



सत्यमेव जयते

8268/n

INDIA NON JUDICIAL
Government of Uttar Pradesh



e-Stamp

Certificate No.	: IN-UP48949000399860U
Certificate Issued Date	: 24-Mar-2022 12:44 PM
Account Reference	: NEWIMPACC (SV)/ up14555804/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUP1455580488096549520833U
Purchased by	: BABA INFRA DEVELOPERS LLP
Description of Document	: Article 23 Conveyance
Property Description	: 1/2 SHARE OF GROUP HOUSING PLOT, KAILASHA ENCLAVE AT MADHARMAU KALA ETC. SULTANPUR ROAD, LUCKNOW
Consideration Price (Rs.)	:
First Party	: GAYATRI DEVELOPERS AND OTHERS
Second Party	: BABA INFRA DEVELOPERS LLP
Stamp Duty Paid By	: BABA INFRA DEVELOPERS LLP
Stamp Duty Amount(Rs.)	: 7,44,000 (Seven Lakh Forty Four Thousand only)

STAMP PAPER USED



Sub Registrar (Mohanlalganj)
Lucknow

Please write or type below this line



For GAYATRI DEVELOPERS
[Signature]
PARTNER

For GAYATRI INFRACON
[Signature]
PARTNER

For BHUDEVA PROPCON LLP
[Signature]
PARTNER

Designated Partner

0007998846

Statutory Alert:

1. The authenticity of this e-stamp should be verified at www.shCILS.com or using e-Stamp Mobile App of Stock Holding Corporation of India.
2. Any discrepancy in the details of the certificate and as available on the website of the e-Stamp Mobile App renders it invalid.
3. The onus of checking the details of the certificate is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक मोहनलालगं लखनऊ क्रम 2022232012890

आवेदन संख्या : 202200822009925

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2022-03-24 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम विवेक मिश्रा

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 10625001 / 10057380.00

1. रजिस्ट्रीकरण शुल्क 106250

2. प्रतिलिपिकरण शुल्क 80

3. निरीक्षण या तलाश शुल्क

4. मुद्दतार के अधिप्रमाणी करण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भत्ता

1 से 6 तक का योग 106330

शुल्क वसूल करने का दिनांक 2022-03-24 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2022-03-24 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

9

आयकर विभाग

INCOME TAX DEPARTMENT

GAYATRI DEVELOPERS

28/07/2011

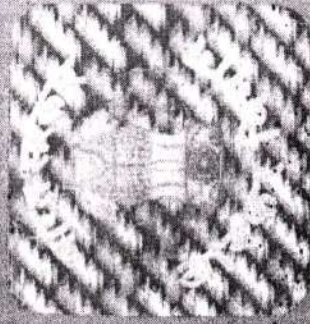
Permanent Account Number

AAKFG2577Q



भारत सरकार

GOVT. OF INDIA

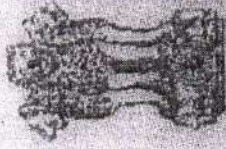


For GAYATRI DEVELOPERS

[Signature]
PARTNER

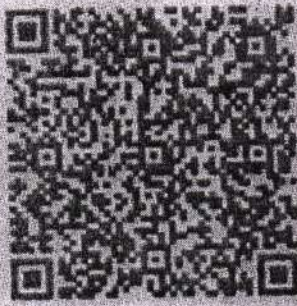
16082011

आयकर विभाग
INCOME TAX DEPARTMENT



सत्यमेव जयते

भारत सरकार
GOVT. OF INDIA

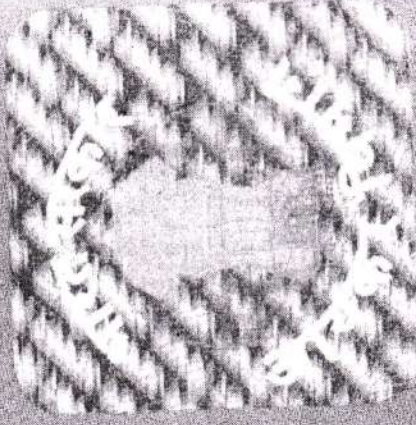


स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AASFG1667M

नाम / Name

GAYATRI INFRACON



निगमन / गठन की तारीख -
Date of Incorporation / Formation

07/12/2017

For GAYATRI INFRACON

PARTNER

30012018

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAWFB9934A

नाम/Name
BHUDEVA PROPCON LLP

निगम/गठन की तारीख
Date of Incorporation/Formation
07/11/2020



इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:

आयकर पैन सेवा इकाई, एन एस डी यूए

5 वीं मंजिल, मंत्री स्ट्रीटिंग,

प्लॉट नं. 341, सर्वे नं. 997/8,

मॉडल कॉलोनी, दीप बंगला चौक के पास,

पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to:

