

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर तृतीय लखनऊ क्रम संख्या 2022229024081

आवेदन संख्या : 202200821079538

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2022-10-22 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम आलोक चन्द्र

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 131567272 / 131567272.00

1 . रजिस्ट्रीकरण शुल्क 1315680

2 . प्रतिलिपिकरण शुल्क 80

3 . निरीक्षण या तलाश शुल्क

4 . मुख्तार के अधिप्रभाणी करण लिए शुल्क

5 . कमीशन शुल्क

6 . विविध

7 . यात्रिक भत्ता

1 से 6 तक का योग 1315760

शुल्क वसूल करने का दिनांक 2022-10-22 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2022-10-22 00:00:00

रजिस्ट्रीकरण अधिकारी के चयन



परिवार पत्र संख्या-00725



शिव कुमार दूबे  
पुत्र स्व. श्री भरतराज दूबे  
लोवर विधिवन  
फो. : 0822-2223407

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परिवार पत्र संख्या

परिवार पत्र संख्या



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राजस्थान सेवा  
1331

जन्म तिथि:- 01 अप्रैल, 1965  
सेवा निवृत्ति तिथि :- 31 मार्च, 2025

स्थाई पता  
बजीरगंज, गोण्डा

कल्याण 1331  
एल2/854 विनय खण्ड गोमतीनगर, लखनऊ

**कल्याण विकास प्राधिकरण**  
प्राधिकरण भवन, विपिन खण्ड, गोमतीनगर, लखनऊ-10  
फोन: 0822-230 3023, 2303024, 2303133  
वेबसाइट : www.kdalucknow.co.in



भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India



**E-Aadhaar Letter**

नामांकन क्रमांक/Enrolment No.: 1062/20336/26811

Alok Chandra (आलोक चन्द्रा)

सूचना

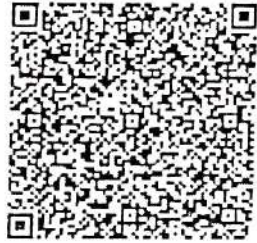
S/O: Naresh Chandra, 504, CHANDRA TAWAR, 6  
JOPLING ROAD, Lucknow, Lucknow,  
Uttar Pradesh - 226001

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

Date: 26/12/2014

आपका आधार क्रमांक/ Your Aadhaar No.:

**7878 0233 5882**



**INFORMATION**

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.



*Alok Chandra*  
*8415007369*

Validity unknown  
Digitally signed by Alok Chandra  
Date: 2014.12.26 12:04:18 IST

आधार-आम आदमी का अधिकार

1800 300 1947 help@uidai.gov.in www.uidai.gov.in

- आधार देश भर में मान्य है.
- आधार के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है.
- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं. इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहायता होगी.

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार  
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



आलोक चन्द्रा  
Alok Chandra  
जन्म तिथि/ DOB: 13/09/1951  
पुरुष / MALE



पता:  
S/O: नरेश चन्द्रा, 504,  
चन्द्रा टावर, 6 जापलिंग  
रोड, लखनऊ, लखनऊ,  
उत्तर प्रदेश - 226001

Address:  
S/O: Naresh Chandra, 504,  
CHANDRA TAWAR, 6 JOPLING  
ROAD, Lucknow, Lucknow,  
Uttar Pradesh - 226001

7878 0233 5882

7878 0233 5882

आधार-आम आदमी का अधिकार

Aadhaar-Aam Admi ka Adhikar

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 CHANDRA MODERN BUILDERS (INDIA)  
 PRIVATE LIMITED



भारत सरकार  
 GOVT. OF INDIA



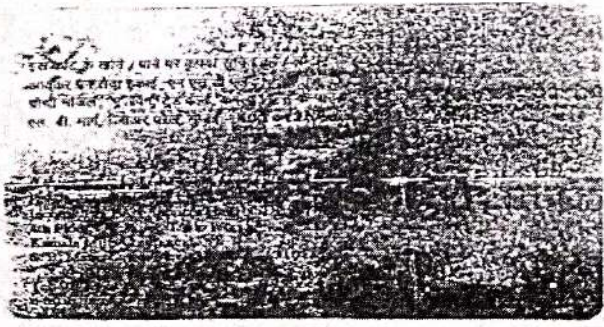
12/01/2005

Permanent Account Number

AACCC8987F

12/01/2005

*Am ch*  
 9415007369



*Am ch*



भारत सरकार

Unique Identification Authority of India



नामांकन क्रमांक Enrolment No.: 121B/25008/02688

To,  
 Arvind Bajpai  
 हरविन्द बाजपै  
 S/O K.N Bajpai  
 n-219 aashiana colony aashiana colony  
 L D A Colony S.O  
 Lucknow  
 Uttar Pradesh 226012  
 Mobile:

11/11/2011



UC 04423968 1 1N  
Ref No.:412B3E9X-4423968

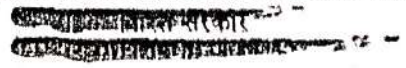


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आपका आधार क्रमांक / Your Aadhaar No. :

