

भाग 1

| प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला |

उप निबन्धक(प्रथम) कम सं० 25698

लखनऊ

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 03-Jul-2015

प्रस्तुतकर्ता या प्रार्थी का नाम एकनाथ जादव वहे० त०मु० प्रतिनिधि डीजर्व वि,

लेख का प्रकार स्वत्व पत्रों का निक्षेपण

प्रतिफल की धनराशि 0.00 / 0.00

1. रजिस्ट्रीकरण शुल्क 10,000.0
2. प्रतिलिपिकरण शुल्क 40
3. निरीक्षण या तलाश शुल्क
4. मुख्तारनामा के अधिप्रमाणीकरण के लिए शुल्क
5. कपीशम शुल्क
6. विधिधि
7. यात्रिक भत्ता

1 से 6 तक का योग 10,040.0

शुल्क वसूल करने का दिनांक 03-Jul-2015

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र

वापस करने के लिए तैयार किया 03-Jul-2015

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

भाग 2 381/15

भाग 1 की प्रतिलिपि पर फिर से लगाया जाने वाला

उप निबन्धक(प्रथम) कम सं० 25698

लखनऊ

| अधिनियम 16 1908 की धारा 52 के अधीन रसीद |

प्रस्तुतकर्ता या प्रतिलिपि या तलाश प्रमाण पत्र

के लिए प्रार्थी का नाम एकनाथ जादव वहे० त०मु० प्रतिनिधि डीजर्व वि,

निष्पादक का नाम एकनाथ जादव वहे० त०मु० प्रतिनिधि डीजर्व वि, ए

लेख का प्रकार स्वत्व पत्रों का निक्षेपण

प्रतिफल की धनराशि 0.00 / 0.00

प्रार्थना पत्र प्रस्तुत करने का दिनांक 03-Jul-2015

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र

वापस करने के लिए तैयार होगा 03-Jul-2015

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

BE 381/15



उत्तर प्रदेश UTTAR PRADESH

BF 110648

23 JUN



THIS STAMP PAPER IS ANNEXED TO MEMORANDUM  
 OF DEPOSIT OF TITLE DEEDS DATED 30<sup>TH</sup> JUNE 2015  
 SUBMITTED TO DHFL.

Deserve Builders & Developer Ltd.

*Alkash*  
 Director

For Dewan Housing Finance Corporation Ltd.

