

DETAILS OF INSTRUMENT IN SHORT

1.	Pargana	:	Bijnore
2.	Mohalla/Village	:	Natkur
3.	Details of Property	:	Plot No.____of “Zeme Jardin Scheme”
4.	V- Code	:	1033
5.	Standard of measurement	:	Sq. meter
6.	Area of Property	:	
7.	Type of Property	:	Plot
8.	Consideration	:	Rs.
9.	Valuation	:	Rs.
10.	Stamp Duty Paid	:	Rs.
11.	Boundaries EAST : Plot No. WEST : Plot No. NORTH : Plot No. SOUTH : Plot No.		

12.	No. of persons in first party (3); No. of persons in second party (1);		
13.	DETAILS OF SELLERS		DETAILS OF PURCHASER
	M/S JARDIN HOMES a joint venture represented through (1) PRADEEP KUMAR S. VAID son of Late Sajjan Kumar Vaid, (2) MRS. RASHMI DEVI VAID wife of Mr. Pradeep Kumar S Vaid through her registered Power of Attorney Holder Mr. Pradeep Kumar S Vaid, which is registered at Book no. 4, Volume no. 356, Page no. 255/271, Sl. No. 23 registered on 15.01.2005 Before sub Registrar Ist Lucknow, both permanent and present residents of 26, Mall Avenue Lucknow (3) RAHUL GAUTAM NEMANI, son of Late Gautam Keshavdev Nemani permanent and present residents of 72, Hughes Road, Nemani Building, Mumbai – 400 007		

SALE DEED

THIS DEED OF SALE IS MADE ON THIS ____ DAY OF _____ BETWEEN **M/S JARDIN HOMES** a joint venture represented through (1) **PRADEEP KUMAR S. VAID** son of Late Sajjan Kumar Vaid, (2) **MRS. RASHMI DEVI VAID** wife of Mr Pradeep Kumar S Vaid through her registered Power of Attorney holder Mr Pradeep Kumar S Vaid (which power of attorney is registered at Book no. 4, Volume no. 356, Pages no. 255/271, Sl. no. 23 registered on 15.01.2005 before Sub Registrar-I, Lucknow) both permanent and present residents of 26, Mall Avenue, Lucknow (3) **RAHUL GAUTAM NEMANI**, son of Late Gautam Keshavdev Nemani permanent and present residents of 72, Hughes Road, Nemani Building, Mumbai – 400 007 (hereinafter collectively referred to as **Sellers/First Party/Sellers**

AND

WHEREAS Pradeep Kumar S Vaid and Mrs Rashmi Devi Vaid are the owners of Plot/ Unit No. ____ of Zeme Jardin Scheme situated at Village-Natkur, Pargana Bijnore, Tehsil Sarojini Nagar and District Lucknow, more specifically detailed in the schedule of property given at the foot of this Sale Deed.

AND WHEREAS the said land owners entered into a joint venture agreement with above named Rahul Gautam Nemani party No. 3 of the First Part/Sellers to execute, demarcate and market the plots as per approved layout plan comprising of the part of Khasra Nos. 48, 51 to 54, situated at Village-Natkur, Pargana Bijnore, Tehsil Sarojini Nagar and District Lucknow, which business is agreed to be carried out under the name and style of **M/s Jardin Homes** vide a joint venture agreement dated 19.06.2013. (hereinafter referred as to the said agreement)

AND WHEREAS the layout plan has been duly sanctioned by Lucknow Industrial Development Authority, Lucknow vide permit no. 795 dated 02.03.2016.

AND WHEREAS in pursuance of the said Joint Venture agreement the Second Party of that Agreement has executed, demarcated, developed the said plots at site.

AND WHEREAS the Second Party/ Purchaser expressed their interest for purchase of sub divided

Plot No. _____ more specifically detailed in the Schedule of Property given at the foot of this sale deed.

AND WHEREAS the Joint Venture named above i.e. the First Party/Sellers have agreed to sell the said plot of land to the Second Party/ Purchaser for a total sale consideration of Rs. _____ free from all encumbrances whatsoever.