Income Tax PAN Services Unit, NSDI

5th Floor, Muntari Streeting

PLOT No. 341, Survey No. 997/8,

Model Colony, Near Deep Bungalow Chowk,

Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081

e-mail: tininfo@nsdi.co.in

For BHUDEVA PROPCON LLP

PARTNER



भारत सरकार
Government of India



कृष्ण रस्तोगी
Rishabh Rastogi
जन्म तिथि/DOB: 31/10/1991
पुरुष/ MALE



6690 8533 3546

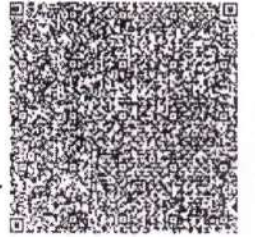
मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O: कृष्ण रतन रस्तोगी, 1/1 27-बी आनंद लोक कोलोनी,
जोपलिंग रोड, लखनऊ, लखनऊ,
उत्तर प्रदेश - 226001

Address:
S/O: Krishna Ratan Rastogi, 1/1 27-b
ANAND LOK COLONY, JOPLING ROAD,
Lucknow, Lucknow,
Uttar Pradesh - 226001



QR Code with Photo (Rastogi)

6690 8533 3546

1947

help@uidai.gov.in

www.uidai.gov.in

Rishabh Rastogi



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

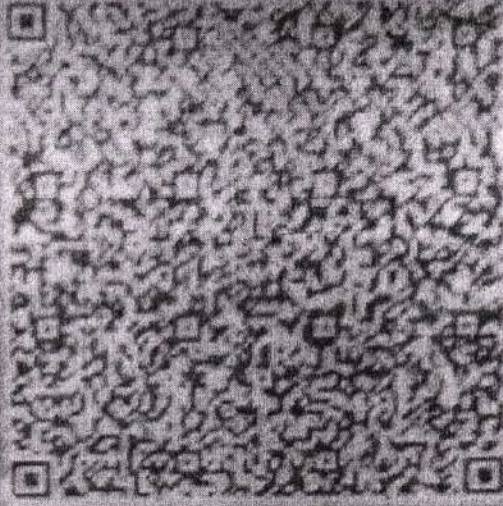
स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

AAWFB5546J

नाम / Name

BABA INFRA DEVELOPERS LLP



M/s. Baba Infra Developers LLP

सिग्नेचर/नाम की प्रतिलिपि

Date of Incorporation/Information

05/08/2020

Authorised Signatory



भारत सरकार
Government of India



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

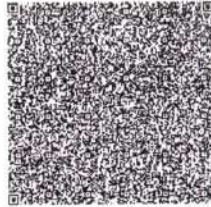
नामांकन क्रम/ Enrolment No.: 0000/00749/22785

Download Date: 21/06/2021

To
विवेक मिश्रा
Vivek Mishra
VIVEK MISHRA
8/109
SLC10118
INDIRA NAGAR
PRERANA PARK
Indira Nagar
Lucknow Uttar Pradesh - 226016
9415329555



Signature Not Verified
Secure Aadhaar
AUTHORITY: UIDAI, INDIA
Date: 2021-06-21 09:24:45



आपका आधार क्रमांक / Your Aadhaar No. :

7559 7072 7657

VID : 9148 2269 8636 9959

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Download Date: 21/06/2021



विवेक मिश्रा
Vivek Mishra
जन्म तिथि/DOB: 25/07/1985
पुरुष/ MALE

Signature

Issue Date: 19/06/2021

7559 7072 7657

VID : 9148 2269 8636 9959

मेरा आधार, मेरी पहचान



Government of India



सूचना

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

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAdhaar App.

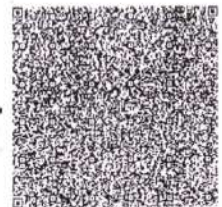


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
विवेक मिश्रा, 8/109, इन्दिरा नगर, प्रेरणा पार्क, प्रेरणा पार्क,
इन्दिरा नगर, लखनऊ,
उत्तर प्रदेश - 226016

Address:
VIVEK MISHRA, 8/109, SECTOR 8,
PRERANA PARK, INDIRA NAGAR, Indira
Nagar, Lucknow,
Uttar Pradesh - 226016



7559 7072 7657

VID : 9148 2269 8636 9959

1947

help@uidai.gov.in

www.uidai.gov.in



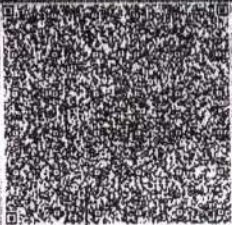


आदित्य त्रिपाठी
 Aditya Tripathi
 जन्म तिथि / DOB: 01/08/1995
 पुरुष / MALE

3944 3515 8737

मेरा आधार, मेरी पहचान



पता: S/O. राम सागर त्रिपाठी, 375-376
 सेक्टर-आई, कानपुर रोड योजना लखनऊ
 लखनऊ, उत्तर प्रदेश, 226012
 Address: S/O Ram Sagar Tripathi, 375-376,
 SECTOR-I, KANPUR ROAD YOJNA,
 lucknow, Lucknow, Uttar Pradesh, 226012

3944 3515 8737

1947 help@udaipur.gov.in www.udaipur.gov.in

नामांकित निर्वाचक (अंकित) और नाम
 नाम / पता / निवास

नामांकित निर्वाचक : बलरामपुर
 जिला : बलरामपुर (S.D.)-271201
 Address : Naya, Gajahawa(Ain) MD Nand
 263 Se 616 Tok, Gajahawa
 Tehsil : Balrampur
 Distt : Balrampur (UP)-271201
 Date : 17/07/2014
 294-बलरामपुर निर्वाचन क्षेत्र के
 निर्वाचक रजिस्ट्रार/अधिकारी के
 हस्ताक्षर की आवश्यकता

