



INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Certificate No.

IN-UP95855620778653U

Certificate Issued Date

31-Dec-2022 03:09 PM

Account Reference

NEWIMPACC (SV)/ up14351804/ LUCKNOW SADAR/ UP-LKN

Unique Doc. Reference

SUBIN-UPUP1435180483725295547834U

Purchased by

PRISTINE ENTERPRISES

Description of Document

Article 23 Conveyance

Property Description

PLOT FOR SECTOR SHOPPING-2 (COMMERCIAL) SITUATED AT OMAXE INTEGRATED TOWNSHIP, SARSAN, LUCKNOW

Consideration Price (Rs.)

OMAXE LTD

First Party

PRISTINE ENTERPRISES

Second Party

PRISTINE ENTERPRISES

Stamp Duty Paid By

50,05,000

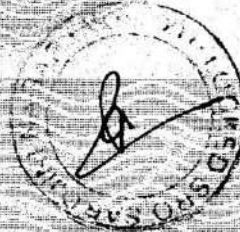
Stamp Duty Amount(Rs.)

(Fifty Lakh Five Thousand only)

सत्यमेव जयते

₹50,05,000

₹50,05,000

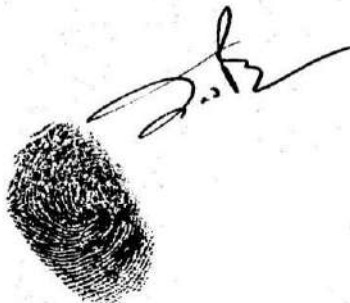


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(B.Com, C)



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Statutory Alert:

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

VOID VOID VOID

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सरोजनीनगर सखनऊ क्रम 2023367001161

आवेदन संख्या: 202201041063403

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2023-01-12 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम विनेश कुमार सिंह

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 71500000 / 44311484.00

1. रजिस्ट्रीकरण शुल्क 715000

2. प्रतिलिपिकरण शुल्क 100

3. निरीक्षण या तलाश शुल्क

4. मुह्तार के अधिप्रमाणी करण लिए शुल्क

5. फमीशन शुल्क

6. विविध

7. यात्रिक भत्ता

1 से 6 तक का योग 715100

शुल्क वसूल करने का दिनांक 2023-01-12 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2023-01-12 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

REF.NO:82/0066/JAN/2023

**IN TERMS OF RESOLUTION PASSED BY THE BOARD OF DIRECTOR OF THE COMPANY
HELD AT DELHI ON 14-NOV-2022**

MR. MANOJ VERMA S/O MR. SARYOU PRASAD VERMA and /or MR. QUAZI SAYEEDUR REHMAN S/O LATE SH. QUAZI KHALIQUR REHMAN and /or MR. AMIT KUMAR SINGH S/O MR. ARVIND SINGH Authorised Signatories of the Company, be and are severally authorised for and on behalf of company to verify, sign, execute necessary documents, conveyance deed(s) /Sale Deed(s)/Agreement for Sub Lease /Sub Lease Deed(s) and to present and file for registration before concerned registering authorities the said Conveyance deed(s)/Sale Deed(s)/Agreement for Sub Lease /Sub Lease Deed(s)/Patta in favour of Sub-Lessee(s) and to receive back the aforesaid registered documents from the concerned registering authorities of the following respective unit(s).

Customer Name	Co Applicant(s)	Property Number	Location	Project Name
PRISTINE ENTERPRISES		SSTL/LAND	LUCKNOW	Sector Shopping 2

Further, the aforesaid authorization shall be valid in respect of Authorized Persons for the period of his/her employment in the Company/Holding Company/Group Companies/Subsidiary Companies or till further modification or withdrawal of authorization by the Committee.

For Omaxe Limited


KAPIL MANGLA

Authorized Signatory

Date : 11-JAN-2023

Place : New Delhi

"This is to inform that please make all correspondence with us on our **Corporate Office Address only**"

OMAXE LIMITED

Corporate Office: 7, Local Shopping Centre, Kalkaji, New Delhi-110019
Tel.: +91-11-41896680-85, 41893100, Fax: +91-11-41896653, 41896655, 41896799

Read. Office: Shop No. 10-B, First Floor, Gurgaon

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

OMAXE LIMITED



08/03/1989

Permanent Account Number

Handwritten signature



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



नामांकन क्रमांक/Enrolment No.: 1418/20006/00205

Quazi Sayeed Ur Rehman (काज़ी सईद उर रहमान)
S/O: Qazi Khaliqur Rahman, Flat no-203, Silver
Height Apartment, Gulshan Enclave, Khurram
Nagar, Vikas Nagar, Lucknow,
Uttar Pradesh - 226022

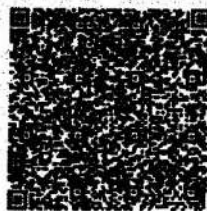
Date: 01/04/2016

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

आपका आधार क्रमांक/ Your Aadhaar No.:

5307 3256 0633



मेरा आधार, मेरी पहचान



1947



hold@uidai.gov.in



www.uidai.gov.in

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Signature valid

Digitally signed by Quazi Sayeed Ur Rehman
Unique Identification Authority of India
Date: 2016.04.01 11:23:36 IST

■ आधार देश भर में मान्य है.

■ Aadhaar is valid throughout the country.

■ आधार के लिए आपको एक ही बार नामांकन करने की आवश्यकता है.

■ You need to enrol only once for Aadhaar.

■ कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज करें। इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहायिका होगी.

■ Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



काज़ी सईद उर रहमान
Quazi Sayeed Ur Rehman
जन्म तिथि/ DOB: 06/10/1978
पुरुष / MALE

पता:

संवाधिन: काज़ी खलीकुर
रहमान, फ्लैट न-203,
मिल्कर हाइट अपार्टमेंट,
गुलशन इन्क्लेव, खुर्रम नगर,
विकास नगर, लखनऊ,
उत्तर प्रदेश - 226022

Address:

S/O: Qazi Khaliqur Rahman, Flat
no-203, Silver Height
Apartment, Gulshan Enclave,
Khurram Nagar, Vikas Nagar,
Lucknow,
Uttar Pradesh - 226022

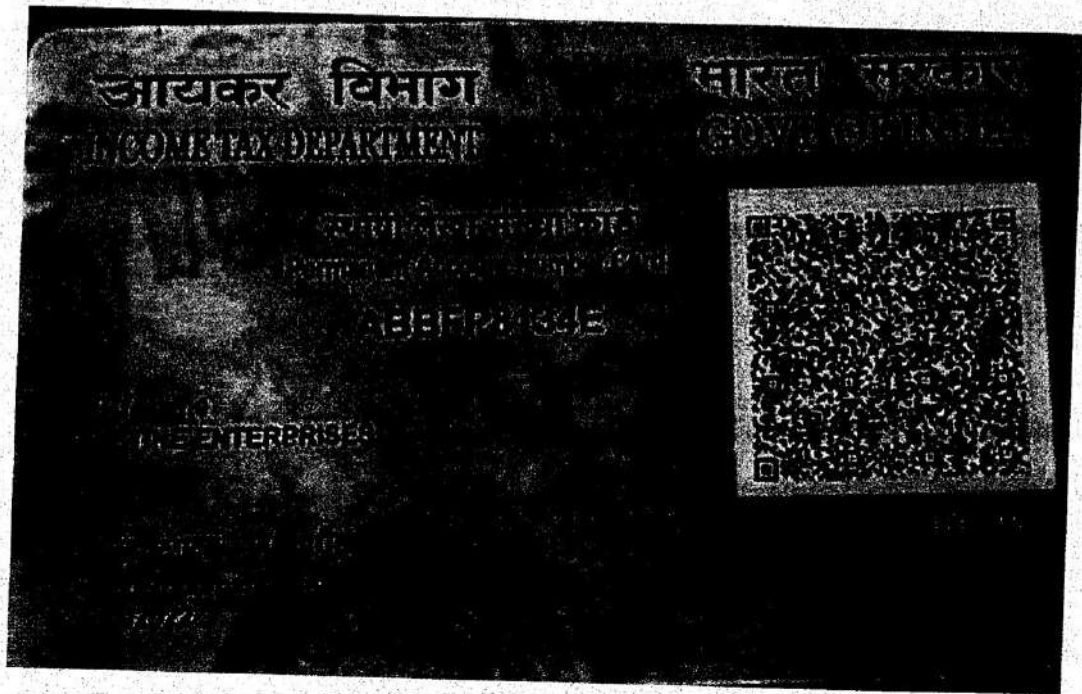
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मेरा आधार, मेरी पहचान

MEERA AADHAAR, MERI PEHACHAN

9936150762



DL

M/S PRISTINE ENTERPRISES

Add : 1/90, Vipul Khand, Gomti Nagar, Lucknow-226010 U.P.

(UNDERTAKING FROM ALL PARTNERS AUTHORIZING THE PARTNER AS AUTHORISED SIGNATORY)

To

Omaxe Ltd

Dear Sir,


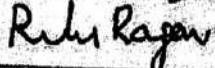

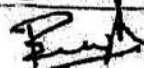

We, the Partners of the Firm, hereby authorize Mr Dinesh Kumar Singh having PAN No: AOTPS7132N, Partner of the Firm, to be the authorized signatory of the firm for all matters related to purchase of property, land & plot located at OMAXE Integrated Township, Lucknow for such a consideration as mutually agreed by all the partners of the firm.

Further, Mr. Dinesh Kumar Singh Partner of the Firm whose signature is attested below is authorized to sign and execute all such documents, deeds, agreements, etc for purchase of property and to do all such acts, deeds and things as may be required in this behalf.

The Authorised Signatory's specimen signature (Mr. Dinesh Kumar Singh) is appended below and attested as under :

.....
(Specimen Signature of Mr Dinesh Kumar Singh)

Verified and Consented By :

S No.	Name of Partners	Signature
1.	Anshu Singh	
2.	Ritu Raghav	
3..	Ranvijay Kumar Singh	
4.	Priyanka Singh	
5.	Abhishek Singh	

Place : Lucknow

Date : 23-06-2022

(Rubber Stamp Of the Firm)
For PRISTINE ENTERPRISES

Authorized Signatory

आ.कर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA	
स्थायी लेखा संख्या कार्ड Permanent Account Number Card			
ADIP57132H			
नाम / Name DINESH KUMAR SINGH			
पिता का नाम / Father's Name SHRI SINGH SINGH			
जन्म की तारीख / Date of Birth 12/05/1963		हस्ताक्षर / Signature	

Dh



भारत सरकार

Government of India



दिनेश कुमार सिंह

Dinesh Kumar Singh

जन्म तिथि / DOB : 12/05/1965

पुरुष / Male



5303 7262 6974

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता:

संबोधित: स्व. सिंहासन सिंह,
सी-2001/39, ईराम कंवेंट विद्यालय
के पीछे, इन्दिरानगर, इंदिरा नगर,
इंदिरा नगर, लखनऊ, उत्तर प्रदेश,
226016

Address:

S/O: Sv. Singhasan Singh,
C-2001/39, behind eram kanvent
school, indiranagar, Indira Nagar,
Indira Nagar, Lucknow, Uttar
Pradesh 226016

