



Government of Uttar Pradesh



e-Stamp

24745/24 A

Certificate No. : IN-UP33027298817130W  
 Certificate Issued Date : 01-Aug-2024 06:50 PM  
 Account Reference : NEWIMPACC (SV)/ up14837904/ MOHANLALGANJ/ UP-LKN  
 Unique Doc. Reference : SUBIN-UPUP1483790462460144036376W  
 Purchased by : SHELLY ROY  
 Description of Document : Article 23 Conveyance  
 Property Description : GATA NO- 2915, HOUSE NO- 46, VILLAGE- BAKKAS TEH- MLG LKO  
 Consideration Price (Rs.) :  
 First Party : MS UNIWORLD INFRATECH PVT LTD AND OTHER  
 Second Party : SHELLY ROY  
 Stamp Duty Paid By : SHELLY ROY  
 Stamp Duty Amount(Rs.) : 5,42,800  
 (Five Lakh Forty Two Thousand Eight Hundred only)



Please write or type below this line

SANFRAN DEVELOPER PVT. LTD.

Mr. Suresh  
AUTHORISED SIGNATORY

UNIWORLD INFRATECH PVT. LTD.

Maya Pandey  
AUTHORISED SIGNATORY

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QIE 0010171018

Statutory Alert

1. The authenticity of the Stamp certificate should be verified at [www.shclastamp.com](http://www.shclastamp.com) or using e-Stamp Mobile App of Stock Helpline. 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.

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## Office Name - Sub-Registrar Mohanlalganj, Lucknow

1. Date of Execution : 02-08-2024
2. Nature of Document : Conveyance
3. Total Stamp Paid : 5,42,800/-
4. Sale Consideration : 78,95,100/-
5. Market Value : 25,64,000/-
6. Details of property : Vill.- Bakkas, Pargna & Tehsil-  
Mohanlalganj, Lucknow.
7. Demised Property : Khasra No. 2915
8. Residential villa no. : House No. 46, "Sanfran Estate",  
Opposite Jalsa Resort, NH-56,  
Sultanpur Road, Lucknow.
9. Width of Road : 7.50 mtr. Wide internal road
10. Boundaries of Demised plot :-
  - East : Unit no.37
  - West : Road 7.50 mtr. then Green
  - North : Unit no.47
  - South : Unit no.45

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Maya Pandey  
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SANFRAN DEVELOPERS PVT. LTD.  
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**11. SCHEDULE OF PROPERTY AGREED TO BE SOLD –**

One residential Villa No.46 admeasuring plot area 75.92sq.mtr.(6.50mtr. X 11.68 mtr.) and covered area 127.97sq.mtr.situated at "Sanfran Estate", opposite Jalsa Resort, NH-56, Sultanpur Road, Lucknow part of khasra no. 2915, Vill.-Bakkas, Pargna& Tehsil-Mohanlalganj, Dist.-Lucknow detailed herein above also shown in red color in the plan annexed herewith.

**THIS DEED OF SALE is entered into at Lucknow on this 02<sup>nd</sup> day of the month August in the Year 2024.**

**Between**

**M/s Sanfran Developer Pvt. Ltd.**, a company duly incorporated under the Companies Act 1956, having its registered office at A-73, Sector-2, Noida 201301 through its authorized signatory/attorney Mr.Sandeep Mishra S/o Sh.V.N.Mishra R/o 70 First Floor, Near Mustara Railway Station, Green Homes City, Jhansi duly authorized by the Board of Directors (AAPCS7404J) vide Resolution dated 02.02.2021 of the said company (hereinafter referred to as the '**Builder** which expression shall mean and include unless repugnant to the context its constituents, successors, successors-in-interest, legal representatives etc. of the Second Part)

**M/s Uniworld Infratech Pvt. Ltd.** a company duly incorporated under the Companies Act 1956, having its registered office at House No. RZ 147, Ground Floor, Shiv Block, Raghu Nagar, Sai Mandir Wali Gali, New Delhi through its authorized signatory/ attorney **Mr. Mayank Pandey** s/o Sh. Satish Pandey R/o Gram Badi Deoria, Post Loulai, Chinhat, Malhaur, Lucknow (PAN No. AABCU7420N, Mob: 9005900801) duly authorized by the Board of Directors vide Resolution dated 22.07.2024 of the said company (hereinafter referred to as **Seller/ Land Owner** which expression unless repugnant to the context includes his heirs, successors, administrators, and assigns of the First Part),

**And**

**Ms. Shelly Roy d/o Mr. D.K. Roy** (Identify by Aadhar No. 468138254622, PAN No. ADLPR7806B) (Mob 7571831822) R/o-C/o. **Mr. D.K. Roy, A-38, Krishna Apartment, Ashok Nagar, Ghaziabad, Uttar Pradesh - 201001.** Here in after referred to as the "**PURCHASERS**", which expression shall mean and include unless repugnant to the context includes his heirs, successors, administrators and assigns of the ThirdPart).