**6684 8023 7282**

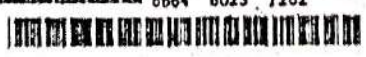
आधार - आम आदमी का अधिकार



हरविन्द बाजपै  
Arvind Bajpai

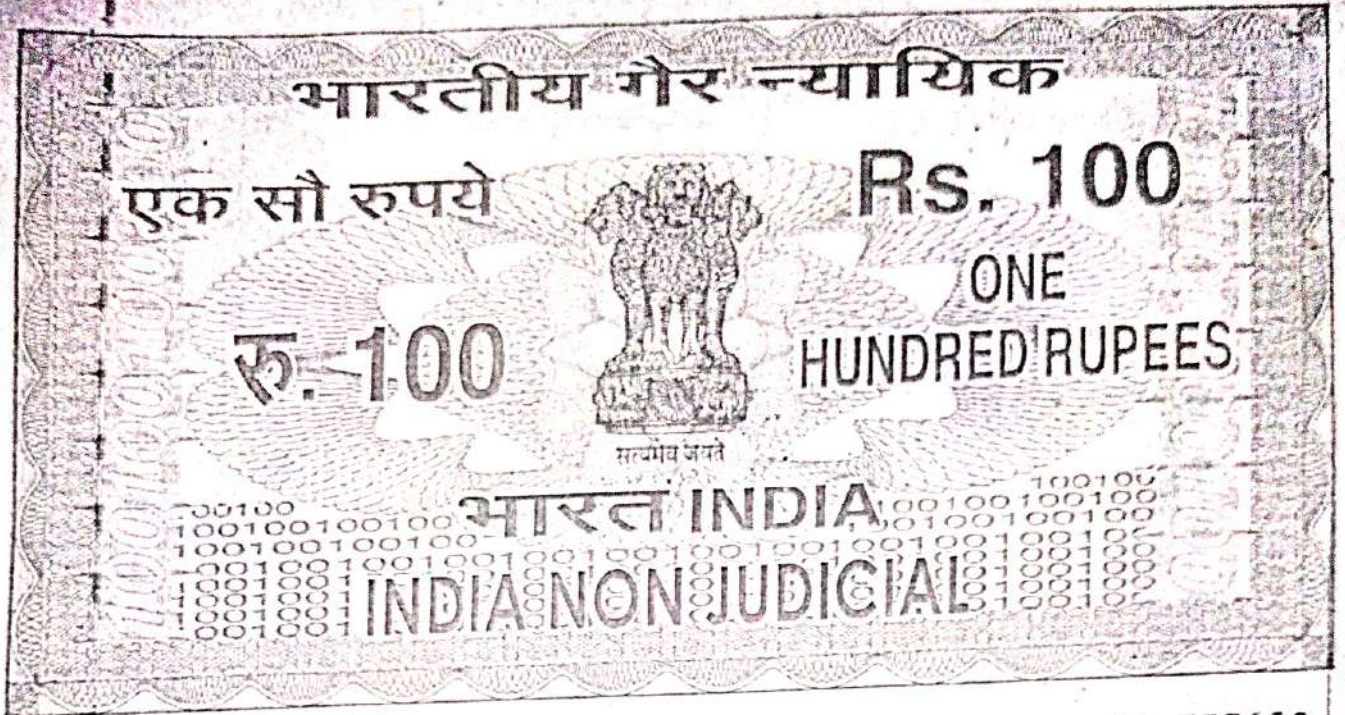
जन्म वर्ष / Year of Birth : 1962  
पुरुष / Male

6684 8023 7282



आधार - आम आदमी का अधिकार

Handwritten number: 360790033



उत्तर प्रदेश UTTAR PRADESH

GA 737659

This Stamp Paper is related with agreement between Lucknow Development Authority and CHANDRA MODERN BUILDERS (INDIA) Pvt. Ltd. of commercial plot No. 4/15 A. Sector 4, Gomti Nagar extension, Lucknow.

Ash chandra  
Ash chandra  
Anand K. Ray  
अनंद क. राय  
लखनऊ विकास प्राधिकरण  
Anand K. Ray  
अनंद क. राय  
लखनऊ विकास प्राधिकरण





Ward : Rafi Ahmad Kidwai Nagar  
 Consideration Amount : Rs. 13,15,67,272/-  
 Advance paid : Rs.3,90,65,679/-  
 Stamp Paid : Rs. 92,09,710/-

**SUMMARY OF DEED**

- 1. Type of Land : Commercial/ Agency/ Godown
- 2. Ward : Rafi Ahmad Kidwai Nagar
- 3. Village/Mohalla : Sector-4, Gomti Nagar Extension, Lucknow
- 4. Details of Property : Plot No. -4/15-A,
- 5. Unit of Measurement in : Sq. meter  
(Hect./Sq. meter)
- 6. Area of Property : 1657.04 Sq. meter
- 7. Details of Road : No any  
(As per Schedule)
- 8. Other details : 30 meter wide Road  
(9 mtr. Road/corner etc.)
- 9. Type of Property : Commercial Plot