Facsimile Signature of
 Electoral Registration Officer
 for 294-Balrampur

133/1298

यदि बदले पर नये पते पर अपना नाम निर्वाचक
 नामावली में दर्ज करवाने तथा उस पते पर इसी प्रकार
 का कार्ड पाने के लिए सम्बन्धित पत्र में यह कार्ड नया
 जारी किया
 In case of change in address, mention this Card
 No. in the relevant Form for including your name
 in the roll at the changed address and to obtain
 the card with the same number

[Handwritten Signature]

भारत निर्वाचन आयोग
 निर्वाचन पर
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

UR1457108

निर्वाचक का नाम : दीपक उपध्याय
 Elector's Name : Dipak Upadhyay
 पिता का नाम : ओमप्रकाश उपध्याय
 Father's Name : Omprakash Upadhyay
 लिंग / Sex : पुरुष / Male
 जन्म की तारीख : XXXX/1991
 Date Of Birth

1990

1991

1992

1993

1994

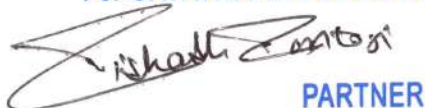
BRIEF DETAIL OF SALE DEED

Nature of Land	: Residential/Group Housing
Pargana	: Mohanlalganj
Village	: Bakkas, Pahadnagar Tikariya, Madharmau Khurd and Madharmau Kala
Detail of Property	: Undivided 50% share of Group Housing plot admeasuring 1204.12 Sq. Mt. in Kailasha Enclave Situated at Villages Madharmau Kala, Madharmau Khurd, Bakkas & Pahadnagar Tikariya, Pargana & Tehsil-Mohanlalganj, Sultanpur Road, Lucknow.
Measurement Unit	: Square Meter
Built-up Area	: NIL
Plot Area	: 1204.12 Sq. Mtr
Road	: Not situated at any segment road. Situated at 18 Mt. wide Road but neither on two roads nor park facing.
Consideration	: Rs. 1,06,25,001/-
Valuation	: Rs. 1,00,57,380/-
Stamp duty	: Rs. 7,44,000/-

NO. OF SELLER-3

1. **M/s GAYATRI DEVELOPERS, (PAN-AAKFG2577Q)**, a partnership firm having its registered office at 47/16, Clay Square, Kabir Marg, Lucknow, U.P., through its duly authorized partner Mr. Rishabh Rastogi S/o Sri Krishna Ratan Rastogi; AND

For GAYATRI DEVELOPERS


PARTNER

For GAYATRI INFRACON


PARTNER

For Baba Infra Developers LLP


Designated Partner

For BHUDEVA PROPCON LLP


PARTNER

2. **M/s GAYATRI INFRACON, (PAN-AASFG1667M)**, a partnership firm having its registered office at 47/16, Clay Square, Kabir Marg, Lucknow, U.P., through its duly authorized partner Mr. Rishabh Rastogi S/o Sri Krishna Ratan Rastogi; AND
3. **M/s BHUDEVA PROPCON LLP EARLIER KNOWN AS BHUDEVA PROPCON PVT. LTD., (PAN-AAWFB9934A)**, a Limited Liability Partnership having its registered office at 201, Murli Bhawan, 10A, Ashok Marg, Lucknow, U.P., through its duly authorized partner Mr. Rishabh Rastogi S/o Sri Krishna Ratan Rastogi;

NO. OF PURCHASER-1

M/s BABA INFRA DEVELOPERS LLP, (AAWFB5546J), a Limited Liability Partnership having its registered office at 83/201, Second Floor, Vijay Chowk, Laxmi Nagar, East Delhi, Delhi through its duly authorized signatory Mr. Vivek Mishra son of Sri Ram Murti Mishra,

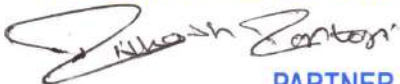
SALE DEED

THIS SALE DEED is executed at Lucknow on this 24th day of March 2022.

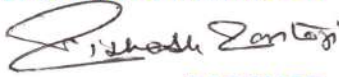
BY

1. **M/s GAYATRI DEVELOPERS, (PAN-AAKFG2577Q)**, a partnership firm having its registered office at 47/16, Clay Square, Kabir Marg, Lucknow, U.P., through its duly authorized partner Mr. Rishabh Rastogi S/o Sri Krishna Ratan Rastogi, authorized vide resolution dated 21.03.2022; AND
2. **M/s GAYATRI INFRACON, (PAN-AASFG1667M)**, a partnership firm having its registered office at 47/16, Clay Square, Kabir Marg, Lucknow, U.P., through its duly authorized partner Mr. Rishabh Rastogi S/o Sri Krishna Ratan Rastogi, authorized vide resolution dated 21.03.2022;