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Mayank Pandey  
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Sandeep  
SANFRAN DEVELOPER PVT. LTD.  
AUTHORISED SIGNATORY

Shelly Roy

Shelly Roy

Whereas the Seller being the owners of Khasra No. 2899(P), 2900(P), 2908/1(M), 2908/2, 2910(P), 2911(P), 2932(P), 2913(P), 2914(P), 2915, 2916(P), 2917(P), 2918(P), 2919(P), 2920(P), 2923 situated in village Bakkas District Lucknow entered into registered collaboration/Builder agreement with the **M/s Sanfran Developer Pvt. Ltd.** -Registered book no. 9140 on pages 93-144 at Serial No. 8145 on 04.05.18 at Sub-Registrar- Mohanlalganj, Lucknow.

Whereas in pursuance with of the said collaboration agreement, the **M/s Sanfran Developer Pvt. Ltd.** is developing residential cum commercial complex over the said property known as **Sanfran Estate** in pursuance of the revised permit no. 43456 dated **07.10.2023** issued by **Lucknow Development Authority (LDA)**.

AND WHEREAS the Purchaser hereto after understanding and agreeing upon the terms and condition contained in the Application Form, signed and executed by them offered and agreed.

AND WHEREAS the Purchaser has fully verified and are fully satisfied about the title of the **M/s Uniworld Infratech Pvt. Ltd.** in the aforesaid Housing Scheme including the afore said **Villa No. 46** and its measurements and shall not make any claim in respect thereof in future:

WHEREAS the Purchasers have also fully understood and gone through the Layout Plan of the aforementioned land, the plan of the said Villa No. 32 the facilities attached there to and the consideration/price thereof, which were fully enumerated in the Application Form and as well and shall not make any claim thereof in future.

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*Mayank Pandey*  
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*Sandip*  
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NOW THIS DEED OF SALE WITNESSETH AS HERE UNDER:-

1. THAT in Sale Consideration (including charges given in schedule-D) of Rs. **78,95,100/- (Rupees Seventy Eight Lakh Ninty Five Thousand One Hundred Only)** paid by the purchaser here to the **M/s Sanfran Developer Pvt. Ltd.** hereto in the manner as mentioned in the Schedule of payment plan given at the foot here of the receipt of which the **M/s Sanfran Developer Pvt. Ltd.** acknowledges and confirms, the **M/s Sanfran Developer Pvt. Ltd.** does hereby sell, convey and transfer **Villa No. 46** in the aforesaid Housing Scheme known as "**Sanfran Estate**" at Lucknow, detailed and bounded as given herein above and also shown in Red Color in the Plan annexed hereto together with common facilities/attached thereto UNTO and TO the Purchaser here to hold and to enjoy the same as absolute owners thereof with rights and privileges to use the common roads and passages and facilities attached thereto enumerated in Schedule-B hereto free from all encumbrances, charges, lien, claims or demands whatsoever, without leaving or reserving any rights, title or interest therein and together with all rights, privileges and appendages, appurtenant thereto, subject to the terms and conditions enumerated here in after.
2. THAT the Seller has delivered the vacant and physical possession of the demised **Villa No. 46** UNTO and TO purchaser hereto, complete in all respect.
3. THAT the purchaser shall use the demised property for residential purposes alone and shall not be entitled to carry out any commercial activity in the demised villa and shall not do any activity, which may cause nuisance/annoyance to other occupants of the Housing scheme. Any activity falling under the aforesaid restrictions shall be liable to be removed at the cost and expenses of the purchasers. This shall be applicable to the subsequent transferees also.
4. THAT the common roads and set backs of the aforesaid Housing scheme shall always be used and shall remain as common roads for egress and ingress purposes only and none will have any right to block or obstruct the same, by any means whatsoever. Any encroachment upon the common roads and facilities shall be unauthorized and will be liable to be removed without notice, at the cost and expenses of such encroacher.
5. THAT the purchaser before entering into the transaction have been and fully examined the measurements of the demised villa and are fully satisfied with the same and shall not make any claim whatsoever therefore in future.