**BOUNDARIES :**

North : Commercial Plot No. 4/15;  
 South : Commercial Plot No. 4/16;  
 East : Green Belt then 30 Mts Wide Road;  
 West : C Type Plots;

**Number of First Party (1)**

**Details of Seller**

**LUCKNOW DEVELOPMENT AUTHORITY**, Lucknow through Prabhari Adhikari (Sampatti), office situated at Pradhikaran Bhawan, Vipin Khand, Gomti Nagar, Lucknow

**Number of Second Party (1)**


**Details of Purchaser**

**M/S CHANDRA MODERN BUILDERS (INDIA) PRIVATE LIMITED** having its registered office at **A: 17/4, Nikhilesh Palace, Ashok Marg, Lucknow** represented through its **Director Mr. Alok Chandra aged about 72 years S/O Sri Naresh Chandra, R/O 504, Chandra Tawar, 6 Jopling Road, Lucknow.**

CIN No. : U45201UP2005PTC029423  
 PAN No. : AACC8987F  
 Mob. No. :

**AGREEMENT TO SELL WITH POSSESSION**

*Anand Rathore*  
 प्रभारी अधिकारी सम्पत्ति  
 लखनऊ विकास प्राधिकरण

*Alok Chandra*  


**THIS AGREEMENT TO SELL** entered between **LUCKNOW DEVELOPMENT AUTHORITY** Lucknow through **Prabhari Adhikari (Sampatti)**, office situated at **Pradhikaran Bhawan, Vipin Khand, Gomti Nagar, Lucknow** (hereinafter referred as the "**SELLER/FIRST PARTY/L.D.A.**", which expression unless repugnant to the context shall always mean and include the seller itself, its executors, administrators, legal representatives and assigns) on the **ONE PART**.

**AND**

**M/S CHANDRA MODERN BUILDERS (INDIA) PRIVATE LIMITED** CIN No. **U45201UP2005PTC029423** having its registered office at **A: 17/4, Nikhilesh Palace, Ashok Marg, Lucknow** represented through its **Director Mr. Alok Chandra** aged about **72 years S/O Sri Naresh Chandra**, R/O 504, Chandra Tawar, 6 Jopling Road, Lucknow (hereinafter referred to as the "**PURCHASER/SECOND PARTY**" which expression unless repugnant to the context shall always mean and include the purchaser itself, its executors, administrators, legal representatives and assigns) on the **OTHER PART**.

**WHEREAS**, in respect of Commercial Land of Lucknow Development Authority in its various Schemes, the tenders were invited for disposal of property by way of auction by publishing the notice to the said effect in "Hindustan" Hindi news paper, "Hindustan Times" English news paper Lucknow edition and "Times of India" English news paper New Delhi edition dated 08.12.2021 and the said information was also uploaded on the official web-portal of the LDA, fixing date of auction as 28.12.2021.

**AND WHEREAS**, the purchaser submitted its tender, pertaining to Commercial Plot No. 4/15-A, Secotor-4, Gomti Nagar Extension, Lucknow and the bid of the purchaser was the highest @ Rs. 13,15,67,272/-, which was Rs. 20,00,000/- higher than the reserve price fixed by L.D.A. @ Rs.12,95,67,272/- for disposal of the said plot. And since there was no other contender as such ultimately the auction committee recommended for allotment of the said plot to the purchaser, which was finally approved by the Vice-Chairman accordingly. As such the purchaser was informed regarding highest bid of the purchaser pertaining to the aforesaid plot of land approved by the Vice-Chairman. The purchaser was further informed that according to terms and conditions by way of auction, the purchaser is required to deposit a sum of 25% amount for issuance of allotment letter, hence after adjustment of the token money/earnest money deposited by the purchaser, the purchaser was further required to deposit the difference amount, so that the deposit of 25% amount may be done and thereafter the allotment letter may be issued by Lucknow Development Authority in favour of the purchaser. The purchaser was further informed that if the said amount is

*Amit Pathare*  
प्रभारी अधिकारी  
लखनऊ विकास प्राधिकरण

*Alok Chandra*

*Alok Chandra*

not deposited within stipulated period as provided under the rules then the token money deposited by the purchaser shall be forfeited.

**AND WHEREAS**, the purchaser has deposited **Rs. 1,29,56,727/-**. And as such the allotment letter in respect of the said plot of land through **Dispatch No. 1255/vya.sale/22, dated 06.01.2022** was issued in favor of the purchaser. And through the aforesaid allotment letter, the Estimated cost pertaining to commercial Plot No. 4/15 -A, Secotor-4, Gomti Nagar Extension, Lucknow, bearing the estimated area 1657.04 sq. meter was informed to be **Rs. 13,15,67,272/-**, through the same letter the purchaser was required to deposit the rest 75% amount with interest by way of 21 quarterly installments each, commencing from 06.03.2022 to 06.03.2027.