For GAYATRI DEVELOPERS


PARTNER

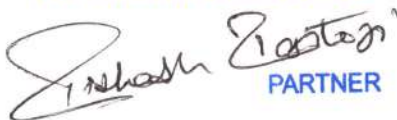
For GAYATRI INFRACON


PARTNER

For Baba Infra Developers LLP


Designated Partner

For BHUDEVA PROPCON LLP


PARTNER

AND

3. **M/s BHUDEVA PROPCON LLP EARLIER KNOWN AS BHUDEVA PROPCON PVT. LTD., (PAN-AAWFB9934A)**, a Limited Liability Partnership having its registered office at 201, Murli Bhawan, 10A, Ashok Marg, Lucknow, U.P., through its duly authorized partner Mr. Rishabh Rastogi S/o-Sri Krishna Ratan Rastogi, authorized vide resolution dated 21.03.2022;

(Hereinafter jointly referred to as "Owners/Sellers") which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successors, partners, permitted assigns, executors etc.

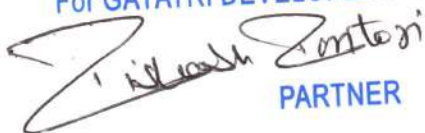
IN FAVOUR OF

M/s BABA INFRA DEVELOPERS LLP, (AAWFB5546J), a Limited Liability Partnership having its registered office at 83/201, Second Floor, Vijay Chowk, Laxmi Nagar, East Delhi, Delhi through its duly authorized signatory Mr. Vivek Mishra son of Sri Ram Murti Mishra, authorized vide resolution dated 21.03.2022, (hereinafter referred to as the "**Purchaser/s**", which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his/her/their respective legal heirs, executors, administrators, legal representatives and assigns, of the SECOND PART).

WHEREAS:

- A. Purchaser is Promoter/Developer and developing a residential township on a land admeasuring 24.96 acres approx situated at Villages-Bakkas, Pahadnagar Tikariya, Madharmau Khurd and Madharmau Kala, Pargana-Mohanlalganj, Tehsil-Mohanlalganj, District-Lucknow (hereinafter referred to as "**Township**") in terms of Permit No. LDA/LD/20-21/1370 dated 27.08.2021 issued by the Lucknow Development Authority (hereinafter referred to as "**LDA**").

For GAYATRI DEVELOPERS


PARTNER

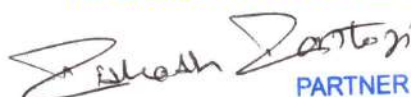
For GAYATRI INFRACON


PARTNER

For Baba Infra Developers LLP

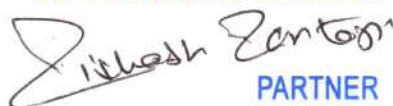

Designated Partner

For BHUDEVA PROPCON LLP


PARTNER

- B. Promoter/Developer, by virtue of Joint Development Agreement with the owners of Land Khasra 310, 311, 312 (Part), 315, 326, 327, 328, 330, 331, 332, 333, 334, 337 area 3.91847 Hectare situated at Village- Madharmau Khurd, Pargana- Mohanlalganj, Tehsil- Mohanlalganj, Distt-Lucknow, UP and Land Khasra 259mi, 255 (Part), 256 mi, 258, 261, 262, 263, 264, 265va, 268mi area 3.361218 Hectare situated at Village-Madharmau Kala, Pargana-Mohanlalganj, Tehsil-Mohanlalganj, Distt-Lucknow, U.P. and Land Khasra 3000, 3001, 3002, 3004, 3005 (Part), 3006, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3019sa, 3020, 3022, 3023, 3025, total area 2.8755 Hectare situated at Village-Bakkas, Pargana-Mohanlalganj, Tehsil- Mohanlalganj, Distt-Lucknow, U.P. and Land Khasra No. 2mi area 0.346 Hectare situated at Village-Pahadnagar Tikariya, Pargana- Mohanlalganj, Tehsil-Mohanlalganj, Distt-Lucknow, U.P., falling in Township developing the same under the name and style of "KAILASHA ENCLAVE", as per approved Layout & Building Plan which inter - alia includes plotted development, independent built-up Villas, independent floors, commercial spaces, parks, utilities and other common services and facilities therein. SELLER has carried out the development of the Township by carving out the plots of different sizes and dimensions so as to allot, transfer and sell the same as such or by constructing thereon Villas, plots, commercial area etc. and to realize the consideration in whole or in installments and issue receipts in acknowledgment thereof and to convey the duly developed villas, plot, commercial area etc. to the intending purchasers by executing sale deed for the same and to do all acts, matters and deeds incidental thereto. Joint development agreement is registered in the office of Sub Registrar, Mohanlalganj, Lucknow at Bahi No.1, Jild 12166, Pages 301/356 at Serial No.19203 on 19.11.2020.
- C. **AND WHEREAS** in pursuance of registered collaboration agreement clause No. 12 of the said Joint Development Agreement, the 50% saleable area of the project belongs to Land Owners/Sellers and 50% saleable area of the project belongs to Purchaser/Developer. That the plotted area has been divided

For GAYATRI DEVELOPERS


PARTNER

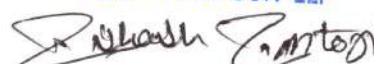
For GAYATRI INFRACON


PARTNER

For Baba Infra Developers LLP


Designated Partner

For BHUDEVA PROPCON LLP


PARTNER

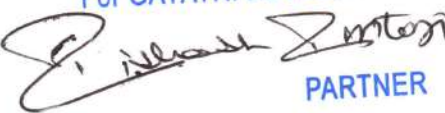
between Land owners and Developer through a supplementary agreement, which is registered in the office of Sub Registrar Mohanlalganj, Lucknow at Bahi No. 1 Jild 13778 at Pages 153 to 186 at serial No. 6996 on 10.03.2022.