5303



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help@uaa



www.aa.gov.in

Handwritten signature

Witness-1



नाम
S/O राम शंकर सिंह, गाँव-बरा खेपुर, 162, गाँवमंडल
खेपुर,
उत्तर प्रदेश - 226201
Address:
S/O Ram Shankar Singh, Vill-Bara
Khempur, 162, Gawalpatti, Lucknow,
Uttar Pradesh - 226201

Mobile No. : 94519 91631

Profession: Driver


Sajjan Singh

Witness-2



संजय कुमार सिंह
Sanjay Kumar Singh
जन्म तिथि/DOB: 01/07/1968
पुरुष / MALE

8448 4019 2535



भारतीय रिपब्लिक पहचान प्रमाणिका
भारतीय रिपब्लिक

पता: Address:
आत्मज: एस.एस. सिंह, मकान
नंबर- बी-4/63, चित्तपुर
खण्ड-4, गोमतीनगर स्लैव
महानगर कांवास, गोमतीनगर,
गोमतीनगर, लखनऊ,
उत्तर प्रदेश-226010

S/O: S.N. Singh, House Number
B-4/63, Vaidy Khand-4, Near
Gomtinagar Railway Station,
Gomtinagar, Gomtinagar,
Lucknow,
Uttar Pradesh-226010

8448 4019 2535

Sanjay Singh

Mob 9935122186

Profession Business

BRIEF PARTICULARS OF THE DEED

1.	V-Code	:	1125
2.	Category of Land	:	Plot for Sector Shopping-2 (Commercial)
3.	Ward	:	Saraswan (Omaxe City)
4.	Detail of Property	:	Plot for Sector Shopping-2 (Commercial)
5.	Unit of Measurement	:	In Square Meters
6.	Land Area of Property	:	2129.09 Sq. Mtrs.
7.	Sale Consideration	:	Rs. 7,15,00,000/-
8.	Valuation	:	Rs. 4,43,11,484/-
9.	Stamp Duty	:	Rs. 50,05,000/-
10.	Boundaries	:	East : 24 Mtr. wide Road West : Other Land/Open Area North : 24. Mtr. Wide Road South : Group Housing-6 (EWS/LIG)

Number of Vendor: **1 (One)**

Number of Vendee: **1 (One)**

Details of Seller:

OMAXE LTD. (PAN-AAACO0171H) a company incorporated under the Companies Act-1956 having its registered office at Shop No. 19-B, First Floor, Omaxe Celebration Mall, Sohna Road, Gurgaon-122001, Haryana and its corporate office at 7 LSC, Kalkaji, New Delhi and having its Regional Office at Cyber Tower, Second Floor, TC-34/V2, Vibhuti Khand, Gomti Nagar, Lucknow, U.P.-226010 through its authorized Signatory Sh. Quazi Sayeedur Rehman, son of Late Quazi Khaliqur Rahman.

Details of Purchaser:

PRISTINE ENTERPRISES (TIN No. 09ABBFP8134E1Z9) is incorporated under Partnership Act having its registered Office 1/90, Vipul Khand, Gomti Nagar, Lucknow through its Partner / Signing Authority Mr. Dinesh Kumar Singh S/o Late Shri Singhasan Singh R/o C-2001/39, behind Eram Convent School, Indira Nagar, Lucknow vide authorization letter dated 21.04.2022 (PAN: ABBFP8134E).




SALE DEED

THIS DEED OF SALE is made at Lucknow, U.P. on this 09th day of January, 2023

BY

OMAXE LTD. (PAN-AAACO0171H) a company duly incorporated under the Companies Act-1956 having its registered office at Shop No. 19-B, First Floor, Omaxe Celebration Mall, Sohna Road, Gurgaon-122001, Haryana and its corporate office at 7 LSC, Kalkaji, New Delhi and having its Regional Office at Cyber Tower, Second Floor, TC-34/V2, Vibhuti Khand, Gomti Nagar, Lucknow, U.P.-226010 through its authorized Signatory **Sh. Quazi Sayeedur Rehman, son of Late Quazi Khaliquir Rahman** (hereinafter referred to as the "**PROMOTER/VENDOR**", which expression shall unless repugnant to the subject or context mean and include its successors, executors, administrators, liquidators, official receivers and assigns) of the **ONE PART**;

IN FAVOUR OF

PRISTINE ENTERPRISES (TIN No. 09ABBFP8134E1Z9) is incorporated under Partnership Act having its registered Office 1/90, Vipul Khand, Gomti Nagar, Lucknow through its Partner / Signing Authority **Mr. Dinesh Kumar Singh S/o Late Shri Singhasan Singh R/o C-2001/39, behind Eram Convent School, Indira Nagar, Lucknow** vide authorization letter dated 21.04.2022 (**PAN: ABBFP8134E**) (hereinafter referred to as the "**PURCHASER/VENDEE**", which expression shall unless repugnant to the context or meaning thereof, be deemed to include his/her/their/its, executors, administrators, successors, liquidators, official receivers and assigns) of the **OTHER PART**.

WHEREAS:

- a) The Vendor is developing an Integrated Township namely **Omaxe Integrated Township situated at Sultanpur Road, Sarsawan, Lucknow** on land area admeasuring 419453.80 Sq. Mtrs. duly approved by Lucknow Development Authority. The Vendor named above alongwith its Subsidiaries and Associate Company is lawful owner in possession of land admeasuring area of 2129.09 sq. mtr approx. (hereinafter called as "said Land") falling on Part of khasra no. 151, 152 & 153 in Village Saraswan which have been acquired by the Vendor by way of purchased / lease / JDA etc. from the respective land owners and the name of the purchaser companies have been duly mutated in the revenue records and the Vendor is well and sufficiently entitled to and in possession of all the piece and parcel of the said land whereupon **Sector Shopping-2 (Commercial Plot)**, has been approved by the Lucknow




Development Authority (LDA) within Omaxe Integrated Township, Lucknow").

