

INDIA NON JUDICIAL
Government of Uttar Pradesh

2840/

e-Stamp



Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount (Rs.)

IN-UP06060229109904V

12-Jan-2023:05:24 PM

NEWIMPACC (SV)/up14159504/ LUCKNOW SADAR/ UP-LKN

SUBIN-UPUP1415950403404637482042V

LOVELY JAISWAL AND INDRA JEET SINGH

Article 23 Conveyance

FLAT NO-B1-203 TOWER B1 RISHITA MANHATTAN SITUATED AT OMAXE INTEGRATED TOWNSHIP SARSAWAN LUCKNOW

RISHITA DEVELOPERS PVT LTD

LOVELY JAISWAL AND INDRA JEET SINGH

LOVELY JAISWAL AND INDRA JEET SINGH

4,29,900

(Four Lakh Twenty Nine Thousand Nine Hundred only)

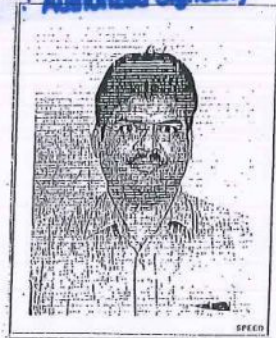
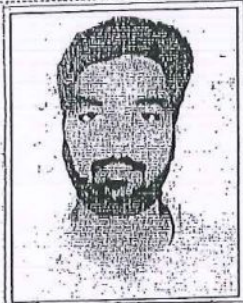
सत्यमेव जयते

This is the copy of the original sale deed for unit number B1-203, Rishita Manhattan, LKO. As there is loan on this unit the original sale deed will be with the bank.

For Rishita Developers Pvt. Ltd

Authorized Signatory

Please write or type below this line



For Rishita Developers Pvt. Ltd.

Authorized Signatory

Lovely Jaiswal

Indra jeet singh



JJD 0031506043

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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.

भाग 1

प्रस्तुतकर्ता अधवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सरोजनीनगर लखनऊ क्रम 2023367004083

आवेदन संख्या : 202301041004001

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2023-01-27 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम लवली जैसवाल

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 6277037 / 3796000.00

1. रजिस्ट्रीकरण शुल्क 62780

2. प्रतिनिपिकरण शुल्क 100

3. निरीक्षण या तलाश शुल्क

4. मुहत्तार के अधिप्रमाणीकरण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भत्ता

1 से 6 तक का योग 62880

शुल्क वसूल करने का दिनांक 2023-01-27 00:00:00

दिनांक जब लेख प्रतिनिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2023-01-27 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Date-12-01-2023

To,
The Registrar Office
Lucknow

Subject: Registry of MRS. LOVELY JAISWAL AND MR. INDRA JEET SINGH Unit No. B1-203

Dear Sir,

This is with reference to registry of Client **MRS. LOVELY JAISWAL W/O MR. INDRA JEET SINGH AND MR. INDRA JEET SINGH S/O MR. BECHAN SINGH both R/O ASAPUR SARNATH, VARANASI, UTTAR PRADESH-221007** owner of Unit No. B1-203 in Rishita Manhattan situated at Omaxe Integrated Township, Sector-7, Gomti Nagar Extension, Lucknow -226010.

In this regard Mr. Mridul Awasthi is authorized on M/S Rishita Developers Private Limited to Sign and execute the registry and to deliver all the necessary papers, documents to the client mentioned above.

For Rishita Developers Private Limited



Director



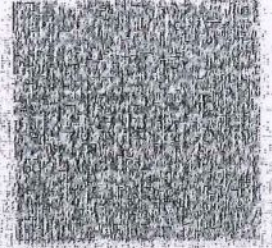
भारत सरकार
Government of India

मुद्दल अवस्थी

Muddul Awasthi

जन्म तिथि/DOB: 15/02/1989

पुरुष / MALE



8588 7518 6918

मेरा आधार, मेरी पहचान



राष्ट्रीय निम्नलिखित पहचान प्राधिकरण

Unique Identification Authority of India

पता:

आत्मज दिवाकर अवस्थी,
266/531, बी, भदेवा, खाला बजार,
लखनऊ, लखनऊ,
उत्तर प्रदेश - 226004

Address:

S/O: Diwakar Awasthi,
266/531, B, Bhadewa, Khala
Bazar, Lucknow, Lucknow,
Uttar Pradesh - 226004

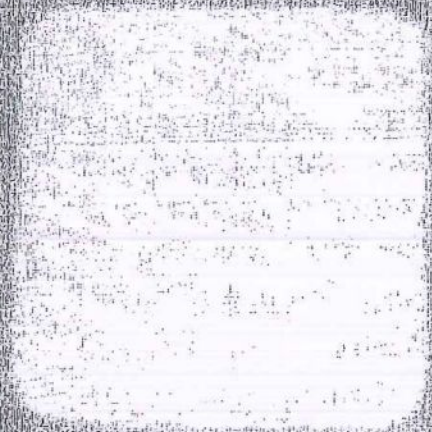
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FD/2018



Handwritten signature: Evelyn J. [unclear]



भारत सरकार

Unique Identification Authority of India
Government of India

नागरिकता क्रम / Enrollment No. : 2017/93205/06509

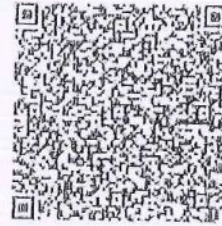
20/01/2015

To
Lovely Jaiswal
लवली जायसवाल
W/O: Indra Jeet Singh
Asapur
Sarnath, Varanasi
Uttar Pradesh - 221007
9452788236



KH157145645FT

15714564



आपका आधार क्रमांक / Your Aadhaar No. :

5312 4441 5736

आधार - आम आदमी का अधिकार

Lovely Jaiswal



भारत सरकार

Government of India



लवली जायसवाल
Lovely Jaiswal

जन्म तिथि / DOB: 13/12/1984
महिला / Female

5312 4441 5736





आधार - आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

INDRA JEET SINGH
BECHAN SINGH

17/06/1978
Permanent Account Number
GFSPS2007A

Indra jeet singh



Indra jeet singh



भारत सरकार
Unique Identification Authority of India
Government of India

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Unique Identification Authority of India
Government of India