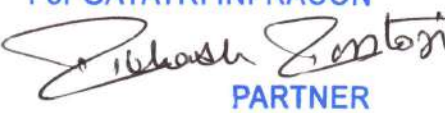
- D. **AND WHEREAS** land owners/sellers wishes to sell their undivided 50% share of Group Housing plot admeasuring 1204.12 Sq. Mt. out of Total area of the plot admeasuring 2408.23 Sq. Mt. in Kailasha Enclave Situated at Villages Madharmau Kala, Madharmau Khurd, Bakkas & Pahadnagar Tikariya, Pargana & Tehsil-Mohanlalganj, Sultanpur Road, Lucknow (Hereinafter referred to as "Said Plot/Property") and make a proposal in this regards before purchaser/developer. On proposal of seller, the purchaser is ready to purchaser undivided 50% share of Group Housing plot admeasuring 1204.12 Sq. Mt. in Kailasha Enclave Situated at Villages-Madharmau Kala, Madharmau Khurd, Bakkas & Pahadnagar Tikariya, Tehsil-Mohanlalganj, Sultanpur Road, Lucknow.
- E. The Purchaser has paid the entire consideration amount and other charges as stipulated in respect of Said Plot prior to getting this Sale Deed executed in respect of Said Plot and therefore the Seller hereto executing sale deed in favour of Purchaser on the terms appearing hereunder.

AND WHEREAS, upon the aforementioned declaration and assurances of the Sellers, the Sellers hereby sells and the Purchaser hereby purchases the said Property for consideration of **Rs. 1,06,25,001/- (Rupees One Crore Six Lakh Twenty Five Thousand and One Only)** including all the charges on the terms and conditions mentioned herein under:

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

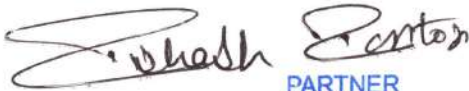
1. That the Purchaser has paid the entire sale consideration of **Rs. 1,06,25,001/- (Rupees One Crore Six Lakh Twenty Five Thousand and One Only)** to the Sellers and Sellers hereby admits and acknowledges to have received the entire sale consideration including all the charges.

For GAYATRI DEVELOPERS

PARTNER

For GAYATRI INFRACON

PARTNER

For Baba Infra Developers LLP

Designated Partner

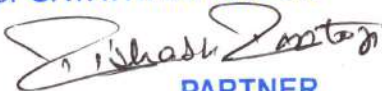
For BHUDEVA PROPCON LLP

PARTNER

2. That the said Freehold Group Housing Plot is allotted for Residential group housing Purpose and the Purchaser assures and undertakes to the Sellers that the Purchaser shall always use the said freehold plot for the Residential Group Housing Purpose not otherwise.
3. That the Sellers doth hereby absolutely sell, convey, transfer and assign the said Property along with all the rights of ownership, interest, easement and privileges appurtenant to the said Freehold plot to have and to hold the same unto the Purchaser absolutely and forever on freehold basis. After the purchase of the said property and execution of this sale deed, the purchaser shall become absolute owner of the entire share of said Group Housing plot admeasuring 2408.23 Sq. Mt. and have absolute right and authority to construct, occupy and sell the entire Group Housing plot/project, as absolute owner, to any person.
4. That the Purchaser shall hereafter hold, enjoy, use and transfer the said Freehold plot under sale without any hindrance; claim whatsoever from the Sellers or any other person claiming under or through it.
5. The vacant and peaceful possession of the Said Property is being delivered to the Purchaser simultaneously with the signing of this Sale Deed, and the Purchaser confirms having satisfied himself/herself/themselves as to the area/dimensions/cost in respect of the Said Property and the Purchaser agrees and confirms not to raise any dispute/claim, whatsoever at any time in future in this regard.
6. The Purchaser shall carry out construction on the Said Property at its own cost and expenses in accordance with the approved building plans and specifications as may be approved by LDA. The Purchaser shall comply with all laws, rules, regulations and building byelaws applicable to the construction on the Said Plot and comply with the time frame, if any, stipulated by the concerned authorities for completing the construction/development thereon. The

For GAYATRI DEVELOPERS


PARTNER

For GAYATRI INFRACON


PARTNER

For Baba Infra Developers LLP


Designated Partner

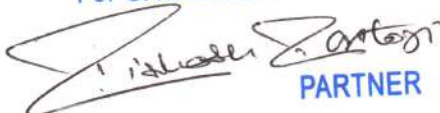
For BHUDEVA PROPCON LLP


PARTNER

Purchaser shall alone be responsible and liable for all consequences, claims, penalties, actions etc. arising out of any breach or non-compliance of applicable laws and rules.

