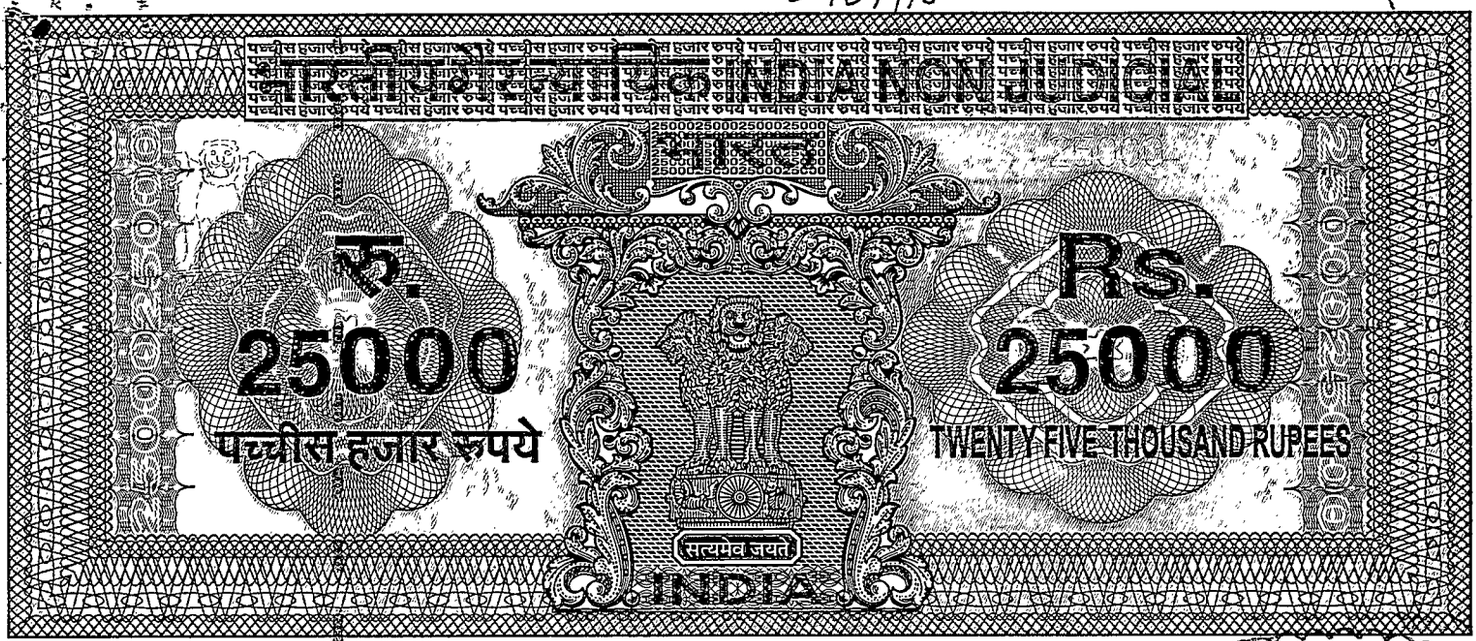
2984/15



उत्तर प्रदेश UTTAR PRADESH

E 349137

E 349137





	Office Name	Sub Registrar, Zone-II, Jhansi
1.	**Date of Execution**	04-04-2015
2.	**Nature of document**	**Sale Deed**
3.	**Total Stamp Paid**	3,73,000/-
4.	**Sale consideration**	Rs. 44,13,331/-
5.	**Market value**	Rs. 53,21,000/-

6. **Name & address of the Seller - ELDECO COUNTY LTD.** having its registered office at Virendra Smriti Complex, First floor, 15/54B Civil Lines, Kanpur and inter alia its Branch Office at Rajgarh, Jhansi through its authorised signatory/attorney Mr. Sandeep Kumar adult s/o Late Mr. Brijesh Bahadur c/o Eldeco County Ltd., Virendra Smriti Complex, First floor, 15/54-B Civil Lines, Kanpur

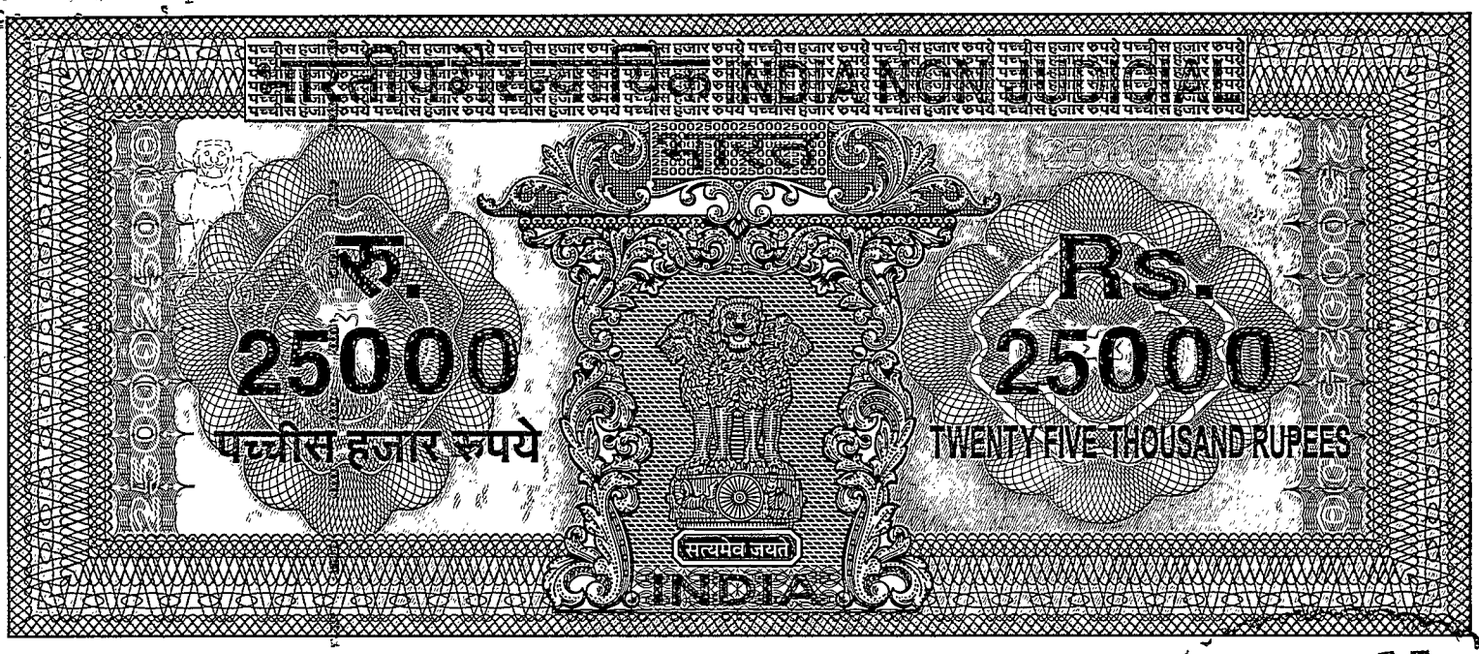




राजकीय कोषागार, झाँसी
कोड संख्या-23
क्रमांक 4217 मूल्य 250/-
नाम क्रेता Rajdhar Dikshit
पिता, पत्नी Late D. Dikshit
निवासी Bilaon Mission
तहसील जिला
दिनाँक
20.3.15 रसीदिया

E 349137





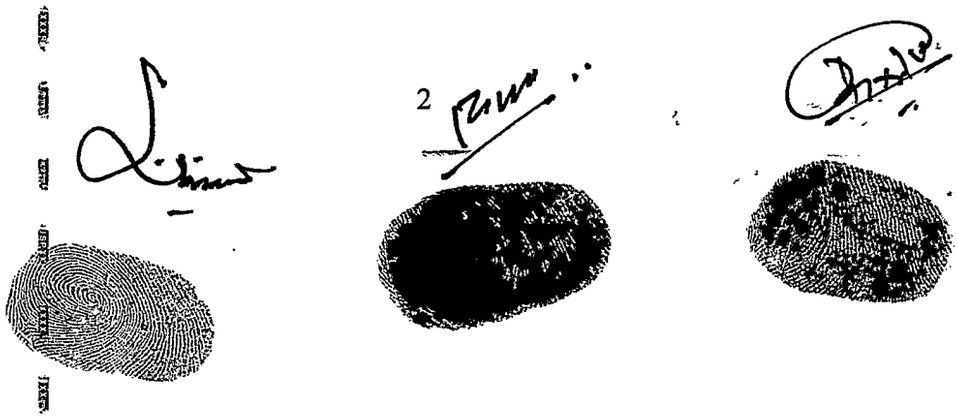
उत्तर प्रदेश UTTAR PRADESH E 349136

E 349136
मुख्य सेकड़िमा कोषाधिकारी

7. **Name & address of the Purchaser – Shri. Rajverdhan Dixit S/o Late Shri. S.K. Dixit & Shri Harshverdhan Dixit S/o Late Shri. S.K. Dixit R/o 116/2, Allahabad Bank Crossing, Civil Lines, Jhansi (U.P.)** hereinafter referred to as the "PURCHASER/S", which expression shall mean and include unless repugnant to the context, his/their/her/its heirs, successors, legal representatives etc. of the Second Part.

8. **Details of Property :**

Demised Property	Eldeco County Residency at Eldeco County, Mauja Bijauli, Block Babina, Pargana and District Jhansi
Residential Duplex unit	House no. Jesper-01, Module 'C'on Plot No. C-01
Covered Area of demised villa	162.58 Sq.mtr.
Area of land sold	208.28 Sq. mtr.
Nature of Villa	Duplex villa



राजकीय कोषागार, झाँसी
कोड संख्या-23
क्रमांक 42180 मूल्य 25 रु
नाम क्रेता 42175 117
पिता, पत्नी
निवासी
तहसील जिला
दिनाँक
20 3-15 रोकड़िया

विक्रय पत्र

4,413,331.00 /	**5,321,000.00**	10,000.00	20	10,020.00	700
प्रतिफल	मालियत	फीस रजिस्ट्री	नकल व प्रति शुल्क	योग	शब्द लगभग

श्री राजबर्धन दीक्षित
पुत्र श्री स्व एस के दीक्षित
व्यवसाय नौकरी
निवासी स्थायी 116/2 -इलाहाबाद बैंक चौराहा सिविल लाईन झाँसी
अस्थायी पता



ने यह लेखपत्र इस कार्यालय में दिनांक 10/4/2015 समय 10:56AM वजे निवन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रदीप कुमार
उप निबन्धक द्वितीय
झाँसी
10/4/2015

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रू. प्रलेखानुसार उक्त

विक्रेता

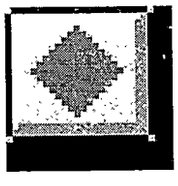
श्री एल्डिको काऊण्टी लि द्वारा संदीप कुमार
पुत्र श्री स्व ब्रजेश बहादुर
पेशा व्यापार
निवासी वीरेन्द्र स्मृति काम्पलेक्स प्रथम तल
15/54बी सिविल लाईन कानपुर

क्रेता



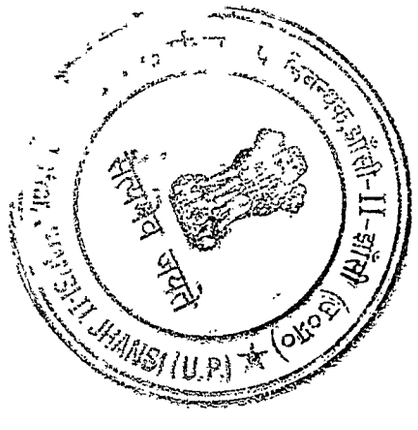
श्री राजबर्धन दीक्षित
पुत्र श्री स्व एस के दीक्षित
पेशा नौकरी
निवासी 116/2 इलाहाबाद बैंक चौराहा सिविल लाईन झाँसी

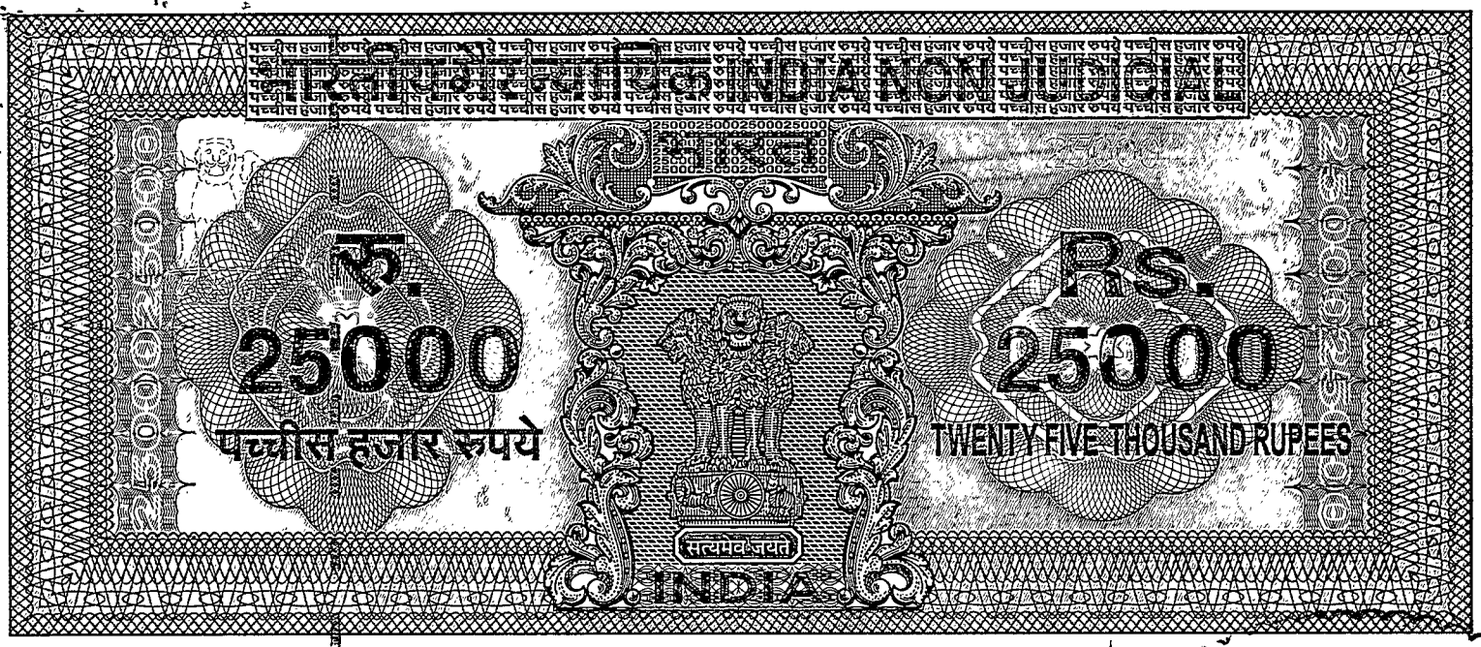




श्री हर्षवधन दीक्षित
पुत्र श्री एस के दीक्षित
पेशा व्यापार
निवासी 116/2 इलाहाबाद बैंक चौराहा सिविल लाईन झाँसी







उत्तर प्रदेश UTTAR PRADESH E 349135

E 349135

मुल्य रोकड़िया कोषाधिकारी

Nature of Constructions	**R.C.C.**
Age of constructions	**New**
Use of Property	**Residential Villa.**
Width of Road	**9 mtr. wide internal road.**

9. **Boundaries of demised villa -**

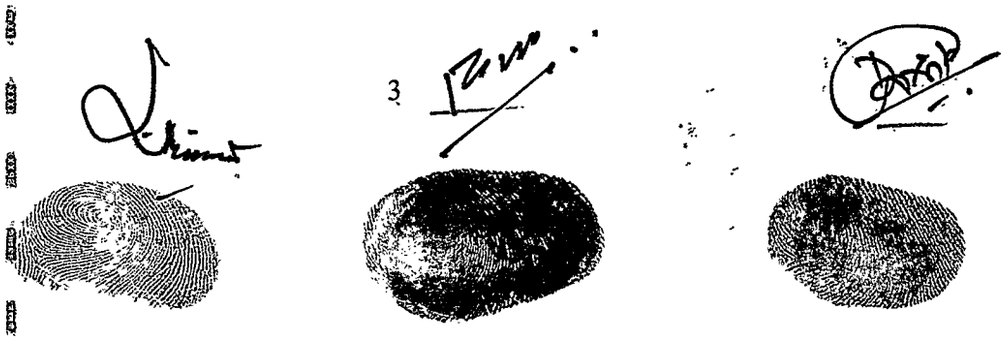
East – 9 mtr. Wide Internal road

West – Boundary wall of Company

North – Jesper Unit No. 02

South – 9 mtr. Wide Internal road

10. **SCHEDULE OF PROPERTY AGREED TO BE SOLD -** One Residential Duplex unit **House no. Jesper-01, Module 'C' on Plot No. C-01** comprising of land admeasuring **208.28 sq. mtr.** and Duplex constructions (i.e. ground floor and first floor) having a covered area of **1750 sq. feet = 162.58 sq. mtr.** including boundary wall & gate in Eldeco County Residency of said Eldeco County, situate at Arazis no. 659, 660, 661, 663, 664, 665, 666, 667, 656, 657, 658, 662, 640 and 641 in Mauja Bijauli, Block Babina, Pargana and District Jhansi, now known as "Rajgarh, Jhansi".