नमोकरण क्रमांक / Enrollment No. : 2017/93205/06508

To
Indra Jeet Singh
इन्द्र जीत सिंह
S/O: Bechan Singh
Asapur
Sarnath, Varanasi
Uttar Pradesh - 221007
9452788236

23/01/2015



KH174069241FT

17406924



आपका आधार क्रमांक / Your Aadhaar No. :

7169 9583 3348

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India



इन्द्र जीत सिंह
Indra Jeet Singh

जन्म तिथि / DOB: 17/03/1975
पुरुष / Male

7169 9583 3348



आधार - आम आदमी का अधिकार

Indra Jeet Singh

भारत सरकार
Government of India



सत्य नारायण वर्मा
Satya Narain Verma
जन्म तिथि/DOB: 31/07/1963
पुरुष/ MALE

Issue Date: 10/02/2021

7471 1375 3079

VID : 9131 1274 3431 5730

मेरा आधार, मेरी पहचान

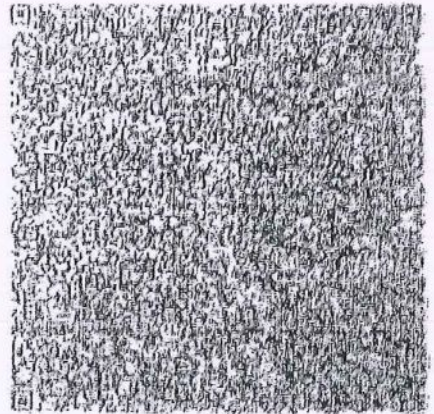


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
खदेरू वर्मा, प्लॉट नं 19 खसरा नं 537, सीता
विहार, मडियांव जानकीपुरम, लखनऊ, लखनऊ,
उत्तर प्रदेश - 226021

Address:
C/O: Khadero Verma, Ploi No 19 Khasra No
537, Sita Vihar, Madiyaon Jankipuram,
Lucknow, Lucknow,
Uttar Pradesh - 226021



7471 1375 3079

VID : 9131 1274 3431 5730

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Satya

भारत सरकार
Government of India



Download Date: 30/01/2021



रीना सिंह
Reena Singh
जन्म तिथि/DOB: 14/10/1973
महिला/ FEMALE

Issue Date: 17/12/2020

8709 5876 9286
VID : 9197 2109 2041 1776

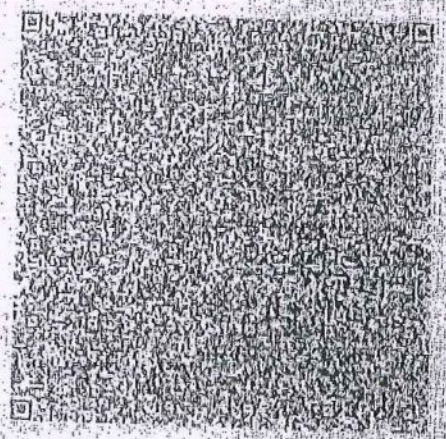
मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
सत्य नारायण वर्मा, प्लॉट नं 19, खसरा नं 537, सीता
विहार मडियाव जंकीपुरम, लखनऊ, लखनऊ,
उत्तर प्रदेश - 226021

Address:
SATYA NARAIN VERMA, PLOT NO 19,
KHASHRA NO 537, SITA VIHAR MADIYAON
JANKIPURAM, Lucknow, Lucknow,
Uttar Pradesh - 226021.



8709 5876 9286
VID : 9197 2109 2041 1776

1007

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PHOTOGRAPH OF PROPERTY

Flat No. B1-203 on 2nd Floor, Tower-B1, in Rishita Manhattan, Sector-7 having Super area 163.9725 sq. mtr, Covered area 134.34 Sq. mtr. & Carpet area 107.02 sq. mtr. Situated at Omaxe Integarted Township, Saraswan, Lucknow (U.P.)

TOWER - B1



Seller

For Rishita Developers Pvt. Ltd.
Denish
Authorized Sign. in

Purchaser(s)

Lovey Jainwal
Indrajit Singh

BRIEF DETAILS OF SALE DEED

- | | | | |
|-----|--------------------|---|--|
| 1. | Type of property | : | Residential |
| 2. | Mohalla | : | Omaxe Integrated Township,
Sector-7, Gomtinagar Extension, Lucknow. |
| 3. | Property Details | : | Flat No. B1-203 , 2 nd Floor, Tower- B1, in
Sector-7 " Rishita Manhattan ", situated
at Omaxe Integrated Township, Saraswan,
Gomtinagar Extension, Lucknow. (U.P.) |
| 4. | Measurement Unit | : | Square Meter |
| 5. | Area of Property | : | Super area 163.9725 Sq.mtr &
Covered area 134.34 Sq.mtr
Carpet area 107.02 Sq. mtr |
| 6. | Situation of Road | : | Not Situated on any Segment Road. |
| 7. | Other Description | : | Project is Situated on 24.0 Mtr Road and on
Corner. |
| 8. | Sale Consideration | : | Rs. 62,77,037/- |
| 9. | Market Value | : | Rs. 37,96,000/- |
| 10. | Total Stamp Duty | : | Rs. 4,29,900/- |

No. of First Party: 1	No. of Second Party: 2
Details of Vendor	Details of Vendees
RISHITA DEVELOPERS PVT. LTD. a company incorporated under the Companies Act 1956, having its registered office at 116-117, Coronation Anand Tower, 1st Floor, Vibhuti Khand, Gomti Nagar, Faizabad Road Lucknow-226010, through its authorized signatory Mr. Mridul Awasthi.	MRS. LOVELY JAISWAL W/o Mr. Indra Jeet Singh & MR. INDRA JEET SINGH S/o Mr. Bechan Singh, Both R/o Asapur, Sarnath, Varanasi, (U.P.)-221007.

Lovely Jaiswal

Mridul
Authorized: ...

