

BRIEF DETAILS OF SALE DEED

1. Type of property : Residential
2. Mohalla : Sushant Golf City (Sector-D)
3. Property Details : Flat No., Floor, Tower-...,
in GH-01, ITP-2, Sector-D, "**Oro Constella**", Situated at Sushant Golf City, Sultanpur Road, Lucknow, (U.P.)
4. Measurement Unit : Square Meter
5. Area of Property : Super area Sq. mtr.,
Carpet area Sq. mtr.
Covered area Sq. mtr.
6. Situation of Road : More than 100.00 Mts. Away from Amar Shaheed Path and Sultanpur Road.
7. Other Description : Entrance of Group Housing situated on 30.00 Mtr. wide road
8. Sale Consideration : Rs./-
9. Market Value : Rs./-
10. Total Stamp Duty : Rs./-

No. of First Party: 1	No. of Second Party: 1
Details of Vendor	Details of Vendees
M/s Oro Infra Developers LLP (PAN: AAIFO0779N) a Limited Liability Partnership Firm incorporated under Limited Liability Partnership Act, 2008 and situated at 801, 8 th Floor, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow, represented through its authorized signatory Mr. 1.PAN-..... Mob:-..... Occupation:-.....

SALE DEED

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

BETWEEN

M/s Oro Infra Developers LLP (PAN:) a Limited Liability Partnership Firm incorporated under Limited Liability Partnership Act, 2008 and situated at 801, 8th Floor, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow, represented through its authorized signatory Mr.; (hereinafter referred to as the "Vendor", which expression shall include its heirs, executors, administrators, permitted assignees, successors, representatives, etc., unless the subject and context requires otherwise), of the one part,

AND

.....
....., (hereinafter referred to as the "**Vendee**", which expression shall include his/her/their heirs, executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the other part.

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

WHEREAS the vendor has purchased the undivided share of Land of Group Housing-01, ITP-2 admeasuring 19349 Sq. Mt., , Sector-D, situated at Sushant Golf City, Sultanpur Road, Lucknow from Shiv Shakti Infravision Private Limited. and thereafter got the sale deed dated 03.10.2022 registered in the office of Sub Registrar, Sarojani Nagar, Lucknow at Bahi No. 1 Jild 9481 Page 345 to 368 Serial no. 36600.

WHEREAS the Shiv Shakti Infravision Private Limited has purchased the undivided share of Land of Group Housing-01, ITP-2 admeasuring 19349 Sq. Mt., Sector-D, situated at Sushant Golf City, Sultanpur Road, Lucknow from Ansal Properties and Infrastructure Ltd. and thereafter got the sale deed dated 24.01.2022 registered in the office of Sub Registrar, Sarojani Nagar, Lucknow at Bahi No. 1 Jild 7891 Page 249 to 280 Serial no. 2526.

AND WHEREAS the final/compounded/completion map of the tower

in Oro Constella constructed on Group Housing Plot no. GH-01, ITP-2, Sector-D, has been approved by Lucknow Development Authority vide Permit No. dated

AND WHEREAS Lucknow Development Authority has issued Completion Certificate of Sector-D, Sushant Golf City, Lucknow vide Letter no. / / dated

AND WHEREAS the Vendor has registered the Project under the provisions of the Act with the Uttar Pradesh Real Estate Regulatory Authority at Lucknow under registration no.

AND WHEREAS the Vendee has duly scrutinized and inspected the title, rights, interest, encumbrances, and right to construct the multi storied residential complex on the land purchased for the construction of the **Tower-.... of "Oro Constella", Sector-D** at Sushant Golf City, Sultanpur Road, Lucknow, the title documents and other relevant papers and has also fully satisfied himself with the title, rights, interest, encumbrances in respect to the property being conveyed in pursuance of the present sale deed.