- b) The owners of the said Land are the members of the consortium vide consortium agreement executed on August 11, 2006 and duly registered in the office of Sub -Registrar, Lucknow as document no. 314, in book No.4, Zild 228 at Pages 11/70 on 11.08.2006 and Vendor/First Party is the Lead Member and is authorized to design, develop, finance, construct, sell, operate, apply and obtain the necessary permissions for development. And also executed Joint Development Agreement dated 31.07.2012 with Emaar MGF Land Ltd. & others which is duly registered vide Book No: 1, Zild No: 12888 pages 47 to 138, S.No; 13995 registered on 03.08.2012 and in pursuance of Joint Development Agreement, a Power of attorney is also registered on dated 15.01.2013 in Book No: 04 pages 227 to 256, Zild no: 385 and S.No: 29 in the office of Sub Registrar II Lucknow which is still subsisting and the same has not been revoked till date. Apart from above Lucknow Development Authority has also granted lease of Gram Sabha land vide Lease Deed dated 27.03.2015 registered as document no. 3837 of 2015 vide Book no.1, Volume No. 16572 at pages 391 to 414 at the office of the Sub-Registrar-II, Lucknow, (U.P.) in favour of the Vendor for development of the Integrated Township.
- c) The Vendor applied for and obtained all necessary sanctions, approvals, NOCs, permissions etc. from the concerned Competent Authorities with respect to the Integrated Township.
- d) The Vendor has developed Integrated Township Project as per the approved Layout Plan vide Permit No: 41134 dated 16.02.2017 in respect thereof by the Lucknow Development Authority on the said Land and has named it as the **Omaxe Integrated Township, Lucknow**" (herein after referred to as the "**said Project**").
- e) The Vendee(s) after having satisfied itself with the facts aforesaid and having inspected the relevant record relating to title of the said Land and various approvals has agreed to purchase the said Land as stated below for the consideration and terms stipulated in this Sale Deed and on the specific assurance that the Vendor is fully competent to sell the said plot in the said Project.
- f) The Vendee after having satisfied itself with the facts aforesaid and having inspected the relevant record relating to title of the said Land and various approvals has agreed to purchase the said Land admeasuring approx. **2129.09 Sq. Mtrs.** approved as **Sector Shopping-2 (Commercial Plot)** in the said Township on "as is where is basis" stated below for the consideration and

terms stipulated in this Deed and on the specific assurance that the Vendor is fully competent to sell the said plot.

- g) The Seller/Vendor has declared that it has clear, subsisting and encumbered title in respect of the subject property and has all the sanctions, approvals, layout, NOC's etc. in respect of the development and promotion of the said Township including that of the said Plot which has been carried out and done by the Promoter/Vendor and based on the said solemn assurance of the Seller/Vendor the Purchaser/Vendee and has now expressed his/her/their/its desire to get this Sale Deed thereof, executed and registered in his/her/their/its favour.
- h) The Vendee has visited the said plot and conducted all the requisite due-diligence in respect thereof and after satisfying himself fully, has agreed to purchase the same on as is where is basis, in accordance with the terms of this sale deed.
- i) The Vendee undertakes to develop the said plot as per approvals for commercial use only and further undertakes to get the layout for commercial use approved from the LDA and register the approved layout with UPRERA for further retail allotment/sale.

NOW THEREFORE, THIS DEED WITNESSETH AS FOLLOWS:

1. CONSIDERATION & POSSESSION OF THE SAID PLOT:

- a) That in consideration of the amount of **Rs.7,15,00,000/- (Rupees Seven Crore Fifteen Lacs only) inclusive TDS** paid by the Purchaser/Vendee to the Promoter/Vendor, the receipt whereof the Promoter/Vendor hereby admits and acknowledges, as per the details furnished in the Schedule at the end of the deed and the Purchaser/Vendee agreeing to observe and perform the covenants, stipulations, exceptions, reservations, terms and conditions herein contained, the Promoter/Vendor doth hereby conveys the said Plot unto the Purchaser/Vendee together with all rights, easements and appurtenances whatsoever in the said Plot belonging or appertaining thereto **TO HOLD** the same by the Purchaser/Vendee.
- b) That the consideration of the said Plot is inclusive of cost of carrying out of internal development works comprising of construction of internal roads and footpaths, drains, laying of cabling for street lighting in the common area of the township and providing road side horticulture, development of parks etc. of the Township.
- c) That the peaceful possession of the said Plot has been delivered to the Purchaser/Vendee simultaneously with the signing and execution of




this Deed and the Purchaser/Vendee confirms the taking over of the possession of the said Plot after satisfying himself/herself/themselves as to the area of the said Plot and the Purchaser/Vendee has agreed not to raise any dispute at any time in future on this account.

2. **PROMOTER/VENDORS COVENANT WITH THE PURCHASER/ VENDEE:**

- a) That the absolute interest which they prefer to transfer/demise by way of this Deed subsists and that they have good right, full power and authority to convey the said Plot.
- b) That the said Plot is free from all kinds of encumbrances such as sale, gift, dispute, litigation, acquisition, attachment in the decree of any court, court injunction, lease etc.
- c) The Promoter/Vendor shall be responsible for providing services within the said Township of the common area which inter-alia includes laying of roads, external storm water drainage, water lines, sewer lines and electrical lines etc. However, it is understood that external or peripheral services such as water lines, sewer lines, storm water drains, roads, electricity, horticulture etc. are to be provided by the Government or the concerned Local Authority up to the periphery of the said Township.
- d) The Promoter/Vendor has developed ESS (Electricity Sub Station) for the Group Housing within the township and the common area while the Purchaser/Vendee shall be responsible solely for taking its individual electricity connection for the said plot as per government electricity norms and fixed charges.