Indra jeet singh

SALE DEED

This DEED OF SALE is made and executed at Lucknow on this 27th day of January, 2023

BETWEEN

RISHITA DEVELOPERS PVT. LTD. a company incorporated under the Companies Act 1956 (PAN No. AAECR1191G), having its registered office at 116-117, Coronation Anand Tower, 1st Floor, Vibhuti Khand, Gomti Nagar, Faizabad Road Lucknow-226010, through its authorized signatory **Mr. Mridul Awasthi** S/o Mr. Diwakar Awasthi, (hereinafter referred to as the "**Vendor**", which expression shall include their heirs, executors, administrators, permitted assignees, successors, representatives, etc. unless the subject and context requires otherwise) of the one part,

AND

MRS. LOVELY JAISWAL (PAN No. ALQPJ9904K) W/o Mr. Indra Jeet Singh & **MR. INDRA JEET SINGH** (PAN No. CFSPS2007A) S/o Mr. Bechan Singh, Both R/o Asapur, Sarnath, Varanasi, (U.P.)-221007, (hereinafter referred to as the "**Vendee**", which expression shall include his/her heirs, executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the other part.

WHEREVER the Vendee is a male, female, company, firm, trust, etc., the expression he, him, she, her, himself, herself, it, itself, etc. in this deed in relation to the Vendee shall be deemed as modified and read suitably as the context requires.

WHEREAS the vendor has purchased the Undivided Share of land area measuring **9027.37 Sq. Mt. of Tower- B1, B2 and B3, in Rishita Manhattan**, in Sector-7, Gomtinagar Extension, Omaxe Integrated Township, Saraswan, Lucknow from Omaxe Ltd vide registered sale deed dated 15.06.2017 which deed is duly registered in the office of Sub Registrar – II Lucknow at Bahi No. 1, Jild No. 19747, Page 35 to 72 Serial No. 6810.

WHEREAS the map of the **Tower- B1, B2 and B3**, constructed on Group Housing-2, Rishita Manhattan, Sector-7, Gomtinagar Extension, situated at

1. To be into the following order

Authorized Signatory

Indra Jeet Singh

Lovely Jaiswal

Omaxe Integrated Township, Saraswan, Lucknow has been approved by Lucknow Development Authority (LDA).

WHEREAS the Vendor has constructed **Tower- B1, B2 and B3**, in Rishita Manhattan, situated Sector-7, Gomtinagar Extension, situated at Omaxe Integrated Township, Saraswan, Lucknow as per the building plan approved by LDA.

WHEREAS the Vendee has duly scrutinized and inspected the title, rights, interest, encumbrances, and right to construct the multi storied residential complex on the land purchased for the construction of the **Tower- B1, B2 and B3** of "**Rishita Manhattan**" at Omaxe Integrated Township, Saraswan, Lucknow, the title documents and other relevant papers and has also fully satisfied themselves with the title, rights, interest, encumbrances in respect to the property being conveyed in pursuance of the present sale deed.

WHEREAS the Vendor has further assured the Vendee that they have good, transferable rights in the demised property and there is no impediment or restriction on the transfer/selling of the said property by the Vendor to the Vendee. The Vendee hereby admits and confirm and relying on the assurances so held out by the Vendor, the Vendee has agreed to purchase the demised property.

AND WHEREAS the Vendee after fully satisfying themselves with the said facts and right and title of the Vendor, is ready to purchase the **Flat No. B1-203 on 2nd Floor, Tower-B1, in Rishita Manhattan, Sector-7** having Super area 163.9725 sq. mtr, Covered area 134.34 Sq. mtr. & Carpet area 107.02 sq. mtr. Situated at Omaxe Integarted Township, Saraswan, Lucknow (U.P.).

AND WHEREAS, THE VENDOR REPRESENTS, DECLARES TO THE VENDEE AS UNDER:-

- a. That the vendor is the absolute owner of the **Flat No. B1-203 on 2nd Floor, Tower-B1, in Rishita Manhattan, Sector-7** having Super area 163.9725 sq. mtr, Covered area 134.34 Sq. mtr. & Carpet area 107.02 sq. mtr. Situated at Omaxe Integarted Township, Saraswan, Lucknow (U.P.) (hereinafter referred as the "said FLAT") and no one else besides the vendor has any right, claim, lien, interest or concern whatsoever on the said FLAT and the vendor

[Signature]
Authorized Signatory

[Signature]
Inclara singh

have full right and absolute authority and right to sell and transfer the same to the Vendee, and also conforms to the Vendee that they have not entered into any kind of agreement/arrangement whatsoever with any person in respect of the said FLAT to any other person (s).

- b. That the title of Vendor is absolutely clear and marketable and that the said FLAT is absolutely free from all sorts of encumbrances such as prior sale, gift, mortgage, exchange, will, transfer or any other registered or unregistered encumbrances till the time of execution of sale deed.
- c. That the Vendor hereby confirms and assures the Vendee that Vendor are not barred or prevented by any administrative/ statutory attachment order or notification from entering into the present transaction with the Vendee.
- d. That the Vendor shall keep the Vendee harmless and indemnified from all losses and damages in case the above declarations or any part thereof is found to be false or incorrect and/or otherwise for any reason, whatsoever.
- e. That the Vendee has inspected the 'said FLAT' and is aware of with regard to the quality of construction, the material used for construction, the facilities available after being fully satisfied in all respects whatsoever without any fear, pressure or inducement of any nature whatsoever is entering in to and executing this deed.

AND WHEREAS THE VENDEE REPRESENTS, DECLARE, TO THE VENDOR AS UNDER:-

That the vendee has duly inspected all the relevant documents, statutory and mandatory approvals, title, rights, encumbrances and right to construct the Multi storied apartment, and also satisfied themself in respect of the material used in constructions, without any fear, Pressure, or inducement of any nature, and is willing and ready to purchase the said property in the residential apartment by way of sale, in the group housing complex known as "Rishita Manhattan" in Tower B1.

AND WHEREAS upon the aforementioned declarations and assurances of the parties the Vendor hereby sells and the Vendee hereby purchases the said FLAT for consideration of **Rs. 62,77,037/- (Rupees Sixty Two Lakh Seventy Seven Thousand and Thirty Seven Only)** on the terms and conditions mentioned herein under:

For Vendor's Use Only

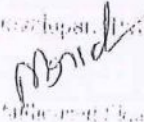
Mend
 Subjected to the terms and conditions of the sale deed.