*[Signature]*  
 Authorised Signatory

क्रमांक

11925

टैम्प का प्रकार

30/06/2015

टैम्प का क्रमांक

Ag

टैम्प का मूल्य

1800

टैम्प का मूल्य

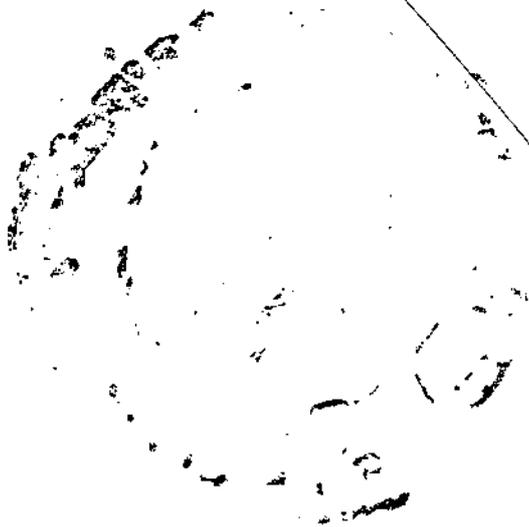
5000/-

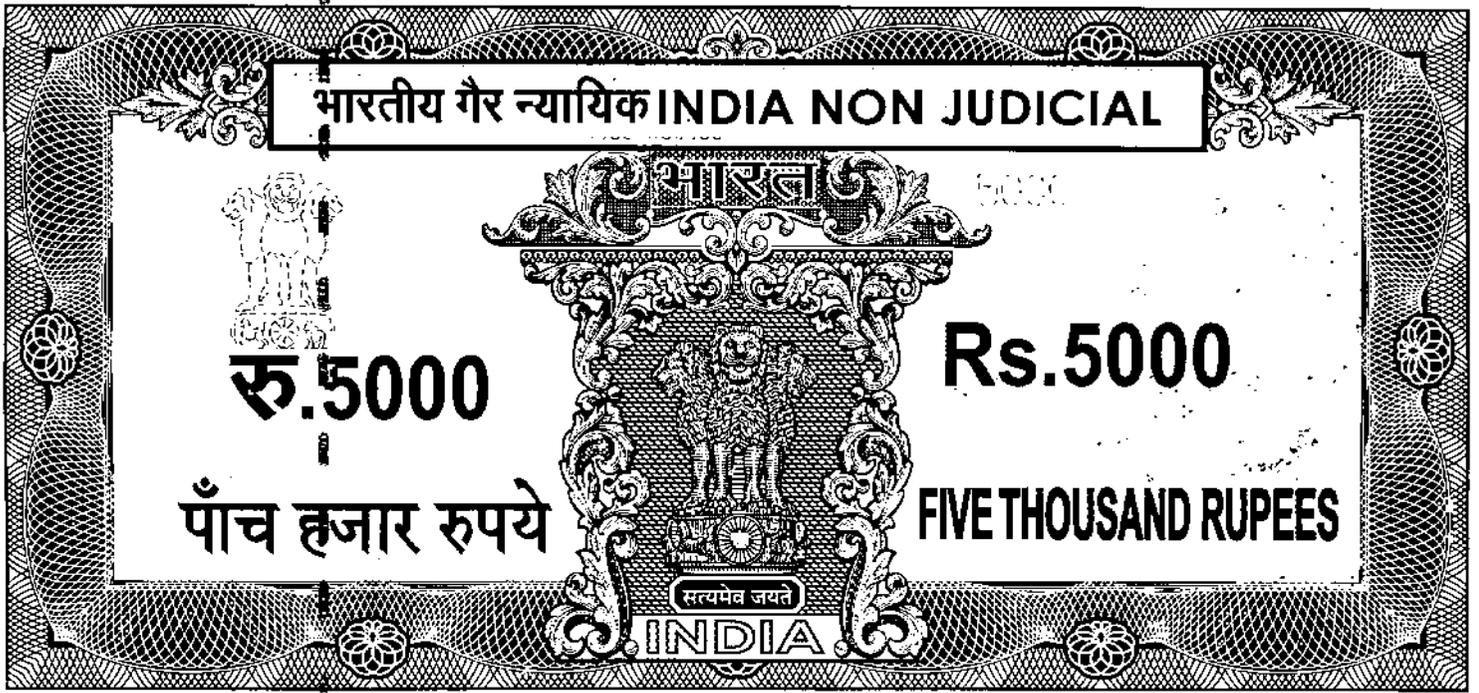
मी० शुभम सिंह

सिंह

सिंह

सिंह





उत्तर प्रदेश UTTAR PRADESH

BF 110649

23

THIS STAMP PAPER IS ANNEXED TO MEMORANDUM  
OF DEPOSIT OF TITLE DEEDS DATED 30<sup>TH</sup> JUNE 2015  
SUBMITTED TO DHFL.

Deserve Builders & Developer Ltd.

*Alkesh*  
Director

For Dewan Housing Finance Corporation Ltd.

*[Signature]*  
Authorised Signatory

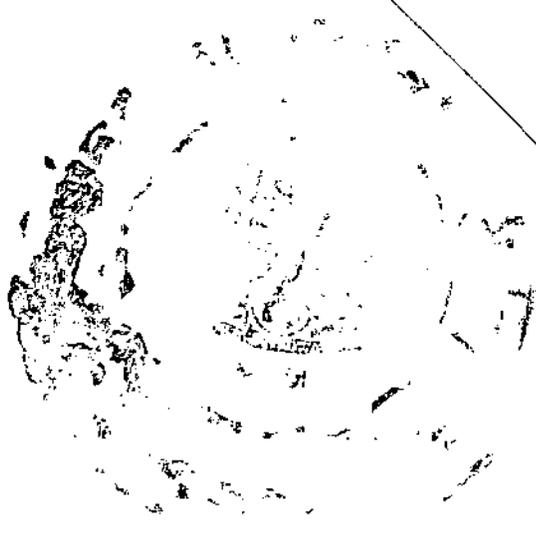
क्रमांक: 11926  
सौम्य ऋण की तिथि: 20/06/2015  
सौम्य ऋण का प्रमाणित  
सौम्य ऋण का नाम व कीमत  
सौम्य ऋण की वस्तु: 5000/-

श्री 0 शुभम विद्यापीठ सौम्य ऋण  
सौम्य ऋण की तिथि: 20/06/2015  
सौम्य ऋण की वस्तु: 5000/-



श्री 0 शुभम विद्यापीठ सौम्य ऋण

श्री 0 शुभम विद्यापीठ



**MEMORANDUM OF DEPOSIT OF TITLE DEEDS**

This Memorandum is made at Lucknow on this 20<sup>th</sup> day of June 2015 by

x Utkarsh

**Deserve Builders & Developer Ltd**, a company registered under the Companies Act, 1956 and having its registered address at Deserve Group, C.S.T Road, Next to Kotak Mahindra Bank, Opp: Mumbai University, Kalina, Santacruz (E), Mumbai-400 098 through its authorized Director **Mr. Utkarsh Sarda** (Hereinafter referred to as '**the Borrower/Mortgagors**'), which expression shall, unless it be repugnant to the context or meaning thereof, mean and include their legal heirs, successors, administrator, legal representative and assigns) of the first Part;

AND

**DEWAN HOUSING FINANCE CORPORATION LIMITED**, a Company incorporated and registered under the Companies Act, 1956, and having its Registered Office at Warden House, 2<sup>nd</sup> floor, Sir P. M. Road, Fort, Mumbai 400 001 and one of its

Branch Office at 203, Statuar Square, B. N. Road, Lalbagh, Lucknow

Utkarsh

hereinafter called "**the Lender**" / Mortgagee (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors and assigns) of the Other Part,

For Dewan Housing Finance Corporation Ltd.