राजकीय कोषागार, झाँसी
कोड संख्या-23
क्रमांक 421881 मूल्य 250/-
नाम दाता 421782 11-7
पिता, पत्नी
निवासी
तहसील जिला
दिनाँक
20-3-15 रोकड़िया

ने निष्पादन स्वीकार किया ।
जिनकी पहचान श्री विष्णु कुमार द्विवेदी
पुत्र श्री ए के द्विवेदी
पेशा अन्य
निवासी 811/3ए शक्ति नगर सिविल लाईन झाँसी
व श्री अभिनव सक्सेना
पुत्र श्री के बी सक्सेना
पेशा अन्य
निवासी टौरिया नरसिंह राव झाँसी
ने की ।

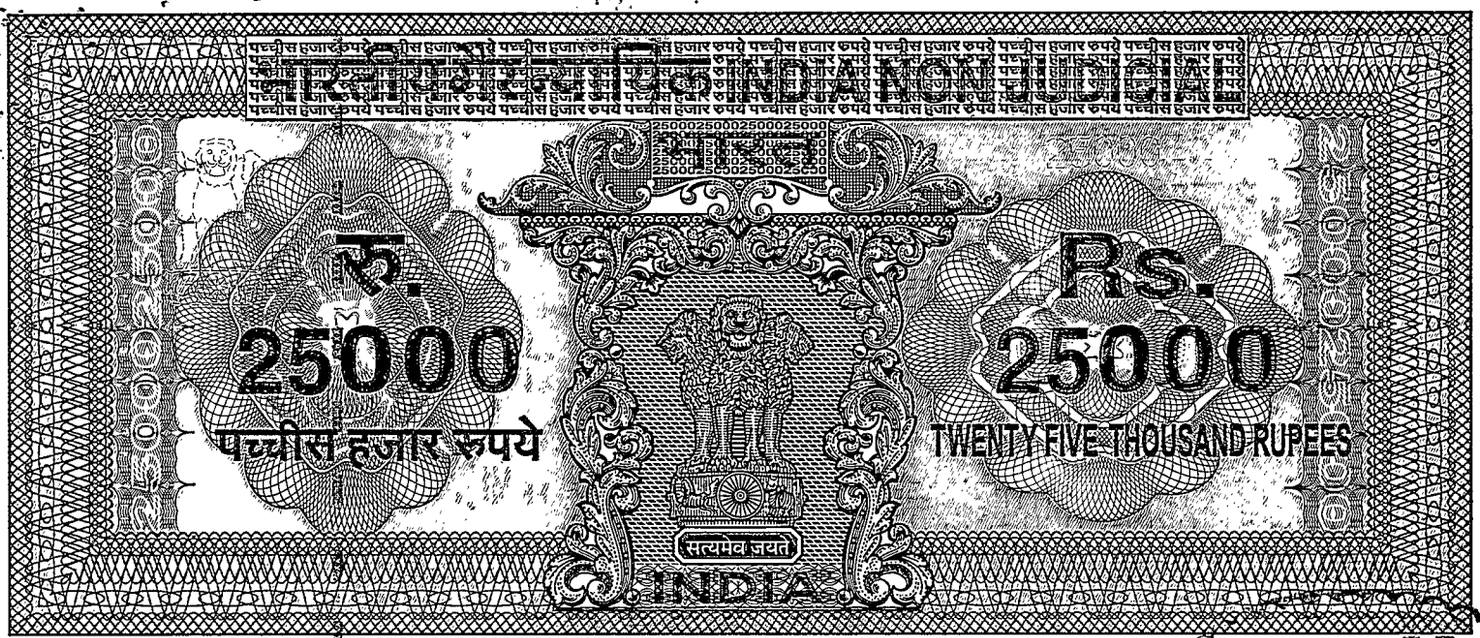
प्रत्यक्षनः भद साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।
निष्पादकों की पहचान यथा प्रलेख है




रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रदीप कुमार
उप निबन्धक द्वितीय
झाँसी
10/4/2015

उप निबन्धक द्वितीय झाँसी (U.P.)

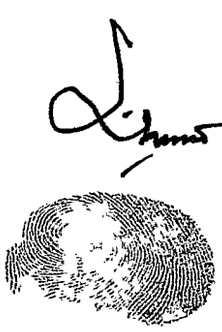


उत्तर प्रदेश UTTAR PRADESH E 349134

कोषागार, दौसा
E 349134
मुख्य लेखाधिकारी कोषाधिकारी

11. **Market Value of Sold House -**

Cost of Land	Rs. 26,05,000/- as per circle rate given rate list, Praroop 4 Computer Code 0201 Page No. 67 Rate 12,500/- Per sqr. mtr.
Cost of total construction	Rs. 20,48,000/- as per circle rate given rate list, Praroop 5, Sr. No. 1, according to 13300/- sq. mtr, page no 5 in which Rs. 9,86,000/- cost of ground floor (area 74.13 sq.mtr.) and Rs. 9,57,000/- cost of first floor (area 71.95 sq.mtr.) and Rs.105,000/- cost of Mumti (area 7.88 sq.mtr.)
Cost of Boundary wall construction	Rs. 1,84,000/- as per circle rate given rate list, according to 3500/- sq.mtr. (area 52.4 running mtr.)
Cost of corner facing	Rs.4,84,000/- (10% of Market Value)





कार्यालय अभिलेखागार, झाँसी
कोड संख्या-23
क्रमाँक 42182 मूल्य 25 रु०
नाम क्रेता
पिता, पत्नी 42178 का
निवासी
तहसील जिला
दिनाँक
20 3-15 रोकड़िया

विक्रेता

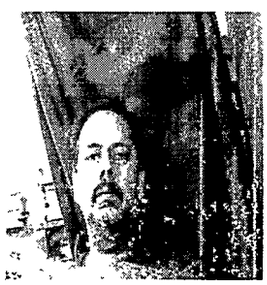
Registration No.: 2984 Year : 2,015 Book No. : 1

0101 एल्डिको काऊण्टी लि द्वारा संदीप कुमार

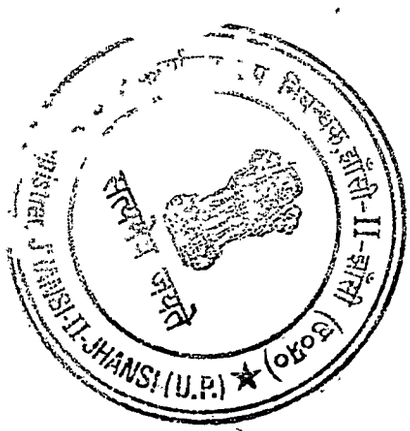
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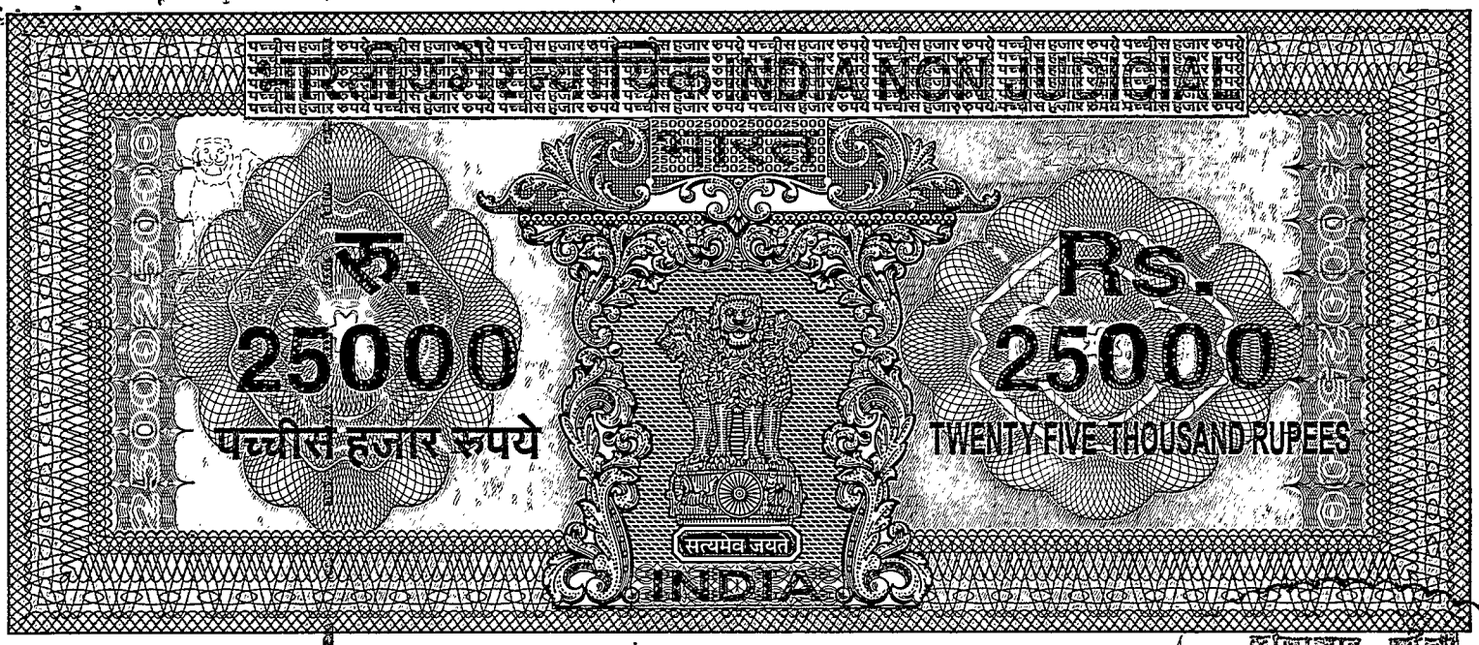
वीरेन्द्र स्मृति काम्पलेक्स प्रथम तल 15/54बी सिविल लाईन कानपुर

व्यापार







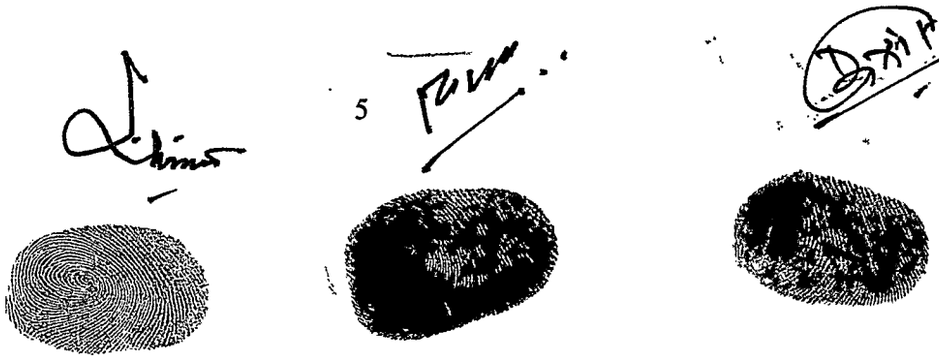


उत्तर प्रदेश UTTAR PRADESH E 349133

E 349133

THIS DEED OF SALE is entered into at Jhansi on this **04th** Day of the month of **April** in the year **2015** between:-

ELDECO COUNTY LTD. (earlier known as "Eldeco County Pvt. Ltd.") a Company duly incorporated under the Companies Act 1956, having its registered office at Virendra Smriti Complex, First floor, 15/54B Civil lines, Kanpur and inter alia its Branch Office at Rajgarh, Jhansi through its authorized signatory/ attorney Mr. Sandeep Kumar adult s/o Late Mr. Brijesh Bahadur c/o Eldeco county Ltd,Virendra Smriti Complex, First floor, 15/54B Civil lines, Kanpur duly authorized by the Board of Directors vide Resolution dated 27 August 2013 of the said company.