**AND WHEREAS**, since the purchaser has already deposited a total sum of **Rs.3,90,71,679/-** which amount is more than 25% amount of the cost/premium amount land in question and which includes the freehold charges and also includes the water, sewer and processing charges Rs. 6000/- and since water, sewer and processing charges are not included in the sale consideration amount so the purchaser as deposited as sum of **Rs.3,90,65,679/-** towards the sale consideration amount and the purchaser is agreed to deposit the rest amount in quarterly installments with interest as informed by L.D.A., as such has requested to execute the document of agreement with possession pertaining to the said land as provided under the rules/terms and conditions for disposal of commercial properties of L.D.A., so that the purchaser may be able to raise the constructions upon the said land in accordance with the map duly sanctioned by the Competent Authority. The purchaser has also undertaken to abide by all the rules and regulations, terms and conditions of the Lucknow Development Authority as well as State Government issued in this regard from time to time. The above mentioned amount includes 25% amount alongwith 12% freehold charges, the purchaser has also deposited the **first installment of Rs.1,99,35,091/-** due date whereof was **06.03.2022**, and also deposited the **second installment of Rs.61,73,861/-** due date whereof was **06.06.2022** hence the necessity for execution of the present deed.

**HENCE THIS AGREEMENT TO SELL WITNESSETH AS UNDER**

1. That in consideration total amounting to **Rs. 13,15,67,272/- (Rupees Thirteen Crore Fifteen Lac Sixty Seven Thousand Two Hundred and Seventy Two Only)** with interest payable towards cost/premium amount of land, in which the freehold charges are also included, the seller after allotment has agreed to sell, the Commercial **Plot No. 4/15-A, Secotor-4, Gomti Nagar Extension, Lucknow, bearing an area of 1657.04 (One Thousand Six Hundred Fifty**

*Anil Kumar*  
 प्रभासी अधिकाारी  
 लखनऊ विकास प्राधिकरण

*Anil Kumar*  
*Anil Kumar*

**Seven point zero Four) Square meter in favour of the purchaser, morefully described in 'Schedule of Property' given at the foot of this Deed and marked with Italic lines in the annexed plan which forms part of this deed.**

2. That out of the aforesaid amount, the purchaser has already deposited more than 25% amount of the premium/cost of land which also includes the freehold charges and the purchaser has agreed to pay the rest of the premium amount by way of quarterly installments with interest within 5 years i.e. in 20 installments. And after making the payment of aforesaid amount the purchaser has requested to execute the document of agreement to sell pertaining to land in question and also to deliver the possession of land as provided under the rules. As such the present agreement to sell is being executed. It is clarified that the amount payable by the purchaser by way of 20 quarterly installments has already been mentioned and informed in the allotment letter issued to the purchaser on **06.01.2022**. As such it is agreed between both parties that the quarterly installments are payable by the purchaser to the L.D.A. with interest in the following manner :-

S.No.	Installment Amount	Due Date
1.	Rs.61,73,861/-	06.09.2022
2.	Rs.61,73,861/-	06.12.2022
3.	Rs.61,73,861/-	06.03.2023
4.	Rs.61,73,861/-	06.06.2023
5.	Rs.66,47,222/-	06.09.2023
6.	Rs.66,47,222/-	06.12.2023
7.	Rs.66,47,222/-	06.03.2024
8.	Rs.66,47,222/-	06.06.2024
9.	Rs.66,47,222/-	06.09.2024
10.	Rs.66,47,222/-	06.12.2024
11.	Rs.66,47,222/-	06.03.2025
12.	Rs.66,47,222/-	06.06.2025
13.	Rs.66,47,222/-	06.09.2025
14.	Rs.66,47,222/-	06.12.2025
15.	Rs.66,47,222/-	06.03.2026
16.	Rs.66,47,222/-	06.06.2026
17.	Rs.66,47,222/-	06.09.2026
18.	Rs.66,47,222/-	06.12.2026
19.	Rs.66,47,222/-	06.03.2027

3. That after deposit of aforesaid installments the costing shall be done, and if it is found that complete amount of premium/cost of land with interest according to actual area available on the spot has been paid

*Anand Rathore*

प्रभारी अधिकारी सम्पत्ति  
राज्य विकास प्राधिकरण

*Anu chaur*

*Anu chaur*

by the purchaser, then the sale deed pertaining to the above mentioned plot of land shall be executed and registered in favour of the purchaser, and if it is found that the purchaser has paid the installments after due date belatedly and due to such reason, the additional interest as per rules is payable then the same shall be paid by the purchaser and thereafter the sale deed shall be executed and registered.