Utkarsh  
Authorized Signatory

**Deserve Builders & Developer Ltd.**

Utkarsh  
Director

**WHEREAS:—**

1. The Mortgagors/Borrower are the sole and absolute owner of the property as more particularly described in the **Schedule I** hereunder written, (hereinafter referred to as the **said Property**).
2. The Borrower is in need of funds and has requested the Project Loan of **Rs. 50,00,00,000/- (Rupees Fifty Crores Only)** (hereinafter referred to as "**Loan**").
3. Pursuant to the said request of the Borrower, the Lender has sanctioned/granted Loan to the Borrower vide **Sanction Letter No. DHFL/2015-16/PF/KAM/574 dated 29<sup>th</sup> June 2015**. For the purpose of securing the Loan together with interest, the Mortgagors/Borrower has agreed to provide the said Property as a security as mortgage by way of deposit of the Title Deeds which are listed out in the **Schedule II**.
4. The Mortgagors/Borrower has agreed to record the transaction of the deposit of the Title Deeds, more particularly described in the **Schedule II** hereunder written and belonging to the Mortgagors/Borrower.

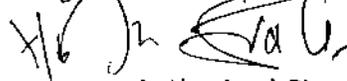
**NOW IT IS RECORDED BY AND BETWEEN THE PARTIES AS UNDER:—**

1. The Mortgagors/Borrower declares and records that the Title Deeds comprised in the **Schedule II** hereunder written relating to the said Property, has been deposited by the Mortgagors/Borrower with the Mortgagee on 30/06/2015 as and by way of mortgage by deposit of title deeds for securing the said Loan amount of **Rs. 50,00,00,000/- (Rupees Fifty Crores Only)** granted/sanctioned by the Mortgagee/Lender to the Borrower, repayable with interest and for all costs, charges and expenses incurred/charged by the Mortgagee in connection therewith.

**Deserve Builders & Developer Ltd.**

  
Director

For Dewan Housing Finance Corporation Ltd.



Authorised Signatory

2. The Mortgagors/Borrower hereby declares that the said property, subject to the payments to be made to U.P. Awas Avam Vikas Parishad, is free from all encumbrances. The Mortgagors/Borrower further declares that the documents deposited with the Mortgagee are the only documents that are in their possession and custody.

SIGNED SEALED AND DELIVERED ]

by the **Borrower** within named ]

**Deserve Builders & Developer Ltd.** ]

Through its authorized director ]

**Mr. Utkarsh Sarda** ]

**Deserve Builders & Developer Ltd.**  
  
**Director**

Seal of the company is affixed ]

In the presence of Mr. Manish Sarda ]



in the presence of ]

\_\_\_\_\_ ]

\_\_\_\_\_ ]

Signed and Delivered by ]

By the within named Lender ]

**DEWAN HOUSING FINANCE** ]

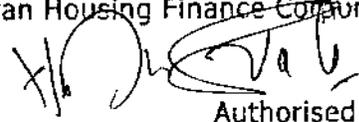
**CORPORATION LIMITED**, through ]

its authorized official/representative ]

ASHISH KUMAR SRIVASTAVA ]

who has set his hand hereto ]

For Dewan Housing Finance Corporation ]

  
Authorized Signa

## SCHEDULE I

(Description of the Property)

All that piece and Parcel of land admeasuring 11,944.34 sq.mts. having Project Deserve Elite situated on Group housing plot No. 11/GH-07 (C), only situated in Virindavan Scheme, Raebareli Road, Lucknow, bounded as below :

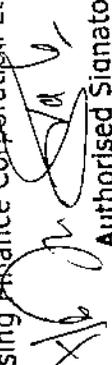
On the East by : Park  
On the West by : 30.00 mts. wide road  
On the North by : 12.00 wide road  
On the South by : Plot No. 11/GH-08

### List of Flats to be mortgaged to DHFL in the project Deserve Elite

Exclusive charge by way of mortgage of the plot of land (approx. 11944.34 sq.mts.) of the project "Deserve Elite" at land located at Plot no.11/GH-7C, Vrindavan Yojana, Raibareilly Road, Lucknow alongwith unsold present and future construction thereon and including but not limited to the following:

#### Unsold Flats

S.No	Wing	Flat No	Config	Carpet area (Sq.ft)	Saleable Area (Sq.ft)
1	A	101	4 BHK	1812	2789
2	A	201	4 BHK	1812	2789
3	A	202	4 BHK	1829	2815
4	A	301	4 BHK	1812	2789
5	A	302	4 BHK	1829	2815
6	A	401	4 BHK	1812	2789
7	A	402	4 BHK	1829	2815
8	A	601	4 BHK	1812	2789
9	A	602	4 BHK	1829	2815
10	A	702	4 BHK	1829	2815
11	A	801	4 BHK	1812	2789
12	A	802	4 BHK	1829	2815
13	A	901	4 BHK	1812	2789
14	A	902	4 BHK	1829	2815
15	A	1001	4 BHK	1812	2789
16	A	1002	4 BHK	1829	2815
17	A	1101	4 BHK	1812	2789
18	A	1102	4 BHK	1829	2815
19	A	1201	4 BHK	1812	2789
20	A	1202	4 BHK	1829	2815

For Dewan Housing Finance Corporation Ltd.  
  