Indrajeet Singh

Sanjay Gaiswal

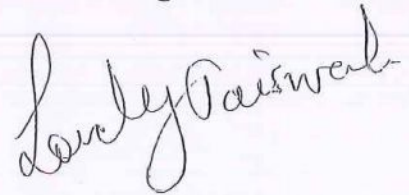
NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That the vendor and vendee had entered into an agreement/arrangement on **08.12.2016** and the vendee thereafter has paid to the vendor the entire sale consideration of **Rs. 62,77,037/- (Rupees Sixty Two Lakh Seventy Seven Thousand and Thirty Seven Only)** and Vendor hereby admits and acknowledges to have received the entire sale consideration.
2. The aforesaid consideration is exclusive of Taxes of Rs. 5,21,247/-. The aforesaid sale consideration has been derived after providing commensurate reduction of Rs. 1,51,333.07/- as per Section 171 of CGST Act, 2017.
3. That the Vendor hereby absolutely sells conveys transfers and assigns the **Flat No. B1-203 on 2nd Floor, Tower-B1, in Rishita Manhattan, Sector-7 having Super area 163.9725 sq. mtr, Covered area 134.34 Sq. mtr. & Carpet area 107.02 sq. mtr. Situated at Omaxe Integarted Township, Saraswan, Lucknow (U.P.)** with usable car parking rights/facility of **One Covered Car Parking** along with the said apartment along with all the rights of ownership, possession, interest, easement and privileges appurtenant to the said FLAT to have and to hold the same unto the Vendee absolutely and forever. That the Vendee(s) further agrees that the parking space(s) allocated to him / her for exclusive use shall be allocation of rights to park the car at such dedicated space but not the Transfer of ownership.
4. The properties and rights hereby conveyed unto and in favour of the vendee are and shall be one lot and shall not be dismembered in part or parts save with the consent of the vendor in writing. It is agreed and understood that the vendee shall not be entitled to let out transfer or part with the Parking Space granted to the vendee hereunder independent of the said Unit or vice versa. It is further agreed and clarified that any transfer of the said Unit by the vendee shall not be in any manner inconsistent herewith and the covenants shall run with the land, and the transferee of the vendee shall also be bound to become a member of the Association.
5. That it is pertinent to mention here that terms and conditions as agreed amongst the Vendor and Vendee during execution of agreement/Builder Buyer Agreement/RERA agreement while booking

For Rishita Manhattan


For Rishita Manhattan

Indira singh



of the said unit was strictly adhered by the Parties and assurances made by either Party are fulfilled in its entirety and thus the Contents of Present deed of sale, its annexures and lay out will be considered as final arrangement amongst the parties.

6. That the Fire Fighting Equipment and Fire Prevention Measures which are required within the Apartment and which become necessary on account of any interior decoration/partition or heat load created by the Vendee shall be installed by the Vendee themselves at their own cost and they shall obtain necessary permission in this regard from the concerned authority/ authorities.
7. That Fire Safety Measures have been provided as per the existing Fire Safety Code/ Regulations. If due to subsequent Legislation/ Government orders or directives or guidelines or if deemed necessary by the Vendor, any further fire safety measures are undertaken, the proportionate charges in respect thereof shall also be payable on demand by the Vendee.
8. That the upkeep and maintenance of the Said Flat shall be arranged by the Vendor or its nominated agency and for this purpose the Vendee shall pay the monthly charges as may be fixed from time to time by the Vendor or its nominated agency /Society/ Resident Welfare Association or its nominee and shall deposit with the society apart from the one time sinking fund as per rules.
9. That the vendor/ Society/ Resident Welfare Association or its nominee shall have the right to disconnect the electrical connection/common services of the vendee in case of default of payment of monthly maintenance charges; which could be restored only as per the guidelines/discretion of the vendor/ Society/ Resident Welfare Association or its nominee.
10. That Vendee is also liable to pay maintenance charges other than mentioned hereinabove for maintenance of the township to Omaxe Ltd., or its authorized maintenance agency. The Vendee assures that as and when required Vendee shall sign the separate maintenance agreement with the Omaxe Limited or its nominated agency.
11. That the Vendee also agree to be bound by all the rules and regulation that are applicable and those that may be made applicable by the

1st Resident Development Co. Ltd.

[Signature]

Indira set singh

[Signature]

- Vendor /Maintenance agency/society/ company for the maintenance of the said Flat.
12. That the Vendor has unrestricted and uninterrupted absolute rights over the said property for forming the flat, detailed at the foot of this deed.
 13. That the Vendor being absolute owner of the Said flat hereby sold and is fully competent to transfer the same by way of sale to the Vendee hereto.
 14. That the Vendor hereby also covenant about the warranty of their title and declares that the Said flat hereby sold is free from all sorts of encumbrances, charges, attachment, mortgages, liens and the like.
 15. That all the dues, demands, taxes, charges including property tax, or any other service provider, charges, duties, liabilities and outgoing, if any, shall be paid and borne by the Vendor up to the date of sale/allotment of the Flat and thereafter the same shall be paid and borne by the Vendee.
 16. That the Vendor shall have the right to recover any increased amount of compensation payable to Lucknow Development Authority, Lucknow or any other authorities in future on account of decisions of Courts/ Tribunals for the land acquired/ resumed and Transferred to the Developer by the State Government, Lucknow Development Authority, Lucknow and the same shall be recoverable from the Vendee of the said Flat as and when intimated to them. This amount shall also include the cost of litigation incurred by the Vendor and/ or Lucknow Development Authority, Lucknow. That if any major city level infrastructure charges (such as embankment, ring road, flyover, metro etc. is provided by the Lucknow Development Authority, Lucknow, U.P State Electricity Board or any other authority (ies) of the Central Government/ State Government during the project period, consequent to which the proposed township will be directly or indirectly benefited), they are levied on the Vendor, Vendee shall pay proportionate charges of such infrastructure on pro-rata basis to the Vendor, as and when demanded by the Vendor.
 17. That the Vendor has delivered the vacant physical possession of the said flat hereby sold to the Vendee and the Vendee has been put into physical possession thereof on the date of execution and/or registration

For Lucknow Development Authority

(Signature)

(Signature)

Indira set Singh

of this Deed, whichever is earlier.