4. That it is clarified that if the payment is not made within three months from the due date alongwith additional interest, if any, then the Vice-Chairman, L.D.A. has right to cancel the allotment, in such cases deduction as per rules will be made. Due to delay in making payment of installments the penal compound interest @ 16% according to rules for the delayed period shall be charged.
5. That according to policy laid down by the Government of Uttar Pradesh vide G.O. dated 10th May, 1995, the provision for converting the properties into freehold has been provided by charging 12% freehold charges. And as such the freehold charges are already included in the consideration amount which have been deposited by the purchaser as already mentioned hereinabove, hence upon completion of payment of total installments and all the dues, if any, and whatsoever it may be the land shall be transferred and sold to the purchaser by the Lucknow Development Authority as freehold.
6. That in case of default in making payment of consideration amount as mentioned in "Schedule of Payment" given in Para-2 above as well as in violation of terms and conditions as contained in the present document, the dues whatsoever may be found payable, the seller shall have right to recover the same with interest from the purchaser as arrears of land revenue. In the same sequence it is submitted that if the purchaser may fail to deposit three consecutive installments, then the Vice-Chairman shall have power to cancel the allotment or to pass any other suitable order against the purchaser under the Rules of L.D.A.
7. That the terms and conditions of the allotment as well as the terms contained in the tender notice shall also be equally applicable upon the purchaser.
8. That the land has been allotted on the principle of as it is where it is basis and only external development like approach road, S.W. Drain, Trunk Sewer and source of electricity shall be provided. The seller shall not be responsible for any water system or source and purchaser shall have to develop its own plot out of its own cost and expenses.

*Anand Rathore*

प्रमारी आवेकरी समिति  
लखनऊ विकास प्राधिकरण

*Atish Chandra*

*Atish Chandra*

9. That the seller has agreed to deliver the physical possession of land to the purchaser after execution and registration of the present document of agreement to sell.
10. That the second party shall raise constructions according to plan duly approved in this regard from the Competent Authority L.D.A. Lucknow for Commercial purposes preferably within a period of 5 years or within such a period as the rules may permit.
11. That the second party shall be free to make the building plan on the above land according to its design & Architecture as per rules and submit them before L.D.A. for approval and LDA after due deliberation will approve the building plan according to rules. The second party shall be free to make constructions as per the approved plan and float the scheme for the general public.
12. That No-objection certificate as may be required for sanction of map from Concerned Departments, as the case may be, shall be obtained by the purchaser/second party at his own cost and expenses.
13. That the second party covenants with the first party to abide by all the rules, regulation passed by L.D.A./State Government from time to time and the same shall be binding and applicable upon the purchaser.
14. That the ground coverage is 50 and FAR is 1.75 pertaining to land in question shall be permissible as mentioned in the tender notice and according to Rules as may be applicable and effective at the relevant time.
15. That the set-backs shall be applicable in accordance with भवन निर्माण एवं विकास उपविधि 2008.
16. That height of the building shall be in accordance with the provision as may be permissible according to no-objection given by the Air-Port Authority.
17. That the parking shall be provided by the second party according to law on the following principle as "पार्किंग - प्रति 100 वर्गमीटर तल क्षेत्रफल समान कार स्थल 1.5" if for the Commercial Complex more parking is required under the rules then the purchaser shall be bound to provide more parking space.
18. That the purchaser shall also be bound to raise construction with a provision of anti earth quack system including the provision for rain

*Anand Rathore*

प्रगती अधिकारी सम्प्रदाय  
लखनऊ विकास प्राधिकरण

*Atah char*

*Atah char*

water harvesting and making provision according to rules of Fire fighting.

19. That after raising full constructions and complete development of the property over the land in question the purchaser shall have to obtain the Completion Certificate from the Competent Authority as provided under the provisions of U.P. Urban Planning and Development Act, 1973.
20. That the purchaser shall neither before nor after execution of sale deed pertaining to Plot No. 4/15-A, Sector-4, Gomti Nagar Extension, Lucknow, as mentioned in "Schedule of Property" shall have no right to make transfer of land by making subdivision of the plot by metes and bounds allotted to him or to make land use other than the purposes it is meant for as described above. It is hereby provided that in case of violation of the said term the Vice Chairman, L.D.A. shall have power to cancel the allotment or take any other action as may be deemed fit and proper.
21. That the purchaser shall have no right to mortgage the property without obtaining written permission in this regard from the Seller/L.D.A. And in this sequence it is hereby clarified that even if the permission to mortgage the property is granted by Lucknow Development Authority, but ownership rights shall always continue with the Seller/L.D.A. And the L.D.A. shall have first lien/charge over the property in comparison to anybody including mortgagor and as such it is clarified that till the full and complete sale consideration amount with interest and all other dues like lease rent and freehold charges including any kind of other dues which-so-ever may be found payable by the purchaser to the Seller/L.D.A. are recovered and paid the first right to recover the same shall always be vested in L.D.A.
22. That apart from the payment of consideration amount with interest as mentioned in the present deed, the purchaser shall also be responsible to make such other payments as may be demanded by L.D.A. in this regard due to reason that if in future the seller may be directed to make payment towards compensation to the farmers on higher rate under the judgment and order passed by court of law, then the seller shall be entitled to make demand pertaining to increased amount of compensation payable to the farmers in proportionate manner and upon such demand in future, the purchaser shall be liable to make payment of the aforesaid amount lawfully demanded by L.D.A. for making payment to farmers towards increased amount of compensation. And the purchaser covenant to abide by the same.