राजकीय कोषागार, झाँसी
कोड संख्या-23
क्रमाँक 42163 मूल्य 250/-
नाम क्रेता 4217 के नाम
पिता, पत्नी
निवासी
तहसील जिला
दिनाँक
20-3-18 रोकड़िया

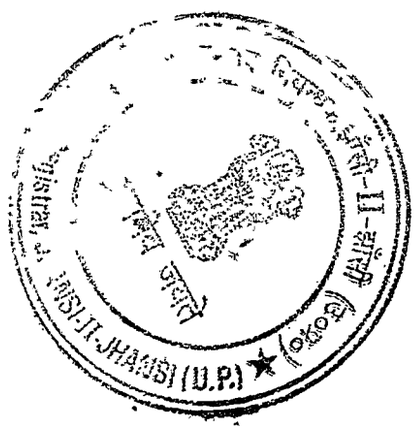
क्रेता

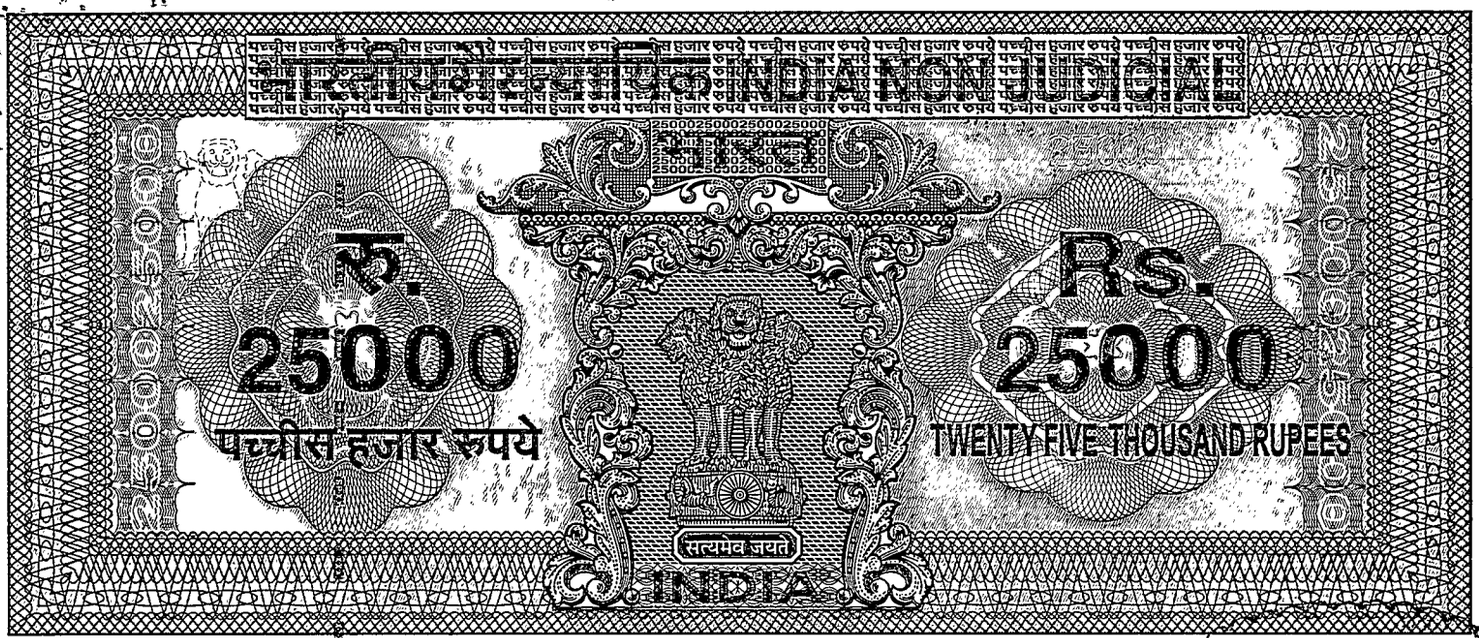
Registration No. : 2984 Year : 2,015 Book No. : 1



0201 राजबर्धन दीक्षित E 3490133
स्व एस के दीक्षित
116/2 इलाहाबाद बैंक चौराहा सिविल लाईन झाँसी
नौकरी

0202 हर्षवधन दीक्षित
एस के दीक्षित
116/2 इलाहाबाद बैंक चौराहा सिविल लाईन झाँसी
व्यापार





उत्तर प्रदेश UTTAR PRADESH E 349132

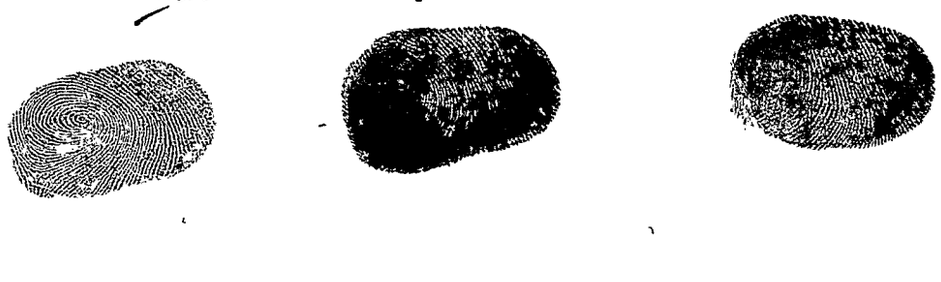
कोषागार, झाँसी
E 349132
मुख्य टिकड़िया कोषाधिकारी

Hereinafter refered to as the "SELLER COMPANY" or the "COMPANY", which expression shall mean and include unless repugnant to the context its constituents, successors, successors-in-interest, legal representatives etc. of the First Part.

AND

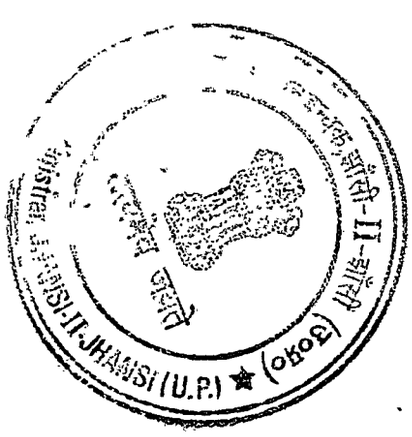
Shri. Rajverdhan Dixit (PAN : AHAPD-2805-R) S/o Late Shri. S.K. Dixit & Shri Harshverdhan Dixit (PAN : AIMPD-2896-B) S/o Late Shri. S.K. Dixit R/o 116/2, Allahabad Bank Crossing, Civil Lines, Jhansi (U.P.)

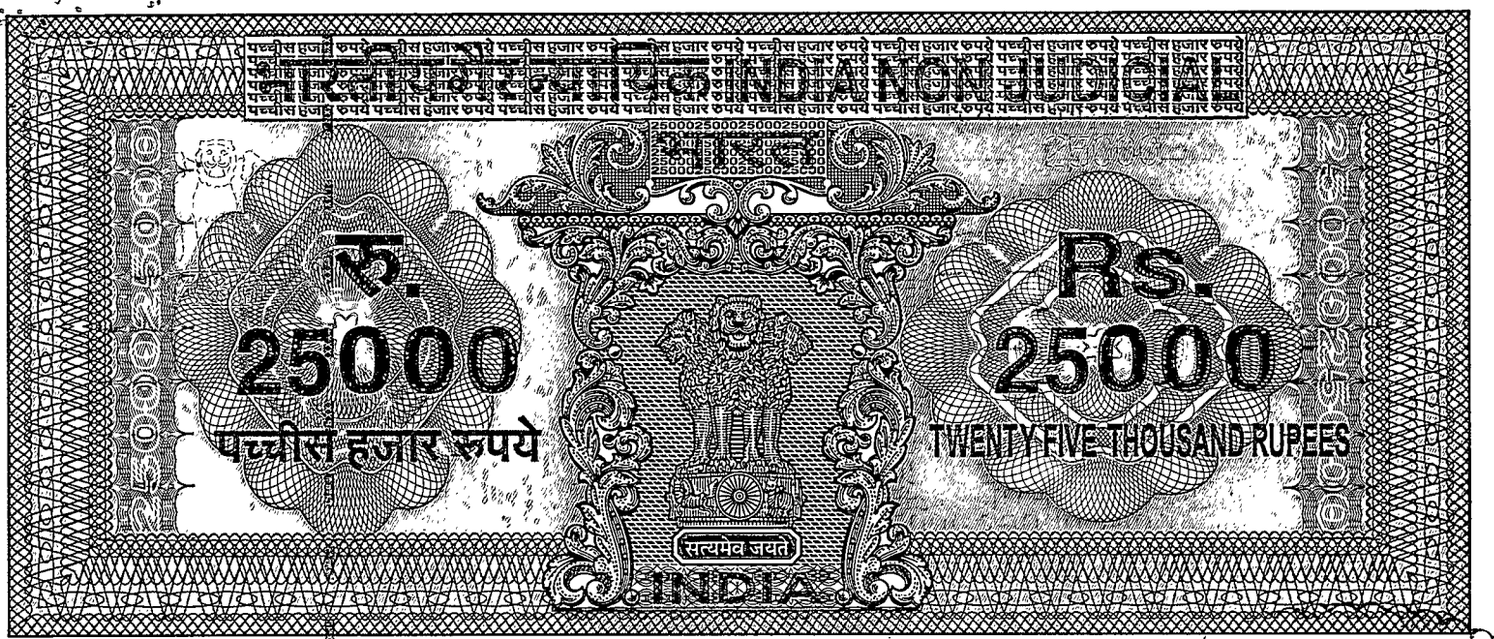
hereinafter referred to as the "PURCHASERS", which expression shall mean and include unless repugnant to the context, their heirs, successors, legal representatives etc. of the Second Part;



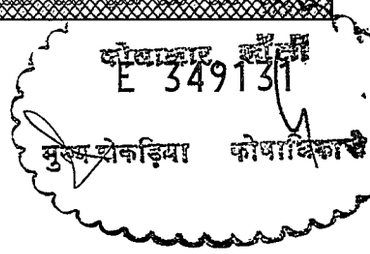
राजकीय कोषागार, झाँसी
कोड संख्या-23
क्रमांक 42185 मूल्य 2500/-
नाम प्रेषक 42175 के नाम
पिता, पत्नी
निवासी
तहसील जिला
दिनाँक
20 3-15 रोकड़िया

E 349035

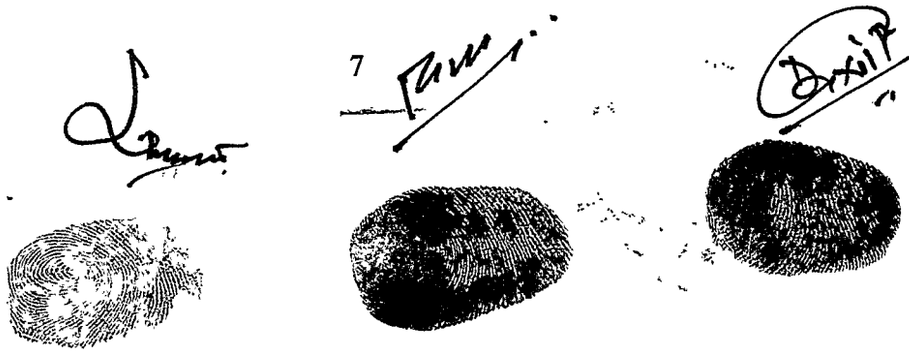




उत्तर प्रदेश UTTAR PRADESH E 349131



WHEREAS Sri Vinod Kumar adult s/o Late Sri Ram r/o Sadar Bazar, Jhansi the sole and absolute owner and bhumidhar of bhumidhari Arazis being Arazi no.659 admeasuring 0.486 hectares, Arazi no.660 admeasuring 0.117 hectares, Arazi no.661 admeasuring 0.312 hectares, Arazi no.663 admeasuring 1.631 hectares, Arazi no.664 admeasuring 0.700 hectares, Arazi no.665 admeasuring 0.555 hectares, Arazi no.666 admeasuring 0.113 hectares and Arazi no.667 admeasuring 0.733 hectares under Khata no.280 aggregating to 4.647 hectares situate at Mauja Bijauli, Block Babina, Pargana and District Jhansi, sold and transferred his said Arazis for valuable consideration to M/s. Deep Jai Vijai Builders & Real Estate Pvt. Ltd. having its registered office at 41a Krishna Apara Plaza, Sector 18, Noida, Uttar Pradesh vide Sale Deed dated 17-02-2005 which was duly registered in Photostat Book no.1, Khand 1268 on pages 245 to 300 at Serial no.935 on 18-02-2005 in the office of Sub Registrar, Jhansi;

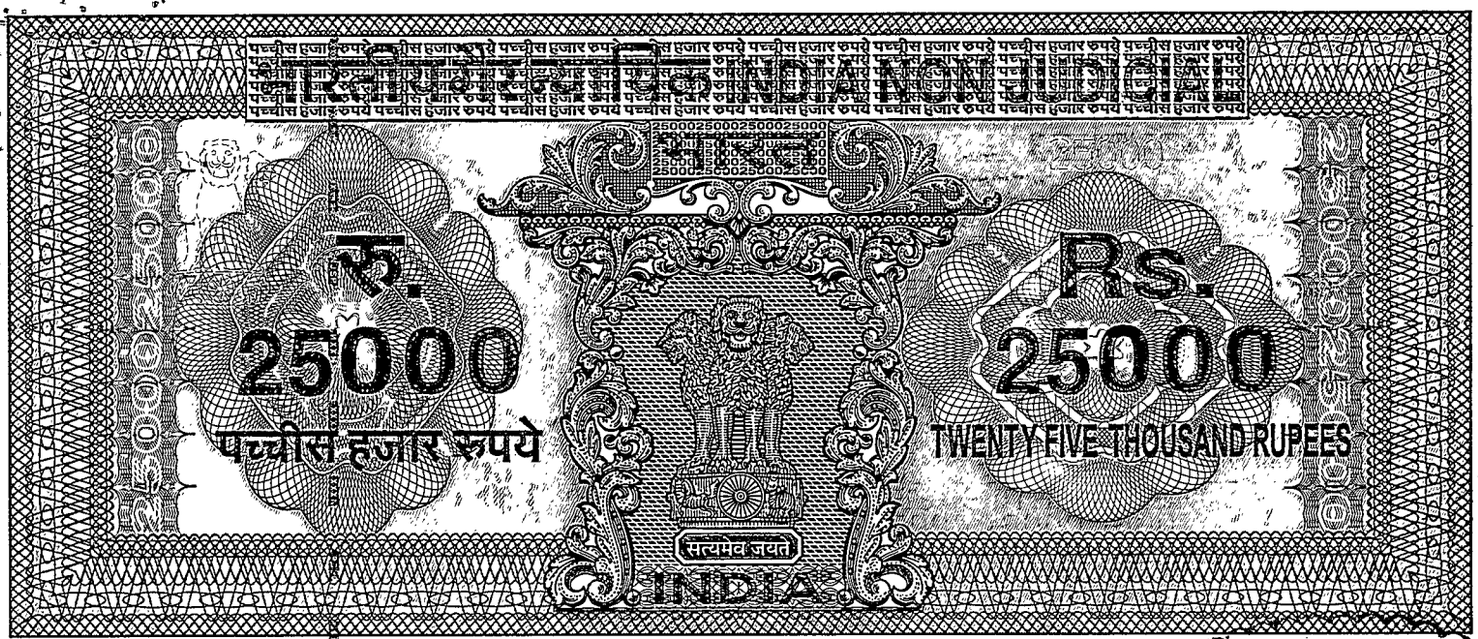


राजकीय कोषागार, झाँसी
कोड संख्या-23
क्रमाँक 42165 मूल्य 25 रु
नाम क्रेता 42175 के नाम
पिता, पत्नी
निवासी
तहसील जिला
दिनाँक
20-3-15 रोकडिया