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6. THAT the **M/s Sanfran Developer Pvt. Ltd.** will provide underground water tank/ overhead water tank / equivalent provision with water lifting jet pumps therefore, lighting system for Common Roads, Generators for the Lighting of the Common Road and for water lifting pumps during emergency, lawns etc. in the Housing Scheme. The spaces left for such purposes shall not be disturbed in any manner it is agreed between the parties of this deed that external color and design of the villa shall be decided by the **M/s Sanfran Developer Pvt. Ltd.** and all residents shall follow this strictly to provide more decorative look of the colony. Whatsoever by the purchaser hereto and or the purchaser/occupant of other villas of the Housing Scheme.
7. THAT the purchaser declares and covenant with the **M/s Sanfran Developer Pvt. Ltd.** as hereunder:
- a) THAT the purchaser shall not be entitled to let out the demised villa to anyone, without written consent of the **M/s Sanfran Developer Pvt. Ltd.** and/or society/Association of the owners of Villas of the Housing Scheme as the case maybe.
  - b) THAT the purchaser hereto as well as the purchaser/occupant of the other plots/portions of the said Housing scheme, shall be responsible and entitled to use and enjoy the common facilities and amenities provided in the said Housing Scheme, jointly without causing any disturbances, interference and interruption to each other and without causing damage to such installations or to any portion of the said Housing Scheme and shall also be responsible to pay the proportionate charges for the same from the date of the possession. The **M/s Sanfran Developer Pvt. Ltd.** shall not be liable for the same in any way or manner. It shall be incumbent upon the purchaser hereto along with other purchaser/owner of the villas to join and become member of society /Association to be formed for the management, supervision and maintenance of the Housing Scheme and common facilities therein as detailed in schedules 'B' and 'C' hereto. The purchaser shall sign all papers and documents necessary as may be demanded by such Society/Association and shall pay all proportionate payments and maintenance charges to the said Society/Association and shall abide with and will be bound by the Bye-laws of such Society/Association.

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*Manoj Kumar Pandey*  
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- c) THAT the purchaser shall become members of the Society / Association of the said Housing Scheme so formed by the owners of the Villa of the said Housing scheme. It is further agreed that the purchaser shall not assign this privilege to their tenant occupants i.e., a mere occupant/tenant of a villa cannot become members of the said Association, but shall be liable to pay the charges /costs as may be determined and demanded by the Society / Association for the maintenance of the Housing scheme. In case the tenant/ occupant of the purchasers fail to pay the charges for maintenance the society shall have a right to recover the same from the purchaser here to.
- d) THAT such Association shall have the right to levy proportionate service or maintenance charges (lump sum and / or recurring) on all Villa owners of the said Housing Scheme including the Purchasers hereto, meet its expense on the upkeep, running and maintenance of the common areas as well as utilities.
- e) THAT the basis of calculating the proportionate charges payable by the purchaser will be as per given in Annexure D.
- f) THAT the Association or Society to be formed shall be liable to run and maintain the common facility area(s) and service in and around the Housing Scheme through recurring charges and interest on Corpus fund to be contributed by each owner of the villas of the Housing scheme. The maintenance of the Housing scheme and running of the common services shall be carried out by the **M/s Sanfran Developer Pvt. Ltd.** least till the handing over to Association, and there after independently by the Society, as detailed in Schedules to this Deed.
- g) THAT if the interest accrued on the Corpus Fund is not sufficient to meet the maintenance expenses, the purchaser shall pay on demand to **M/s Sanfran Developer Pvt. Ltd./Association** so formed, the proportionate amount of shortfall, which shall be decided by the **M/s Sanfran Developer Pvt. Ltd.** or the Association, as the case maybe.

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- h) THAT the expense for fixing, installation and running and maintenance of power back up supply to the individual Villas through generator, if provided to the purchaser hereto, shall proportionately be borne and paid by the purchaser hereto apart from the aforesaid maintenance charges. This alternate power supply shall be for limited prescribed load only.
- i) THAT in case of expenditure due to extra or other than routine repairs, the same shall be borne and paid by the purchaser proportionately as may be decided by the Association or the **M/s Sanfran Developer Pvt. Ltd.** as the case maybe.
- j) THAT initially the maintenance and management of Housing scheme shall be undertaken by the **M/s Sanfran Developer Pvt. Ltd.** through itself or through any agency up till a period of two year from the date of first delivery of possession of Villa in Housing Scheme to the Purchaser thereof or when the possession of 40% of the Villas are delivered to the Buyers thereof, whichever is earlier. Thereafter the liability and responsibility of the maintenance of Housing Scheme shall be upon the Society/Association of the owners of Villas in the Housing Scheme, which shall maintain and collect the additional amount, if any, from the owners of Villas in Housing Scheme for the smooth running and maintenance of the Housing Scheme. The **M/s Sanfran Developer Pvt. Ltd.** shall handover the lump sum maintenance deposit and the balance amounts of monthly recurring maintenance charges in its hand to such Society /Association.
- k) THAT the **M/s Sanfran Developer Pvt. Ltd.** is not bound to maintain the Housing scheme beyond the aforesaid stipulated period. It is only playing the role of maintenance facilitator till that period. If the purchaser of the Villas of the Housing Scheme including the purchasers hereto fail to form such Association/Society and such Association fails to take over the maintenance within that period, the **M/s Sanfran Developer Pvt. Ltd.** shall be authorized to cease the maintenance and return the interest free maintenance service and such other amounts lying with it, net of default of maintenance charges and interest, to individual allottees/Villa owners and discontinue the maintenance of the Housing Scheme. (The **M/s Sanfran Developer Pvt. Ltd.** will not be liable for the said services in the Housing Scheme.)