7. The Purchaser shall be entitled to sell, mortgage, lease, gift and exchange or otherwise with possession of the Said Plot hereby conveyed or the project constructed over said plot, to any person(s) and sellers have no objection in it.
8. The Purchaser agrees that this transaction is on **"as is where is"** basis and specifically undertakes that he/she/they/it will not make any objection on the level of earth in the Said Plot relative to the level of adjoining areas or abutting road and will not demand for any earthwork or earth filling in the Said Plot.
9. That the said Freehold Property is free from all kinds of encumbrances except mortgage in Lucknow Development Authority, disputes, flaws, litigation, acquisition, requisition, attachments, decree of any court or otherwise, demands, claims, liabilities notices or acquisition etc. to the complete satisfaction of the Purchaser and that if it is proved otherwise, or any of the representations, declarations, or assurances made by the Sellers in this deed proved to be false at any time and the Purchaser suffers any loss in whole or part of the said property, any legal defect in the title of the said commercial Plot, then the Sellers shall be liable and responsible for the same and hereby agrees to indemnify all such damages / losses suffered or sustained. Redemption of Mortgage from Lucknow Development Authority shall be exclusive liability and responsibility of purchaser.
10. That after the execution of this deed, 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 Purchaser.
11. The Stamp duty, registration fee and other all incidental charges required for execution and registration of this deed shall be borne by the Purchaser. The Purchaser agrees that,

For GAYATRI DEVELOPERS


PARTNER

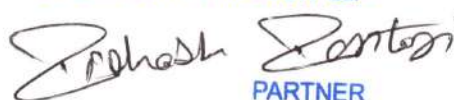
For GAYATRI INFRACON


PARTNER

For Baba Infra Developers LLP


Designated Partner

For BHUDEVA PROPCON LLP


PARTNER

if at any time additional stamp duty is demanded by the competent authorities due to any reason, whatsoever than the same shall be exclusively borne by him/her/them.

12. That the property is situated in the Kailasha Enclave and not situated at any segment road and nothing is constructed upon the plot. The area of the said Property is 1204.12 Sq. Mt. The said property is situated on 18.00 meter wide road and neither on two roads nor park facing. For the purpose of the stamp duty, circle rate of the land is fixed for 18 meter road Rs. 8,800/- Per sq. mtr. Accordingly market value of the freehold plot comes to:-

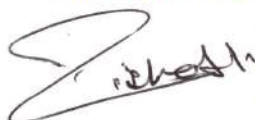
- a. Value of 1000 Sq. Mt. is $1000 \times 8800/- = \text{Rs. } 88,00,000/-$.
- b. Since the area of freehold plot is more than 1000 Sq. Mtr. so taking rebate of 30% in remaining area:-

Value of remaining area 204.12 sq. mtr is $(204.12 \times 6,160/-) = \text{Rs. } 12,57,380/-$. Thus total market value as per DM Circle rate of the freehold property comes to Rs. 1,00,57,380/-. Since the sale consideration of the freehold plot is higher than the market value hence the stamp duty @ 7% of Rs. 7,44,000/- is being paid on the consideration amount through e-stamp by the ~~Purchaser~~ accordingly.

SCHEDULE OF SAID PLOT

All that piece and parcel of undivided 50% share of Group Housing plot admeasuring 1204.12 Sq. Mt. out of total plot area 2408.23 Sq. Mt. in Kailasha Enclave Situated at Villages Madharmau Kala, Madharmau Khurd, Bakkas & Pahadnagar Tikariya, Pargana & Tehsil-Mohanlalganj, Sultanpur Road, Lucknow, alongwith the right to use the common areas & facilities including all rights and easements whatsoever necessary for the enjoyment of the Said Plot, the bounded as under:

For GAYATRI DEVELOPERS


PARTNER

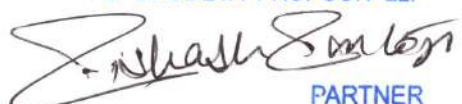
For GAYATRI INFRACON


PARTNER

For Baba Infra Developers LLP


Designated Partner

For BHUDEVA PROPCON LLP

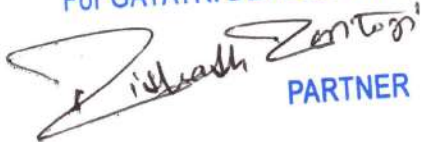

PARTNER

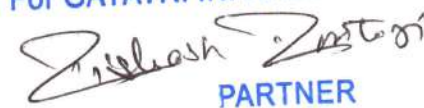
BOUNDARIES OF THE PROPERTY

East : Residential Plots
West : Commercial Plot for convenient shops
North : Other's Property
South : 18 Mt. wide Road

PAYMENT SCHEDULE

- 1- Seller Gayatri Developers has received **Rs. 47,33,437.50/-** through RTGS having UTR No. PSIBR22041755038 dated 10.02.2022 Punjab and Sind Bank, Hazaratganj, Lucknow, from purchaser and the purchaser has been deposited TDS @1% amount Rs. 47,813/- through challan no. 20347 dated 12.02.2022.
- 2- Seller Gayatri Infracon has received **Rs. 15,77,812.50/-** through RTGS having UTR No. PSIBR22041752660 dated 10.02.2022 Punjab and Sind Bank, Hazaratganj, Lucknow, from purchaser and the purchaser has been deposited TDS @1% amount Rs. 15,938/- through challan no. 20733 dated 12.02.2022.
- 3- Seller Bhudeva Propcon LLP has received **Rs. 42,07,500/-** through RTGS having UTR No. PSIBR22041751527 dated 10.02.2022 Punjab and Sind Bank, Hazaratganj, Lucknow, from purchaser and the purchaser has been deposited TDS @1% amount Rs. 42,500/- through challan no. 20551 dated 12.02.2022.