E 349131





उत्तर प्रदेश UTTAR PRADESH E 349130

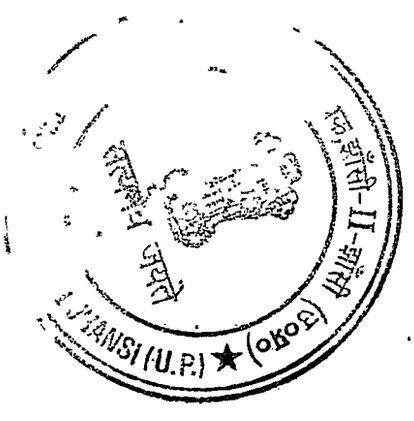
E 349130

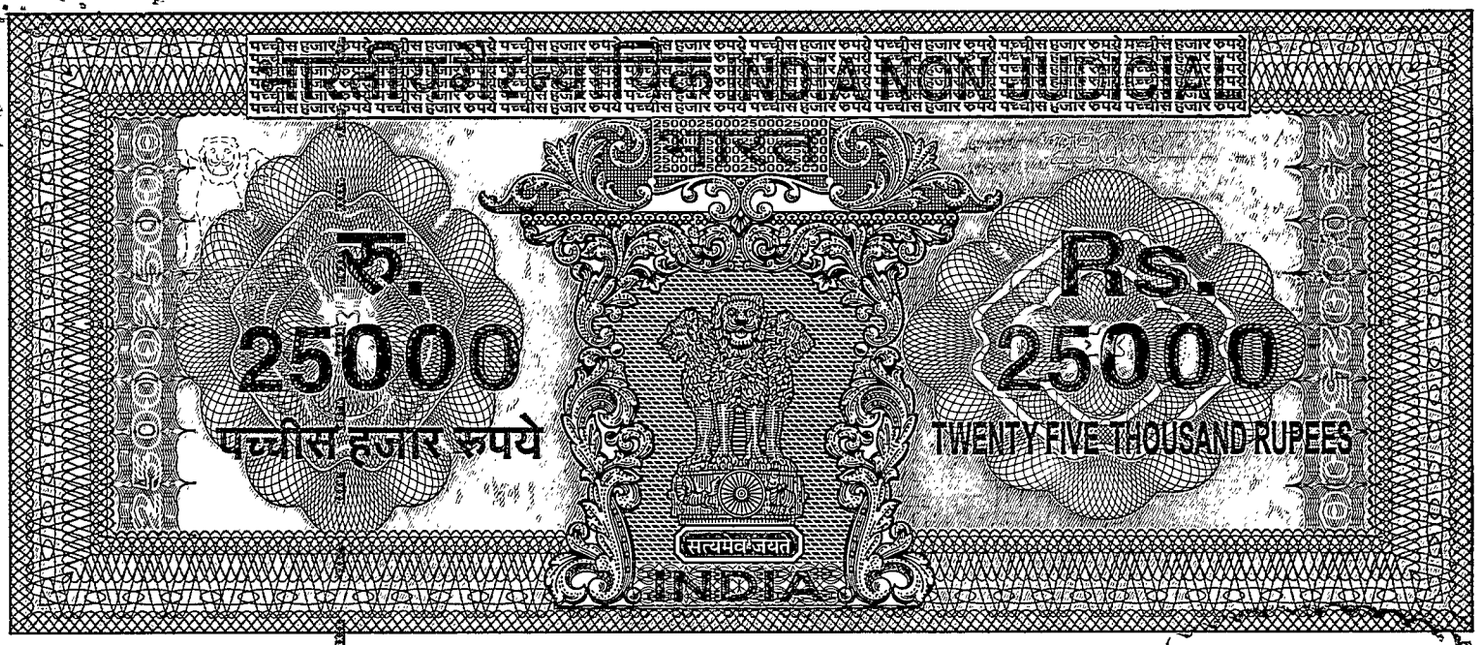
मुख्य सेकड़िया कोषाधिकारी

AND WHEREAS Mr. Vijay Kumar adult s/o Late Sri Ram r/o Sadar Bazar, Jhansi the bhumidhar and owner of four other bhumidhari arazis being Arazi no.656 admeasuring 1.267 hectares, Arazi no.657 admeasuring 1.117 hectares, Arazi no.658 admeasuring 1.348 hectares and Arazi no.662 admeasuring 0.721 hectares under Khata no.282 in all admeasuring 4.453 hectares all situate at Mauja Bijauli, Block Babina, Pargana and District Jhansi, also sold and transferred his said four arazis to M/s. Deep Jai Vijai Builders & Real Estate Pvt. Ltd. vide Sale Deed dated 17-02-2005 which was duly registered in Photostat Book no.1, Volume 1268 on pages 189 to 244 at Serial no.934 on 18-02-2005 in the office of Sub Registrar, Jhansi;

राजकीय कोषागार, झाँसी
कोड संख्या-23
क्रमांक 42167 मूल्य 2547
नाम क्रेता 42178 का
पिता, पति
निवासी
तहसील जिला
दिनाँक
20 3-15 रोकडिया

E 3439130





उत्तर प्रदेश UTTAR PRADESH

E 349129

E 349129

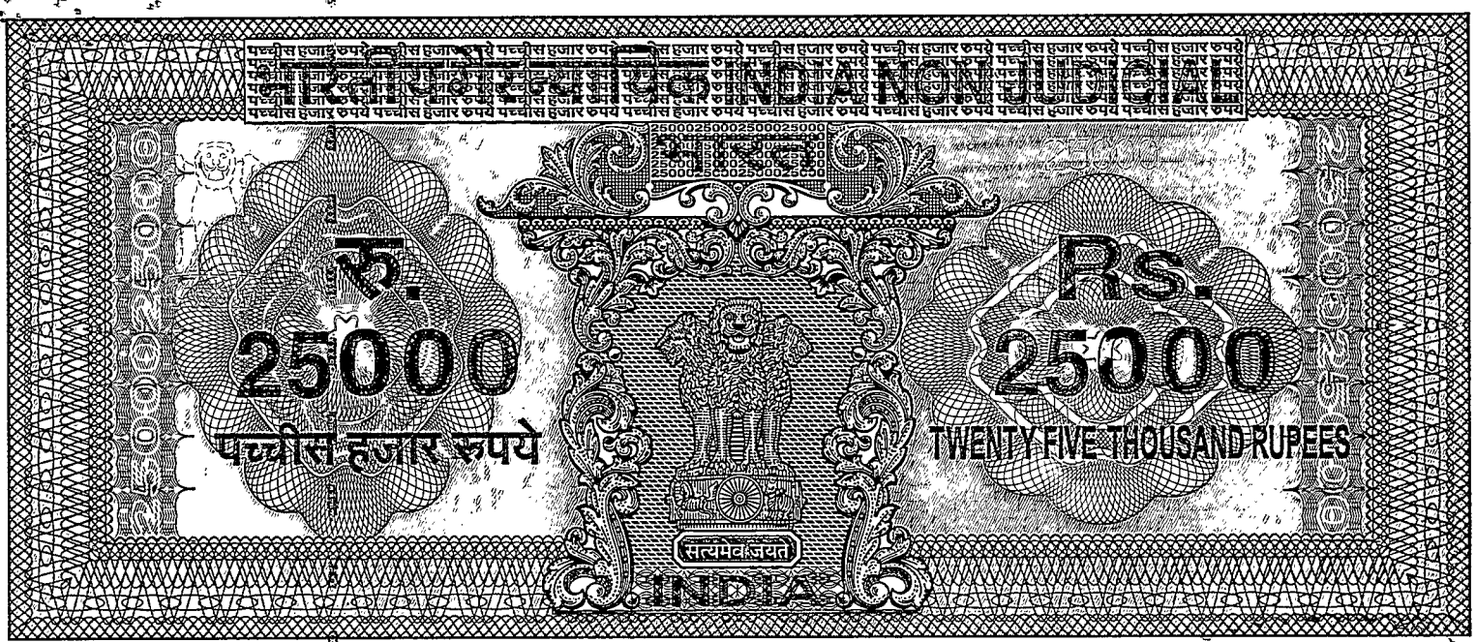
मुख्य स्टाम्प विक्रेता कोषाधिकारी

AND WHEREAS Mr. Vijay Kumar Gupta adult s/o Late Mr. Sri Ram Gupta, Sri Vinod Kumar Gupta adult s/o Mr. Sri Ram Gupta, Mr. Sanjeev Kumar Gupta s/o Late Mr. Ghanshyam Das Gupta, Mr. Rajeev Kumar Gupta s/o Late Ghanshyam Das Gupta and Smt. Saroj Devi w/o Late Ghanshyam Das Gupta all residents of 93 Sadar Bazar, Jhansi, the owners and bhumidhars of half undivided share in Bhumidhari Arazi no.640 admeasuring 2.610 hectares and Arazi no.641 admeasuring 0.806 hectares under Khata no.588 in all admeasuring 3.416 hectares situate at Mauja Bijauli, Block Babina, Pargana and District Jhansi, sold and transferred their entire half undivided share amounting 1.708 hectares in the aforesaid two arazis no.640 and 641 to the said M/s. Deep Jai Vijai Builders & Real Estate Pvt. Ltd. vide Sale Deed dated 18-02-2005 which was duly registered in Photo stat Book no.1, Khand 1268 on pages 301 to 326 at Serial no.936 on 18-02-2005 in the office of Sub Registrar, Jhansi;

राजकीय कोषागार, झाँसी
कोड संख्या-23
क्रमाँक 42187 मूल्य 2504
जमा लेता 42187 ₹ 2504
चिता, धर्मी
निवासी
तहसील जिला
दिनाँक
20-3-18
रोकडिया

E 349128





उत्तर प्रदेश UTTAR PRADESH E 349128

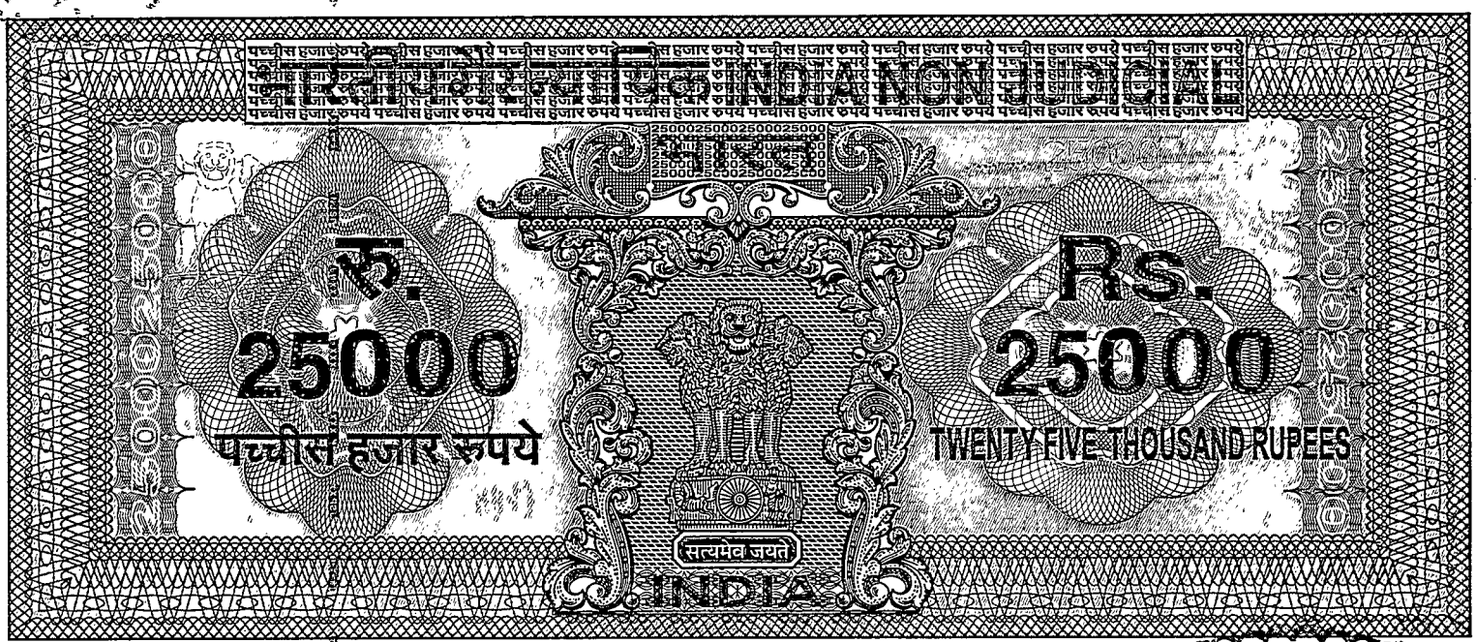
कोषाधिकारी E 349128
मुख्य रेकेड़िया कोषाधिकारी

AND WHEREAS Sri Onkar Nath, Sri Pramod Kumar and Sri Ashok Kumar all sons of Late Mr. Sri Ram r/o Sadar Bazar, Jhansi, the bhumidhars and owners of the remaining half undivided share of bhumidhari arazi no.640 admeasuring 2.610 hectares and Arazi no.641 admeasuring 0.806 hectares in all admeasuring 3.416 hectares under Khata no.688 situate at Mauja Bijauli, Block Babina, Pargana and District Jhansi, also sold and transferred their entire aforesaid half undivided share amounting to 1.708 hectares in aforesaid two arazis no.640 and 641 to the said M/s. Deep Jai Vijai Builders & Real Estate Pvt. Ltd. vide Sale Deed dated 22-02-2005 which was duly registered in Photostat Book no.1, Khand 1073 on pages 157 to 180 at Serial no.1088 on 22-02-2005 in the office of Sub Registrar, Jhansi;

राजकीय कोषागार, झाँसी
कोड संख्या-23
क्रमाँक 42166 मूल्य 20.00
नाम क्रेता [illegible]
पिता, पत्नी
निवासी
तहसील जिला
दिनाँक
20-3-15 रोकडिया

E 3491258

सत्यमेव जयते
उप निबन्धक, झाँसी-II



उत्तर प्रदेश UTTAR PRADESH

E 349127

कोषाध्यक्ष, झाँसी 27

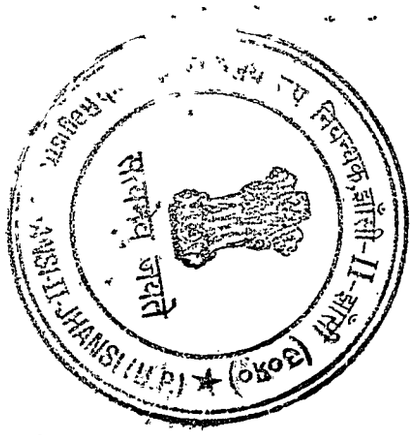
मुख्य कोषाधिकारी कोषाधिकारी

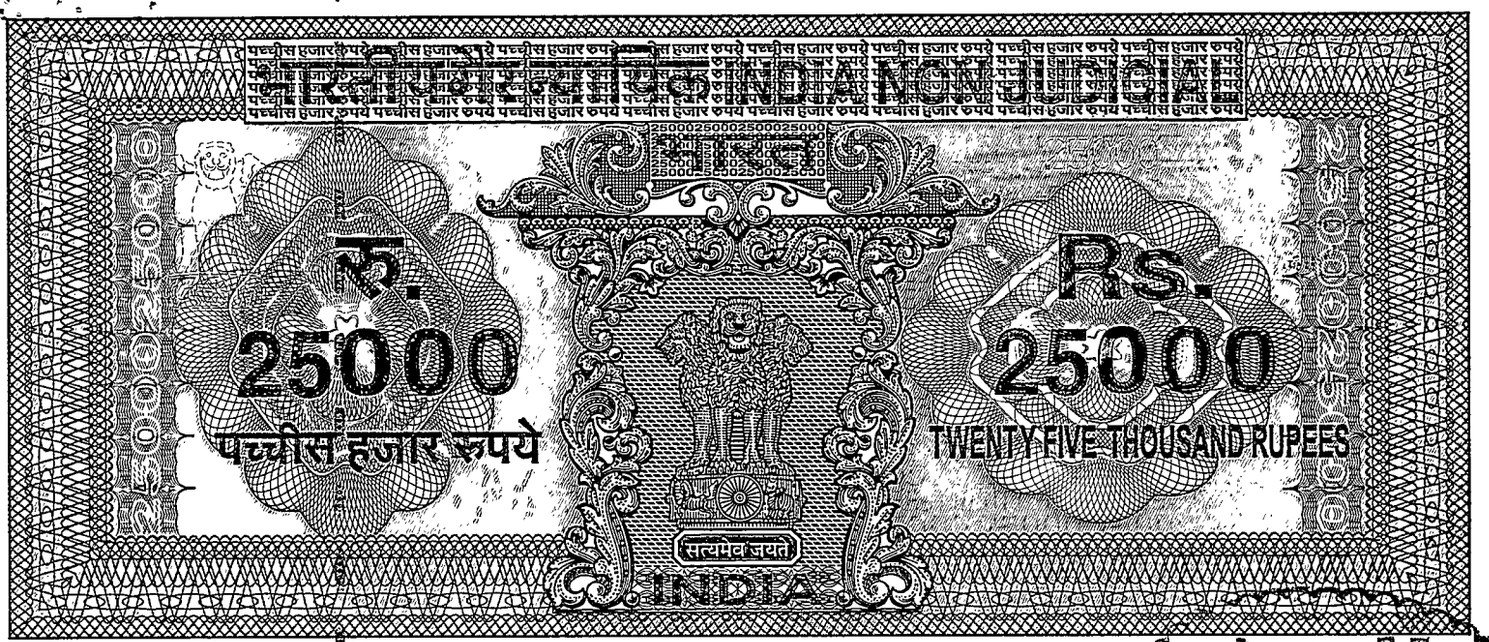
AND WHEREAS the said M/s. Deep Jai Vijai Builders & Real Estate Pvt. Ltd. was thus the bhumidhar / owner of aforesaid bhumidhari arazis no.659, 660, 661, 663, 664, 665, 666, 667, 656, 657, 658, 662, 640 and 641 situate at Mauja Bijauli, Block Babina, Pargana and District Jhansi, besides other properties and its name was duly mutated in the necessary records as such;