18. That the Vendee, his / her heirs, successors and assigns are now entitled to enjoy all the rights of Ownership and interest and easements and appurtenances in the aforesaid said flat together with all the rights arising therefrom without any interruption or hindrance by the Vendor hereto and he/she/they will also be entitled to get his/her/their name(s) mutated in the Nagar Nigam records or elsewhere in place of the Vendor's name as absolute Owners at their own cost and expenses, to which the Vendor shall not object.
19. That the Vendee shall from the date of possession maintain the said flat at his/her own cost, in a good tenantable and in a good condition and shall not do or suffer to be done anything in or to the said building(s) or the said flat or the staircases, lifts and lift lobbies, shafts, stilt, basements, compound and common passages which may be against rules or by-laws of the Municipal Authorities, Maintenance Agencies or any other authority nor shall the Vendee change alter or make alteration in or to the said flat or the building(s) or any part thereof. The Vendee shall be exclusively responsible for any loss or damages arising out of breach of any of these conditions.
20. The Vendee shall be a member of the "Club" with its associated swimming pools open area and associated facilities, for which membership fee has already been levied and paid by the Vendee. Running monthly charges as applicable will be paid by the vendee to the Vendor or its nominated agency who will run, maintain and administer the club.
21. That the vendee shall have no ownership right/title over Club. The Club Membership of the Vendee shall exist only till such time till he/she is the owner and upon the sale /transfer of the flat the membership will end simultaneously and no refund of membership shall be made by the Club / Vendor / Maintenance Agency. The Club Membership shall be transferred to the new owner subject to the rules /norms of the club. The vendor shall be the sole owner and shall have the right of usage and absolute right to sell/ Lease/Transfer or otherwise dispose of the Club in any manner as may be deemed necessary by the Vendor /any subsidiary of the vendor or any other agency nominated by the vendor. All the terms and conditions mentioned in Application Form and Flat Buyers Agreement Shall be

For Vendor: Development Pvt. Ltd.

[Signature]
 Director

[Signature]
 Laxmi Dairwal

[Signature]
 Indira Singh

applicable and binding on the vendee.

22. That the Vendee shall have proportionate undivided impartible interest in the land as well as common services facilities are in and appurtenant to the building raised over the block space in the proportion to the area of the flat hereby transferred.
23. That the Vendee shall neither make nor allow to be made any addition or alteration in the said flat or the building which may cause damage to the permanent structure like columns, projections and facade etc. In case any construction, building, re-building, addition or alteration and the like activities are to be carried on by the Vendee in or over the said property, the same shall be carried out only with the prior approval of society or statutory/local authorities/bodies having jurisdiction in this behalf.
24. That the rights of the super structure forming the said property hereby transferred along with its impartible interest in the land and common services/facilities shall be unseverable of interest of the owners and occupants of the other flats and shall not be subject to partition and/or subdivision in any manner whatsoever at any stage by the Vendee or any person claiming through or under him. It shall, however be transferred only as an interest incidental to the said property being transferred hereby and subject to the terms and conditions laid down by the Vendor/maintenance agency to run and maintain the common facilities /services/area in the said Project. The terms and conditions shall mutatis mutandis be applicable upon subsequent transferees.
25. That the lobbies, stairs, and other common services and circulation area in and around the building shall be left unobstructed for free and convenient movement. Any encroachment upon these common and circulation area shall be unauthorized and liable to be removed at the cost and expense of the encroacher without any notice.
26. That except the said property herein transferred all common amenities and facilities within the said flat and residual rights thereof shall continue to vest in Vendor/ the Resident Welfare Association formed under RERA Act, 2016.
27. That the Vendee shall not use the said flat or permit the same to be used for purpose other than the purpose sanctioned as per Govt.

1. The Vendor/ Developer/

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Regulations or as may be earmarked in the Zoning/ Building plans sanctioned by the competent authority or use for any purpose which may or is likely to cause nuisance or annoyance to the other occupiers of "Project " or for any illegal or immoral purposes, and shall not do or suffer anything to be done in or about the said flat which tend to cause damage to any Flooring or ceiling of any premises above, below or in any manner interfere with the use thereof or of space, passages or amenities available for common use. The Vendee shall not use the said flat for any other activity, commercial or otherwise, except for residential purpose only.

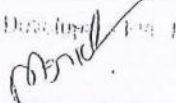
28. That the Vendee shall not put up any name or sign board, neon, sign, publicity or advertisement material, hanging of cloths etc. on the external facade of the Complex/Building or anywhere on the exterior of the Building or common areas and shall not change the color scheme of the outer walls or printing of the exterior side of the doors and windows etc. or carry out any change in the exterior elevation, architectural features and design.
29. That the Vendor hereby confirms that the possession of the said flat has been handed over by the Vendor to the Vendee to the complete satisfaction of the Vendee.
30. That the Vendee shall have electric, telephone, water and other services connections at their own cost and expenses without disturbing the permanent structure (s) and facade of the said property/building.
31. That the Vendee shall pay all taxes/premiums/rates/or other charges as may be required by the local/municipal or other authorities. If any authority /body charge the same from the Vendor, the same shall be recovered by the Vendor from the Vendee.
32. That the Vendee shall abide by all laws, bye-laws, rules, and regulation of the Govt./ Local bodies/ maintenance agency/ society/ Resident Welfare Association and/or any other authorities and shall attend answer and be responsible for all deviation/ failure or breach of any of the condition of bye-laws or laws or rules and regulations and keep the Vendor indemnified, secure and harmless against all costs consequences and damages arising due to breach and /or non-compliance of the said bye-laws /regulation by the Vendee.