*Anand Rasthore*  
 प्रभारी अधिकारी  
 लखनऊ विकास प्राधिकरण

*Atch char*

*Atch char*

23. That in case at any time it may be found that the second party have obtained the allotment by fraud or mis-representation, undue influence etc. then the allotment will be cancelled and if a sale deed is executed on the basis of such allotment obtained by fraud, undue influence etc. then the sale deed will also be cancelled and 50% of the sale price will be forfeited.
24. That it is to clarify and the second party/purchaser has undertaken and covenant with the seller that in case of any omission or misinterpretation, if any, rule or directions or miscalculation, the premium/consideration amount may be found as less charged by L.D.A. in all such circumstances the purchaser shall be bound to remove such deficiency and shall make the payment good as may be actually admissible according to law and demanded by the seller.
25. That as already mentioned above that the purchaser after getting the physical possession of land from L.D.A. after execution and registration of the present document shall have legal right to raise the construction upon the land in question in accordance with map plan duly sanctioned by the Competent Authority/L.D.A. and as such the purchaser after sanction of map shall have right to book for allotment of the developed unit to the prospective buyer, but in this sequence it is clarified that the purchaser shall have no right to execute the sale deed in respect of the said developed unit allotted to the prospective buyer, until the sale deed is executed and registered by Lucknow Development Authority in favour of the purchaser/second party. In the same sequence it is further clarified that if the purchaser without getting the sale deed executed and registered in its favour pertaining to land in question from the Lucknow Development Authority, may execute any sale deed in respect of developed unit to its allottee/prospective buyer, then such sale deed executed by the purchaser in favour of its allottee/prospective buyer shall be null and void. And in such circumstances the punitive action shall be taken by Lucknow Development Authority against the purchaser.
26. That it is clarified that if at any time it may be found that any dues/installment or any amount is due against the purchaser pertaining to land in question or in case at any time it may be found/observed that the purchaser has violated any terms, conditions, covenants or any rules, regulations and instructions whatsoever it may be and due to such reason any penalty/fine or damages or imposed in this regard against the purchaser in all these circumstances the L.D.A. shall have legal right to recover all such dues as arrears of land revenue from the purchaser by issuing RC in this regard U/s. 40 of the U.P. Act 30 of 1974, as provided under the law.

*Amrit Rathore*

प्रगारी अधिकारी सम्पत्ति  
लखनऊ विकास प्राधिकरण

*Atah cher*

*Atah cher*



आवेदन सं०: 202200821079538

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 8485

वर्ष: 2022

प्रतिफल- 131567272 स्टाम्प शुल्क- 9209810 बाजारी मूल्य- 131567272 पंजीकरण शुल्क - 1315680 प्रतिलिपिकरण शुल्क - 80 योग: 1315760

श्री मेसर्स चन्द्रा मार्टन बिल्डर्स (इण्डिया) प्रा० लि० द्वारा डा० आलोक चन्द्र द्वारा  
आलोक चन्द्र अधिकृत पदाधिकारी/ प्रतिनिधि.

पुत्र श्री नरेश चन्द्र

व्यवसाय: व्यापार

निवासी: S04 चन्द्रा टॉवर 6 जाफलिंग रोड लखनऊ

*Adm Chan*



श्री. मेसर्स चन्द्रा मार्टन बिल्डर्स (इण्डिया) प्रा० लि० द्वारा डा०  
आलोक चन्द्र द्वारा

आलोक चन्द्र अधिकृत पदाधिकारी/  
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 22/10/2022 एवं

01:57:05 PM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*80*  
कानिना राय