AND WHEREAS in pursuance whereof the First Party/Sellers have received the said amount from the Second Party, through Cheques & NEFT/RTGS in between _____ to _____ which the First Party/Sellers hereby acknowledges details in the foot of this deed.

NOW THIS DEED OF SALE WITNESSETH AS UNDER :-

1. That the First Party/Sellers do hereby convey, transfer and assign unto and to the use of Second Party, their heirs, executors, administrator and assigns all that plot / Unit no. ____ in Zeme Jardin Scheme, situated at Village Natkur, Paragna Bijnore, Tehsil Sarojini Nagar and District Lucknow, more fully described in the schedule of the property.
2. That the First Party/Sellers is the exclusive owner of the said plot free from all encumbrances whatsoever.

3. That the said plot which is being transferred through this Sale Deed is free from all litigations, acquisitions or attachments and that the First Party/Sellers have the subsisting title for transfer of above property and that the First Party/Sellers have not entered into any agreement for sale with any other person in respect of the said sub divided plot.
- 4(a). That the Said Scheme is proposed to be set up in accordance with the terms and conditions of the layout plan presently approved and/or as may be modified / amended in future by the Competent Authority.
- 4(b). The First Party/Sellers plans to carry out extensive developmental activities, subject to approvals, for many years in future in the entire area falling inside/ outside the Said Scheme, in which the Said Plot is located and the Second Party/ Purchaser shall not raise any objections or make any claims or default in any payments as demanded by the First Party/Sellers on account of inconvenience, if any, which may be suffered by him due to such developmental or its incidental/ related activities.
- 4(c). That in addition to Sale Price/Consideration, the Second Party/ Purchaser has paid Rs. 25,000/- as club membership fees for 5 years, annual club charges at Rs.2,500/- per annum and a refundable security

deposit of Rs. 10,000/-. Additional club membership fees and related charges/deposits (collectively referred to as "Club Charges") will be charged for each additional family even if residing in the same plot, for use of the club which may be located anywhere inside or outside the Said Scheme. The residents/occupants of the Said Scheme shall have an assured membership of the club subject to payment of aforesaid charges. The total number of memberships will be limited to four individuals per plot. The First Party/Sellers reserves the right to grant additional membership. The First Party/Sellers's decision in this regard shall be final and binding on the Second Party. The members shall abide by the terms and conditions laid down by the management of the club. The Second Party/Purchaser shall be liable to pay the usage charges in accordance with the usages and services so availed and shall be required to sign and execute necessary documents for membership of the club which shall contain the terms and conditions of membership and Second Party/ Purchaser shall be bound by the same. The Second Party/ Purchaser membership shall be non-transferable and shall automatically extinguish upon sale of the Said Plot by the Second Party. That while calculating the Total Price/Sale consideration of the Said Plot which is being transferred through this Sale Deed, the First Party/Sellers have not taken into account the External Development Charges ("EDC") and Infrastructure Development Charges ("IDC"), and

other charges including but not limited to Infrastructure Augmentation Charges ("IAC") as levied by Government of U.P and the Second Party/ Purchaser shall pay to the First Party/Sellers these Govt. Charges (EDC, IDC IAC etc. collectively referred to herein as "Govt. Charges") and all increases thereof as may be levied by the Government of U.P from time to time and as and when demanded by the First Party/Sellers . All such levies/ increases may be levied by the Government of U.P with prospective or retrospective effective from the date of license(s) of the Said Scheme. The First Party/Sellers makes it clear that if it is required to pay such levies, Govt. Charges, interest and other charges etc., in such prospective /retrospective manner, then the First Party/Sellers shall demand, and the Second Party/ Purchaser shall be liable to pay the same proportionately in the manner in which the area of the Said Plot bears to the total area of the Said Scheme as calculated by the First Party/Sellers. All Govt. Charges, levies, fees, taxes, cesses, etc. are solely to the account of the Second Party/ Purchaser and the First Party/Sellers shall have no liability in this regard. The Government of U.P may also levy other charges at any stage including on the completion of the Said Scheme or thereafter, the demand for which will be raised by the First Party/Sellers and the Second Party/ Purchaser shall pay the same on demand to the First Party/Sellers. Apart from the above demand as stated, there could be