1. The said Building
 105/1
 20/10/2018

Indira jeet singh

Sudhakar

33. That the Vendee has borne expenses of stamp duty registration charges, legal fee, and other expenses in connection with the execution and registration of this deed.
34. That it is understood by the parties that the said Flat exists in area which is going to be occupied by several other occupants. To safeguard the common object of all other occupants certain conditions as imposed by this deed on the Vendee are essential so as to protect the rights of all the occupants.
35. That it is mutually agreed that save and except in respect of the said flat hereby acquired by the Vendee, shall have no claim, right, title or interest of any nature or kind whatsoever except right of ingress/egress over in respect of land, open spaces and all or any of the common areas such as lobbies, staircase, lifts, corridors, which shall remain the property of the Vendor.
36. That the Vendee undertakes to abide by all the laws, rules and regulations or any law as may be made applicable to the Apartments, Storage Spaces, Car Parking Spaces, Other Common areas, facilities and amenities.
37. That the Vendee shall abide by all Laws, Rules and Regulations of the Land and the Central Government/State Government/Lucknow Development Authority/ Nagar Nigam, Lucknow/Local Bodies and shall exclusively be responsible/ liable for all defaults, violation or breach of any of the conditions, levies or Rules and Regulations as may be applicable.
38. That the Vendee from the date of the execution of this deed has become exclusive owner of the Said flat hereby sold.
39. That the Vendee shall not do any act or thing which may cause any damage to the lower adjoining or upper portion (said flats) of the said flat hereby sold or shall never cause any hindrance or obstruction in the enjoyment and use of the said upper or adjoining and lower portion of the said flat hereby sold by their respective Owners.
40. That all the passages, exits, entrances open space and staircase or other facilities by their very nature are to be utilized and enjoyed commonly.

For Lucknow Development Authority

 Lucknow Development Authority

Indrajit Singh

Indrajit Singh

41. That all the rates, taxes and liabilities accrued and payable after the execution of this deed in respect of the said flat hereby sold shall be exclusive liability of the Vendee hereto and the Vendor shall not be liable for the same.
42. That for purpose of stamp duty the circle rate of land is fixed is Rs. 22,500/- as the group housing is situated on above 18.00 mtr. wide road, and it is also at corner hence after 10% enhancement in circle rate value comes to Rs. 24,750/- per sq. mtr. That the Undivided Share of land for the said flat is 34.63 sq. mtr., whereas for the purpose of calculation of stamp duty the proportionate land area is 44.78 sq. mtr. ($\frac{1}{3}^{\text{rd}}$ of Covered Area), thus the value of the proportionate land area i.e. 44.78 Sq. mtr. comes to Rs. 11,08,305/- and the Flat is covered under the premium category thus value of covered area of Flat i.e. 134.34 sq. mts. which is calculated @ Rs. 20,000/- per sq.mts. comes to Rs. 26,86,800/-, thus the total value of proportionate land + covered area is Rs. 37,95,105/- Says Rs. 37,96,000/- which is less than sale consideration of Rs. 62,77,037/- and as such as per government notification order no. S.V.K.N.I.-5-2756/11-2008-500 (165)2007 Lucknow dated 30.06.2008 issued by Sansthatag Vitt, Kar Evam Nibandhan Anubhag-5, @ 7% of stamp duty is payable and in this way the stamp duty of Rs. 4,39,460/- is applicable. Since both Purchasers have equal share in the said property and one PURCHASER being female, hence deduction of Rs. 10,000/- is applicable. Hence the stamp duty of Rs. 4,29,900/- is being paid by the Purchaser through E-Stamp No. IN-UP06060229109904V dated 12.01.2023.

SCHEDULE OF PROPERTY

Flat No. B1-203 on 2nd Floor, Tower-B1, in Rishita Manhattan, Sector-7 having Super area 163.9725 sq. mtr, Covered area 134.34 Sq. mtr. & Carpet area 107.02 sq. mtr. Situated at Omaxe Integarted Township, Saraswan, Lucknow (U.P.) which is bounded as:-

East - Unit No. B1-204
 West - Unit No. B2-201
 North - Open
 South - Staircase/ Corridor/Unit No. B1-202

On behalf of the Vendor
 [Signature]
 Authorised Signatory

Indrajeet Singh

Lovely Taiswal

SCHEDULE OF PAYMENT

S.No.	Receipt No.	Date	Cheque No.	Cheque Date	Drawn On	Total Amount
1	R000111	19-10-2015	NEFT SBIN21529053581 0	17-10-2015	NEFT	225000.0 0
2	R000304	21-12-2015	NEFT SBIN51535540346 9	21-12-2015	NEFT	200000.0 0
3	R000442	06-02-2016	NEFT SBIN11603615066 4	05-02-2016	NEFT	150000.0 0
4	R000653	06-04-2016	NEFT SBIN81609348920 7	02-04-2016	NEFT	100544.0 0
5	R000851	03-06-2016	NEFT SBIN91615372748 1	01-06-2016	NEFT	101522.0 0
6	R001019	02-08-2016	NEFT SBIN31621463046 6	01-08-2016	NEFT	151449.0 0
7	R001441	17-01-2017	NEFT SBIN51701761836 5	17-01-2017	NEFT	295199.4 7
8	R001880	23-05-2017	NEFT SBIN41713889568 7	19-05-2017	NEFT	295516.0 0
9	R002110	10-07-2017	NEFT 36890675405	10-07-2017	NEFT	294883.0 0
10	R002417	19-09-2017	NEFT SBIN61725930194 0	16-09-2017	NEFT	590399.0 0
11	R003256	16-01-2018	NEFT SBIN41801519094 9	16-01-2018	NEFT	358762.0 0
12	R003781	17-03-2018	NEFT SBIN81807508727 2	16-03-2018	NEFT	316386.0 0
13	R004040	18-04-2018	NEFT SBIN11810754995 3	18-04-2018	NEFT	316387.0 0
14	R004926	17-07-2018	NEFT SBIN31819756555	16-07-2018	NEFT	248589.0 0

1. In the name of the company

Authorised signatory

Indra Singh Lowly Palswal

			2			
15	R005215	20-08-2018	NEFT-SBIN91823025162 1	18-08-2018	NEFT	535522.0 0
16	R005578	27-09-2018	NEFT SBIN11826904293 2	27-09-2018	NEFT	316387.0 0
17	R006080	12-11-2018	NEFT SBIN61831041558 6	06-11-2018	NEFT	163842.0 0
18	R006949	22-01-2019	NEFT SBIN91902295317 7	22-01-2019	NEFT	586370.0 0
19	R009962	10-10-2019	NEFT SBIN31927812214 3	05-10-2019	NEFT	512991.0 0
20	R015357	08-03-2022	SBIN32206771218 5	08-03-2022	NEFT	503432.0 0
21	R016775	24-11-2022	Credit Note	24-11-2022	Credit Note	58245.00
22	R016942	16-12-2022	SBIN12234655795 3	12-12-2022	NEFT	476859.0 0
						6798284

The Vendor has received **Rs. 67,98,284/-** including taxes of Rs. 5,21,247/- and after deducting the taxes, the total sale consideration is Rs. 62,77,037/-.