For GAYATRI DEVELOPERS

PARTNER

For GAYATRI INFRACON

PARTNER

For Baba Infra Developers LLP

Designated Partner

For BHUDEVA PROPCON LLP

PARTNER

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 8268

वर्ष: 2022

प्रतिफल- 10625001 स्टाम्प शुल्क- 744000 बाजारी मूल्य - 10057380 पंजीकरण शुल्क - 106250 प्रतिलिपिकरण शुल्क - 80 योग : 106330

श्री बाबा इंफ्रा डेवलपर्स एल एल पी द्वारा
विवेक मिश्रा अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री राम मूर्ति मिश्रा
व्यवसाय : व्यापार
निवासी: 83/201, सेकेंड फ्लोर, विजय चौक, लक्ष्मी नगर, ईस्ट दिल्ली, दिल्ली



श्री, बाबा इंफ्रा डेवलपर्स एल एल पी द्वारा

विवेक मिश्रा अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 24/03/2022 एवं
04:08:12 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

धर्मेन्द्र कुमार तिवारी
उप निबंधक : मोहनलालगंज
लखनऊ
24/03/2022
अशोक कुमार गुप्ता
निबंधक लिपिक

प्रिंट करें

Thus the sellers have received **Rs. 1,06,25,001/- (Rupees One Crore Six Lakh Twenty Five Thousand and One Only)** from purchaser and seller has acknowledged this receipt. Nothing remains to be paid by Purchaser.

IN WITNESS WHEREOF the Seller and the Purchaser have hereunto set their hands, the day, month and the year first above written and on the presence of following witnesses:

In presence of:

1-



(Mr. Aditya Tripathi)
S/o-R S Tripathi
R/o²⁵ Salempur House,
Kaisarbagh, Lucknow
Mobile-8707071692
Occupation-Other

2-

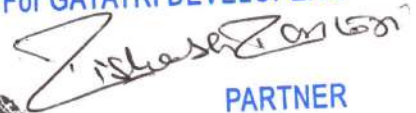


(Dipak Upadhyay)
S/o O.P. Upadhyay
R/o 25, Salempur House,
Kaisarbagh, Lucknow
Mobile-7379997700,
Occupation-Other

Typed By:


(Monu)

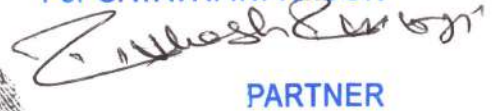
For GAYATRI DEVELOPERS


PARTNER



(SELLER)

For GAYATRI INFRACON


PARTNER



For BHUDEVA PROPCON LLP


PARTNER



(PURCHASER)

For Baba Infra Developers LLP



Designated Partner



Drafted by:



(Benkat Raman Singh)
Advocate
Civil Court, Lucknow

बही सं०: 1

रजिस्ट्रेशन सं०: 8268

वर्ष: 2022

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

श्री गायत्री डेवलपर्स के द्वारा रिषभ रस्तोगी, पुत्र श्री कृष्ण रतन
रस्तोगी

निवासी: 47/16, क्ले स्कायर, कबीर मार्ग, लखनऊ

व्यवसाय: व्यापार

विक्रेता: 2



श्री गायत्री इन्फ्राकॉन के द्वारा रिषभ रस्तोगी, पुत्र श्री कृष्ण रतन
रस्तोगी

निवासी: 47/16, क्ले स्कायर, कबीर मार्ग, लखनऊ

व्यवसाय: व्यापार

विक्रेता: 3



श्री भूदेव प्रॉपकॉन एल एल के द्वारा रिषभ रस्तोगी, पुत्र श्री कृष्ण रतन
रस्तोगी

निवासी: 201, मुरली भवन, 10 ए, अशोक मार्ग, लखनऊ

व्यवसाय: व्यापार

क्रेता: 1



श्री बाबा इंफ्रा डेवलपर्स एल एल पी के द्वारा विवेक मिश्रा, पुत्र श्री राम
मूर्ति मिश्रा

निवासी: 83/201, सेकेंड फ्लोर, विजय चौक, लक्ष्मी नगर, ईस्ट
दिल्ली, दिल्ली

व्यवसाय: व्यापार

ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1



श्री आदित्य त्रिपाठी, पुत्र श्री आर एस त्रिपाठी

निवासी: 25, सलेमपुर हाउस, कैसरबाग, लखनऊ

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री दीपक उपाध्याय, पुत्र श्री पी उपाध्याय