future levies/increases in the Govt. Charges, levies, fees, etc. during the occupation of the Said Plot and the Second Party/ Purchaser shall be liable and pay all such future levies/ increases as and when demanded by the First Party/Sellers and this condition shall always survive the conveyance of the Said Plot in favour of the Second Party. The Second Party/ Purchaser shall not default on the payment of such prospective/ retrospective increases in EDC/IDC/IAC as and when demanded by the First Party/Sellers. Such demand when made, will constitute unpaid amount/charges against the Said Plot and if such levies are demanded by the First Party/Sellers after the sale deed is executed in favour of the Second Party, the First Party/Sellers shall have lien/charge on the Said Plot to the extent of such unpaid amount/charges and the Second Party/ Purchaser shall not object and will cooperate, if the First Party/Sellers takes all or any legal measures to recover such unpaid amount/charges.

- 5.(i) The Government rates and taxes shall mean all taxes including but not limited to Good and Service Tax (GST), works contract tax, one time building tax, luxury tax, building and other construction workers welfare fund, education cess and any other Taxes and Cesses, by whatever name called, paid or payable by the First Party/Sellers and/or its contractors (including sub-contractors), suppliers, consultants, etc

- (ii) The Second Party/ Purchaser shall be liable to pay the above mentioned Govt. rates, cesses including labour cess, charges, property tax, service tax or taxes of all and any kind, whether levied or leviable, now or in future, as the case may be from the date of execution of this agreement with regard to the area of the Said Plot in the Said Scheme prior to the conveyance of the Said Plot in his favour. If such charges are increased (including with retrospective effect) after the sale deed has been executed, then these charges shall be treated as unpaid amount/charges against the Said Plot and the First Party/Sellers shall have lien on the said plot for the recovery of such charges and the Second Party/ Purchaser shall cooperate, if the First Party/Sellers take all legal measures to recover such unpaid amount/charges.
 - (iii) That in view of the fact that Land/Project is under development even subsequent to execution of this sale deed sellers undertake to complete the project in all respect by making their own investments.
6. That the Said Scheme is planned to be completed by the First Party/Sellers in accordance with the layout plan sanctioned by the Competent Authority and/or as may be changed/approved from time to time by the Competent Authority. Any changes / modifications / amendments as may be approved by the Competent Authority in the layout plan for the Said Scheme in

future, shall automatically supersede the present approved layout plan attached herewith and become binding on the First Party/Sellers and the Second Party/ Purchaser.

- 7.a. Force Majeure shall mean any event or combination of events or circumstances beyond the control of the First Party/Sellers which cannot (a) by the exercise of reasonable diligence, or (b) despite the adoption of reasonable precaution and/or alternative measures, be prevented, or caused to be prevented, and which adversely affects the First Party/Sellers 's ability to perform its obligations under this Deed of Sale, which shall include:
- (a) acts of God. i.e. fire, drought, flood, earthquake, epidemics, natural disasters;
 - (b) explosions or accidents, air crashes and shipwrecks, act of terrorism;
 - (c) strikes or lock outs, industrial dispute;
 - (d) war and hostilities of war, riots, bandh or civil commotion;
 - (e) the promulgation of or amendment in any law, rule or regulation or the issue of any injunction, court order or direction from any governmental authority that prevents or restricts a party from complying with any or all the

terms and conditions of this Deed of Sale and allotment Letter executed in between First Party/Sellers and Second Party.

- (f) any event or circumstances analogous to the foregoing.