AND WHEREAS M/s. Eldeco Infrastructure & Properties Ltd. took over the said 'Deep Jai Vijai Builders & Real Estate Pvt. Ltd.' and purchased all its shares on 27-05-2008 in accordance with and after complying with all the provisions of Companies Act 1956 and necessary endorsements were also made in respect thereof with all concerned;

राजकीय कोषागार, झाँसी
कोड संख्या-23
क्रमाँक 42185 मूल्य 25=4
नाम क्रेता 42175 ने
पिता, पत्नी
निवासी
तहसील जिला
दिनाँक
20 3-15 रोकड़िया

E 3491527





उत्तर प्रदेश UTTAR PRADESH

E 349126

कोषागार, झाँसी
E 349126
मुख्य लेखाधिकारी कोषाधिकारी

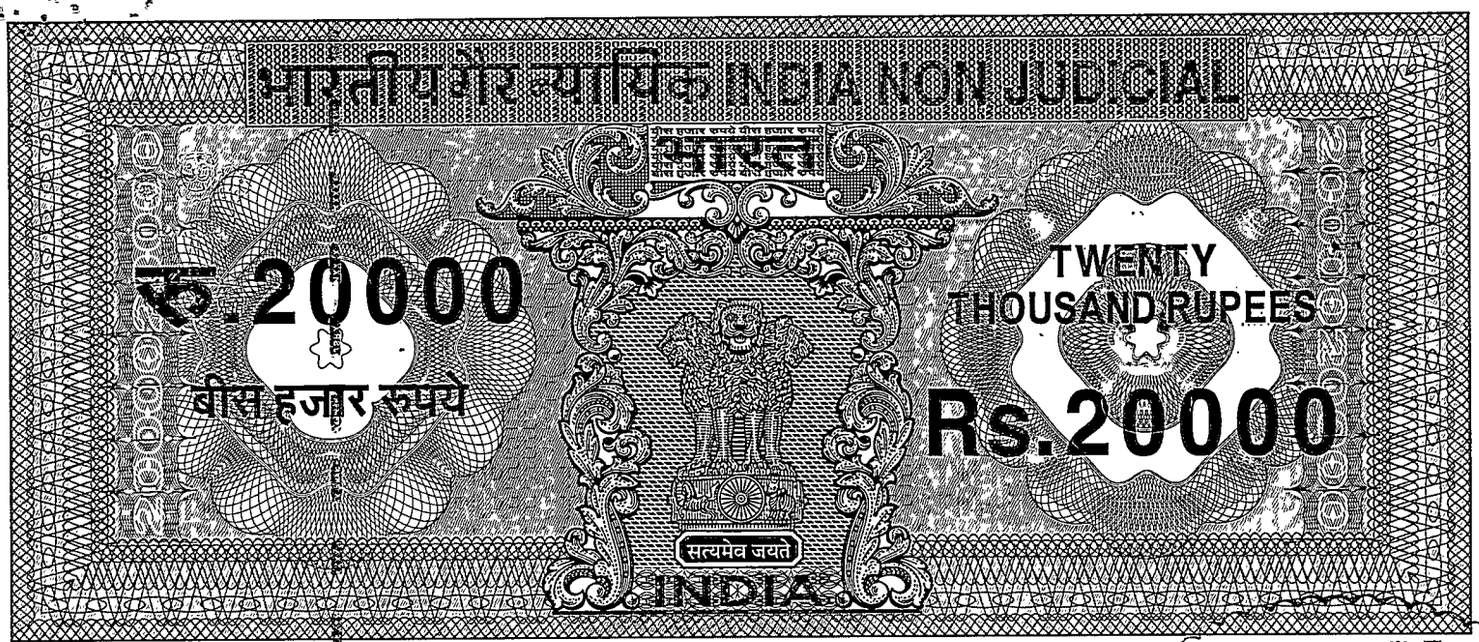
AND WHEREAS in due course of time, the name of the aforesaid Company M/s. Deep Jai Vijai Builders & Real Estate Pvt. Ltd. was also changed in accordance with the provisions of Companies Act 1956 to "Eldeco County Pvt. Ltd." which again was later on changed/converted to a Limited Company known as "Eldeco County Ltd." i.e. the Seller hereto and its registered office is now situate at Virendra Smriti Complex, First floor, 15/54-B Civil Lines, Kanpur;

AND WHEREAS the aforesaid the Seller Company namely Eldeco County Ltd. has developed and is developing its aforesaid lands situate in Mauja Bijauli, Block Babina, Pargana and District Jhansi now known as "Rajgarh, Jhansi" for the purposes of carving out residential open plots as well as for constructions of independent houses for its intending buyers, which project/ township is known as "Eldeco County" comprising of two parts namely "Eldeco County Residency" and "Eldeco County Grande";

राजकीय कोषागार, झाँसी
कोड संख्या-23
क्रमांक 42190 मूल्य 25 रु
नाम क्रेता 42175 47
पिता, पत्नी
निवासी
तहसील जिला
दिनाँक
20 3 15 रोकड़िया

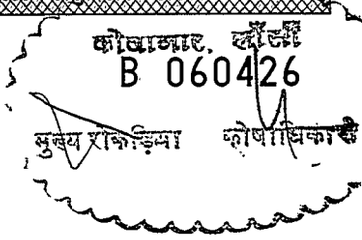
E 3491258



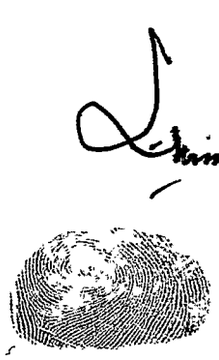


उत्तर प्रदेश UTTAR PRADESH

B 060426



AND WHEREAS the Purchaser/s hereto after understanding and agreeing upon the terms and conditions contained in the Application Form, signed and executed by him/her/them/it has offered and agreed to purchase Duplex Residential unit **House No. Jesper-01, Module 'C', on Plot No C-01** having a plot area of **208.28 sq. meters** and a covered area of **1750 sq. ft. = 162.58 sq. meters** including boundary wall and gate, in the 'Eldeco County Residency' of said Eldeco County, Rajgarh, Jhansi situate at Arazis no. 659, 660, 661, 663, 664, 665, 666, 667, 656, 657, 658, 662, 640 and 641 in Mauja Bijauli, Block Babina, Pargana and District Jhansi, now known as "Rajgarh, Jhansi" at or for a total sale consideration of **Rs. 44,13,331/- (Rupees Forty Four Lacs Thirteen Thousand Three Hundred Thirty One only)** including the cost of plot and constructions thereon, from the Seller Company hereto and after negotiations the Seller Company too agreed to sell the said Residential Unit to the Purchaser/s hereto for the said sum;

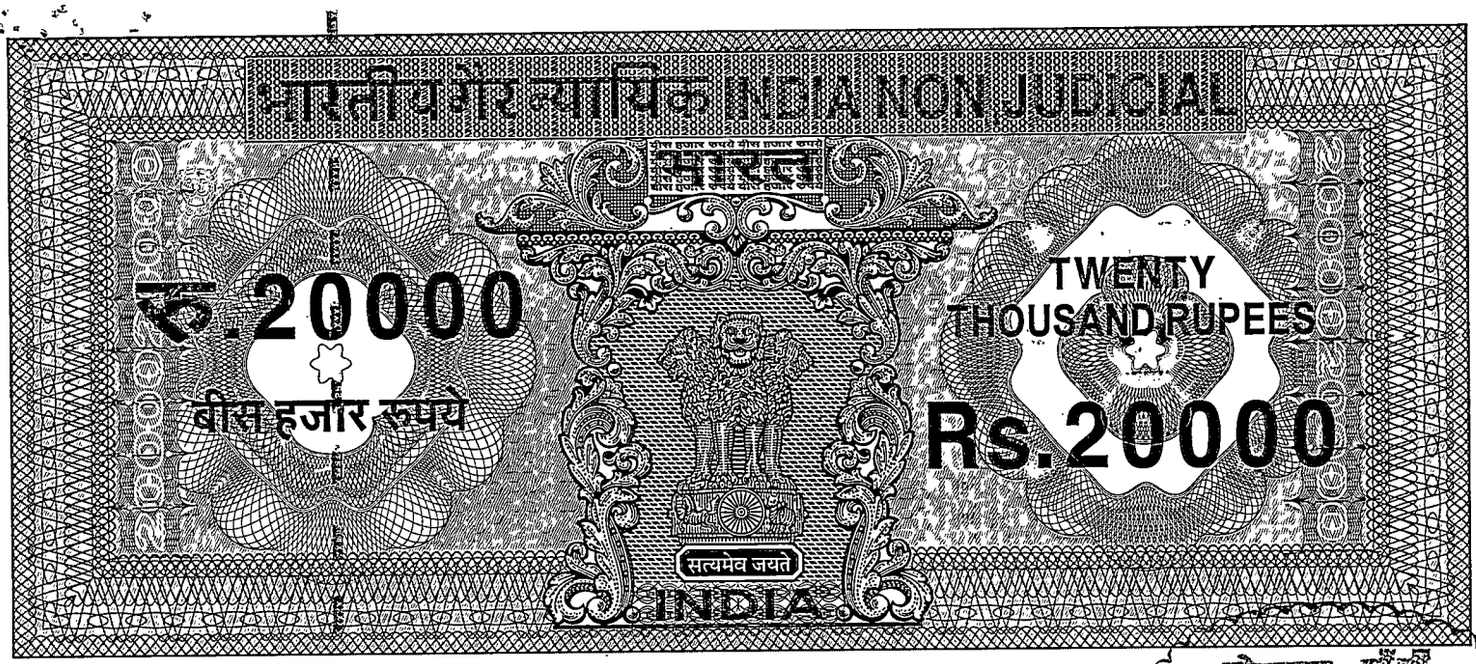


राजकीय कोषागार, झाँसी
कोड संख्या-23
क्रमाँक 42191 मूल्य 2024
नाम क्रेता 42192 का
पिता, पत्नी
निवासी
तहसील जिला
दिनाँक
20-3-25 रोकड़िया



B 0804S6





उत्तर प्रदेश UTTAR PRADESH B 060425

कोषागार, झाँसी
B 060425
मुख्य लाकड़िया कोषाधिकारी

AND WHEREAS the Purchaser/s has/have fully verified and is/are satisfied about the title of the Seller Company in the aforesaid Township including the aforesaid Unit, its measurements and quality of constructions and shall not make any claim in respect therefor in future;

NOW THIS DEED OF SALE WITNESSETH AS HEREUNDER:-

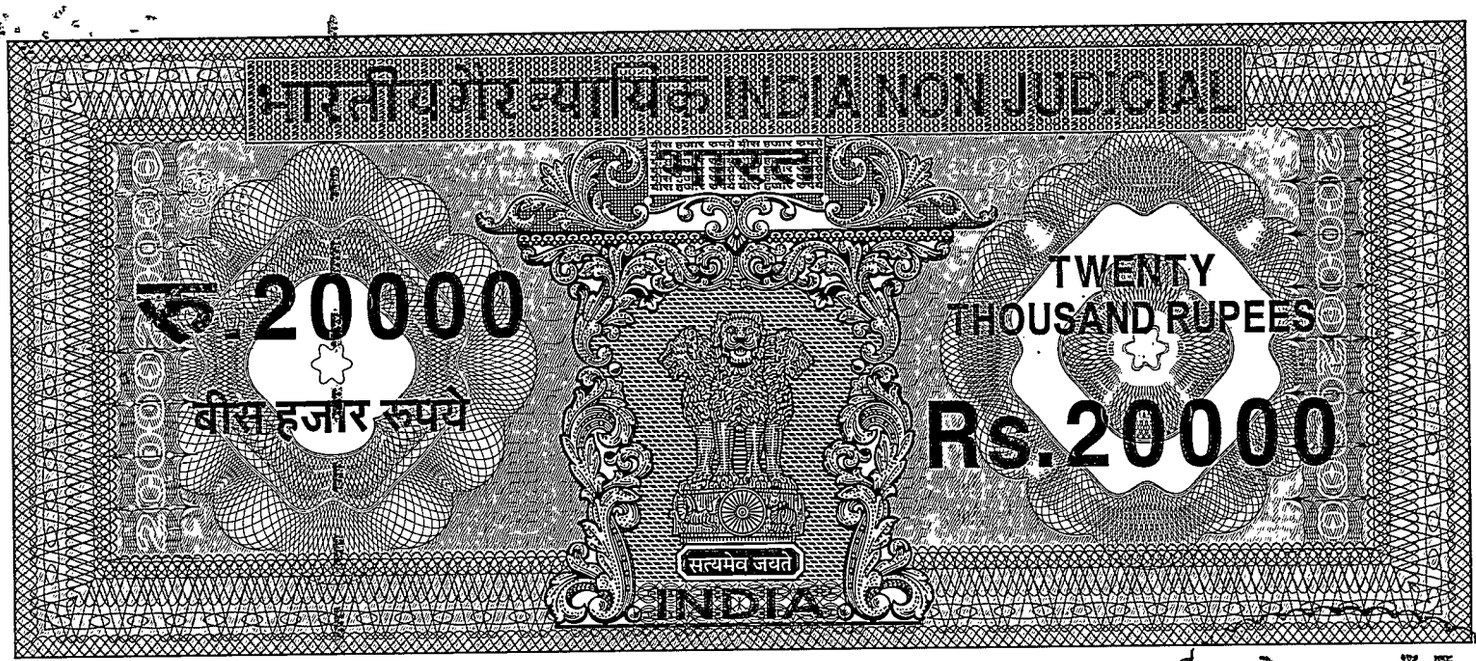
1. THAT in consideration of **Rs. 44,13,331/- (Rupees Forty Four Lacs Thirteen Thousand Three Hundred Thirty One only)** paid by the Purchaser/s hereto to the Seller Company in the manner as mentioned in the Schedule of Payment given at the foot hereof, the receipt of which the Seller acknowledges and confirms, the Seller does hereby sell, convey, transfer and assign all that Duplex Residential unit **House No. Jesper-01, Module 'C', on Plot No. C-01**, comprising of land admeasuring **208.28 sq.** meters and constructions on ground floor and first floor admeasuring **1750 sq. feet = 162.58 sq. meters** including boundary wall & gate in "Eldeco County Residency" of aforesaid Township known as "Eldeco County" at Rajgarh, Jhansi carved out of

राजकीय कोषागार, झाँसी
कोड संख्या-23
क्रमाँक 42152 मूल्य 3000/-
नाम क्रेता 42175 का
पिता, पत्नी
निवासी
तहसील जिला
दिनांक
20-3-15 रोकड़िया