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*Mangrukh Pandey*

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- l) THAT the purchaser will inform in writing to the **M/s Sanfran Developer Pvt. Ltd./Association**, in case of any changes in their address as mentioned here in.
- m) THAT the green lawns within the inner gates of the Housing scheme shall be used by the purchaser of the villas of Sanfran Estate, Lucknow and/or their representative/nominees only. The same will be handed over to the Association and thereafter same will be maintained by the Association only. Such lawns shall not be used for games other than specified by the Association and **M/s Sanfran Developer Pvt. Ltd.** as the case may be in no circumstances the same shall be used for playing game such as cricket, football or any field game or for conducting personal functions such as marriage, birthday parties etc.
- n) THAT the Purchaser and/or the Association/Society shall have no concern with the area provided for Shopping Convenience etc. in the Housing Scheme, if provided there in.
- o) THAT the Purchasers shall permit the surveyor or agents of the Association with or without work men, at all reasonable times, to enter the demised villa thereon for the purposes of carrying out the maintenance, cleaning and keeping in order and good condition of all services, drains, pipes, cables etc. or other conveniences belonging to the said Housing Scheme.
8. THAT the purchaser hereto agrees that in a Housing Scheme projects, operation and maintenance of common services and necessary desirable facilities for its occupants/visitors are essential, which need special handling. Therefore, the purchaser will be bound individually and in association with other buyers/allottees to entrust the above job to the **M/s Sanfran Developer Pvt. Ltd.** or any other agency deployed by the **M/s Sanfran Developer Pvt. Ltd.** for this purpose and to pay the charges thereof. The purchaser may be asked to furnish a one-time maintenance deposit, to be determined at the time of possession, with such Agency, as specified above. This one-time maintenance shall remain as deposit with the **M/s Sanfran Developer Pvt. Ltd. / RWA** of the owners of the portions in Housing Scheme and the interest earned on this amount will be utilized towards the maintenance/upkeep of all common services spaces of the HousingScheme.

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Mayank Prudhvi  
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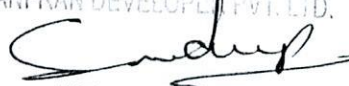
Sandip

9. THAT the purchaser hereto agree and do hereby covenant and declare that all the water pipelines, sewerage lines, cable and telephone lines, and electric lines have been laid/placed in the Housing Scheme in such a manner that the same may be enjoyed jointly as well as independently, but then blockage in any one of such lines may adversely affect the entire system in the Housing Scheme. As such the purchaser hereto and the owner /occupant of the other portions of the said Housing Scheme shall not be entitled to make any addition or alteration in the sewerage lines, water pipelines, electric lines, for the common area etc. However, if any repair is required the same shall be done with the prior consent and advise of the **M/s Sanfran Developer Pvt. Ltd.** hereto and/or of the aforesaid Society/Association, as the case maybe.
10. The **M/s Sanfran Developer Pvt. Ltd.** and Seller/Land Owner initially had a land area of 18614 sq. mtr. but after the acquisition for NH-56, proposed ring road and green belt proposed in Master Plan 2031 of Lucknow, the land left with the **M/s Sanfran Developer Pvt. Ltd.** and Seller/Land Owner is finally 10326 sq. mtr. For which the layout plan has been approved by Lucknow Development Authority on 07.10.2023; permit no. 43456. Since the land was almost reduced to 40% and to make it economically viable and aesthetically feasible, the Seller/Land Owner is under the process of acquiring additional land adjacent to the existing project due to which common facilities may get affected. The Seller/Confirming Party shall be taking all relevant clearances and sanctions for the extension of project from the concerned authorities for which the Seller/Confirming Party is taking NOC from the Allottee(s) and the same shall be approved from LDA in the name of Sanfran Estate Extension and will also be registered with RERA. The allottee(s) hereby give(s) his/her/their consent for layout extension.
11. THAT all the services connections like electricity, telephone etc. for the demised villa shall be taken by the purchaser at their costs and expenses from the concerned departments without causing any damage to the Housing Scheme.

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12. THAT the purchaser shall not throw or accumulate or cause to be thrown or accumulated any rubbish, garbage, rags etc. in the open and common areas of the Housing Scheme. The Purchasers /Occupants shall further not keep any inflammable or intoxicating articles, in the demised villa/Portions.
13. THAT the purchaser shall be entitled to get the demised villa thereon mutated in their names in the records of Nagar Nigam, Lucknow or any other Department at their own costs and expenses for which the **Seller** consent shall be deemed by these presents only. The **Seller** here to shall, at purchasers' costs and expenses, do and execute all such acts, deeds and things, necessary for such mutation and for more perfectly assuring the demised property and every part thereof UNTO and TO the Purchasers hereto.
14. THAT after the execution and registration of this Sale Deed in respect of the aforesaid villa, the purchaser shall become absolute owner thereof and consequently they can sell, mortgage or encumber it in any manner whatsoever without casting any financial liability upon the **M/sUniworld Infratech Pvt. Ltd.** and **M/s Sanfran Developer Pvt. Ltd.** and subject to obtaining N.O.C from **M/s Sanfran Developer Pvt. Ltd./R.W.A.**
15. THAT all the taxes including municipal taxes on the demised villa/Property with or without constitution shall be borne by the purchaser hereto proportionately or separately, as the case may be and the **M/s Uniworld Infratech Pvt. Ltd. & M/s Sanfran Developer Pvt. Ltd.** shall not be responsible therefore in any manner what so ever.
16. THAT in the event any Sales Tax, GST or any other tax is imposed on the sale /Transfer of the demised Property here to, the Purchaser alone shall be liable to bear the same.
17. THAT the **M/s Uniworld Infratech Pvt. Ltd.** does hereby declare and covenant that the demised villa/Property is free from all encumbrances, charges, lien, claims.