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

AND WHEREAS the Vendee after fully satisfying himself with the said facts and right and title of the Vendor, is ready to purchase the **Flat No., Floor, Tower-..., in GH-01, ITP-2, Sector-D, "Oro Constella", having Super area Sq. Ft. i.e. Sq. mtr., Carpet area Sq. mtr. Covered area Sq. mtr. Situated at Sushant Golf City, Sultanpur Road, Lucknow, (U.P.).**

AND WHEREAS, the Vendor represents, declares to the Vendee as under:-

- (a) That the vendor is the absolute owner of the **Flat No., Floor, Tower-..., in GH-01, ITP-2 Sector-D, "Oro Constella", having Super area Sq. Ft. i.e. Sq. mtr., Carpet area Sq. mtr. Covered area Sq. mtr. Situated at Sushant Golf City, Sultanpur Road, Lucknow, (U.P.).** (hereinafter referred as the "said FLAT") and no one else besides the vendor has any right, claim, lien, interest or concern whatsoever on the said FLAT and the vendor have full right and absolute authority and right to

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

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

AND WHEREAS the Vendee represents, declare, to the Vendor as Under:-

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

AND WHEREAS upon the aforementioned declarations and assurances of the parties the Vendor hereby sells and the Vendee hereby purchases the said FLAT for consideration of **Rs./-** (**Rupees Only**) on the terms and conditions mentioned herein under:

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That the vendor and vendee had entered into an agreement/ arrangement on and the vendee thereafter has paid to the vendor the entire sale consideration of **Rs./- (Rupees Only)** and Vendor hereby admits and acknowledges to have received the entire sale consideration as per the schedule of payment mentioned at the end of this deed.
2. That the Vendor hereby absolutely sells conveys transfers and assigns the **Flat No., Floor, Tower-..., in GH-01, ITP-2, Sector-D, "Oro Constella", having Super area Sq. Ft. i.e. Sq. mtr., Carpet area Sq. mtr. Covered area Sq. mtr. Situated at Sushant Golf City, Sultanpur Road, Lucknow, (U.P.).** with usable car parking rights/facility of **One covered Parking** alongwith the said apartment along with all the rights of ownership, possession, interest, easement and privileges appurtenant to the said FLAT to have and to hold the same unto the Vendee absolutely and forever.
3. That the Fire Fighting Equipment and Fire Prevention Measures which are required within the Apartment and which become necessary on account of any interior decoration/partition or heat load created by the Vendee shall be installed by the Vendee themselves at their own cost and they shall obtain necessary permission in this regard from the concerned authority/ authorities.
4. That Fire Safety Measures have been provided as per the existing Fire Safety Code/ Regulations. If due to subsequent Legislation/ Government orders or directives or guidelines or if deemed necessary by the Vendor, any further fire safety measures are undertaken, the proportionate charges in respect thereof shall also be payable on demand by the Vendee. That it is mandatory to get the Fire NOC renewed on annual basis from the concerned authority. Vendee undertakes that He/She will ensure that Fire NOC is being renewed by RWA on required date.
5. **That the upkeep and maintenance of the common services and spaces of Project ORO Constella, shall be arranged by the Vendor or its nominated agency and for this purpose the Vendee shall pay the monthly charges (MRMC) as may be fixed from time to time to the Vendor or its nominated agency /Society/ Resident Welfare Association or its nominee and shall deposit with the society apart from the one time Interest Free Maintenance security/ sinking fund as per rules.**
6. **The Vendee/s agrees that the project ORO Constella is a part of Sushant Golf City currently being maintained/managed by M/S**

APIL, if any maintenance/service charges are being paid to M/S APIL or any maintenance agency appointed by M/S APIL towards trunk services/ maintenance of roads etc., it shall be charged proportionately from all the allottees alongwith the maintenance charges of the project.