3. **PURCHASER/VENDEE'S COVENANTS WITH THE PROMOTER /VENDOR:**

- a) That the Purchaser/Vendee undertakes that the said Plot shall always be used for its declared use as per the assurances given by the Seller/Vendor for usage of **Sector Shopping-2 (Commercial)** and the Seller/Vendor shall ensure that the Purchaser/Vendee shall in no way be disturbed on any account to carry out the activities as assured by the Seller/Vendor. Any change in the specified use, which is not in consonance with the theme of the said Township or is detrimental to the public interest will be treated as a breach of the condition entitling the Promoter/Vendor/ Maintenance Agency to initiate and seek appropriate legal remedy against the Purchaser/Vendee for such violation.
- b) That the Vendee undertakes that the said Plot shall always be developed as per approvals for commercial use only. The Vendor further undertakes that it shall sell/allot the retail commercial units




developed on the said land only after getting the layout of the commercial plot approved from the Lucknow Development Authority (LDA) and further getting the approved layout registered with Uttar Pradesh Real Estate Regulatory Authority (UPRERA). Any change in the specified use, non-approval of the layout from LDA and Registration with UPRERA or any Act or omission which is not in consonance with the theme of the said township or is detrimental to the public interest will be treated as a breach of the condition entitling the Vendor/ Maintenance Agency to initiate and seek appropriate legal remedy against the Vendee for such violation.

- c) At some stage of development of the Integrated Township, the Vendor shall appoint/nominate a maintenance agency for the Integrated Township and the Vendee shall be liable to pay the maintenance charges. The Purchaser/Vendee further assures that whenever the title of Purchaser/Vendee in the said Plot is transferred in any manner whatsoever, such subsequent transferee shall be bound by all covenants and conditions contained in this Deed and the Maintenance Agreement referred to elsewhere herein and subsequent transferee be answerable in all respects thereof in so far as the same may be applicable to, affect and relate to the said Plot.
- d) That whenever the title of the said Plot is intended to be transferred in any manner whatsoever, the transferor and proposed transferee shall within 30 days of transfer give notice of such transfer in writing to the Promoter/Vendor 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 effecting the transfer of the said Plot failing which the transferee shall have to pay the outstanding dues of the Maintenance Agency before occupying the said Plot.
- e) The Purchaser/Vendee hereby undertakes to pay directly to the Local Government/Central Govt./Local Authority or the LDA existing or to exist in future all rates, taxes, charges and assessments of every description including Cess etc. including but not limited to Bandha Charges (if any), which are now or may at any time hereafter be assessed, charged or imposed upon the said Plot and building constructed thereon, from time to time and at all times from the date of allotment of the said Plot by the Promoter/Vendor.
- f) The Purchaser/Vendee shall also be liable to pay to the Promoter/Vendor the charges, pro-rata as may be determined by the Promoter/Vendor or its nominated Maintenance Agency, for maintaining various services and facilities in the said Residential Township where the said Plot is situated until the same are handed over to a local Body/Authority for maintenance. All such charges




shall be payable and be paid by the Purchaser/Vendee to the Promoter/ Vendor/ Maintenance Agency periodically as and when demanded by the Promoter/ Vendor/ Maintenance Agency. The said maintenance charges will be effective after the appointment/nomination of the Maintenance Agency for the Integrated Township.

- g) The Purchaser/Vendee undertakes to pay to the Promoter/Vendor, on demand, any liability, may be with retrospective effect which has not been demanded by Promoter/ Vendor or the concerned Authority in the shape and manner of any increase in the External Development Charges/ any other charges levied, by whatever name called or in whatever form, existing or to exist in future all rates, taxes, charges and assessments of every description including cess etc., which are now or may at any time hereinafter be assessed, charged or imposed upon the said Plot and building constructed thereon/ said Colony, from time to time and at all times from the date of allotment of the said Plot by the Promoter/Vendor and with all such conditions imposed by the Uttar Pradesh Government and/or any competent authority(ies) and such increase in External Development Charges/ any other charges shall be borne and paid by the Purchaser/Vendee in proportion to the area of the said Plot to the total of the Township as determined by the Promoter/Vendor and any such unpaid charges shall be treated as unpaid sale price of the said Plot and the Promoter/Vendor shall have the first charge/lien on the said Plot for recovery of such charges from the Purchaser/Vendee.
- h) The Purchaser/Vendee specifically agrees to pay directly or if paid by the Promoter/Vendor then reimburse to the Promoter/Vendor on demand any Govt. levies, Property Taxes, other charges etc. including cess leviable in future on the said Land and/or Project developed/ constructed on the said Land or the said Plot, as the case may be, as assessable/applicable in respect of the said Plot to the Purchaser/Vendee and the same shall be borne and paid by the Purchaser/Vendee in proportion to the area of the said Plot to the area of all the entire Township as determined by the Promoter/Vendor.
- i) The Purchaser/Vendee shall not sub-divide or amalgamate the said Plot with any other Plot in the said Residential Township without taking prior approval of the Promoter/ Vendor.
- j) That the Purchaser/Vendee hereby agrees to pay the following other charges on demand to the Promoter/Vendor:
 - (i) That the standard of internal development has been defined by the Promoter/Vendor and in case of any change at a later stage in the specifications of internal development thereby resulting in the Purchaser/Vendee incurring any extra charges on account of such




changes, the same shall be recovered on pro rata basis from the Purchaser/Vendee and shall be payable as and when demanded by the Promoter/Vendor.