7.b. The First Party/Sellers shall not be liable to perform any or all of its obligations during the subsistence of the Force Majeure conditions including but not limited to any legislation, orders or rules or regulations made or issued by the Govt. and/or any other authority or if any matters, issues relating to such approvals, permissions, notices, notifications by the competent authority(ies) become subject matter of any suit / writ before a Competent Court and accordingly the time period required for performance of its obligations by the First Party/Sellers shall stand extended. If in the opinion of the First Party/Sellers the above stated Force Majeure conditions continue for a considerable time, then the First Party/Sellers may in its sole discretion put the progress of activity in the scheme in abeyance and/or terminate/alter/vary the terms and conditions of the allotment letter dated and this Sale Deed. In case of termination, the Second Party/ Purchaser shall be entitled to refund of the amounts paid by the Second Party/ Purchaser under this Sale Deed, without any interest or compensation

whatsoever, provided the Second Party/ Purchaser is not in breach of any of the terms of this Sale Deed.

- 7.c. That the First Party/Sellers may, in its discretion, abandon the Said Scheme, without assigning any reasons thereof, and in such an eventuality, the liability of the First Party/Sellers shall be limited only to refund the amounts received from the Second Party, along with 6% simple interest per annum, from the date of receipt of such amount by the First Party/Sellers and the Second Party/ Purchaser shall have no other claim of any nature whatsoever.
- 8.a. The Second Party/ Purchaser shall construct the building on the Said Plot within a period of four (4) years from the date of execution of this Sale Deed by the First Party/Sellers in favor Second Party. In the event of the Second Party/ Purchaser failure to complete the construction and obtaining a certificate for occupation and use from the Competent Authority within four (4) years from the date of handing over possession then the Second Party/ Purchaser hereby grants the right to the First Party/Sellers to resume the Said Plot, refund the monies paid by the Second Party/ Purchaser after deducting brokerage, other charges and taxes, if any incurred by the First Party/Sellers and to resell/reallot the Said Plot after cancellation of the Sale Deed.

- 8.b. The First Party/Sellers may, at its sole discretion, accede to the written request of the Second Party/ Purchaser to extend the construction period but only upon the Second Party/ Purchaser paying a late construction penalty to the First Party/Sellers calculated at the rate of Rs.5/- per sq. ft. per month on the total area of the Said Plot per month for the entire period of delay. This penalty may be escalated in case where the delay continues beyond a period of 12 months after the grant of first extension and the First Party/Sellers decides to grant further extension beyond 12 months with a view to develop and habitat the Said Scheme.
8. c. The purchaser shall be bound to construct and design the elevation of their building on the plot which is under deed, as per the design provided by the sellers at the time construction so that design symmetry will be maintained for all the buildings present in the scheme that is Zeme Jardin.
- 9.a. The Second Party/ Purchaser shall enter into a maintenance agreement (Maintenance Agreement) with the First Party/Sellers /its nominee agency or any other body (hereinafter referred to as the 'Maintenance Agency') as may be appointed by the First Party/Sellers from time to time for the maintenance and upkeep of the Said Scheme until these are handed over to a local body or any government agency. The

Maintenance Agency shall render maintenance services only with respect to the common areas falling within the Said Scheme but outside the Said Plot and these shall mainly relate to services in respect to the public roads, landscaping, drainage, water, street lights, pavements, horticulture etc. The Second Party / Purchaser shall pay the maintenance bills including water charges raised by the Maintenance Agency for maintaining various services/facilities as described above raised on a pro rata basis from the date of possession or from the date of execution of this Sale Deed by the First Party/Sellers irrespective whether the Second Party/ Purchaser is in occupation of the Said Plot or not, until the maintenance services are handed over to the government or any local body for maintenance.