Authorised Signatory

21	A	1301	4 BHK	1659	2553
22	A	1302	4 BHK	1787	2750
23	A	1401	4 BHK	1659	2553
24	A	1402	4 BHK	1787	2750
25	B	101	2 BHK	884	1361
26	B	102	3 BHK	1264	1945
27	B	104	2 BHK	884	1361
28	B	201	2 BHK	884	1361
29	B	202	3 BHK	1264	1945
30	B	203	3 BHK	1264	1945
31	B	204	2 BHK	884	1361
32	B	301	2 BHK	884	1361
33	B	302	3 BHK	1264	1945
34	B	303	3 BHK	1264	1945
35	B	401	2 BHK	884	1361
36	B	402	3 BHK	1264	1945
37	B	403	3 BHK	1264	1945
38	B	501	2 BHK	884	1361
39	B	502	3 BHK	1264	1945
40	B	503	3 BHK	1264	1945
41	B	601	2 BHK	884	1361
42	B	602	3 BHK	1264	1945
43	B	603	3 BHK	1264	1945
44	B	702	3 BHK	1264	1945
45	B	703	3 BHK	1264	1945
46	B	802	3 BHK	1264	1945
47	B	803	3 BHK	1264	1945
48	B	901	2 BHK	884	1361
49	B	902	3 BHK	1264	1945
50	B	903	3 BHK	1264	1945
51	B	904	2 BHK	884	1361
52	B	1001	2 BHK	884	1361
53	B	1002	3 BHK	1264	1945
54	B	1003	3 BHK	1264	1945
55	B	1004	2 BHK	884	1361
56	B	1101	2 BHK	884	1361
57	B	1102	3 BHK	1264	1945
58	B	1103	3 BHK	1264	1945
59	B	1104	2 BHK	884	1361
60	B	1201	2 BHK	884	1361
61	B	1202	3 BHK	1264	1945
62	B	1203	3 BHK	1264	1945
63	B	1204	2 BHK	884	1361
64	B	1301	2 BHK	836	1287
65	B	1302	3 BHK	1224	1884
66	B	1303	3 BHK	1264	1945
67	B	1304	2 BHK	884	1360
68	B	1401	2 BHK	836	1287
69	B	1402	3 BHK	1224	1884
70	B	1403	3 BHK	1264	1945
71	B	1404	2 BHK	884	1360
72	C	101	3 BHK	1264	1945
73	C	102	2 BHK	884	1361

For Dewan Housing Finance Corporation Ltd.

Authorized Signatory

74	C	103	2 BHK	884	1361
75	C	104	3 BHK	1264	1945
76	C	201	3 BHK	1264	1945
77	C	202	2 BHK	884	1361
78	C	203	2 BHK	884	1361
79	C	204	3 BHK	1264	1945
80	C	301	3 BHK	1264	1945
81	C	304	3 BHK	1264	1945
82	C	401	3 BHK	1264	1945
83	C	402	2 BHK	884	1361
84	C	404	3 BHK	1264	1945
85	C	501	3 BHK	1264	1945
86	C	502	2 BHK	884	1361
87	C	601	3 BHK	1264	1945
88	C	602	2 BHK	884	1361
89	C	604	3 BHK	1264	1945
90	C	701	3 BHK	1264	1945
91	C	702	2 BHK	884	1361
92	C	704	3 BHK	1264	1945
93	C	801	3 BHK	1264	1945
94	C	802	2 BHK	884	1361
95	C	804	3 BHK	1264	1945
96	C	901	3 BHK	1264	1945
97	C	902	2 BHK	884	1361
98	C	903	2 BHK	884	1361
99	C	904	3 BHK	1264	1945
100	C	1001	3 BHK	1264	1945
101	C	1002	2 BHK	884	1361
102	C	1003	2 BHK	884	1361
103	C	1004	3 BHK	1264	1945
104	C	1101	3 BHK	1264	1945
105	C	1102	2 BHK	884	1361
106	C	1103	2 BHK	884	1361
107	C	1104	3 BHK	1264	1945
108	C	1201	3 BHK	1264	1945
109	C	1202	2 BHK	884	1361
110	C	1203	2 BHK	884	1361
111	C	1204	3 BHK	1264	1945
112	C	1301	3 BHK	1245	1916
113	C	1302	2 BHK	836	1287
114	C	1303	2 BHK	884	1360
115	C	1304	3 BHK	1264	1945
116	C	1401	3 BHK	1245	1916
117	C	1402	2 BHK	836	1287
118	C	1403	2 BHK	884	1360
119	C	1404	3 BHK	1264	1945
120	D	101	4 BHK	1785	2748
121	D	102	3 BHK	1408	2167
122	D	201	4 BHK	1785	2748
123	D	202	3 BHK	1408	2167
124	D	301	4 BHK	1785	2748
125	D	302	3 BHK	1408	2167
126	D	401	4 BHK	1785	3981