- (ii) The Purchaser/Vendee shall be liable for its own individual Electricity Connection including Meter charges and electricity load, individual Water Connection, its supply line, individual Sewerage Connection, Sewerage line and Storm Water Connection for its Plot and Malba charges and any other charges etc. shall be borne and arranged by the Purchaser/Vendee at its own cost.
- (iii) If any provision of the existing and future Laws, guidelines, directions etc. of any Government or the Competent Authorities made applicable to the said Plot/said Project requiring the Promoter/Vendor to provide pollution control devices, effluent treatment plant etc. in the said Project, then the cost of such additional devices, equipment's etc. shall also be borne and paid by the Purchaser/Vendee in proportion to the area of said Plot to the total area of all the Plots in the said Township, as and when demanded by the Promoter/Vendor.
- k) That the Purchaser/Vendee shall have no right, title or interest in any other Plot /Land in the said Township except the said Plot and any other Plot which he may have taken or may hereafter take by any other Deed.
- l) That the Purchaser/Vendee shall not make noise pollution by use of loudspeaker or otherwise and/or throw or accumulate rubbish, dust, rags, garbage or refuse etc. anywhere in the said Township; save and except at areas/places specifically earmarked for these purposes in the said Township.
- m) Stamp duty, registration fee and all other incidental charges required for execution and registration of this Deed have been borne by the Purchaser/Vendee and shall be liable for due compliance of the provisions of Indian Stamp Act, 1899 as applicable to the State of Uttar Pradesh and shall be liable to pay the deficiency in the amount of Stamp Duty and Penalties, if any, as may be levied by the Concerned Authority (Promoter/Vendor shall not be liable for any type of deficiency).
- n) That the Purchaser/Vendee hereby undertakes and confirms that he/ it shall construct the building/facility/services etc. on the said Plot as per the approved layout and building plans in respect thereof within the stipulated time therefore prescribed by the concerned authority failing which the Purchaser/Vendee agrees to be liable for and bear payment of any penalty, impositions etc., imposed by the prescribed authority

and further undertakes to keep the Promoter/ Vendor indemnified in this regard.

4. **COMMON AREA & MAINTENANCE:**

- a) The Promoter/Vender 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.
- b) That the Purchase/Vendee(s) shall be under obligation and bound to execute a separate Maintenance Agreement with the promoter/Vendor or the Maintenance Agency, if not already executed, with regard to terms and conditions of maintenance of the said Township and shall be bound by the rules & regulations as described in the Maintenance Agreement. The said Maintenance Agreement shall, inter alia, define the scope of maintenance of & provisions for various services & facilities in the said Township, the charges payable by the Vendee(s) in respect thereof and penalties and conditions for withdrawal, curtailment and discontinuation of the facilities and amenities being provided by the promoter/Vendor or Maintenance Agency, for non/belated payments thereof.
- c) The Promoter/Vendor or Maintenance Agency and their representatives, employees etc. shall be permitted at all reasonable times to enter into and upon the said Plot and/or building constructed thereon for carrying out any repair, alterations, cleaning etc., or for any other purpose in connection with the obligations and rights under this Allotment including for disconnections of the electricity and water and/or for repairing/changing wires, gutters, pipes, drains, part structure etc.
- d) The common areas and facilities shall remain under the control of the Promoter/Vendor whose responsibility will be to maintain and upkeep the common areas and provide common amenities until the same are transferred/assigned to Lucknow Municipal Corporation, Lucknow or any other body or any other maintenance agency.

5. **GENERAL:**

- a) In the event of death/change in the constitution of the Purchaser/Vendee, the person on whom the rights of deceased devolve shall, within three months of devolution, give notice of such devolution to the Promoter/Vendor 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, Authority and or any other Government Agency.

- b) The person on whom the title devolves or his/her/their/its transferee, as the case may be, shall provide to the Promoter/Vendor and the Maintenance Agency the certified copies of document(s) evidencing the transfer or devolution.
- c) The Purchaser/Vendee shall, after taking possession or deemed possession of the said Plot, as the case may be, or at any time thereafter shall have no objection to the Promoter/Vendor/ Vendors of other plots developing or continuing with the development of other Plots adjoining the said Plot sold to the Plot Purchaser/Vendee.
- d) The Promoter/Vendor alone shall be entitled to obtain the refund of various securities deposited by it during development of the Project with various Governmental/Local Authorities for electric and sewer connection etc.
- e) The said Project shall always be known as **"OMAXE INTEGRATED TOWNSHIP"** and this name shall never be changed by the Plot Purchaser/Vendees or anybody else.
- f) The terms and conditions contained herein shall be binding on the Occupier of the said Plot and default of the Occupier shall be treated as that of the Purchaser/Vendee, unless context requires otherwise.
- g) The total valuation of the said Plot is **Rs. 4,43,11,484/- (Rupees Four Crore Forty Three Lacs Eleven Thousand Four Hundred and Eighty Four only)** as detailed below :-
 - I. The land area of the said Property is 2129.09 Sq. Mtrs. and the Circle Rate fixed by the Collector, Lucknow for that area is Rs. 22500/- per sq. mtr. as the plot is situated on 24 mtrs wide road (corner). It is not facing park, but has roads on two sides. hence additional 10% increase in the circle rate comes to Rs.24,750/-.
 - II. For the first 1000 sq. mtrs only, applicable rate is Rs. 24,750/- which comes Rs. 2,47,50,000/- and balance plot area i.e 1129.09 sq. mtrs for which applicable rate is 30% less of the Circle rate i.e. Rs. 17,325/- and hence the valuation of the balance area comes to Rs. 1,95,61,484/-.
 - III. Thus the total valuation of the said plot is Rs. 4,43,11,484/- (Rupees Four Crore Forty Three Lacs Eleven Thousand Four Hundred and Eighty Four only).