निवासी: 25 सलेमपुर हाउस, कैसरबाग, लखनऊ

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

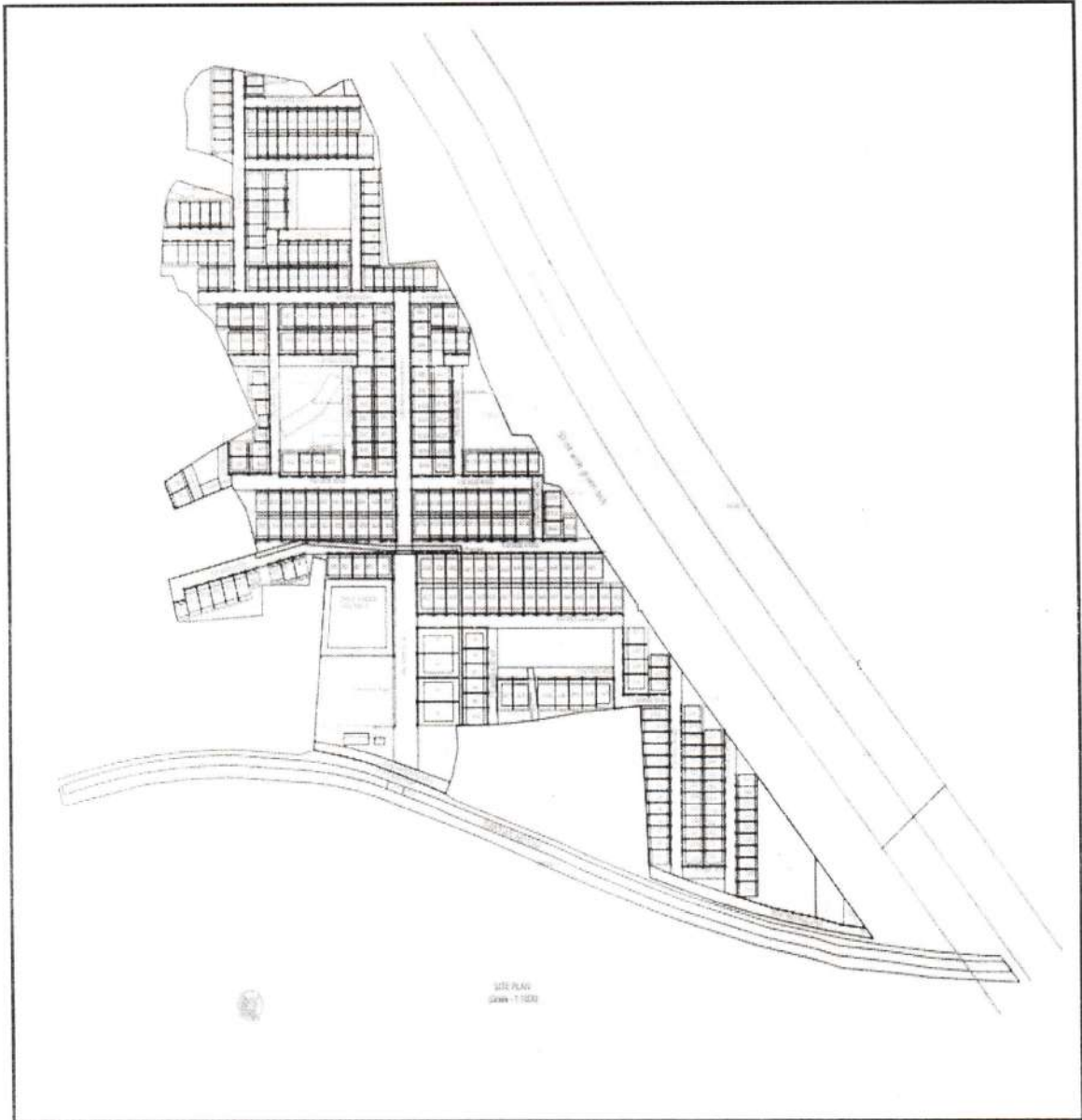
टिप्पणी:

धर्मेन्द्र कुमार तिवारी
उप निबंधक: मोहनलालगंज
लखनऊ

अशोक कुमार गुप्ता
निबंधक लिपिक

-MAP-

Undivided 50% share of Group Housing plot admeasuring 1204.12 Sq. Mt. out of total plot area 2408.23 Sq. Mt. in Kailasha Enclave Situated at Villages Madharmau Kala, Madharmau Khurd, Bakkas & Pahadnagar Tikariya, Pargana & Tehsil-Mohanlalganj, Sultanpur Road, Lucknow



Sellers

For GAYATRI DEVELOPERS

Zishesh Zantori
PARTNER

For GAYATRI INFRACON

Zishesh Zantori
PARTNER

For BHUDEVA PROPCON LLP

Zishesh Zantori
PARTNER

Purchaser

For Baba Infra Developers LLP

Baba Infra

Designated Partner

आवेदन सं०: 202200822009925

बही संख्या 1 जिल्द संख्या 13821 के पृष्ठ 1 से 24 तक क्रमांक 8268 पर
दिनांक 24/03/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

slc
धर्मेन्द्र कुमार तिवारी
उप निबंधक : मोहनलालगंज
लखनऊ
24/03/2022