उप निबंधक : सदर तृतीय  
लखनऊ

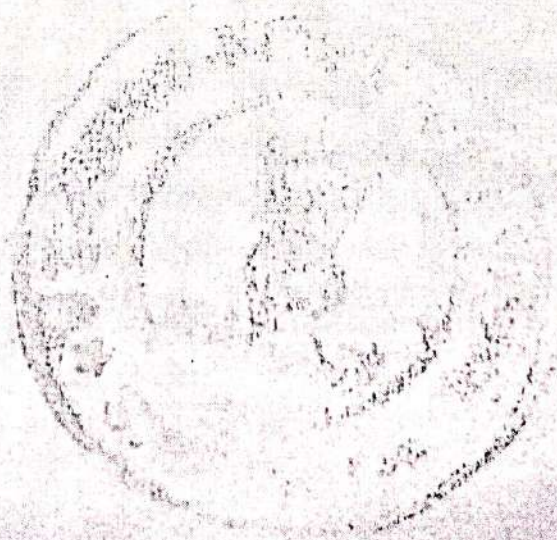
22/10/2022

*Adm*  
दिनेश शंकर बाजपेयी

निबंधक लिपिक

22/10/2022

प्रिंट करें



27. That in case of any dispute arising out of these presents pertaining to the property in question, then the matter shall be referred for arbitration to the Arbitrator duly nominated and appointed by the Vice Chairman L.D.A. The decision given by the Arbitrator shall be final and binding upon both the parties.
28. That no legal proceedings of any kind may be commenced beyond the territorial limits of Lucknow Jurisdiction.
29. That the expenses for execution and registration of this deed shall be borne by the purchaser.
30. That although the present document is agreement to sell upon which 2% stamp duty is payable upon the consideration amount. But since the possession is agreed to be delivered to the purchaser after execution of present agreement to sell, hence full stamp duty @ 7% upon the total consideration amount becomes payable. As such according to Government Notification order No. 13/K.N.-7-440/11-2015-700(111)/13, dated 30.03.2015, issued by Kar Evam Nibandhan Anubhag-7, Uttar Pradesh Shashan, Lucknow, it is provided that the stamp duty is payable upon the consideration amount which is payable/paid by the purchaser to the Development Authority. As such since the estimated consideration amount pertaining to land in question to be charged by Lucknow Development Authority by way of installments comes to Rs. 13,15,67,272/-, upon which stamp duty worth Rs. 92,09,709.04/- becomes payable, hence the stamp duty amounting to Rs. 92,09,710/- has been paid herewith by the purchaser, through e-stamp certificate No. IN-UP58410255149657, dated 02-Aug-2022. In such manner it is clarified that full stamp duty as payable upon the sale deed in respect of the aforesaid land stands paid by the purchaser/second party at the time of present agreement to sell. As such upon completion of payment of installments, the formal sale deed shall be executed by the seller in favour of the purchaser.

#### SCHEDULE OF PROPERTY

All that piece and parcel of Commercial Plot No. 4/15-A, Sector-4, Gomti Nagar Extension, Lucknow, bearing an area of 1657.04 (One Thousand Six Hundred Fifty Seven point zero Four) Square meter Square meter, delineated and marked with Italic Lines in the annexed map plan which forms part of this deed. The boundaries of the allotted land are as under :-

North : Commercial Plot No. 4/15;  
South : Commercial Plot No. 4/16;

*Anand Ratan*  
प्रभारी अधिकारी  
लखनऊ विकास प्राधिकरण

*Atah chaur*  
*Atah chaur*

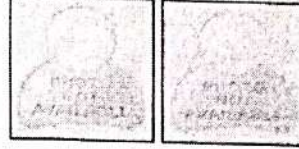
वही सं०: 1

रजिस्ट्रेशन सं०: 8485

वर्ष: 2022

निष्पादन लेखपत्र वाद सुनने व समझने मजगुन व प्राप्त धनराशि क प्रलेखानुसार उक्त विक्रेता: 1

इस बात से संतुष्ट हो जाने पर कि इस लेखपत्र का निष्पादन श्री लखनऊ विकास प्राधिकरण द्वारा प्रभारी अधिकारी सम्पत्ति अमित राठौर, लखनऊ विकास प्राधिकरण लखनऊ ने अपने पद के अधिकार से किया है इसलिए उनकी उपस्थिति और हस्ताक्षरों की आवश्यकता नहीं हैं और लेखपत्र रजिस्ट्रीकरण के लिए स्वीकार किया गया।



क्रेता: 1

*Alm Char*

श्री मेसर्स चन्द्रा मार्टिन बिल्डर्स (इण्डिया) प्रा० लि० द्वारा डा० आलोक चन्द्र के द्वारा आलोक चन्द्र, पुत्र श्री नरेश चन्द्र निवासी: 504 चन्द्रा टॉवर 6 जाफलिंग रोड लखनऊ व्यवसाय: व्यापार



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री अरविन्द बाजपेई, पुत्र श्री स्व० श्री के० एन० बाजपेई

निवासी: एन-219 आशियाना कालोनी लखनऊ

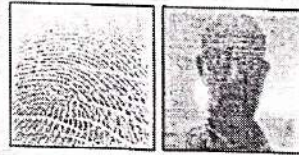
व्यवसाय: नौकरी

पहचानकर्ता: 1

श्री शिव कुमार द्वे, पुत्र श्री स्व० धर्मराज द्वे

निवासी: योजना सहायक लखनऊ विकास प्राधिकरण लखनऊ

व्यवसाय: नौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*कर्मिना राय*

उप निबंधक: सदर तृतीय

लखनऊ

22/10/2022

*MDMS*  
दिनेश शंकर बाजपेयी

निबंधक लिपिक लखनऊ

22/10/2022

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

टिप्पणी:

प्रिंट करें

East : Green Belt then 30 Mts Wide Road;  
West : C Type Plots;

**IN WITNESS WHEREOF, Sri Amit Rathore** as Prabhari Adhikari (Sampatti)/Joint Secretary, Lucknow Development Authority, Lucknow for and on behalf of the seller/first party and **Sri Alok Chandra**, as Director of the purchaser Company, have appended their hands to these presents in presence of the witnesses at Pradhikaran Bhawan, Vipin Khand, Gomti Nagar Scheme, Lucknow on the day, month and year mentioned below.