7. The Vendee/s agrees that upon offer of possession of Unit he/she agrees to enter into a Maintenance Agreement with the Developer or Association/or any other nominee/agency/association/s as may be appointed / nominated by the Developer (herein "the Maintenance Agency") for the maintenance and upkeep of Common Areas & Facilities (excluding internal maintenance of the Unit) of the Project and Common Areas and Facilities of the Township. However, failure on the part of Vendee/s to enter into Maintenance Agreement for any reasons whatsoever, shall not absolve him/her/them from their obligation to pay the MRMC Charges and other related charges.
8. The Vendee/s agrees to pay monthly/quarterly/yearly MRMC Charges as intimated/demanded by the Developer/ Maintenance Agency, irrespective of the fact, whether the Vendee/s is in occupation of the Unit or not, within a period of 7 days of demand. In case of delay in payment of MRMC Charges, interest @ 15% p.a. shall be charged for the period of delay. The Developer/Maintenance Agency reserves the right to determine/collect the MRMC Charges in advance as per its policy. No interest shall be payable on such advance collection.
9. The Vendee/s agrees that in case of his/her/their failure to pay the MRMC Charges on or before the due date then the Developer/Maintenance Agency is entitled to deny him/her/them maintenance services and the Developer/Maintenance Agency shall also be entitled to effect disconnection of services that may include disconnection of water/sewer, power, power backup etc. and debarment from usage of any or all Common Areas & Facilities of the Project. Further, non-payment of MRMC Charges shall constitute a breach of the terms contained herein by the Vendee/s.
10. The Vendee/s agrees that the Developer / Maintenance Agency will maintain the Project till the maintenance is handed over to the association or for a period of one year, from the date of completion of the project, whichever is earlier. Developer is not bound to maintain the project beyond the period of 1 year as aforesaid. The Vendee/s understands that the IFMS lying with the Developer shall not earn any interest, and no such amount shall be creditable to his/her/their account. If the Association (as the case may be) fails to take over the maintenance within that period, the Developer is authorized to cease the maintenance and return the IFMS after deducting any default of MRMC Charges etc. along with interest accrued thereon & other charges/deposits borne by the Developer

with respect to the Project and discontinue its maintenance. It is clarified that IFMS pool "net of aggregate defaults" of all the allottees will be transferred to the Association as and when it is formed or on failure of Association to take over the maintenance within the prescribed period, to the Allottees/s directly. However, the Developer may manage the maintenance & upkeep of the Project even after the said period of one year (as aforesaid) and in such an event, the Developer shall retain IFMS and levy MRMC Charges till such time the maintenance is not handed over to the Association.

- 11.** The Vendee/s agrees that he/she/they will neither himself/herself do not permit anything to be done which damages Common Areas and Facilities of Project and Common Areas and Facilities of the Township, adjoining unit/s / areas etc. or violates the rules or By-laws of the Local Authorities or the Association. The Vendee/s shall be liable to rectify such damages to the satisfaction of the parties concerned, failing which the Developer may recover the expenditure incurred in such rectification from the Vendee/s's IFMS along with liquidated damages equivalent to such amount incurred. In case IFMS is insufficient to meet such expenditure or losses than the Developer shall be entitled to raise demand against it, which shall be strictly payable by the Vendee/s within 30 days of such demand. However, in such an event Vendee/s shall make further payment to maintain required balance of IFMS as applicable. The Vendee/s shall always keep the Developer indemnified in this regard.
- 12.** The Vendee/s agrees that the common lawns and other common areas shall not be used for conducting personal functions such as marriages, birthday parties etc. If any common space is provided in any block in the Project for organizing meetings and small functions, the same shall be used on payment basis.
- 13.** The Vendee/s agrees that the he/she/they or his/her/their nominees/agents/ employees etc. shall at all times comply with the rules and regulations as may be laid down by the Developer or Maintenance Agency.
- 14.** The Vendees agrees that the maintenance of the Unit including structural maintenance, regular painting, seepage etc. shall be the exclusive responsibility of the Vendee/s from the lapse of the period as may be mentioned in the Offer Letter/FDN date of possession or possession due date, whichever is earlier.
- 15.** The Vendee understands and agrees that the developer shall provide an exclusive Club within the Project Premises. Running cost of the Club alongwith the maintenance of the club shall be charged proportionately from all the Vendee. Club service charges shall additionally be charged monthly/annually from the vendee for use of club services. Rules and regulations of the running of the club & the cost shall be decided and intimated at the time of offer of possession.

