TRANSFER UPI/DR/311515697617/SUSHIL K/SBIN/8765968729/NO RE	TRANSFER TO 4897691 162095	1,000.00	72,469.35
26-Apr-23	DEBIT SWEEP	SWEEP TO 4186610174	47,000.00	25,469.35

**Gift letter**

I am Prabhakar Dwivedi, son of Shri Dr. S.K.Dwivedi, resident of Ghaziabad, Uttar Pradesh, (at present).

I am currently working as a Senior Technical Programme Manager in CONNDEL, CONSULTING PRIVATE LTD.

My elder brother namely Shri Divaker Dwivedi, who is presently posted as Joint Registrar in the High Court of Allahabad, is to purchase a flat in Prayagaraj, for which he is need of certain amount of the money.

Given that I have the requisite amount of money and therefore, I have provided the required sum of amount Rs.3,99,100/- payable through RTGS, on dated 21.03.2023, 22.03.2023, 23.03.2023, into my brother's account, in the form of gift.

Date:23.03.2023

*Prabhakar Dwivedi*  
Prabhakar Dwivedi,  
S/o Dr. S.K.Dwivedi.