- 9.b. In order to secure adequate provision of the maintenance services and also to secure the due performance of the Second Party/ Purchaser in paying promptly the maintenance bills and other charges as raised by the Maintenance Agency, the Second Party/ Purchaser has deposited, and will always keep deposited with the First Party/Sellers /Maintenance Agency an Interest Bearing Maintenance Security (hereinafter referred to as the **"IBMS"**) calculated at the rate of Rs. 45/- per sq. ft. on the area of the Said Plot which shall carry simple yearly interest as applicable on one year fixed deposit accepted by the

State Bank of India at the close of each financial year on 31st March calculated from the date of realisation of the amount by the First Party/Sellers. In case of failure of the Second Party/ Purchaser to pay the maintenance bills, and other charges on or before the due date, the First Party/Sellers /Maintenance Agency may deny him the right to avail the maintenance services, and adjust in the first instance, the interest accrued on the IBMS against such defaults in the payment of maintenance bills. In case such accrued interest falls short of the amount of the default, the First Party/Sellers / Maintenance Agency shall adjust the principal amount of the IBMS against such defaults. If due to such adjustment in the principal amount, the IBMS falls below the agreed sum of Rs.45/- per sq. ft. on the area of the Said Plot, then the Second Party/ Purchaser shall make good the resultant shortfall within fifteen (15) days of demand by the First Party/Sellers /Maintenance Agency. The interest accrued on IBMS will not be paid to the Second Party/ Purchaser but will be retained as security / adjustment for payment of maintenance bills.

- 9.c. The First Party/Sellers / Maintenance Agency reserves the right to increase the IBMS from time to time in keeping with the increase in the cost of maintenance services and the Second Party/ Purchaser shall pay such increases within fifteen (15) days of demand by the First Party/Sellers /Maintenance Agency. If the

Second Party/ Purchaser fails to make good the shortfall as aforesaid on or before its due date then the First Party/Sellers / Maintenance Agency shall have first charge/lien on the Said Plot in respect of any such non-payment.

9.d. The First Party/Sellers may transfer to the Maintenance Agency, the accrued value of the IBMS of the Second Party, after adjusting there from any outstanding maintenance bills and/or other outgoings of the Second Party/ Purchaser at any time and thereupon the First Party/Sellers shall stand completely absolved/discharged of all its obligations and responsibilities concerning the IBMS. The Maintenance Agency upon transfer of the IBMS or in case fresh IBMS is sought from the Second Party/ Purchaser as stipulated hereinabove, reserves the sole right to modify/revise all or any of the terms of the IBMS including but not limited to the amount/interest rate of IBMS etc.

10.a. The First Party/Sellers may provide power back up only for common services in the Said Scheme i.e. street lighting, pumping station, etc. and charges for the same will be billed to the Second Party/ Purchaser proportionately at the discretion of the First Party/Sellers . Any unpaid charges towards this clause will constitute as unpaid charges towards the total sale

value of the plot. Electricity Board power up to 8 KW for plot sizes up to 225 Sq. Mtr. has been considered at overall suitable diversity of 50%. Electricity power will be provided subject to availability as per state Electricity Board norms and first come first serve basis.

10.b. That the Second Party/ Purchaser shall be charged, on monthly basis, for all the costs of power consumed by him as indicated in the meter which may be installed by the First Party/Sellers /its nominee/ Maintenance Agency at the cost of the Second Party/ Purchaser. The First Party/Sellers / Maintenance Agency shall charge for the power consumed based on the expenditure incurred for diesel, spares, depreciation, and other wear and tear, at cost plus 20% basis and the same would be billed as a part of the maintenance bill which will also include other charges for maintenance and upkeep of the Said Scheme. Failure to pay the maintenance bills including the cost of power back up as described above, shall entitle the First Party/Sellers /its nominee/ Maintenance Agency to withhold the provision of maintenance services including the electricity supply and the provision to this effect shall also be incorporated in the sale deed.