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*Handwritten initials*

127	D	402	3 BHK	1408	2167
128	D	501	4 BHK	1785	2748
129	D	502	3 BHK	1408	2167
130	D	601	4 BHK	1785	2748
131	D	602	3 BHK	1408	2167
132	D	701	4 BHK	1785	2748
133	D	702	3 BHK	1408	2167
134	D	801	4 BHK	1785	2748
135	D	802	3 BHK	1408	2167
136	D	901	4 BHK	1785	2748
137	D	902	3 BHK	1408	2167
138	D	1001	4 BHK	1785	2748
139	D	1002	3 BHK	1408	2167
140	D	1101	4 BHK	1785	2748
141	D	1102	3 BHK	1408	2167
142	D	1201	4 BHK	1785	2748
143	D	1202	3 BHK	1408	2167
144	D	1301	4 BHK	1600	2462
145	D	1302	3 BHK	1372	2112
146	D	1401	4 BHK	1600	2462
147	D	1402	3 BHK	1372	2112
148	E	101	2 BHK	893	1376
149	E	102	2 BHK	884	1361
150	E	103	2 BHK	884	1361
151	E	104	2 BHK	884	1361
152	E	201	2 BHK	893	1376
153	E	202	2 BHK	884	1361
154	E	203	2 BHK	884	1361
155	E	204	2 BHK	884	1361
156	E	301	2 BHK	893	1376
157	E	302	2 BHK	884	1361
158	E	303	2 BHK	884	1361
159	E	304	2 BHK	884	1361
160	E	401	2 BHK	893	1376
161	E	402	2 BHK	884	1361
162	E	403	2 BHK	884	1361
163	E	404	2 BHK	884	1361
164	E	501	2 BHK	893	1376
165	E	503	2 BHK	884	1361
166	E	504	2 BHK	884	1361
167	E	601	2 BHK	893	1376
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169	E	603	2 BHK	884	1361
170	E	604	2 BHK	884	1361
171	E	701	2 BHK	893	1376
172	E	702	2 BHK	884	1361
173	E	703	2 BHK	884	1361
174	E	704	2 BHK	884	1361
175	E	801	2 BHK	893	1376
176	E	802	2 BHK	884	1361
177	E	803	2 BHK	884	1361
178	E	804	2 BHK	884	1361
179	E	901	2 BHK	893	1376

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180	E	902	2 BHK	884	1361
181	E	903	2 BHK	884	1361
182	E	904	2 BHK	884	1361
183	E	1001	2 BHK	893	1376
184	E	1002	2 BHK	884	1361
185	E	1003	2 BHK	884	1361
186	E	1004	2 BHK	884	1361
187	E	1101	2 BHK	893	1376
188	E	1102	2 BHK	884	1361
189	E	1103	2 BHK	884	1361
190	E	1104	2 BHK	884	1361
191	E	1201	2 BHK	893	1376
192	E	1202	2 BHK	884	1361
193	E	1203	2 BHK	884	1361
194	E	1204	2 BHK	884	1361
195	E	1301	2 BHK	846	1302
196	E	1302	2 BHK	838	1290
197	E	1303	2 BHK	884	1360
198	E	1304	2 BHK	884	1360
199	E	1401	2 BHK	846	1302
200	E	1402	2 BHK	838	1290
201	E	1403	2 BHK	884	1360
202	E	1404	2 BHK	884	1360
203	F	101	3 BHK	1136	1748
204	F	102	3 BHK	1264	1945
205	F	103	3 BHK	1264	1945
206	F	104	3 BHK	1264	1945
207	F	201	3 BHK	1264	1945
208	F	202	3 BHK	1264	1945
209	F	203	3 BHK	1264	1945
210	F	204	3 BHK	1264	1945
211	F	301	3 BHK	1264	1945
212	F	302	3 BHK	1264	1945
213	F	303	3 BHK	1264	1945
214	F	304	3 BHK	1264	1945
215	F	401	3 BHK	1264	1945
216	F	402	3 BHK	1264	1945
217	F	403	3 BHK	1264	1945
218	F	404	3 BHK	1264	1945
219	F	501	3 BHK	1264	1945
220	F	504	3 BHK	1264	1945
221	F	601	3 BHK	1264	1945
222	F	602	3 BHK	1264	1945
223	F	603	3 BHK	1264	1945
224	F	604	3 BHK	1264	1945
225	F	701	3 BHK	1264	1945
226	F	702	3 BHK	1264	1945
227	F	703	3 BHK	1264	1945
228	F	704	3 BHK	1264	1945
229	F	801	3 BHK	1264	1945
230	F	802	3 BHK	1264	1945
231	F	803	3 BHK	1264	1945
232	F	804	3 BHK	1264	1945

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*Handwritten signature*  
Director

233	F	901	3 BHK	1264	1945
234	F	902	3 BHK	1264	1945
235	F	903	3 BHK	1264	1945
236	F	904	3 BHK	1264	1945
237	F	1001	3 BHK	1264	1945
238	F	1002	3 BHK	1264	1945
239	F	1003	3 BHK	1264	1945
240	F	1004	3 BHK	1264	1945
241	F	1101	3 BHK	1264	1945
242	F	1102	3 BHK	1264	1945
243	F	1103	3 BHK	1264	1945
244	F	1104	3 BHK	1264	1945
245	F	1201	3 BHK	1264	1945
246	F	1202	3 BHK	1264	1945
247	F	1203	3 BHK	1264	1945
248	F	1204	3 BHK	1264	1945
249	F	1301	3 BHK	1240	1908
250	F	1302	3 BHK	1229	1891
251	F	1303	3 BHK	1264	1945
252	F	1304	3 BHK	1264	1945
253	F	1401	3 BHK	1240	1908
254	F	1402	3 BHK	1229	1891
255	F	1403	3 BHK	1264	1945
256	F	1404	3 BHK	1264	1945
257	G	101	3.5	1515	2331
258	G	102	3 BHK	1393	2143
259	G	103	2 BHK	953	1467
260	G	104	3 BHK	1393	2143
261	G	105	3 BHK	1429	3406
262	G	106	2 BHK	939	1445
263	G	201	3.5BHK	1515	2331
264	G	202	3 BHK	1393	2143
265	G	203	2 BHK	953	1467
266	G	204	3 BHK	1393	2143
267	G	301	3.5BHK	1515	2331
268	G	302	3 BHK	1393	2143
269	G	401	3.5BHK	1515	2331
270	G	402	3 BHK	1393	2143
271	G	404	3 BHK	1393	2922
272	G	405	3 BHK	1429	2199
273	G	406	2 BHK	939	1445
274	G	501	3.5BHK	1515	2331
275	G	502	3 BHK	1393	2143
276	G	504	3 BHK	1393	2143
277	G	505	3 BHK	1429	2198
278	G	506	2 BHK	939	1445
279	G	601	3.5BHK	1515	2331
280	G	604	3 BHK	1393	2143
281	G	701	3.5BHK	1515	2331
282	G	704	3 BHK	1393	2143
283	G	801	3.5BHK	1515	2331
284	G	804	3 BHK	1393	2143
285	G	805	3 BHK	1429	2198