Since, the consideration of the said plot is higher than the valuation i.e. **Rs.7,15,00,000/- (Rupees Seven Crore Fifteen Lacs only)** hence the Stamp duty of **Rs.50,05,000/- (Rupees Fifty Lacs Five Thousand Only)** has been paid on valuation through E-Stamp Certificate No. IN-UP95855620778653U dated 31.12.2022.




SCHEDULE OF PLOT

All the rights, title and interest of the Promoter/Vendor into and upon that piece and parcel of land having area of 2129.09 sq. mtrs. of the said Township for assigned/declared use of the same as "Sector Shopping-2 (Commercial)" as per the approved layout thereof by the concerned Authority (which stands duly approved in the name of **Omaxe Integrated Township** of M/s Omaxe Ltd.) Lucknow as per the Layout Plan enclosed herewith bounded as under:

East	:	24 mtr. wide Road
West	:	Other Land/Open Area
North	:	24.0 Mtr. Wide Road
South	:	Group Housing-6 (EWS/LIG)

SCHEDULE OF PAYMENT

The purchaser/Vendee has paid Rs.7,15,00,000/- as per below details:-

- a. Rs. 15,00,000/- through Cheque no. 000137 of Kotak Mahindra Bank dated 04.04.2022 which was received on 06.04.2022 in OMAXE LTD LUCKNOW PROJ IDBI BANK LTD.
- b. Rs. 1,00,00,000/- received through RTGS no. UBINR22022052601780102 on 26.05.2022.
- c. Rs. 1,00,00,000/- received Cheque no. 039852 of Union Bank dated 08.06.2022.
- d. Rs. 75,00,000/- received Cheque no. 039853 of Union Bank dated 23.06.2022.
- e. Rs. 1,00,00,000/- received through RTGS no. UBINR22022070101011087 PRISTINE ENTERPRISES dated 01.07.2022.
- f. Rs. 1,00,00,000/- received through RTGS no. UBINR22022071301641643 PRISTINE ENTERPRISES dated 13.07.2022.
- g. Rs. 50,00,000/- received through RTGS no. UBINR22022071601837380 PRISTINE ENTERPRISES dated 16.07.2022.
- h. Rs. 1,00,00,000/- received Cheque no. 039858 of Union Bank dated 17.08.2022.
- i. Rs. 75,00,000/- received Cheque no. 039859 of Union Bank dated 17.08.2022.
- j. As such the Purchaser have paid entire amount of Rs.7,15,00,000/- to the sellers, however out of the total sale consideration, an amount of Rs.7,15,000/- is refunded by the seller into the account of Purchaser by way of NEFT UBIN0552135 dated 02.01.2023 drawn on Union Bank.
- k. An amount of Rs.7,15,000/- is deposited by the Purchaser into the Permanent account number of Sellers Towards TDS @1% which is paid through Challan Serial No.01184 dated 03.01.2023 & Challan Serial Nos.88774, 91543, 85241, 81524, 83392, 89770, 87010 & 90881 dated 05.01.2023.

Thus the total amount of **Rs.7,15,00,000/- (Rupees Seven Crore Fifteen Lakhs Only)** has been received by the first party from the second party, the receipt whereof first party hereby acknowledge.




विक्रय पत्र

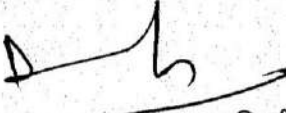
वर्ष: 2023

बही सं०: 1

रजिस्ट्रेशन सं०: 821

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श्री प्रस्टिनी इन्टरप्राइसेज द्वारा
दिनेश कुमार सिंह अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री स्व० सिंहसान सिंह
व्यवसाय : अन्य
निवासी: आफिस 1/90, विपुल खण्ड, गोमती नगर, लखनऊ

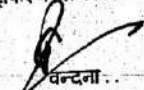

दिनेश कुमार सिंह अधिकृत पदाधिकारी/
प्रतिनिधि

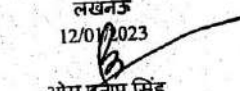


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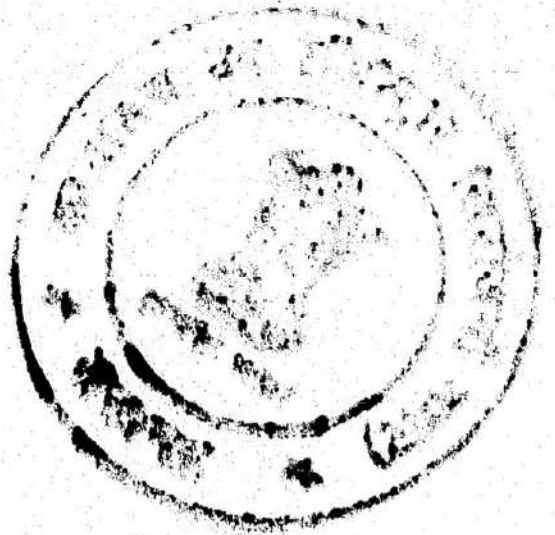
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PM बजे
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रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


वन्दना ..
उप निबंधक : सरोजनीनगर
लखनऊ
12/01/2023


ओम प्रताप सिंह
निबंधक लिपिक
12/01/2023

प्रिंट करें



IN WITNESS WHEREOF the parties have hereto set their hands on the day, month and year first above written.