- 16.** The Vendee shall have to abide by the terms of membership of the club including payment of membership fee, recurring annual/monthly charges as well as usage charges. The club shall remain the property of the Vendor & Vendor shall have the right to sell/Lease/Transfer it to some interested party with the condition that all the allottees of the project shall be treated as patron members of the club & they shall be offered club services/facilities on discounted rates in comparison to the rates offered to outside guest.
- 17.** That the Vendee also agree to be bound by all the rules and regulation that are applicable and those that may be made applicable by the Vendor /Maintenance agency/society/ company for the maintenance of the **common services and spaces of the project.**
- 18.** That the Vendor has unrestricted and uninterrupted absolute rights over the said property for forming the flat, detailed at the foot of this deed.
- 19.** That the Vendor being absolute owner of the Said flat hereby sold and is fully competent to transfer the same by way of sale to the Vendee hereto.
- 20.** That the Vendor hereby also covenant about the warranty of their title and declares that the Said flat hereby sold is free from all sorts of encumbrances, charges, attachment, mortgages, liens and the like.
- 21.** That all the dues, demands, taxes, charges including property tax, or any other service provider, charges, duties, liabilities and outgoing, if any, shall be paid and borne by the Vendor up to the date of sale/allotment of the Flat and thereafter the same shall be paid and borne by the Vendee.
- 22.** The Vendee agrees and understands that as per the hi-tech policy of UP Government electricity supply is being done by M/S AIPL / maintenance agency appointed by M/S AIPL. M/S AIPL provides / supply the electricity on single metering system for the project. M/S ORO Infra Developers LLP. will further supply the electricity to individual unit holders through Prepaid metering system. The cost of prepaid metering system shall be charged extra on proportionate basis from the individual Vendee.
- 23.** That the Vendor shall have the right to recover any increased amount of compensation payable to Lucknow Development Authority, Lucknow or any other authorities in future on account of decisions of Courts/ Tribunals for the land acquired/ resumed and Transferred to the Developer by the State Government, Lucknow Development Authority, Lucknow and the same shall be recoverable

from the Vendee of the said Flat as and when intimated to them. This amount shall also include the cost of litigation incurred by the Vendor and/ or Lucknow Development Authority, Lucknow. That if any major city level infrastructure charges (such as embankment, ring road, flyover, metro etc. is provided by the Lucknow Development Authority, Lucknow, U.P State Electricity Board or any other authority (ies) of the Central Government/ State Government during the project period, consequent to which the proposed township will be directly or indirectly benefited), they are levied on the Vendor, Vendee shall pay proportionate charges of such infrastructure on pro-rata basis to the Vendor, as and when demanded by the Vendor.

- 24.** That the Vendor has delivered the legal possession of the said flat hereby sold to the Vendee and actual physical possession of the said flat shall be delivered as per mutual decided time between Vendor and Vendee.
- 25.** That the Vendee, his / her heirs, successors and assigns are now entitled to enjoy all the rights of Ownership and interest and easements and appurtenances in the aforesaid said flat together with all the rights arising therefrom without any interruption or hindrance by the Vendor hereto and he/she/they will also be entitled to get his/her/their name(s) mutated in the Nagar Nigam records or elsewhere in place of the Vendor's name as absolute Owners at their own cost and expenses, to which the Vendor shall not object.
- 26.** That the Vendee shall from the date of possession maintain the said flat at his/her own cost, in a good tenantable and in a good condition and shall not do or suffer to be done anything in or to the said building(s) or the said flat or the staircases, lifts and lift lobbies, shafts, stilt, basements, compound and common passages which may be against rules or by-laws of the Municipal Authorities, Maintenance Agencies or any other authority nor shall the Vendee change alter or make alteration in or to the said flat or the building(s) or any part thereof. The Vendee shall be exclusively responsible for any loss or damages arising out of breach of any of these conditions.
- 27.** That the Vendee shall have proportionate undivided impartible interest in the land as well as common services facilities are in and appurtenant to the building raised over the block space in the proportion to the area of the flat hereby transferred.
- 28.** That the Vendee shall neither make nor allow to be made any addition or alteration in the said flat or the building which may