10.c. That in the event the First Party/Sellers (or its nominee) decides to apply for and thereafter receives permission, from State Power Corporation or from any other body / commission / regulator / licensing authority

constituted by the Government of U.P for such purpose, to receive and distribute bulk supply of electrical energy in the Said Scheme, then the Second Party/ Purchaser shall pay on demand to the First Party/Sellers (or its nominee) proportionate share as determined by the First Party/Sellers (or its nominee) of all deposits and charges paid/ payable by the First Party/Sellers (or its nominee) to the UPPCL or any other body/commission/regulatory /licensing authority constituted by the Government of U.P, failing which the same shall be treated as unpaid portion of the sale price payable by the Second Party/ Purchaser for the Said Plot and the conveyance of the Said Plot shall be withheld by the First Party/Sellers till full payment thereof is received by the First Party/Sellers (or its nominee) from the Second Party/ Purchaser. Proportionate share of cost, incurred by the First Party/Sellers (or its nominee) for creating infrastructure like HT Feeder, EHT Sub station etc. shall also be payable by Second Party/ Purchaser on demand. Further the First Party/Sellers (or its nominee) shall be entitled in terms of the Maintenance Agreement to withhold electricity supply to the Said Plot till full payment of such deposits and charges is received by the First Party/Sellers (or its nominee). In case of bulk supply of electrical energy, the Second Party/ Purchaser shall abide by all the conditions of sanction of bulk supply including but not limited to waiver of the Second Party's rights to apply for individual/direct

electrical supply connection directly from the U.P State Electricity Board or any other body responsible for supply of electrical energy. The Second Party/ Purchaser shall pay any increase in the deposits, charges for bulk supply of electrical energy as may be demanded by the First Party/Sellers (or its nominee), from time to time.

- 10.d. The First Party/Sellers or its agents/subsidiaries, associates/affiliates or sister concerns may, at its sole discretion and subject to such Government approvals as may be necessary; enter into an arrangement of generating and/or supplying power to the Said Scheme and any other project/complex which the First Party/Sellers (or its nominee/ affiliates) may develop in future. In such an eventuality the Second Party/ Purchaser shall have no objection to such arrangement for generating and/or supply of power including it being an exclusive source of power supply to the Said Scheme directly and also it being to the exclusion of power supply from State Power Corporation / any other source. This arrangement could be provided within the Said Scheme / future project / colonies by the First Party/Sellers or its agents directly or through the respective association of owners. The First Party/Sellers (or its nominee/affiliates) or its agents shall have the sole right to select the site, capacity and type of the power generating and supply equipment/ plant as may be considered necessary by the First Party/Sellers (or its nominee/affiliates) in its sole

discretion from time to time. The said equipment/plant may be located anywhere in or around/within or nearby the Said Scheme. The First Party/Sellers (or its nominee/ affiliates) or its agents shall have the right to charge tariff for providing /supplying the power at the rate as may be fixed from time to time by the First Party/Sellers (or its nominee/affiliates) which may or may not be limited to the rate then charged by the State Power Corporation. The Second Party/ Purchaser shall pay the amount based on the tariff to the First Party/Sellers (or its nominee/affiliates) or its agents directly for consuming the power so supplied but shall have no ownership right, title or interest in the equipment so installed by the First Party/Sellers (or its nominee/affiliates) or its agents. Such power generating and/or supplying equipment may during its operation cause inconvenience to the Second Party/ Purchaser and the Second Party/ Purchaser shall have no objection to the same. The Second Party/ Purchaser shall be liable to pay the consumption charges during the time of Second Party's ownership of the Said Plot. This clause shall survive the conveyance of the Said Plot or any subsequent sale/resale or conveyancing thereof.

11. The Second Party/ Purchaser shall inform the First Party/Sellers, in writing, any change in the mailing address mentioned in this Sale Deed failing which all demands, notices etc. by the First Party/Sellers shall be mailed to the address given in this Sale Deed and the same shall be deemed to have been received by

the Second Party. In case of joint Second Party, all communications shall be sent to the first named Applicant in this Sale Deed which shall for all purposes be considered as service on all the Second Party/ Purchaser and no separate communication will be necessary to the other named Second Party.