For Dewan Housing Finance Corporation Ltd.



Authorized Signatory

286	G	901	3.5BHK	1515	2331
287	G	902	3 BHK	1393	2143
288	G	904	3 BHK	1393	2143
289	G	905	3 BHK	1429	2198
290	G	1001	3.5BHK	1515	2331
291	G	1002	3 BHK	1393	2143
292	G	1005	3 BHK	1429	2198
293	G	1006	2 BHK	939	1445
294	G	1101	3.5BHK	1515	2331
295	G	1102	3 BHK	1393	2143
296	G	1104	3 BHK	1393	2143
297	G	1106	2 BHK	939	1445
298	G	1201	3.5BHK	1515	2331
299	G	1202	3 BHK	1393	2143
300	G	1204	3 BHK	1393	2143
301	G	1205	3 BHK	1429	2198
302	G	1301	3.5BHK	1515	2332
303	G	1302	3 BHK	1238	1905
304	G	1303	2 BHK	819	1260
305	G	1304	3 BHK	1266	1948
306	G	1305	3 BHK	1429	2199
307	G	1306	2 BHK	929	1430
308	G	1401	3.5BHK	1515	2332
309	G	1402	3 BHK	1238	1905
310	G	1403	2 BHK	819	1260
311	G	1404	3 BHK	1266	1948
312	G	1405	3 BHK	1429	2199
313	G	1406	2 BHK	929	1430
<b>Total</b>				<b>383960</b>	<b>594178</b>

**Booked flats:**

S.No	Wing	Flat No	Carpet area (Sq.ft)	Saleable Area (Sq.ft)	Agreement Value (Rs. In Lacs)	Parking Charges(Rs. In Lacs)	Amount Received (Rs. In Lacs)	Balance (Rs. In Lacs)
1	A	102	1829	2815	95.69	3.00	10.67	88.01
2	A	501	1812	2789	80.99	3.00	15.80	68.19
3	A	502	1829	2815	88.75	3.00	9.70	82.05
4	A	701	1812	2789	93.25	3.00	4.85	91.40
5	B	103	1264	1945	63.62	2.00	62.09	3.53
6	B	304	884	1361	49.88	1.00	9.64	41.24
7	B	404	884	1361	50.51	1.00	5.82	45.69
8	B	504	884	1361	47.02	1.00	9.33	38.69
9	B	604	884	1361	49.41	2.00	9.64	41.77
10	B	701	884	1361	51.50	1.00	7.77	44.74
11	B	704	884	1361	49.11	1.00	6.79	43.32
12	B	801	884	1361	51.50	1.00	2.81	49.69
13	B	804	884	1361	48.48	1.00	3.88	45.60
14	C	302	884	1361	49.87	2.00	8.56	43.31
15	C	303	884	1361	48.09	2.00	0.49	49.61
16	C	403	884	1361	51.78	2.00	2.24	51.54
17	C	503	884	1361	46.47	2.00	12.57	35.90

18	C	504	1264	1945	57.07	2.00	21.88	37.19
19	C	603	884	1361	50.69	2.00	2.21	50.47
20	C	703	884	1361	50.76	3.00	13.61	40.15
21	C	803	884	1361	49.74	2.00	9.90	41.84
22	E	502	884	1361	47.72	1.00	9.93	38.80
23	F	502	1264	1945	65.34	1.00	13.55	52.78
24	F	503	1264	1945	66.58	3.00	13.90	55.68
25	G	205	1429	2198	83.23	2.00	0.97	84.26
26	G	206	939	1445	47.52	2.00	2.34	47.18
27	G	303	953	1467	50.19	2.00	10.16	42.03
28	G	304	1393	2143	76.02	1.00	9.70	67.32
29	G	305	1429	2198	79.04	1.00	12.83	67.22
30	G	306	939	1445	51.21	1.00	10.01	42.20
31	G	403	953	1467	44.13	2.00	8.45	37.68
32	G	503	953	1467	50.23	1.00	10.16	41.07
33	G	602	1393	2143	76.33	2.00	15.41	62.92
34	G	603	953	1467	49.64	2.00	8.25	43.39
35	G	605	1429	2198	74.81	3.00	1.46	76.35
36	G	606	939	1445	41.87	0.00	11.04	30.83
37	G	702	1393	2143	79.84	3.00	0.97	81.87
38	G	703	953	1467	49.50	2.00	10.22	41.28
39	G	705	1429	2198	77.38	3.00	0.97	79.41
40	G	706	939	1445	49.53	2.00	10.07	41.46
41	G	802	1393	2143	79.84	3.00	0.97	81.87
42	G	803	953	1467	49.78	2.00	10.12	41.66
43	G	806	939	1445	52.01	1.00	4.38	48.63
44	G	903	953	1467	51.53	1.00	10.51	42.02
45	G	906	939	1445	51.62	1.00	10.40	42.22
46	G	1003	953	1467	52.06	2.00	7.05	47.01
47	G	1004	1393	2143	71.88	3.00	14.84	60.04
48	G	1103	953	1467	52.06	2.00	7.05	47.01
49	G	1105	1429	2198	74.59	3.00	15.16	62.43
50	G	1203	953	1467	55.33	1.00	7.52	48.82
51	G	1206	939	1445	55.37	1.00	7.52	48.85
<b>Total</b>			<b>56,689</b>	<b>87,260</b>	<b>3030.38</b>	<b>94.00</b>	<b>486.18</b>	<b>2638.19</b>