B 080425





उत्तर प्रदेश UTTAR PRADESH B 060424

कोषागार, झाँसी
B 060424
मुख्य लेखाधिकारी कोषाधिकारी

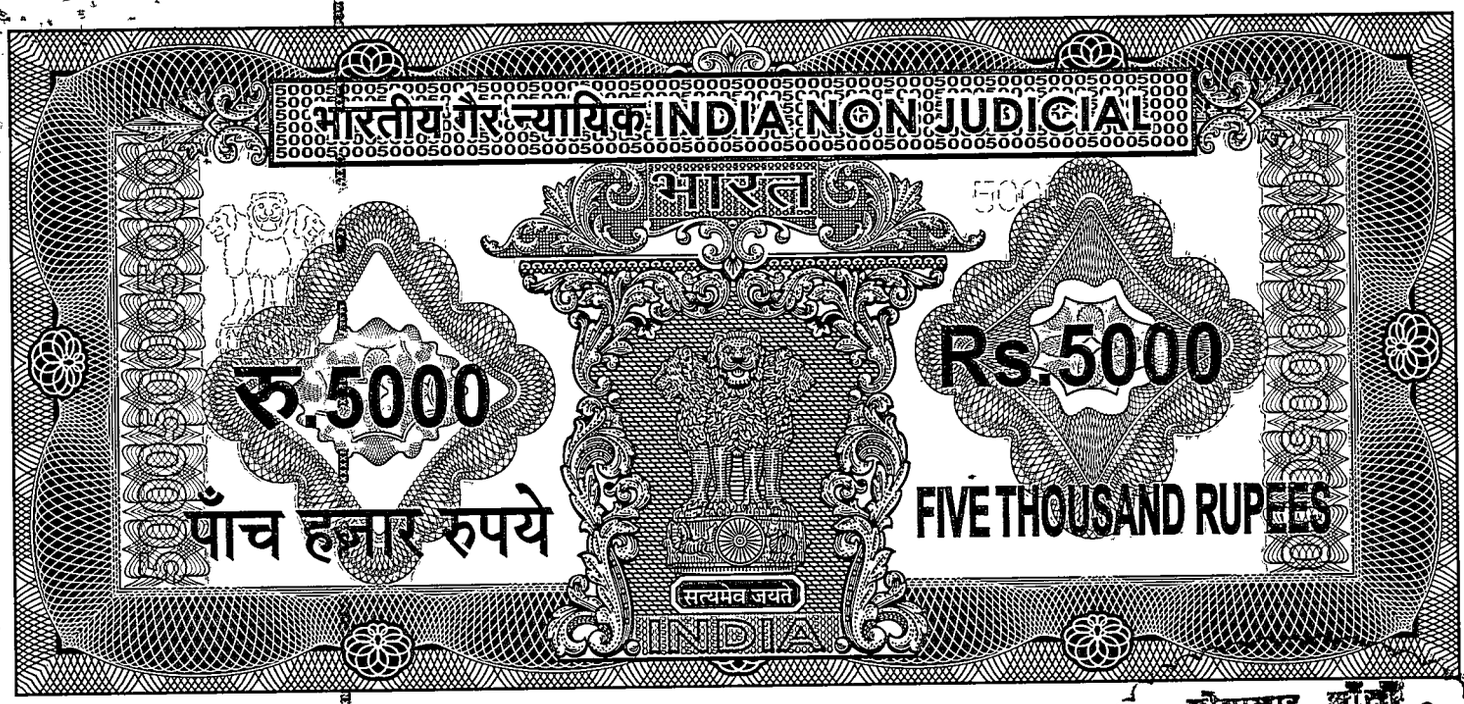
Arazis no.659, 660, 661, 663, 664, 665, 666, 667, 656, 657, 658, 662, 640 and 641 situate at Mauja Bijauli, Block Babina, Pargana and District Jhansi, detailed and bounded as given hereinabove and also shown in Red Colour in the plan annexed hereto, together with common facilities attached thereto, UNTO and TO the Purchaser/s hereto, to hold and to enjoy the same as absolute owner/s thereof with rights and privileges to use the common roads and passages and facilities attached thereto enumerated in Schedule-B given at the foot hereof, free from all encumbrances, charges, lien, claims or demands whatsoever, without leaving or reserving any right, title or interest therein and together with all right, privileges and appendages, appurtenant thereto, subject to the terms and conditions enumerated hereinafter.

2. THAT the Seller has already delivered the actual vacant and physical possession of the demised property/Unit UNTO and TO the Purchaser/s hereto, completed in all respects.

राजकीय कोषागार, झाँसी
कोड संख्या-23
क्रमाँक 42123- मूल्य
नाम क्रेता 42125 ब 1/4
पिता, पत्नी
निवासी
तहसील जिला
दिनाँक
20 3-15
रोकडिया







उत्तर प्रदेश UTTAR PRADESH

AY 743894

कोषागार, झाँसी
AY 743894
मुख्य लोकड़िया कोषाधिकारी

3. THAT the Purchaser/s shall use the demised Unit/property for residential purposes alone and shall not be entitled to carry out any commercial activity in the demised property and shall not do any activity, which may cause nuisance/annoyance to other occupants of the Township. Any activity falling under the aforesaid restrictions shall be liable to be removed at the cost and expenses of the Purchaser/s. This shall be applicable to the subsequent transferees as well.

4. THAT the common passages and set backs of the aforesaid Township shall always be used and shall remain as common passages for egress and ingress purposes only and none will have any right to block or obstruct the same, by any means whatsoever. Any encroachment upon the common passages and facilities shall be unauthorised and will be liable to be removed without notice, at the cost and expense of such encroacher.

क्रमांक 6222 दिनांक 20/3/2015 ₹ 1000/- स्टाम्प शुल्क

श्री राणवधी दीक्षित/श्री ओ० एस० के दीक्षित

निवास Civil Lines झाँसी

अतीक अहमद ला०नं० 161

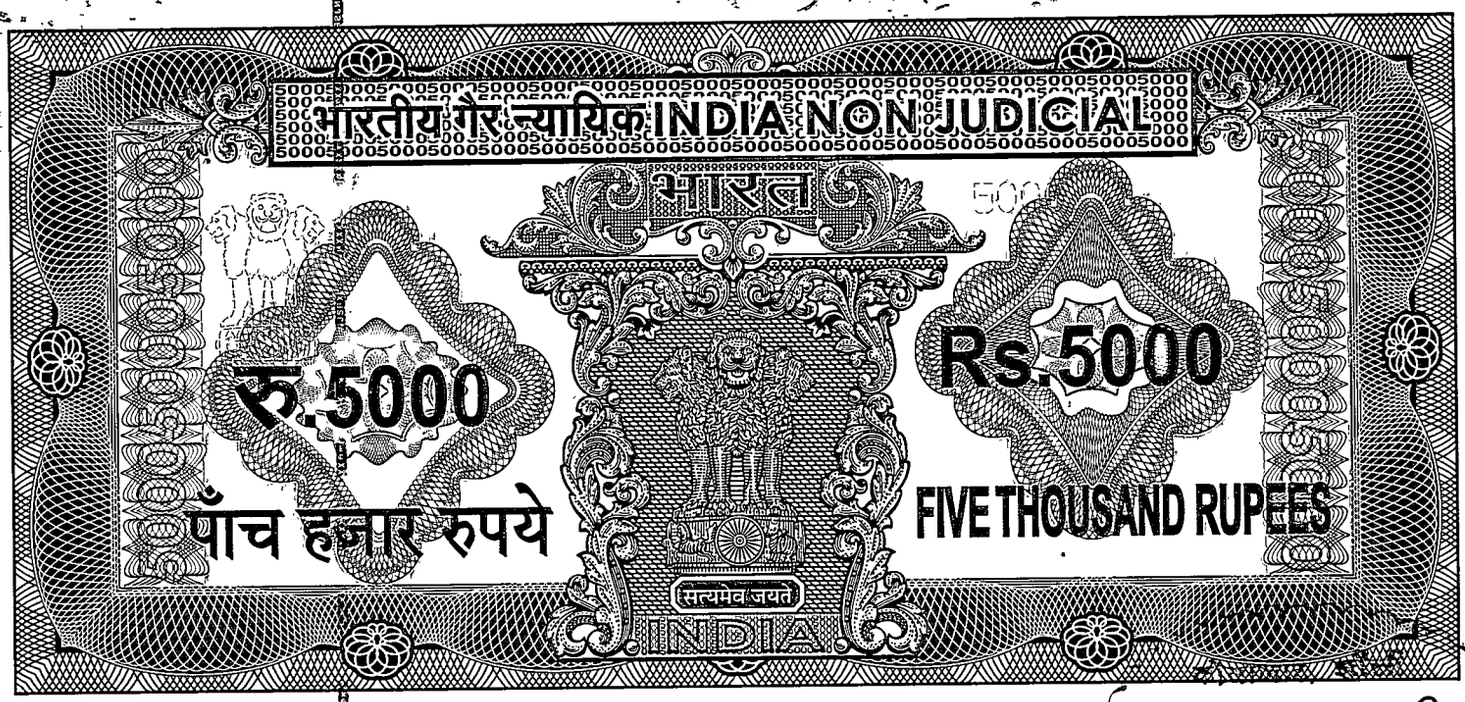
तहसील झाँसी

MAR 201

AY 743894

सत्यमेव जयते

Sub Registrar Jhansi-II (U.P.) ★ उप निबन्धक, झाँसी-II (झाँसी)



उत्तर प्रदेश UTTAR PRADESH

AY 743895

AY 743895

मुख्य रोकड़िया कोषाधिकारी

5. THAT the Purchaser/s before entering into this transaction has/have seen and fully examined the measurements of the demised Unit/property and is/are fully satisfied with the same and shall not make any claim whatsoever therefor in future.

6. THAT the Seller has provided underground water tank with water lifting jet pumps therefor, lighting system for common Roads/passages, generators for the lighting of the common Roads and for water lifting pumps as well as power backup for the Residential units including demised Unit during emergency, lawns etc. in the Township. The spaces left for such purposes shall not be disturbed in any manner whatsoever by the Purchaser/s hereto and/or the Purchasers/ Occupants of other Plots/Units of the said Township.

7. THAT the Purchaser/s declare and covenant with the Seller as hereunder: -

क्रमांक 6423 दिनांक 20/3/2015 मूल्य ₹1000/- पेपर

श्री राणवधन दीक्षित पि० एस० एन० दीक्षित

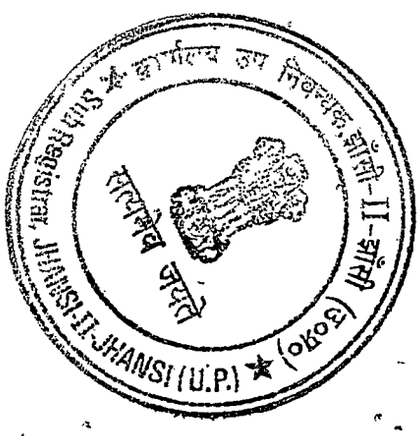
निवासी विधिला लोधी डोंगी

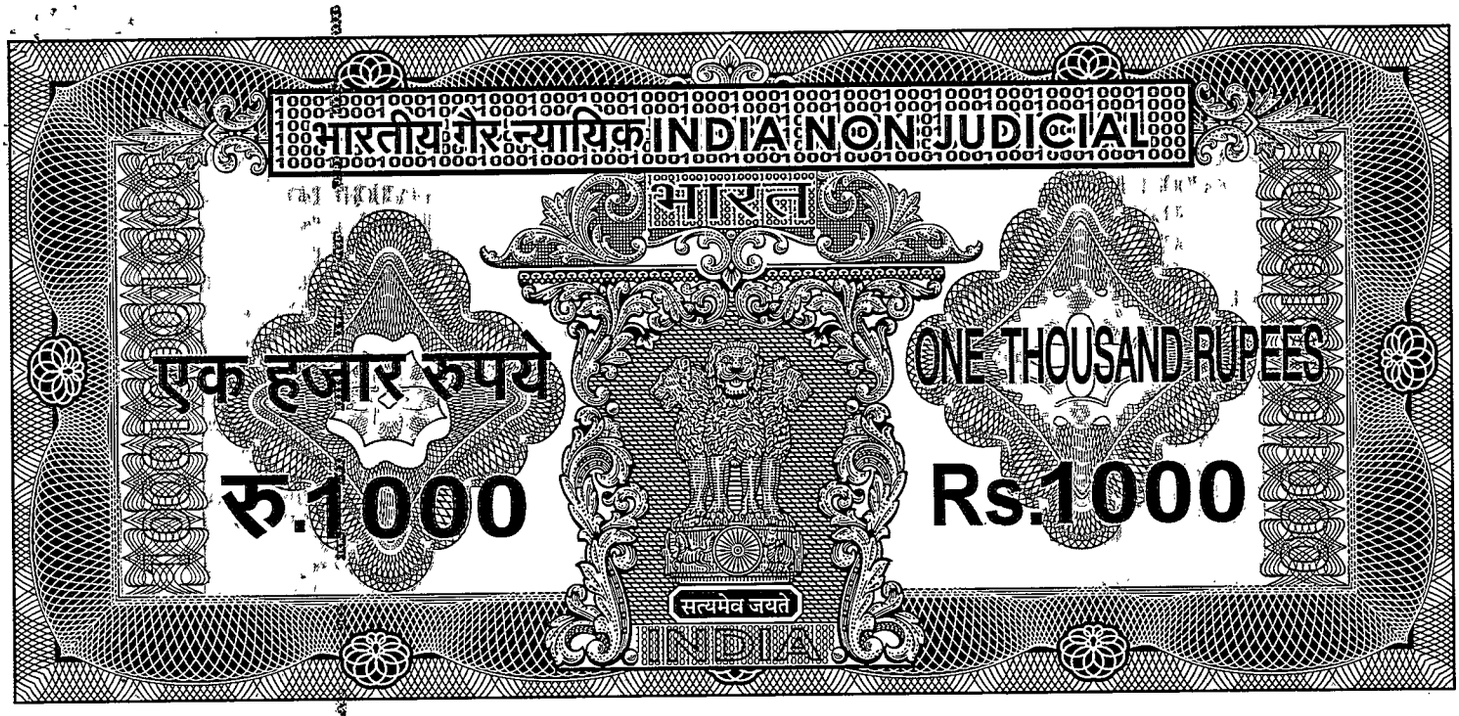
अतीक अहमद ला०नं० 161

तहसील झाँसी

MAR 2015

AY 743885





उत्तर प्रदेश UTTAR PRADESH

AF 300822

कोषागार, झाँसी

मुख्य लोकेड़िया कोषाधिकारी

a) that the Purchaser/s hereto as well as the Purchasers/ Occupants of the other Plots/Units of the said Township, shall be responsible and entitled to use and enjoy the common facilities and amenities provided in the said Township, jointly without causing any disturbances, interference and interruption to each other and without causing damage to such installations or to any portion of the said Township and shall also be responsible to pay the proportionate maintenance charges for the same, from the date of the possession. The Seller shall not be liable for the same in any wise or manner. It shall be incumbent upon the Purchaser/s hereto alongwith other Purchasers/owners of the other Plots/Units to join and become member of Society/Association formed or to be formed for the management, supervision and maintenance of the Township and common facilities therein as detailed in Schedules 'B' and 'C' hereto. The Purchaser/s shall sign all papers and documents necessary as may be demanded by the Seller or such Society/Association, as the case may be and shall pay all proportionate payments and maintenance charges to the said Society and shall abide with and will be bound by the Bye-laws of such Society.