WITNESSES:

1. Mr. Sanjay Singh
S/o Mr. Ram Shankar Singh
R/o Village-Bara, Khempur,
162, Gorvamau, Lucknow,
(UP) 226201

Sanjay Singh



Signed for & on behalf of
(PROMOTER/VENDOR)
PAN : AAACO0171H

(PURCHASER/VENDEE)

2. Mr. Sanjay Kumar Singh
S/o S.N. Singh
R/o H.No. B-4/63, Vinay
Khand-4 Near Gomti Nagar
Railway Station Gomti Nagar,
Lucknow (UP) 226010

Sanjay Singh



Typed By
Saunderya Kumar (Adv)

Drafted By
Charan D.S. Bedi (Advocate)
Mob. No.9935717131

वही सं०: 1

रजिस्ट्रेशन सं०: 821

वर्ष: 2023

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

विक्रेता: 1

श्री ओमेक्स लि० के द्वारा काजी सईदुर रहमान, पुत्र श्री स्व० काजी खलीकुर
रहमान

निवासी: साइबर टावर, सेकेण्ड तल, टीसी-34/बी, विभूतिखण्ड, गोमती नगर,
लखनऊ

व्यवसाय: अन्य

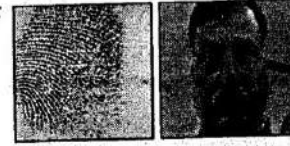
क्रेता: 1



श्री प्रस्टिनी इन्टरप्राइजेस के द्वारा दिनेश कुमार सिंह, पुत्र श्री स्व० सिंहसान सिंह

निवासी: आफिस 1/90, विपुल खण्ड, गोमती नगर, लखनऊ

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री संजय सिंह, पुत्र श्री राम शंकर सिंह

निवासी: ग्राम बारा खेमपुर, 162 गोरवामऊ, लखनऊ

व्यवसाय: अन्य

पहचानकर्ता: 2

Sajay Singh

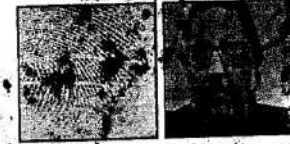


श्री संजय कुमार सिंह, पुत्र श्री एस०एन० सिंह

निवासी: म०सं-बी/4/63, विनय खण्ड-4, गोमती नगर, लखनऊ

व्यवसाय: अन्य

Anjay Singh



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उपनिबंधक: सुरजमानगर

लखनऊ

12/01/2023

ओम प्रताप सिंह

निबंधक लिपिक लखनऊ

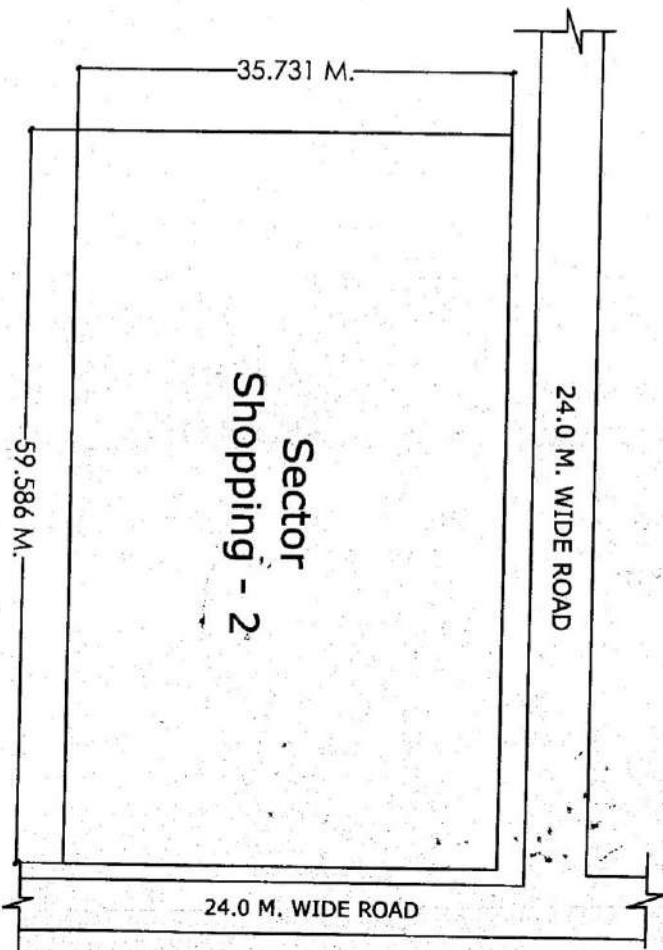
12/01/2023

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

टिप्पणी:

प्रिंट करें

LAYOUT PLAN OF SECTOR SHOPPING - 2



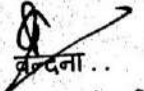
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OMAXE INTEGRATED TOWNSHIP
AT SULTANPUR ROAD, LUCKNOW

आवेदन सं०: 202201041063403

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12/01/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

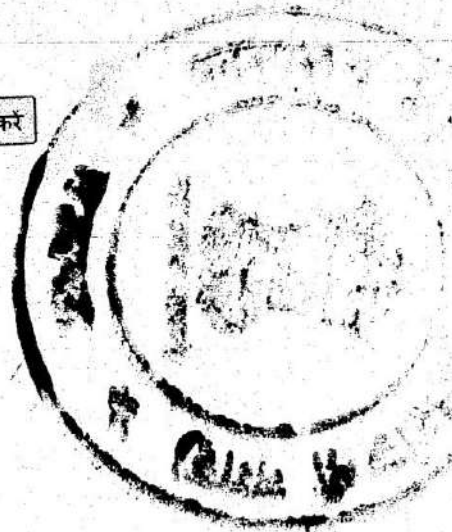

बन्दिना ..

उप निबंधक : सरोजनीनगर

लखनऊ

12/01/2023

प्रिंट करें



12/01/2023 = 98 = 0058 = 12/01/2023