Lovely Rainwal

Indira zait singh

For Richita Development Pvt. Ltd.

Richita

आवेदन सं: 202301041004001

चित्रपत्र

वही सं: 1

रजिस्ट्रेशन सं: 2940

वर्ष: 2023

प्रतिफल- 6277037 स्टाम्प शुल्क- 429900 बाजारी मूल्य - 3796000 पंजीकरण शुल्क - 62780 प्रतिनिपिकरण शुल्क - 100 योग : 62880

श्रीमती लवती जैसवाल,
पत्नी श्री इन्द्र जीत सिंह
व्यवसाय : अन्य
निवासी: आसपुर, सारनाथ, चाराणसी उतर प्रदेश

Lavati Jaiswal



ने यह लेखपत्र इस कार्यालय में दिनांक 27/01/2023 एवं 04:36:51 PM बजे
निर्वाहन हेतु पेश किया।

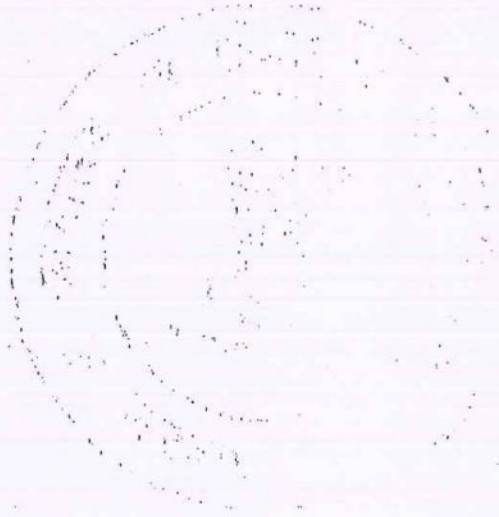
रजिस्ट्रेशन अधिकारी के हस्ताक्षर

[Signature]
बेन्दना . .

उप निर्वाहक : रातोनीनगर

लखनऊ
27/01/2023

[Signature]
ओम प्रताप सिंह
प्रिन्सिपल लिपिक
27/01/2023



IN WITNESS WHEREOF, the Vendor and Vendee have set their respective hands with healthy and free mind on these present on the day and date first above written in presence of the following witnesses.

WITNESSES:-

1. **Satya Narain Verma**
S/o Khadero Verma
R/o Plot No. 19, Khasra No. 537,
Sita Vihar, Jankipuram, Lucknow, (U.P.)

Satya Narain Verma



2. **Reena Singh**
W/o Satya Narain Verma
R/o Plot No. 19, Khasra No. 537,
Sita Vihar, Jankipuram, Lucknow, (U.P.)

Reena Singh



(*Mridul Awasthi*)
RISHITA DEVELOPERS PVT
LTD. THROUGH AUTHORIZED
SIGNATORY
Mr. Mridul Awasthi
VENDOR

(*Lovely Jaiswal*)
Mrs. Lovely Jaiswal
VENDEE

(*Indra Jeet Singh*)
Mr. Indra Jeet Singh
VENDEE

Verified By: *Shikhar Srivastava*
Shikhar Srivastava(Adv)

Charan D S Bedi
Advocate
Drafted by: *Charan D S Bedi*
Charan D S Bedi (Advocate)
Mob No. 9935717131

आवेदन सं०: 202301041004001

वही सं०: 1

रजिस्ट्रेशन सं०: 2940

वर्ग: 2023

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

विक्रेता: 1

श्री रिषिता डेवलापर्स प्राइवेट लिमिटेड के द्वारा मृदुल अवस्थी, पुत्र श्री दिवान अवस्थी

निवासी: 116-117, कोरोमेशन आनंद टावर, प्रथम तल, विभूति खंड, गोपतीनगर, फैजाबाद रोड लखनऊ

व्यवसाय: नौकरी

क्रेता: 1



Mridul

श्रीमती लवती नैसवात, पत्नी श्री इन्द्र जीत सिंह

निवासी: आसपुर, सारनाथ, चारागंजी उत्तर प्रदेश

व्यवसाय: अन्य

क्रेता: 2



Lavaty Naiswal

श्री इन्द्र जीत सिंह, पुत्र श्री बच्चन सिंह

निवासी: आसपुर, सारनाथ, चारागंजी उत्तर प्रदेश

व्यवसाय: अन्य



Indra Jit Singh

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री सत्य नारायण वर्मा, पुत्र श्री खदेरू वर्मा

निवासी: प्लाट नं०-19, खसरा नं० 537, सीता बिहार, जानकीपुर, लखनऊ उत्तर प्रदेश

व्यवसाय: अन्य

पहचानकर्ता : 2



Satya Narayan

श्रीमती रीना सिंह, पत्नी श्री सत्य नारायण वर्मा

निवासी: प्लाट नं०-19, खसरा नं० 537, सीता बिहार, जानकीपुर, लखनऊ उत्तर प्रदेश

व्यवसाय: अन्य



Reena Singh

रजिस्ट्रेशन अधिकारी के हस्ताक्षर

[Signature]