UNIWORLD INFRATECH PVT. LTD.

*Megand Pandey*  
AUTHORISED SIGNATORY

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*Sandip*  
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*[Signature]*

18. THAT only the common services such as Tube well, Electrical Installations, Common internal roads and lawns/parks etc. shall be transferred to Association of the Villa Owners of the Housing scheme. The Purchaser shall have no concern with Commercial Area, Left-out parking spaces, convenience shopping space, or space for school (if provided) etc. This shall belong to the **M/s Sanfran Developer Pvt. Ltd.** only, unless allotted/sold to any individual or Company.
19. THAT the **M/s Sanfran Developer Pvt. Ltd.** has provided internal services within the Housing Scheme which include laying of roads, water lines, sewer lines, electric lines, arboriculture. However, external services like water supply network, sewer, storm water drains, roads, electricity outside the Housing Scheme to be connected to the internal services are to be provided by the development authorities/Nagar Nigam/Electricity department or related government authority and the Purchaser/(s) agrees not to raise any claim or dispute against the **M/s Sanfran Developer Pvt. Ltd.** in respect of infrastructure facilities as aforesaid provided by the public agencies.
20. THAT the Purchaser agrees and understands that all the facilities and amenities in the Colony will be developed/Provided in Phases. The Completion of Construction/Provision of all these facilities/amenities may go as long as the Completion of the entire Colony and therefore any/all these facilities/amenities may not be available at the time of handing over Possession of the Said villa and the Purchaser agrees not to raise any objection/dispute in this regard.
21. That the land area of the said property is 75.92sq.mtr. and the value of the same fixed by Collector Lucknow is Rs 7,700/- per sq.mtr. since the said property is situated double road as such an enhancement of 10%, rate comes to Rs. 8,470./- per sq.mtr. by which land value comes Rs. 6,44,000/- and the covered area is 127.97sq.mtr. the value of the same is fixed by Collector Lucknow is Rs. 15,000/- per sq.mtr. by which value of construction comes to Rs. 19,20,000/-, thus the total value of the said property comes to Rs.25,64,000./-, which is less than sale consideration, as such stamp duty is calculated on sale consideration of Rs. 78,95,100/- on Since the buyer is a woman, as per the notification number VK No. 5-2766/11-2008-500 (165)/2007, dated 30-June-2008 of the Institutional Finance, Tax and Registration Tax and Registration Section-5 and the selling price 10 lakh is more than the value, hence e-stamp duty is being paid at the rate of 6 percent on the selling price and on the remaining amount at the fixed rate of 7 percent. is Rs. 5,42,800/- and is being through E-stamp Certificate No. IN-UP33027298817130W Dated 01-08-2024 This deed.
22. THAT the said Housing Scheme shall always be known as "**Sanfran Estate**" which name shall not be changed by any one who so ever.

UNWORLDLY PVT. LTD.

Mayank Pandey  
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SANFRAN DEVELOPER PVT. LTD.  
Candeep  
AUTHORISED SIGNATORY

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23. THAT the Purchasers shall have no concern with the other Blocks of the Housing Scheme and/or Common Services/Services Lines etc.thereof.

24. THAT the Stamp duty, registration fee etc. i.e., all expenses for the execution and registration of this Sale Deed are being borne by the Purchaser hereto and the M/s Uniworld Infratech Pvt. Ltd. & M/s Sanfran Developer Pvt. Ltd. shall not be liable the refore.

THAT the PAN of Seller/land Owner is AAPCS7404J and that of the Purchaser is ADLPR7806B

**SCHEDULE 'A' OF PAYMENT**

S.NO.	AMOUNT	CHEQUE NO./RTGS/NEFT	CHEQUE DATE	BANK
1.	23,62,500.00	RTGS	30-03-2023	
2.	15,75,000.00	RTGS	09-09-2023	
3.	15,75,000.00	RTGS	08-11-2023	
4.	5,09,385.00	RTGS	05-02-2024	
5.	5,09,385.00	B2B Transfer	07-03-2024	
6.	5,09,295.00	Canara Loan A/c	22-04-2024	CANARA BANK, LKO
7.	7,00,000.00	SBINR52023022033027778	20-02-2023	SBI, FATEHGARH, U.P.
8.	154535.00	614323	01-08-2024	CANARA BANK, LKO

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*Sandhu*  
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*[Signature]*

*[Signature]*


**SCHEDULE 'B'****Common facilities and amenities attached to the demised Plot: -**

1. Generators to be operated during load shedding for lighting in the common roads and for water lifting pumps of overhead water tank in the Housing scheme.
2. Underground Reservoir Tanks.
3. Sewer Lines, Main waterline and electric lines for the lighting etc. in the Common Area Internal road light poles.
4. Common Bathrooms and Toilets, if provided.
5. Internal metal led roads/Cement Concrete Passages.
6. Lawns.