12. That all the rights, title, interest, property claims and demands whatsoever of the Seller in to or upon the said plot of land/property heir by conveyer to the Purchaser, their heirs, executors, administrators and assigns absolutely and forever, as ordinarily pass on such sale. The Seller do hereby declares that they have absolute right entitle to convey all that plot of land and to the Purchaser or anybody claiming on behalf of the Purchaser. The Second Party/ Purchaser will/shall here after peace fully hold, possess, use and enjoy the same as their own property/plot without any hindrance, interruption, claim or demand by or from the Sellers.
13. That the First Party/Sellers and all persons claiming under them shall from time to time at the request of the Second Party, do and execute or cause to be done all such acts, deeds, things whatsoever for further and more perfectly assuring the said plot of land/property or any part thereof unto the Purchaser placing him in possession of the same according to the true intent and meaning of these present as will/shall or may be reasonably required with a right to dispose off.

14. That in case the Purchaser is deprived from the property/plot of land conveyed or part thereof on account of any defect in the title/rights of the Seller or the Purchaser is put to any loss on this account, then in that case, the Purchaser will be entitled to recover from the seller, his successor, legal heirs, and representatives the whole amount of sale consideration. It is further stated that if at any time hereinafter by any reason or defect or omission on the part of Seller hereby agrees to refund the amount of sale consideration to the extent to the right effect in the said plot of land by any act, defect, omission of the Seller or to make good the losses suffered by the Purchaser.
15. That the Purchaser have right to get their names mutated in the relevant/ concerning records of the authority /authorities which may be required on the basis of these presents.
16. That the Sellers have delivered the vacant physical possession over the plot of land hereby sold to the purchaser with all the right, privileges so far hold and enjoyed by the Sellers to hold and enjoy the same unto the Purchaser free from all encumbrances, mortgage, lien, charge etc.
17. That it is clearly understood and so agreed by and between the parties to this Sale Deed hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Said Plot which is

under transfer shall equally be applicable to and enforceable against any and all future buyers/assignees of the Said Plot, as the said obligations go along with the Said Plot for all intents and purposes, subject to the provisions mentioned herein above.

18. That the area of the plot hereby sold is _____ sq.mtr. its market value as per D.M. circle rates list @ Rs. _____/-sq.mtr. comes to Rs. _____/- only say Rs. _____/- (PRAROOP-4, V code no.1033). It has no construction. It is not on any segment road.
19. That this instrument shall be presented for registration before the Registering Authority for and on behalf of seller through Mr. Rudra Pratap Singh s/o Late Gokaran Singh who has been so authorized vide authenticated power of attorney duly registered in Book No. VI Jild 87 at Pages 9 to 18 at Serial No. 2 on 25.02.2014 in office of Sub-Registrar-I Lucknow as Contemplated U/s 33 of the Registration Act.
20. That the expressions "First Party/Sellers" and the "Second Party Purchaser" hereinbefore used under this Sale Deed unless repugnant to the context mean and shall always mean and include its, their respective heirs, successors, legal representatives and assigns.

SCHEDULE OF PROPERTY

Sub divided Plot No. _____ of the layout plan of the scheme
“ZEME JARDIN SCHEME” situated at Village Natkur,
Pargana- Bijnore, Tehsil Sarojini Nagar and District-Lucknow
measuring _____ Sq. Mtr. and bounded as below :-

EAST : Plot No.

WEST : Plot No.

NORTH : Plot No.

SOUTH : Plot No.

SCHEDULE OF PAYMENT

Rs. _____ from the
Second Party, through Cheques & NEFT/RTGS in between
_____ to _____ which the First Party/Sellers
hereby acknowledges.

IN WITNESS WHEREOF WE the above named First Party/Sellers and Second Party/ Purchaser hereto have put our hands & thumb impressions to these presents after understanding true imports, meaning and interpretation of each word on the date, month and year mentioned first above.

WITNESSES:

1.

FIRST PARTY/SELLERS

2-

SECOND PARTY/PURCHASER

Drafted by:

Typed by:

**Advocate
Civil Court, Lucknow
Mob. No.
Regn. No.**

**(Jagdeep S Lamba)
Civil Court, Lucknow**