उप निबंधक : सरोजनीनगर

लखनऊ

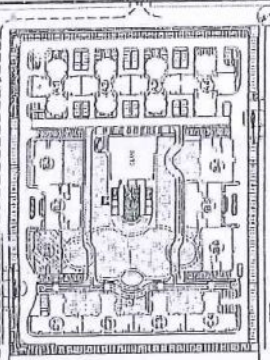
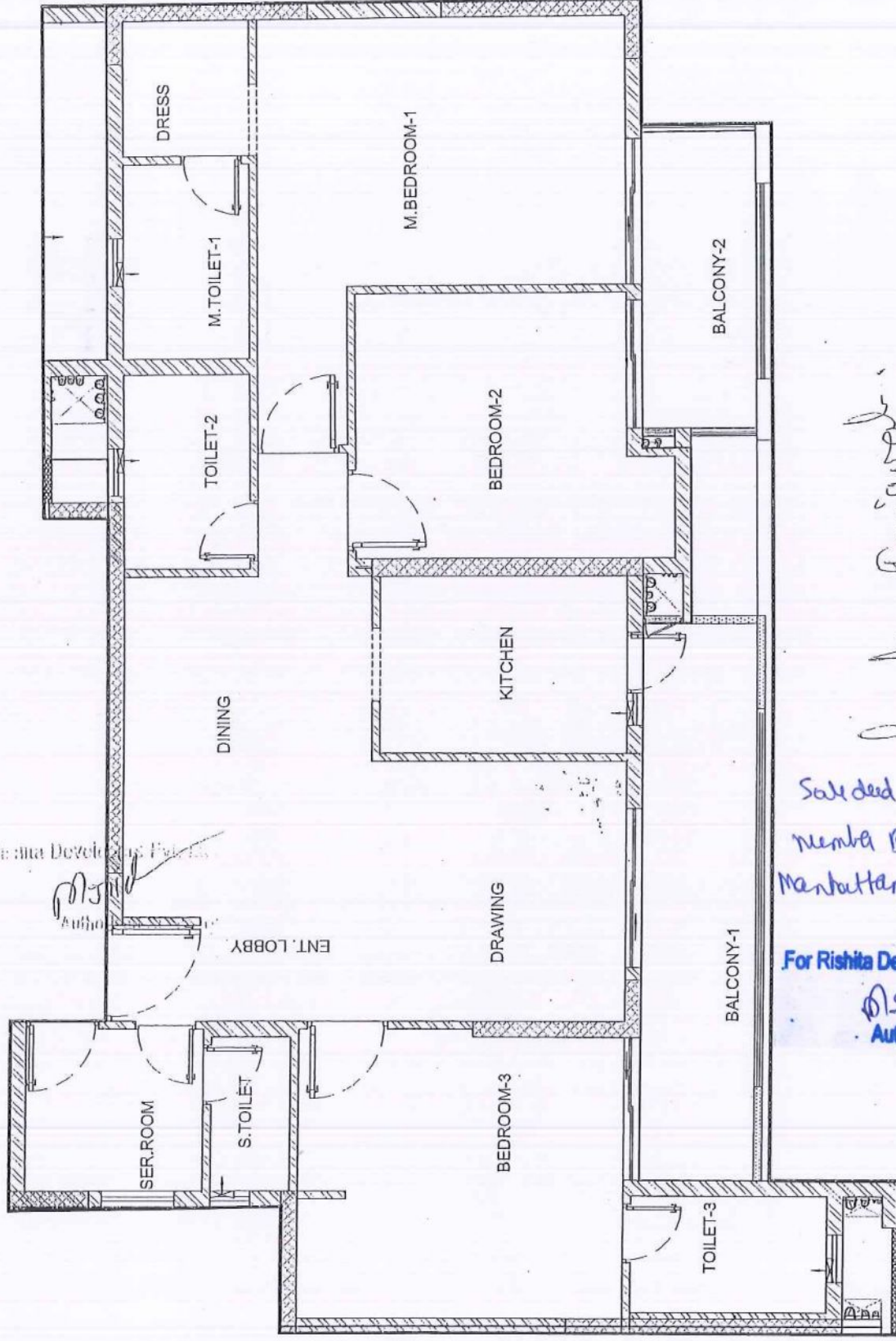
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ओम प्रताप सिंह

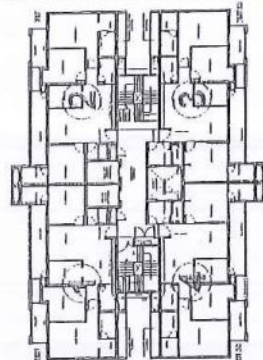
निबंधक लिपिक लखनऊ

27/01/2023

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे निष्पादित किए गए हैं।
टिप्पणी: प्रतिकूल के प्राप्ति की विक्रेता द्वारा लेखपत्र में अंकित विवरण अनुसार पुष्टि की गई।



SITE KEY PLAN



TOWER B1 KEY PLAN

NOTES
 1. DIMENSIONS AND FINISHES ARE ONLY TO BE USED FOR NOT SCALE.
 2. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFICALLY NOTED OTHERWISE.
 3. THIS DRAWING SHALL BE USED IN CONNECTION WITH ALL RELEVANT AGREEMENTS, CONTRACTS, AND SERVICES DOCUMENTS.

REV. NO.	REVISION	DATE
PURPOSE OF DRAWING		
PROJECT NAME		
PROJECT ADDRESS		
DEVELOPER'S NAME & ADDRESS		
NAME OF THE BRAND		
FLAT DEMARCATION LAYOUT PLAN		
TOWER B1 UNIT 3		
SCALE	REV.	NO. OF SHEETS
NTS		RO

Handwritten signature

Solded copy of unit
 number B1-203, Rishita
 Manhattan, LKO.

For Rishita Developers Pvt. Ltd.
 Authorized Signatory


TOWER B1 UNIT 3
3BHK+SERVANT TYPE

CARPET AREA - 107.02 SQM
 BUILTUP AREA - 134.34 SQM

आवेदन सं०: 202301041004001

नही संख्या 1 जिल्द संख्या 10201 के पृष्ठ 15 से 48 तक क्रमांक 2940 पर दिनांक 27/01/2023 को रजिस्ट्रीकृत किया गया।

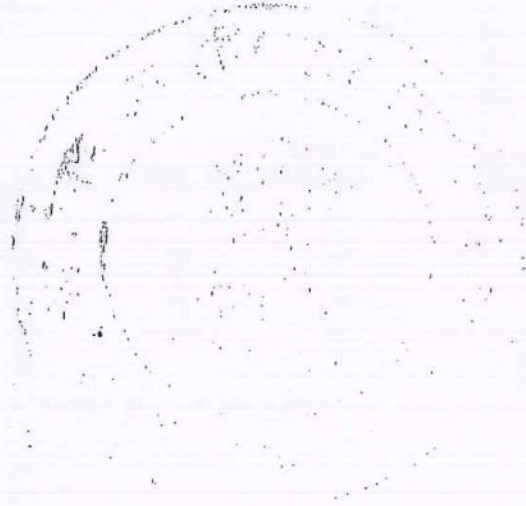
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



उप निबंधक : सरोजनीनगर

लखनऊ

27/01/2023



For District Developer P.N. (A)
Authorized Signatory