cause damage to the permanent structure like columns, projections and facade etc. In case any construction, building, re-building, addition or alteration and the like activities are to be carried on by the Vendee in or over the said property, the same shall be carried out only with the prior approval of society or statutory/local authorities/bodies having jurisdiction in this behalf. **In no circumstances, the vendee shall be allowed to make structural changes.**

- 29.** That the rights of the super structure forming the said property hereby transferred along with its impartible interest in the land and common services/facilities shall be unseverable of interest of the owners and occupants of the other flats and shall not be subject to partition and/or subdivision in any manner whatsoever at any stage by the Vendee or any person claiming through or under him. It shall, however be transferred only as an interest incidental to the said property being transferred hereby and subject to the terms and conditions laid down by the Vendor /maintenance agency to run and maintain the common facilities /services/area in the said Project. The terms and conditions shall mutatis mutandis be applicable upon subsequent transferees.
- 30.** That the lobbies, stairs, and other common services and circulation area in and around the building shall be left unobstructed for free and convenient movement .Any encroachment upon these common and circulation area shall be unauthorized and liable to be removed at the cost and expense of the encroacher without any notice.
- 31.** That except the said property herein transferred all common amenities and facilities within the said flat and residual rights thereof shall continue to vest in Vendor/ the Resident Welfare Association formed under RERA Act, 2016.
- 32.** That the Vendee shall not use the said flat or permit the same to be used for purpose other than the purpose sanctioned as per Govt. Regulations or as may be earmarked in the Zoning/ Building plans sanctioned by the competent authority or use for any purpose which may or is likely to cause nuisance or annoyance to the other occupiers of "Project /Tower-.." or for any illegal or immoral purposes, and shall not do or suffer anything to be done in or about the said flat which tend to cause damage to any Flooring or ceiling of any premises above, below or in any manner interfere with the use thereof or of space, passages or amenities available for common use. The Vendee shall not use the said flat for any other activity, commercial or otherwise, except for residential purpose only.
- 33.** That the Vendee shall not put up any name or sign board, neon,

sign, publicity or advertisement material, hanging of cloths etc. on the external facade of the Complex/Building or anywhere on the exterior of the Building or common areas and shall not change the color scheme of the outer walls or printing of the exterior side of the doors and windows etc. or carry out any change in the exterior elevation, architectural features and design. The vendee will fix the external unit of the Air conditioning (AC) only at the place as prescribed by the vendor. In case of non compliance by the vendee the vendor may proceed for cancellation of the sale deed to reacquire back the demised property hereinabove.

- 34.** That the Vendor hereby confirms that the possession of the said flat shall be handed over by the Vendor to the Vendee to the satisfaction of the Vendee.
- 35.** That the Vendee shall pay all taxes/premiums/rates/or other charges as may be required by the local/municipal or other authorities. If any authority /body charge the same from the Vendor, the same shall be recovered by the Vendor from the Vendee.
- 36.** That the Vendee shall abide by all laws, bye-laws, rules, and regulation of the Govt./Local bodies/maintenance agency/society/ Resident Welfare Association and/or any other authorities and shall attend answer and be responsible for all deviation/ failure or breach of any of the condition of bye-laws or laws or rules and regulations and keep the Vendor indemnified, secure and harmless against all costs consequences and damages arising due to breach and /or non-compliance of the said bye-laws /regulation by the Vendee.
- 37.** That the Vendee has borne expenses of stamp duty registration charges, legal fee, and other expenses in connection with the execution and registration of this deed.
- 38.** That it is understood by the parties that the said Flat exists in area which is going to be occupied by several other occupants. To safeguard the common object of all other occupants certain conditions as imposed by this deed on the Vendee are essential so as to protect the rights of all the occupants.
- 39.** That it is mutually agreed that save and except in respect of the said flat hereby acquired by the Vendee, shall have no claim, right, title or interest of any nature or kind whatsoever except right of ingress/egress over in respect of land, open spaces and all or any of the common areas such as lobbies, staircase, lifts, corridors, which shall remain the property of the Vendor.
- 40.** That the Vendee undertakes to abide by all the laws, rules and regulations or any law as may be made applicable to the