**Schedule – II – List of the Documents Deposited**

1. Original allotment-letter dated 17.11.2012 issued by Uttar Pradesh Avam Vikas Parishad in favour of M/s. Deserves Builders & Developers Ltd. in respect of Group housing plot No. 11/GH-07 (C) admeasuring 12039.26 sq. mts..

**Deserve Builders & Developer Ltd.**

*W. Prakash*  
Director

**For Dewan Housing Finance Corporation Ltd.**

*X/K*  
Authorised Signatory

स्वत्व पत्रों का निक्षेपण

10,000.00 40 10,040.00 2,000

फॉय रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

श्री एकनाथ जादव वहे० त०मु० प्रतिनिधि डीजर्व वि, ए० डेव, लि० डाय,  
पुत्र श्री बलीराम  
व्यवसाय नौकरी  
निवासी स्थायी 13/4 नवीन म्यूसिपल वसार संत रोहीदास मार्ग सायन मुम्बई  
अस्थायी पता  
ने यह लेखपत्र इस कार्यालय में दिनांक 3/7/2015 समय 3:58PM  
वजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एस०बी०सिंह  
उप निबन्धक(प्रथम)

लखनऊ

3/7/2015

निष्पादन लेखपत्र वाद सुनने व समझने मजमून  
बंधकी

बंधक कर्ता

श्री एकनाथ जादव वहे० त०मु०  
प्रतिनिधि डीजर्व वि, ए० डेव, लि० डाय, उत्कर्ष  
सारदा  
पुत्र श्री बलीराम  
पुत्र/पत्नी श्री पेशा नौकरी



श्री देवान हाउ,फा, का, लि० द्वारा आसीश कुमार  
श्रीवास्तव  
पुत्र श्री स्व० अशोक कुमार श्रीवास्तव  
पेशा नौकरी  
निवासी 203 शालीमार स्कावायर लालबाग लखनऊ



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री एस० पी० पाण्डेय  
पुत्र श्री एम०एन० पाण्डेय  
पेशा नौकरी

Surya Prakash  
Pandey



निवासी 1457 किदवई नगर अल्लापुर इलाहाबाद

व श्री पी० सी० चौहान एडो० हाई को० लखनऊ

पुत्र श्री वकालत  
पेशा  
निवासी

Chauhan



ने की।

प्रत्यक्षतः भद्र गाक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एस०बी०सिंह  
उप निबन्धक(प्रथम)

लखनऊ

2. Photocopy allotment-letter dated 02.04.2013 issued by Uttar Pradesh Avas Evam Vikas Parishad in favour of M/s. Deserves Builders & Developers Ltd. in respect of Group housing plot No. 11/GH-07 (C) admeasuring 12034.26 sq. mts..
3. Original allotment-letter dated 10.10.2014 issued by Uttar Pradesh Avas Evam Vikas Parishad in favour of M/s. Deserves Builders & Developers Ltd. in respect of Group housing plot No. 11/GH-07 (C) admeasuring 11944.34 sq. mts..
4. Original hire purchase agreement 04.04.2013 executed by U.P.Avas Evam Vikas Parishad in favour of M/s. Deserves Builders & Developers Ltd. through Sri Santosh Kumar Misra vide book No. I Jild No. 15505, on pages 295 to 338 at Sl. No. 5958 dated 06.04.2013 duly registered at the office of sub-registrar-I, Lucknow in respect of Group housing Plot No. 11/GH-07 admeasuring 12034.26 sq. mts.
5. Attested copy of the letter dated 11.11.2013 issued by U.P.Avas Evam Vikas Parishad to M/s. Deserves Builders & Developers Ltd. regarding sanction of layout plan in respect of plot No. 11/GH-07 along with the revised one dated 18/11/2014.
6. Attested copy of the NOC dated 29.07.2013 issued by Fire department in respect of Group Housing plot No. 11/GH-07 showing plot area as 12014.02 sq. mts. along with the revised one dated 24/8/2014.
7. Attested copy of the NOC dated 17.02.2014 issued by Airport Authority of India in respect of Group Housing plot No. 11/GH-07.
8. Attested copy of the clearance dated 09.12.2013 issued by Director of Environment in respect of Group Housing plot No. 11/GH-07 asking for providing copy of the clearance form State level Environment Impact Assessment Authority (UP).