**SCHEDULE 'C'****Costs, expense, outgoing and obligation for which the owners/occupants of all the Villas shall be liable to Contribute proportionately: -**

1. The expenses for maintaining, repairing the water and drainage system and supply of electricity to common areas and lights, internal roads, lawns, open space etc.
2. Cost of cleaning and lighting of the Common area, passages, Corridors etc.
3. Salary, wages, fees and remuneration of Lawyers, Engineers, Accountants, Technicians Servants, Sweepers, Plumbers, Electrician, and Security Guard etc. who's appointments may be considered necessary for maintenance, Protection and Security of the Housing scheme and administration of the affairs thereof.
4. All expenses of Common Services and in Connection with common areas and facilities.

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विक्रय पत्र

बही सं: 1

रजिस्ट्रेशन सं: 24745

वर्ष: 2024

पतिफल- 7895100 स्टाम्प शुल्क- 542800 बाजारी मूल्य - 2564000 पंजीकरण शुल्क - 78960 प्रतिनिधिकरण शुल्क - 100 योग : 79060

श्री सूनिवर्ड इन्फ्राटेक प्रा०लि० द्वारा  
मयंक पाण्डेय अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री सतीश पाण्डेय  
व्यवसाय: व्यापार  
निवासी: गाम वडी देवरिया, पोस्ट-लौलाई, चिनहट, मल्हौर, जिला लखनऊ, उ०प्र०

*Mayank Pandey*



श्री सूनिवर्ड इन्फ्राटेक प्रा०लि० द्वारा

मयंक पाण्डेय अधिकृत पदाधिकारी/  
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 02/08/2024 एवं 01:08:53  
PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*धर्मनंद कुमारी तिवारी*  
उप निबंधक : मोहनलालगंज  
लखनऊ  
02/08/2024

*वीरेंद्र कुमार वर्मा*  
निबंधक लिपिक  
02/08/2024

प्रिंट करें



*Shrey*

5. Premium for insurance of the Housing scheme against risks of Earth quake and fire etc.
6. Costs and expenses in connection with the formation of Society of Villa owners herein Provided.
7. Such other expenses as are necessary for or incidental to the maintenance and upkeep of the Complex and of Common areas, facilities and amenities.

**SCHEDULE 'D'**

**The following charges to be paid by second party/purchaser on demand by Sanfran Developer Pvt. Ltd. along with applicable GST.**

1. Club membership – Rs. 1,50,000/- per villa.
2. IDC – Rs. 45/- sq. ft of plot area.
3. EEC – Rs. 45/- sq. ft of plot area.
4. External Development Charges – Rs. 185 per sq. ft of Plot area.
5. Electric connection and load charges as per UPPCL.
6. One-time interest free maintenance security (I.F.M.S) @ Rs 25 –sq. ft. of plot area.
7. One-year maintenance charges @ Rs.1.25/- sq. ft. per month of the built up area. or actual expense shall be communicated at the time of possession.

**IN WITNESS WHEREOF** the First Party and Second Party named above have signed this Agreement in a state of sound health and mind, without any coercion, undue influence in the presence of witnesses on the day, month and year first above written.

UNIWORLD INFRA TECH PVT. LTD.

*Maya Patel Pandey*  
AUTHORISED SIGNATORY

SANFRAN DEVELOPER PVT. LTD.

*Sandhya*  
AUTHORISED SIGNATORY

*[Signature]*

*[Signature]*



वही सं०: 1

रजिस्ट्रेशन सं०: 24745

वर्ष: 2024

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

विक्रेता: 1

श्री यूनियर्ड इन्फ्राटेक प्रा०लि० के द्वारा मयंक पाण्डेय, पुत्र श्री सतीश पाण्डेय  
निवासी: गाम बडी देवरिया, पोस्ट-लौलाई, चिनहट, मल्हौर, जिला लखनऊ,  
उ०प्र०  
व्यवसाय: व्यापार



विक्रेता: 2

श्री सफरान डेवलपर प्रा०लि० के द्वारा सन्दीप मिश्रा, पुत्र श्री विश्वनाथ मिश्रा  
निवासी: 70 फर्स्ट फ्लोर मुस्तारा रेलवे स्टेशन के पास ग्रीम होम शहर झांसी  
उ०प्र०  
व्यवसाय: व्यापार