क्रमांक 36224 दिनांक 20/3/2015 मूल्य 1000/- रुपये

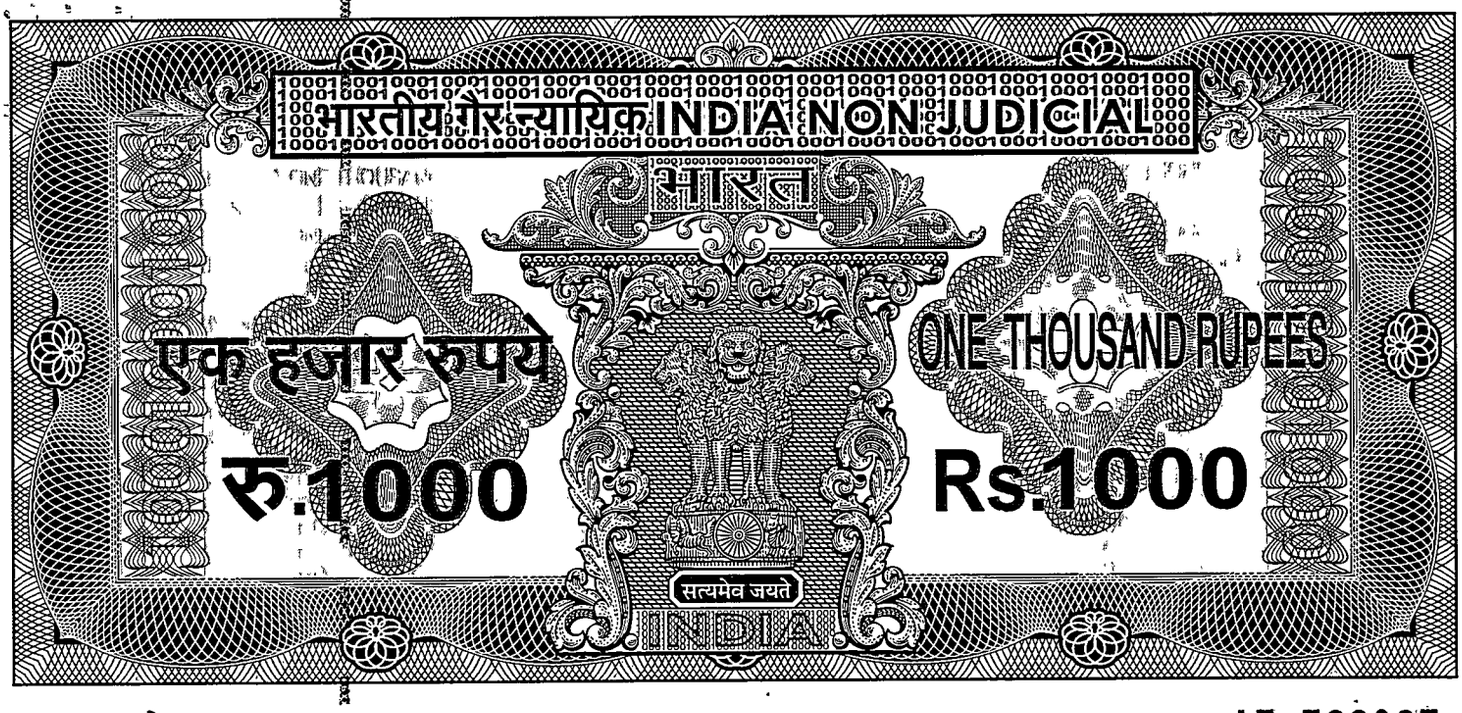
नाम .....

निवास .....

अतीक अहमद ला0नं0-161
तहसील-झाँसी

20 MAR 2015

कार्यालय उप निबंधक, झाँसी-II
Sub Registrar JHANSI-II JHANSI (U.P.)
सत्यमेव जयते



उत्तर प्रदेश UTTAR PRADESH

AF 300823

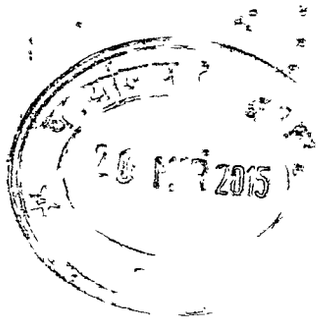
कोषागार, मेरठ

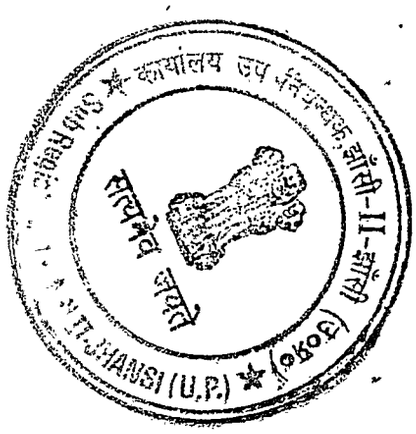
दुल्हैरा कोषागार

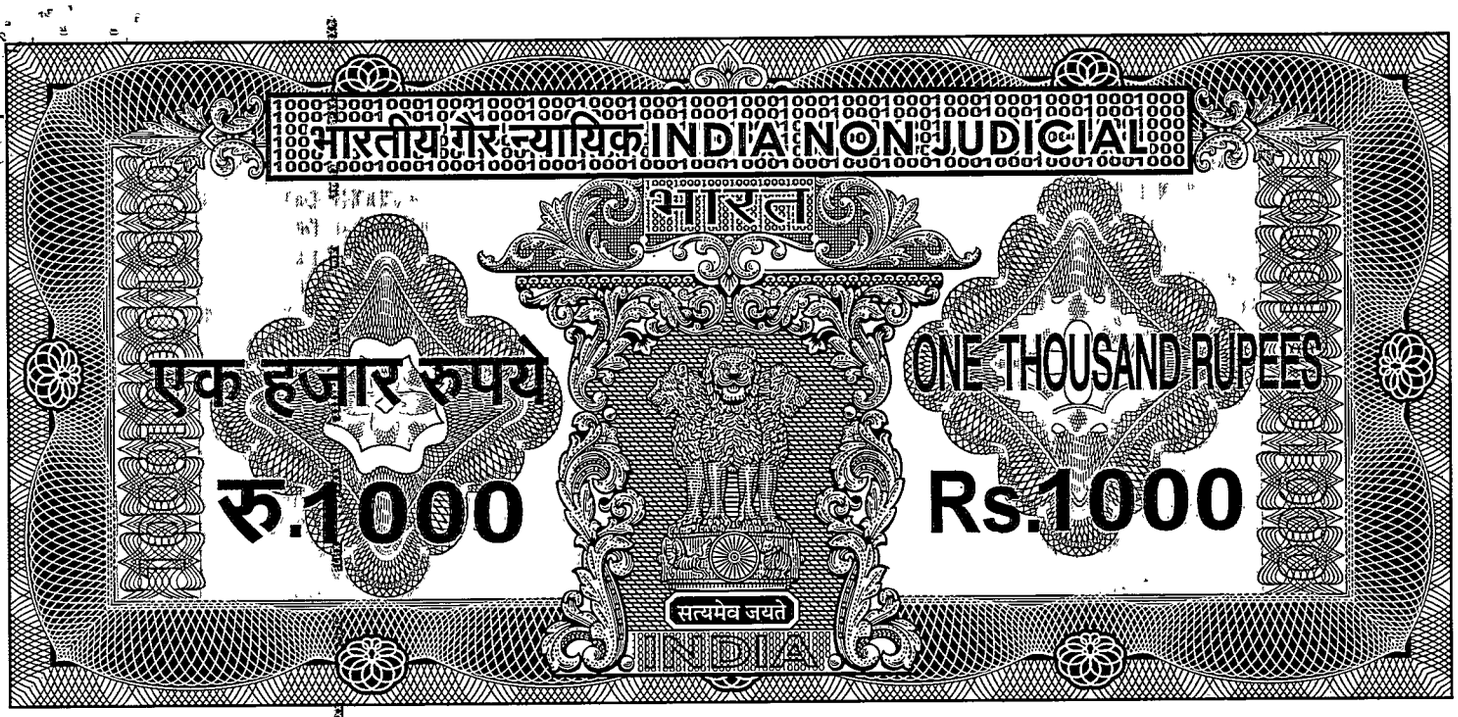
b) that the Purchaser/s shall become member of the Society/ Association of the said Township formed or to be formed by the owners of the Plots/Units of the said Township. It is further agreed that the Purchaser/s shall not assign this privilege to their tenants/occupants i.e. a mere occupant/tenant of a Plot/Unit cannot become member of the said Association, but shall be liable to pay the charges/costs as may be determined and demanded by the Society/ Association for the maintenance of the Township. In case the tenant/ occupant of the Purchaser/s fail to pay the charges for maintenance, the Society shall have a right to recover the same from the Purchasers hereto.

c) that such Association shall have the right to levy proportionate service or maintenance charges (lump sum and/or recurring) on all Plot/Unit owners of the said Township including the Purchaser/s hereto, to meet its expenses on the upkeep, running and maintenance of the common areas as well as utilities.

क्रमांक 36225 दिनांक 20/3/2015 मूल्य 1000/-
नाम ...
निवास ...
अतीक अहमद वल्द ...
तहसील–झाँसी







उत्तर प्रदेश UTTAR PRADESH

AF 300824

कोषागार, झाँसी

मुख्य रोकड़िया कोषाधिकारी

d) that the basis of calculating the proportionate charges payable by the Purchaser will be the proportion of the area of his subject Plot/Unit and total land area of all units affected by that charges.

e) that the Association or Society formed or to be formed shall be liable to run and maintain the common facilities, area(s) and services in and around the Township through Recurring charges and interest on Corpus fund to be contributed by owner/s of each Plot/Unit in Township. The maintenance of the Township and running of the common services shall be carried out by the Seller latest till the handing over to such Association, and thereafter independently by the Society, as detailed in Schedules to this Deed.

f) that if the interest accrued on the Corpus Fund is not sufficient to meet the maintenance expenses, the Purchaser/s shall pay on demand to the Seller/Association so

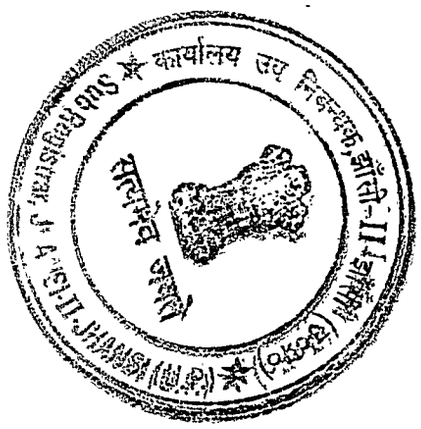
क्रमांक 3626 दिनांक 20/3/2015 मूल्य 1000/-

नाम .....

निवास .....

अतीक अहमद ला0अ0-16

तहसील झाँसी



formed, the proportionate amount of shortfall, which shall be decided by the Seller or the Association, as the case may be.

g) that the expenses for running and maintenance of alternate power supply to the individual Plot/Unit through generator, if provided to the purchaser/s hereto, shall proportionately be borne and paid by the Purchaser/s hereto apart from the aforesaid maintenance charges. This alternate power supply shall be for limited prescribed load only.

h) that in case of expenditure due to extra or other than routine repairs, the same shall be borne and paid by the Purchaser/s proportionately as may be decided by the Association or the Seller as the case may be.

i) that initially the maintenance and management of Township shall be under taken by the Seller Company through itself or through any agency uptill a period of two years from the date of first delivery of possession of Plot/Unit in Township to the Purchaser thereof or when the possession of 40% of the Plots/Units are delivered to the Buyers thereof, which ever is earlier. Thereafter the liability and responsibility of the maintenance of Township shall be upon the Society/Association of the owners of Plots/Units in the Township, which shall maintain the Township and collect the additional amount, if any, from the owners of Plots/Units in Township for the smooth running and maintenance of the Township. The Seller Company shall handover the lump sum maintenance deposit and the balance amounts of monthly recurring maintenance charges in its hand at the time of handing over to such Society/Association.

j) that the Seller Company is not bound to maintain the Township beyond the aforesaid stipulated period. It is only playing the role of maintenance facilitator till that period. If the purchasers of the Plots/Units of the Township including the Purchaser/s hereto fail to form such Association/Society and/or such Association fails to take over the maintenance within that period, the Seller Company shall be authorized to cease the maintenance and return the Interest Free Maintenance service and such other amounts lying with it, net of default of maintenance charges and interest, to individual allottees/Unit owners and discontinue maintenance of the Township.





k) that the Purchasers will inform the Association, in case of any change in their address as mentioned herein.

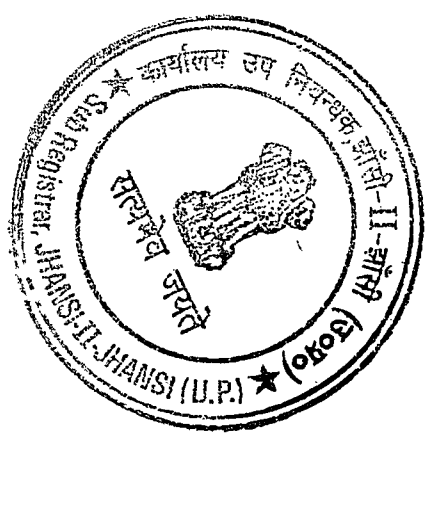
l) that the green lawns within the inner gates of the Township shall be used by the purchasers of the Plots and other Units of 'Eldeco County' and/or their representatives/nominees only. The same will be handed over to the Association at the time of handing over and thereafter same will be maintained by the Association only. Such lawns shall not be used for games other than specified by the Association and Seller as the case may be. In no circumstances the same shall be used for playing games such as cricket, football or for conducting personal functions such as marriage, birthday parties etc.

m) that the unsold Plots/Units shall always remain the property of the Seller and/or their nominee/s and the Purchaser/s shall have no concern with the same.

n) that the Purchaser/s agree and have understood that the areas provided for Club, School, Convenience Shopping, Commercial Complex etc. within the Township shall be distinct and independent of the Township and the Purchaser/s hereto and/or the Association/Society of owners of the Villas/Plots etc. in the Township shall not be entitled to interfere therein or in the running or management thereof nor such areas form part of common areas, common facilities and services in the Township. The Seller shall be fully free and entitled to use such areas and/or to sell or transfer the same to any person or institution whatsoever for which the Purchaser/s hereto and/or the Association/Society of Villas/Plots of the Township shall have no objection. The Purchaser/s hereto and such Association/Society shall not claim any right or interest in such independent areas.

o) that the Purchaser/s shall not cause the drains/pipes of the demised Unit/property and/or Township to be blocked in any wise or manner. In the event of such blockade the owner of the Plots/Units due to whose negligence the drain of other Portions is blocked or causing seepage, shall be responsible for expenses in clearance thereof and damages arising thereof. The Purchaser/s hereto shall be responsible to get the drain pipes of their Unit/Property cleaned and cleared regularly.

p) that the Purchaser/s shall permit the surveyor or agents of the Association with or without workmen, at all reasonable times, to enter the demised Unit/Property for the purposes of carrying out the maintenance, cleaning and keeping in order and good


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condition all services, drains, pipes, cables etc. or other conveniences belonging to the said Township.

q) that in case of Purchasers failure to pay the maintenance bill, other charges on or before the due date, the Purchaser/s is/are permitting the Seller /Maintenance Agency/Association to deny him/them the maintenance services and the Seller/ Association/Maintenance Agency will be entitled to effect disconnection of services to the defaulting Purchaser/s that may include disconnection of water/sewer, power/power backup and debarring from usage of any or all common facilities within the Township.