**Deserve Builders & Developer Ltd.**

  
**Director**

**For Dewan Housing Finance Corporation Ltd.**

  
**Authorized Signatory**

बंघकी

Registration No.: 381

Year: 2,015

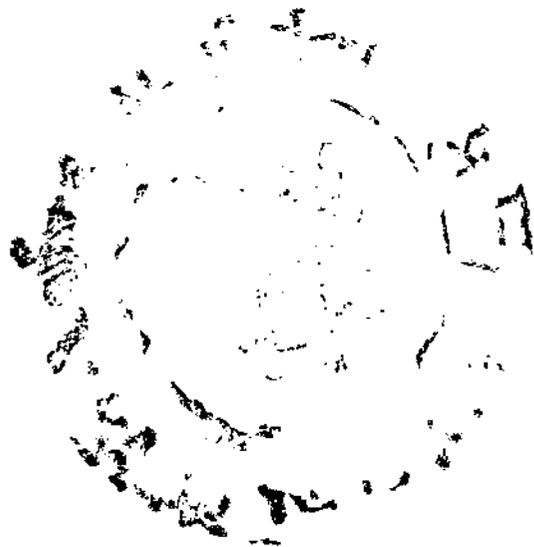
Book No. : 4

0101 एकनाथ जादव वहे0 त0मु0 प्रतिनिधि डीजर्व वि, ए0 डेव, लि0

बलीराम

13/4 नवीन म्यूसिपल बसार संत रोहीदास मार्ग साथन मुम्बई

नौकरी

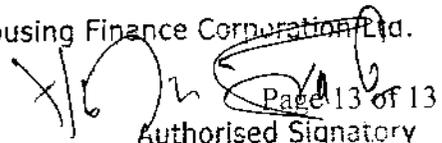


9. Attested copy of the clearance dated 12.10.2013 issued by State level Environment Impact Assessment Authority (UP) in respect of Group Housing plot No. 11/GH-07.
10. Original receipts both dated 01.12.2012 to the tune of Rs. 7,83,002/- only and Rs. 4,22,84,282/- respectively
11. Original receipt dated 17.12.2012 to the tune of Rs. 5,99,100/- only.
12. Original receipts both dated 18.03.2013 to the tune of Rs. 3,13,02,076/- only and Rs. 4,43,450/- respectively
13. Original two receipts both dated 24.07.2013 to the tune of Rs. 1,36,53,982/- only and Rs. 3,86,863/- respectively.
14. Original one receipt dated 27.8.2013 to the tune of Rs. 1,36,53,982/- only.
15. Original receipt dated 17.01.2013 for Rs. 25,000/- towards sanction of building plan.
16. Original receipt dated 21.09.2013 for Rs. 72,07,615/- towards sanction of building plan.
17. Original receipt dated 27.11.2013 to the tune of Rs. 1,36,53,982/- only.
18. Original two receipts both dated 30.05.2014 to the tune of Rs. 1,36,53,982/- only and Rs. 5,80,294/- respectively.
19. Original receipt Dt.29.09.2014 for Rs.3,00,00,000/-
20. Original Possession letter Dt.8.04.2013 with site Plan admeasuring 12034.26 sq.mtrs. issued by U.P.Awas Awam Vikas Parishad to M/s Deserve Builders & Developer Ltd. with respect to property bearing Plot No. 11/GH-07.

**Deserve Builders & Developer Ltd.**

  
Director

For Dewan Housing Finance Corporation Ltd.

  
Page 13 of 13  
Authorised Signatory

बंधककर्ता

Registration No. : 381

Year : 2,015

Book No. : 4

0201 देवान हाउ, फा, का, लि0 द्वारा आसीश कुमार श्रीवास्तव  
स्व0 अशोक कुमार श्रीवास्तव  
203 शालीमार स्कावायर लालबाग लखनऊ  
नोकरी



**MEMORANDUM OF DEPOSIT OF TITLE DEEDS**

These presents shall be registered with sub registrar through POA Holder of Borrowers namely Mr. Eknath Jadhav having Power/Authority to represent the Borrower and present before concerned Sub-Registrar of assurances on behalf the Borrower and to sign before the concerned Sub-Registrar to get these presents be lodged and be registered after completing all the formalities in those regards by virtue of duly registered Special Power of Attorney Dt. 2<sup>nd</sup> June 2015 registered with the sub Registrar of Mumbai bearing registration No. BRL-6/4194/2015.

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands and seal the day and the year first hereinabove written.

SIGNED SEALED AND DELIVERED |  
by the **Borrower** within named |  
**Deserve Builders & Developer Ltd.** |  
Through its authorized director |  
**Mr. Utkarsh Sarda** |

For Deserve Builders & Developer Ltd.  
  
Director

Signed and Delivered by *S.P. Panday etc* |  
By the within named Lender *Sri M.K. Panday* |  
**DEWAN HOUSING FINANCE** *1457 Keshavnagar* |  
**CORPORATION LIMITED**, through *Allahabad* |  
its authorized official/representative *Allahabad* |  
**Mr. Ashish Kumar Srivastava** |  
who has set his hand hereto |  
the in presence of |  
*P.C. Chauhan, Ad. High Court* |  
*Witness* |

For Dewan Housing Finance Corporation Ltd  
  
Authorized Signatory

आज दिनांक 03/07/2015 को  
वही सं. 4 जिल्द सं. 525  
पृष्ठ सं. 265 से 296 पर कमांक 381  
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



एस0बी0सिंह

उप निबन्धक(प्रथम)

लखनऊ

3/7/2015