Lucknow

Dated : .2022



**Witnesses :-**

1. Signature.....  
Jitendra Singh  
Section Officer  
L.D.A., Lucknow

2. Signature.....

Name : Arvind Bajpai  
S/O : Sri K.N. Bajpai  
R/O : n-219, Ashiyana Colony,  
LDA Colony, Lucknow, U.P.  
Mob. No. : 7607990033  
Occupation : Busines



Prepared By :-

(K.B. Sahu)  
Dealing Clerk



*Amit Rathore*  
For and on behalf of  
Seller/L.D.A./First Party



*Alok Chandra*  
For and on behalf of  
Purchaser/ Second Party

*Alok Chandra*

Drafted By :-

*Siddharth Vikram Asthana*

(Siddharth Vikram Asthana)  
Advocate  
Counsel For L.D.A.  
Mob. No. 9889844757

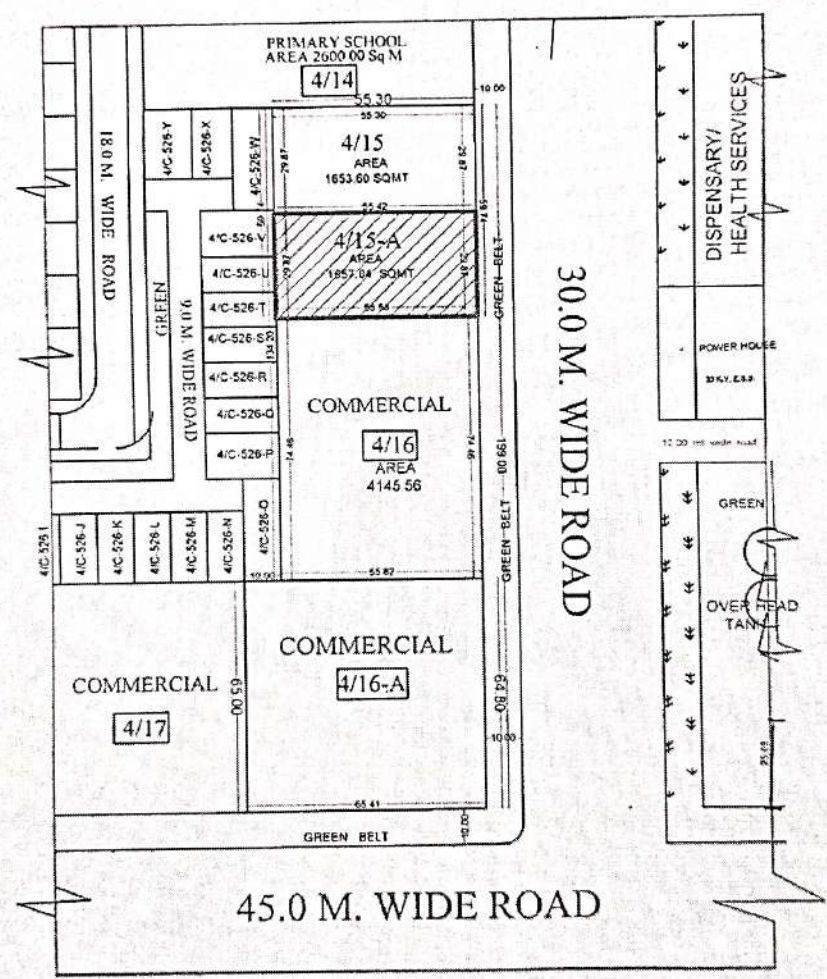
# LUCKNOW DEVELOPMENT AUTHORITY

ALLOTTED TO SR/SMT. : .....  
 COMMERCIAL PLOT NO. : **4/15-A**  
 SIZE : : 29.87X(55.42+55.53)/2  
 AREA : : 1657.04 SQMT



BOUNDARY:  
 NORTH : COMMERCIAL PLOT NO:- 4/15  
 SOUTH : COMMERCIAL PLOT NO:- 4/16  
 EAST : GREEN BELT THAN 30.00 M. WIDE ROAD  
 WEST : C TYPES PLOTS

## SECTOR-4, GOMTI NAGAR EXTENTION, LUCKNOW.



*Handwritten notes:*  
 Akh ch  
 Akh ch

*Handwritten signature:*  
 Anurag Rathore  
 प्रमोदी अधिकाारी संयोजित  
 लक्ष्य विकास प्राधिकरण

FILE NO. :- 49/C.T.P/2022

DATE :-07.03.2020

THIS SITE PLAN IS THE PART OF APPROVED DWG. NO:-SECTOR-4, GOMTI NAGAR VISTAR SCHEME.



*Handwritten signature:*  
 SUKHBIR SINGH  
 D/MAN

THIS REVISED PART LAYOUT PLAN ACCORDING TO THE LATEST SURVEY GIVEN BY D.V-1, VERIFICATION DATED 23.02.2021, & APPROVED BY V.C/DN DATED 24.01.2021

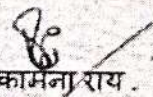
*Handwritten signature:*  
 RITA RAWAT  
 A.P.A



आवेदन सं०: 202200821079538

बही संख्या 1 जिल्द संख्या 15136 के पृष्ठ 45 से 70 तक क्रमांक 8485 पर  
दिनांक 22/10/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
कामिना राय

उप निबंधक : सदर तृतीय

लखनऊ

22/10/2022