Apartments, Storage Spaces, Car Parking Spaces, Other Common areas, facilities and amenities. The vendor shall have right to construct store area in vacant place of parking area.

41. That the Vendee shall abide by all Laws, Rules and Regulations of the Land and the Central Government/State Government/ Lucknow Development Authority/ Nagar Nigam, Lucknow/ Local Bodies and shall exclusively be responsible/ liable for all defaults, violation or breach of any of the conditions, levies or Rules and Regulations as may be applicable.
42. That the Vendee from the date of the execution of this deed has become exclusive owner of the Said flat hereby sold.
43. That the Vendee shall not do any act or thing which may cause any damage to the lower adjoining or upper portion (said flats) of the said flat hereby sold or shall never cause any hindrance or obstruction in the enjoyment and use of the said upper or adjoining and lower portion of the said flat hereby sold by their respective Owners. To maintain the uniformity of the building, Vendee shall not cover the balcony/terrace area by any type of grill or by any material without the prior permission of Vendor. The vendee shall have only right to use the open terrace provided with the flat and has no right to construct anything over the open terrace.
44. That all the passages, exits, entrances open space and staircase or other facilities by their very nature are to be utilized and enjoyed commonly.
45. That all the rates, taxes and liabilities accrued and payable after the execution of this deed in respect of the said flat hereby sold shall be exclusive liability of the Vendee hereto and the Vendor shall not be liable for the same.
46. That for purpose of stamp duty the circle rate of land is fixed is Rs./- as the group housing is situated on above 18.00 mtr. wide road, and it is not at corner. Thus the value of the proportionate land area Sq. mtr. comes to Rs./- and the Flat is covered under the premium category value of covered area of Flat i.e. sq. mts. which is calculated @ Rs./- per sq. mts. comes to Rs./-, thus the total value of proportionate land + covered area is Rs./-. Since the said flat is situated at floor so after taking rebate of%, the value of the flat comes to Rs./-, which is less than sale consideration of Rs./-. Therefore the total stamp duty of Rs./- is being paid on sale consideration amount vide e-Stamp Certificate bearing no. IN-UP-----V dated -----2023 by the buyer/s.

SCHEDULE OF PROPERTY

Flat No., Floor, Tower-..., in GH-01, ITP-2, Sector-D, "Oro Constella", having Super area Super area Sq. Ft. i.e. Sq. mtr., Carpet area Sq. mtr. Covered area Sq. mtr. Situated at Sushant Golf City, Sultanpur Road, Lucknow, (U.P.), which is bounded as:-

BOUNDARIES

**East -
West -
North-
South-**

SCHEDULE OF PAYMENT

Rcpt No.	Rcpt.Date	Mode	Cheque/DD No.	Cheque Dt.	Total Receipt
		Cheque by client			
		Cheque Bank			
		Cheque Bank			
		Credit Note			
			Total		
Total Rs...../-+ Rs...../-(GST)=...../-					

Thus Vendor has received total consideration of **Rs./-** and GST Rs./- from the Vendee.

IN WITNESS WHEREOF, the Vendor and Vendee have set their respective hands with healthy and free mind on these present on the day of, 2023 first above written in presence of the following witnesses.

WITNESSES:-

1.

Vendor

2.

Vendee

Drafted By:

Benkat Raman Singh
(Advocate)
Civil Court, Lucknow.

Composed By:

Sandeep Shukla
Civil Court, Lucknow.