क्रेता: 1

श्रीमती शेती रॉय, पुत्री श्री डी०के० रॉय  
निवासी: ए-38, कृष्णा अपार्टमेंट, फेज-2, अशोक नगर, जिला गाजियाबाद,  
उ०प्र०  
व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान  
पहचानकर्ता: 1

श्री आशुतोष पाण्डेय, पुत्र श्री जय प्रकाश पाण्डेय  
निवासी: 104, उस्मान एड्कवे, नियर इण्डियल कालोनी, सेक्टर-ओ,  
अलीगंज, लखनऊ  
व्यवसाय: अन्य  
पहचानकर्ता: 2



श्री शगुन शर्मा, पुत्र श्री क्रिशन कुमार शर्मा  
निवासी: 1831, एल-ब्लॉक, शांती नगर, सेक्टर-4, जिला मेरठ, उ०प्र०  
व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

धर्मेन्द्र कुमार तिवारी  
उप निबंधक : मोहनलालगंज  
लखनऊ  
02/08/2024

वीरेन्द्र कुमार चन्दा  
निबंधक लिपिक लखनऊ  
02/08/2024

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

पिंट करें

## WITNESSES :-

## 1. WITNESSES-1

*Ashutosh*  
 Mr. Ashutosh Pandey  
 S/o Mr. Jai Prakash Pandey,  
 R/o 104, Usman Enclave,  
 Near Indial Oil Colony, Sector - O,  
 Aliganj, Lucknow

## 2.

*Shagun*  
 Shagun Sharma C/o Krishan Kumar Sharma  
 R/o 1831 L-Block shastri nagar, meerut 4,  
 Meerut, Uttar Pradesh.

*Nitin*  
 Drafted By: Mr. Nitin Kumar Soni  
 (Advocate),  
 Tehsil Campus, Mohanlalganj Lucknow

(Registration No. UP14945/22)

Type By: ANEET KUMAR

M/s.Uniworld Infratech Pvt.Ltd.  
 Through its Authorise/Attorney  
 Mr.Mayank Pandey s/o Mr. Satish Pandey

R/o, Gram BadaDeoria, Post  
 Loulai,Chinhat, Malhaur,  
 Lucknow.

UNIWORLD INFRATECH PVT. LTD.

*Mayank Pandey*  
 AUTHORISED SIGNATORY

M/s.Sanfran Developer Pvt.Ltd.Through its  
 Authorise/Attorney Mr.Sandeep Mishra  
 S/o. Sh.V.N.Mishra R/o. 70 First Floor, Near  
 Mustara Railway Station, Green Homes City,Jhansi

SANFRAN DEVELOPER PVT. LTD.

*Sandeep*  
 AUTHORISED SIGNATORY

*Shelly*  
 Ms. Shelly Roy  
 d/o Mr. D.K. Roy

R/o-A-38, Krishna Apartment,

Ashok Nagar, Ghaziabad, Uttar

Pradesh - 201001

Date - 02-08-2024

*Shelly*

वही संख्या 1 जिल्द संख्या 17211 के पृष्ठ 13 से 46 तक क्रमांक 24745 पर दिनांक  
02/08/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
धर्मन्द्र कुमार तिवारी  
उप निबंधक : मोहनलालगंज  
लखनऊ  
02/08/2024

पिट करें





### PHOTOGRAPH OF PROPERTY

One residential Villa No.46admeasuring plot area 75.92sq.mtr. and built-up area 127.97 sq.mtr. situated at "Sanfran Estate", Opposite Jalsa Resort, NH-56, Sultanpur Road, Lucknow part of khasra no.2915Vill.-Bakkas, Pargana& Tehsil-Mohanlalganj, Dist.-Lucknow.








UNIWORLD INFRATECH PVT. LTD.  
*Mayank Pandey*  
AUTHORISED SIGNATORY

SANFRAN DEVELOPER PVT. LTD.  
*Sanjay*  
AUTHORISED SIGNATORY

*Sanjay*

*Sanjay*

S. No.	PARTY	NAME AND ADDRESS OF RESENTER/EXECUTANT	PHOTO
1	Seller <i>Mayank Pandey</i> UNIWORLD INFRA TECH PVT. LTD. AUTHORISED SIGNATORY	M/s. Uniworld Infratech Pvt.Ltd. Through its Authorise/Attorney Mr.Mayank Pandey s/o Mr. Satish Pandey R/o, Gram BadaDeoria, Post Loulai,Chinhat, Malhaur, Lucknow.	
2	Seller <i>Sandeep</i> SANFRAN DEVELOPER PVT. LTD. AUTHORISED SIGNATORY	M/s. Sanfran Developer Pvt.Ltd.Through its Authorise/Attorney Mr.Sandeep Mishra S/o. Sh.V.N.Mishra R/o. 70 First Floor, Near Mustara Railway Station, Green Homes City,Jhansi	
3	Purchaser <i>Shelly</i>	Ms. Shelly Roy d/o Mr. D.K. Roy R/o-A-38, Krishna Apartment, Ashok Nagar, Ghaziabad, Uttar Pradesh - 201001	
4	Witness <i>Ashutosh</i>	Mr. Ashutosh Pandey S/o Mr. Jai Prakash Pandey,  R/o 104, Usman Enclave,  Near Indial Oil Colony, Sector - O  Aliganj, Lucknow	
5	Witness <i>Shagun</i>	Shagun Sharma C/o Krishan Kumar Sharma R/o 1831 L-Block shastri nagar, meerut 4, Meerut, Uttar Pradesh.	