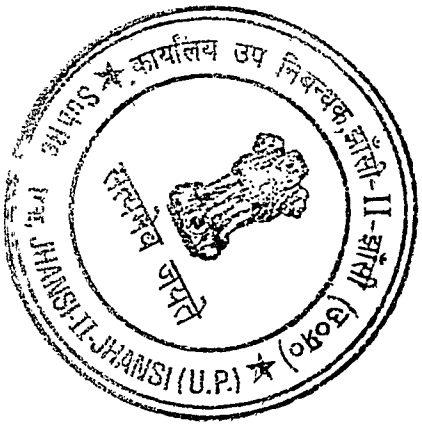
8. THAT the Purchaser/s may undertake internal alterations/ expansions in subject unit only within the governing byelaws and with the prior written approval of the Company/Association of Units owners, as the case may be. The Purchaser/s shall not be allowed to affect any of the following changes/alterations:-

a) Changes which may cause damage to the structure (columns, beams, slabs etc.) of any part of adjacent units. In case any damage is caused to an adjacent unit or common area, the Purchaser/s will have to get the same repaired failing which the cost of repair may be recovered from him/them.

b) Changes that may affect the façade of the unit namely changes in windows, tampering with external treatment, changing of wardrobe position, changing the paint colour of balconies and external walls, putting different grills on doors and windows, covering of balconies and terraces with permanent or temporary structure, hanging or painting of signboards etc.

c) Encroachment on the common space in the Townships.

9. THAT the Purchaser/s hereto agree that in a Township project, operation and maintenance of common services and necessary desirable facilities for its occupants/visitors are essential, which need special handling. Therefore, the Purchaser/s their tenant/licencee etc. will be bound individually and in association with the buyers/allottees of other Units/Plots to entrust the above job to the Seller or any other agency deployed by the Seller Company for this purpose and to pay the charges thereof. The Purchaser/s may be asked to furnish a one time maintenance deposit, to be determined at the time of possession, with such Agency, as specified above. This one time maintenance shall remain as Deposit with the Seller or the Association of the owners


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of the Units/Plots in the Township and the interest earned on this amount, will be utilized towards the maintenance/ upkeep of all common services/spaces of the Township.

10. THAT the Purchaser/s hereto agree and do hereby covenant and declare that all the water pipe lines, sewerage lines, cable and telephone lines and electric lines have been laid/placed in the Township in such a manner that the same may be enjoyed jointly as well as independently, but then blockade in any one of such lines may adversely affect the entire system in the Township. As such the Purchaser/s hereto and the Owners/Occupants of the other portions of the said Township shall not be entitled to make any addition or alteration in the sewerage lines, water pipelines, electric lines, for the common areas etc. However if any repair is required, the same shall be done with the prior consent and advise of the Seller hereto and/or of the aforesaid Society/Association, as the case may be.

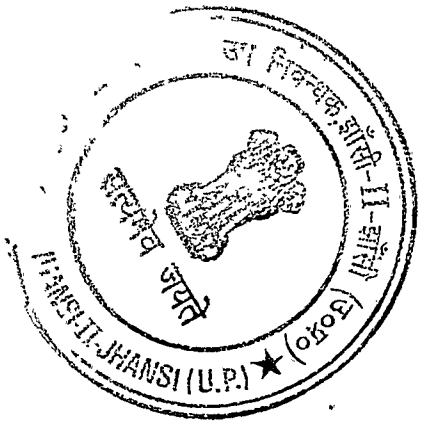
11. THAT the Purchaser/s hereto shall use, enjoy, furnish and finish the demised Unit/Property as per their choice, but in a manner so as not to cause any damage or obstruction to other Units/portions or common roads of the said Township.

12. THAT the Purchaser/s shall abide by the Bye-laws, rules and regulations of the Jhansi Development Authority or any other local body applicable thereto and shall be liable for all penalties and consequences for all deviations or breaches of the said Bye-laws and regulations caused by them in the demised property. The Seller shall in no case be responsible for any deviation of Bye-laws/Rules of Development Authority caused by the Purchaser/s in this regard.

13. THAT all the service connections like electricity, telephone etc. for the demised Unit shall be taken by the Purchaser/s at their costs and expenses from the concerned departments without causing any damage to the Township.

14. THAT the Purchaser/s shall not throw or accumulate or cause to be thrown or accumulated any rubbish, garbage, rags etc. in the open and common areas of the Township. The Purchasers/Occupants shall further not keep any inflammable or intoxicating articles, in the demised Unit/Property.

15. THAT the Purchaser/s shall be entitled to get the demised Unit/Property mutated in his/their name/s in the records of Nagar Nigam Jhansi or any other department at his/their own costs and expenses for which the Seller's consent shall be deemed by



these presents only. The Seller hereto shall, at Purchasers' costs and expenses, do and execute all such acts, deeds and things, necessary for such mutation and for more perfectly assuring the demised property and every part thereof UNTO and TO the Purchaser/s hereto.

16. THAT after the execution and registration of this Sale Deed in respect of the aforesaid Unit/Property, the Purchaser/s has/have become absolute owner/s thereof; and consequently he/they can sell, mortgage or encumber it in any manner whatsoever without casting any financial liability upon the Seller and subject to obtaining 'No Dues' certificate from the Association/ Society.

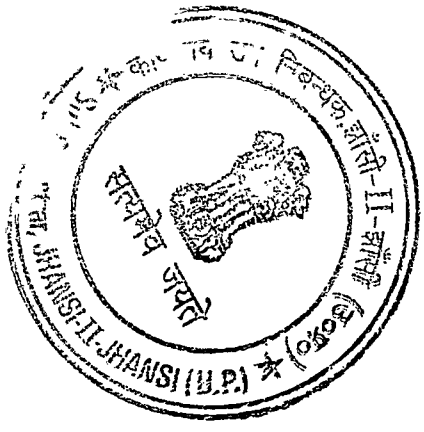
17. THAT the Purchaser/s shall have no right to object to the Seller Company constructing or continuing to construct other buildings adjoining or otherwise to the demised Units in the Township. The Purchaser/s may be offered compulsory membership of the Recreational club in the complex as per rules of such Club at a prescribed rate but will not have any ownership right on such club or club lawns.

18. THAT the Purchaser/s in such case will have to abide by the terms of membership of the club including payment of recurring annual/ monthly charges as well as usage charges. The membership of club is not a facility attached to the subject Unit.

19. THAT all the taxes, charges/rates etc. including municipal taxes levied on the demised Unit/Property by the Government/local bodies shall be borne and paid by the Purchaser/s hereto proportionately or separately, as the case may be and the Seller shall not be responsible therefor in any manner whatsoever.

20. THAT in the event any Sales Tax, Service Tax and/or any other tax is imposed on the sale/transfer of the demised Unit/Property hereto, the Purchaser/s alone shall be liable to bear the same.

21. THAT the Seller does hereby declare and covenant that the demised Unit/Property is free from all encumbrances, charges, lien, claims or demands whatsoever and the Seller has not done anything whereby the demised Unit/Property may be or is subject to any attachment or auction of any Court or Authority, in any proceedings whatsoever. However if the Purchaser/s suffer/s any loss due to any defect in Seller's title over the demised property, the Seller shall be liable for the same subject to maximum of



the sums paid by the Purchaser/s to the Seller with regard to the demised Unit/property hereby sold, without any compensation.

22. THAT the Seller hereby declares and covenants that it has carved out the Plots of the aforesaid Township and raised constructions thereon according to the Byelaws and regulations and layout plan sanctioned by the Jhansi Development Authority. The Seller has also provided all the facilities, devices etc. as per the statutory requirements. Thus the Seller shall be absolved of any liability in case of any future liability in this regard.

23. THAT only the common services such as Tubewell, Electrical installations, common/internal roads and lawns/parks etc. shall be transferred to Association of the Unit/Plot owners of the Township. The Purchaser/s shall have no concern with the Club, Commercial Area, left out parking spaces, convenience, shopping & commercial space, space for School (if provided) etc. which shall belong to the Seller Company only, unless allotted/sold to any individual or Company.

24. THAT the Seller Company has provided internal services within the Township which include laying of roads, water lines, sewer lines, electric lines and arboriculture. However, external services like water supply network, sewer, storm water drains, roads, electricity outside the Township to be connected to the internal services are to be provided by Development Authorities/ Nagar Nigam/ Electricity Department or related govt. authority and the purchaser/s agrees not to raise any claim or dispute against the seller in respect of the infrastructure facilities as aforesaid provided by the public agencies. Further, the Purchaser/s explicitly agrees that any shortfall in the provision and upkeep of the internal services within the Colony caused by inadequate support of the external services to be provided by external authorities/public agencies shall not be Seller'//Maintenance Agency's responsibility.

25. That the Purchaser/s shall at its own cost and expense apply for domestic electricity connection of such permissible load as he/she/they may require from the concerned authorities for supply of electricity, to the Said Villa.

26. That the Purchaser/s agrees and understands that all the facilities and amenities in the Colony will be developed/provided in phases. The completion of construction/provision of all these facilities/amenities may go as long as the completion







of the entire Colony and therefore any/all these facilities/amenities may not be available at the time of handing over possession of the Said Villa and the Purchaser/s agrees not to raise any objection/dispute in this regard.

27. That the Purchaser/s irrevocably consents that the seller shall be entitled to make suitable and necessary variations, alterations, amendments or deletions to or in the development/layout of the Colony, relocate/realign service and utility connections and lines, open spaces, green area and all or any other areas, amenities and facilities, as seller may deem fit in its sole discretion in the interest of the Colony or if the same is required by the concerned authority, as may be permissible.. If the layout plan of the Colony is changed/modified the same shall be enforceable and binding on the purchaser/s. The purchaser/s hereby confirms and agrees that it shall not raise any objection or claim against the seller in case any amendments/modifications, if any made/incorporated in the layout plan of the Colony and/or in the areas adjoining the Said Villa.

28. THAT the said Township shall always be known as "Eldeco County" which name shall not be changed by any one whomsoever.

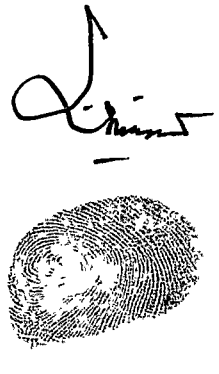
29. THAT the Purchaser/s shall have no concern with the other Blocks of the Township and/or common services/service lines etc. thereof.

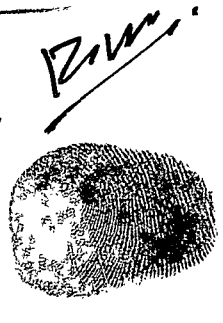
30. THAT in the event the Purchaser/s is/are NRI, the observance of the provisions of the Foreign Exchange Management Act 1999 and/or any other law as may be prevailing shall be the responsibility of the Purchaser/s.

31. THAT the Seller Company's sale brochures/CD walk through were purely conceptual and were not a legal offering. The terms and conditions of this Sale Deed over-ride the earlier Agreements etc. in the event the terms thereof are inconsistent hereto.

32. THAT the Stamp duty, registration fee etc. i.e. all expenses for the execution and registration of this Sale Deed are being borne by the Purchaser/s hereto and the Seller shall not be liable therefor.

33. THAT the PAN of Seller is AACCE-1042-K and that of the Purchaser/s are **PAN : AHAPD-2805-R & PAN : AIMPD-2896-B**







SCHEDULE 'A' OF PAYMENT

Rs. 2,00,000/- Vide Cheque No. 019269 Dt. 08.11.2011 on U.B.I Jhansi

Rs. 5,50,000/- Vide Cheque No. 153095 Dt. 16.12.2011 on Axis Bank Noida

Rs. 3,50,000/- Vide Cheque No. 019276 Dt. 25.01.2012 on U.B.I Jhansi

Rs. 1,00,000/- Cash Dt. 20.03.2012

Rs. 2,00,000/- Vide Cheque No. 019277 Dt. 22.03.2012 on U.B.I Jhansi

Rs. 1,00,000/- Vide Cheque No. 536623 Dt. 30.04.2012 on HDFC Bank Jhansi

Rs. 1,00,000/- Vide Cheque No. 019280 Dt. 14.05.2012 on U.B.I Jhansi

Rs. 3,13,331/- Cash Dt. 15.06.2012

Rs. 11,00,000/- Vide Cheque No. 076638 Dt. 30.07.2012 on HDFC Bank Lucknow

Rs. 3,50,000/- Vide Cheque No. 079462 Dt. 29.09.2012 on HDFC Bank Lucknow

Rs. 3,50,000/- Vide Cheque No. 079786 Dt. 10.10.2012 on HDFC Bank Lucknow

Rs. 7,00,000/- Vide Cheque No. 109780 Dt. 14.03.2015 on HDFC Bank Lucknow

Total Rs. 44,13,331/-

SCHEDULE 'B'

Common facilities and amenities attached to the demised Plot

1. Generators to be operated during load shedding for lighting in the common roads and for water lifting pumps of over head water tank in the Township.
2. Under ground Reservoir Tanks.
3. Sewer lines, Main waterline and electric lines for the lighting etc. in the common areas, internal road light poles.
4. Common Bathrooms and Toilets, if provided.
5. Internal metalled roads/Cement concrete passages.
6. Lawns.

SCHEDULE 'C'

Costs, expenses, outgoings and obligations for which the owners/occupants of all the Plots/Units shall be liable to contribute proportionately:-

1. The expenses for maintaining, repairing, the water and drainage system and supply of electricity to common areas and lights, internal roads, lawns, open space etc.
2. Cost of cleaning and lighting of the common areas, passages, corridors etc.


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3. Salary, wages, fees and remuneration of Lawyers, Engineers, Accountants, Technicians, Servants, Sweepers, Plumbers, Electrician, Security guards etc. whose appointment may be considered necessary for maintenance, protection and security of the Township and administration of the affairs thereof.

4. All expenses of common services and in connection with common areas and facilities.

5. Premium for insurance of the Township against risks of earthquake and fire etc.

6. Costs and expenses in connection with the formation of Society of Plots/Units owners herein provided.

7. Such other expenses as are necessary for or incidental to the maintenance and upkeep of the Complex and of common areas, facilities and amenities.

IN WITNESS WHEREOF the First Party and Second Party named above have signed this Agreement in a state of sound health and mind, without any coercion, undue influence in the presence of witnesses on the day, month and year first above written.

Executer Mr. Sandeep Kumar Identify by Driving License No. 51176/2002 Kanpur U.P.

Executer **Shri. Rajverdhan Dixit Identify by PAN: AHAPD-2805-R**
Executer **Shri. Harshverdhan Dixit Identify by PAN : AIMPD-2896-B**

Date- 04.04.2015

Drafted By : Sudhir Singh, Advocate, Tehsil Campus, Jhansi

Type By : Satyan Joseph



WITNESSES:

1. Vishnu Kr. Dwivedi S/o Sri A.K. Dwivedi R/o B11/3A Shaktinagar Civil Lines Jhansi.

2. Abhinav Saxena S/o Sri K.B. Saxena R/o Narsingh Rao Tiraha, Jhansi.

आज दिनांक **10/04/2015** को

वही सं. **1** जिल्द सं. **5236**

पृष्ठ सं. **87** से **146** पर कमांक **2984**

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रदीप कुमार
उप निबन्धक द्वितीय
झाँसी
10/4/2015