*Shelly*



*Shelly*

भारत सरकार  
GOVERNMENT OF INDIA



मयंक पाण्डेय  
Mayank Pandey  
जन्म वर्ष / Year of Birth : 1991  
पुरुष / Male

4791 5978 8459



आधार - आम आदमी का अधिकार

*Mayank Pandey*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA  
AUTHORISED SIGNATORY

पता : S/O सतीश पाण्डेय, गांव बड़ी देवरिया, पोस्ट लौलै, चिन्हाट, मऊ, उत्तर प्रदेश, 227105

Address: S/O Satish Pandey, VILLAGE BARI DEORIA, POST LOULAI, CHINHAT,  
MUNDAO, MAlhaur, Uttar Pradesh, 227105



1800 12147



help@uidai.gov.in



www.uidai.gov.in

PO Box No 1947,  
Bengaluru-560 001

*Mayank Pandey*





भारत - भारत आरक्षण - भारत

4681 3825 4622



श्री श्री  
Shelly Roy  
M-H (M)/DOB: 15/05/1970  
M/F: FEMALE



भारत सरकार  
GOVERNMENT OF INDIA

भारत सरकार  
GOVERNMENT OF INDIA

ADLP R78068



श्री श्री  
SHILPA / ROY

www.india.gov.in  
P.O. Box No. 1241  
New Delhi - 110002

भारत सरकार  
GOVERNMENT OF INDIA

4681 3825 4622

Address:  
D/O D.K. Roy, A-38 Krishna  
Apartment Phase-2, Ashok  
Nagar, Ghaziabad, Ghaziabad,  
Uttar Pradesh - 201001




पता:  
D/O डी.के.रॉय, ए-38 कृष्णा  
अपार्टमेंट फेज-2, अशोक नगर,  
गहाज़िबाद, गहाज़िबाद,  
उत्तर प्रदेश - 201001



*Shelly Roy*

*Shelly*

*Handwritten signature*

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

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2048 5318 4813

पता: 104, उस्मान एन्क्लेव, फ़ैज़िा  
अहमदाबाद नगरपालिका, अहमदाबाद, गुजरात  
Address: C/O, 104, Usman Enclave, Near  
Indian Oil Colony, Sector O, Aliganj,  
Aliganj, Lucknow, Uttar Pradesh, 226024

पिन: 226024

भारत सरकार  
भारतीय पहचान प्राधिकरण  
Unique Identification Authority of India



भारत सरकार, भारतीय पहचान प्राधिकरण

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2048 5318 4813



भारत सरकार  
Government of India

अशुतोष पण्डे  
Ashutosh Pandey  
पुरुष / Male  
जन्म तिथि / DOB : 17/06/1986





भारत सरकार  
GOVERNMENT OF INDIA

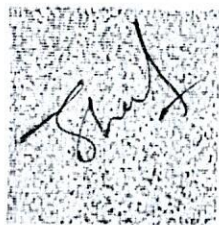
भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

नामांकन क्र./ Enrolment No.: 2728/23326/60481

To  
शगुन शर्मा  
Shagun Sharma  
C/O: Krishan Kumar Sharma  
1831 L-Block Khastol Nagar  
Meerut 4  
Meerut Uttar Pradesh - 203004  
9473723760



Signature verification



आपका आधार क्रमांक / Your Aadhaar No

7669 0708 1857

VID : 9128 1359 3199 6814

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



शगुन शर्मा  
Shagun Sharma  
जन्म तिथि/DOB: 08/10/1985  
पुरुष MALE

7669 0708 1857

VID : 9128 1359 3199 6814

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

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- आधार कई सरकारी और गैर सरकारी सेवाओं को प्राप्त आसानी बनाता है।
- आधार से मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, **mAadhaar App** के साथ।

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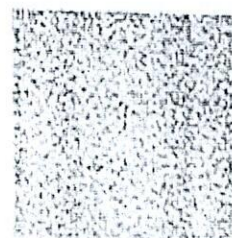


भारतीय विशिष्ट पहचान प्राधिकरण  
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शगुन शर्मा  
शगुन शर्मा, 1831 L-Block Khastol Nagar,  
Meerut 4,  
Uttar Pradesh - 203004

Address:  
C/O: Krishan Kumar Sharma, 1831 L-Block  
Khastol Nagar, Meerut 4, Uttar  
Pradesh - 203004



7669 0708 1857

VID : 9128 1359 3199 6814

मेरा आधार, मेरी पहचान