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SHILS



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भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक मोहनलालगं लखनऊ क्रम 2023232039980
आवेदन संख्या : 202300822030098
लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2023-08-08 00:00:00
प्रस्तुतकर्ता या प्रार्थी का नाम अक्षित कपूर
लेख का प्रकार विक्रय पत्र
प्रतिफल की धनराशि 530314087 / 374820620.00
1. रजिस्ट्रीकरण शुल्क 5303150
2. प्रतिलिपिकरण शुल्क 80
3. निरीक्षण या तलाश शुल्क
4. मुह्तार के अधिग्रहणी करण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता
1 से 6 तक का योग 5303230
शुल्क वसूल करने का दिनांक 2023-08-08 00:00:00
दिनांक जब लेख प्रतिलिपि या तलाश
प्रमाण पत्र वापस करने के लिए तैयार होगा 2023-08-08 00:00:00
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Village : Chak Gajariya
Pargana & Tehsil : Mohanlalganj
Consideration Amount : Rs. 53,03,08,087/-
Stamp Paid : Rs. 3,71,22,500/-

SUMMARY OF DEED

1. Type of Land : Commercial/Mixed Land Use
2. Pargana & Tehsil : Mohanlalganj
3. Village : Chak Gajariya
4. Details of Property : Plot No. F-7, C.G. City,
Village Chak Gajariya, Lucknow
5. Unit of Measurement in : Sq. meter
(Hect./Sq. meter)
6. Area of Property : 10508 Sq. meter
7. Details of Road : No any
(As per Schedule)
8. Other details : 45 meter
(9 mtr. Road/corner etc.)
9. Type of Property : Mixed Land Use

BOUNDARIES :

North : Open Land (LDA);
South : 45 meter wide road
East : Plot No.F-8
West : Parth (Other Land)

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


इकाही अधिकारी कम्पनि
क. वि. प्र. ब. ब. ब. ब.



Chief Engineer
District Engineer
District Engineer
District Engineer
District Engineer

SUMMARY OF DEBT

1. Type of loan
2. Purpose of loan
3. Village
4. District
5. Name of the borrower
6. Amount of loan
7. Date of disbursement
8. Date of maturity
9. Name of the guarantor
10. Name of the collateral



LUCKNOW DEVELOPMENT AUTHORITY
Through Lucknow Development Authority
Lucknow Development Authority, Lucknow



PURVANCHAL PROJECTS PRIVATE LIMITED., CIN U70102DL2010PTC200716 Registered office situated at LSC, A-7, 2nd Floor, Purvanchal Plaza, Mayur Vihar, Phase – II, Delhi-110091, and Local Branch Office situated at Purvanchal House, 3/247, Vishal Khand, Gomti Nagar Lucknow, represented through General Manager Business Development & Operations Mr. Akshit Kapoor, S/O Sri. Shailesh Kapoor, R/O 101, Srajan Vihar Colony, Gomti Nagar Lucknow (Uttar Pradesh).

PAN : BHVPK8552Q

Mob : 7510000888

SALE DEED

THIS SALE DEED 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

PURVANCHAL PROJECTS PRIVATE LIMITED., CIN U70102DL2010PTC200716 Registered office situated at LSC, A-7, 2nd Floor, Purvanchal Plaza, Mayur Vihar, Phase –II, Delhi-110091, and Local Branch Office situated at Purvanchal House, 3/247, Vishal Khand, Gomti Nagar Lucknow, represented through **General Manager Business Development & Operations Mr. Akshit Kapoor, S/O Sri. Shailesh Kapoor, R/O 101, Srajan Vihar Colony, Gomti Nagar Lucknow (Uttar Pradesh)** (hereinafter referred to as the "**PURCHASER/SECOND PARTY**") which expression unless repugnant to the context shall


 विकारी अधिकारी कर्मचारी
 No. 110/10/10/10/10



PURVANCHAL PROJECTS PRIVATE LIMITED
REGD. OFFICE: 10/101, MAIN MARKET, GORAKHPUR
U.P. 221002
BRANCH OFFICE: 10/101, MAIN MARKET, GORAKHPUR
U.P. 221002
TELEPHONE: 221002
FAX: 221002



PURVANCHAL PROJECTS PRIVATE LIMITED
REGD. OFFICE: 10/101, MAIN MARKET, GORAKHPUR
U.P. 221002
BRANCH OFFICE: 10/101, MAIN MARKET, GORAKHPUR
U.P. 221002
TELEPHONE: 221002
FAX: 221002



always mean and include the purchaser company itself, its executors, administrators, successors, legal representatives and assigns) on the **OTHER PART**.

WHEREAS, in respect of Commercial & Group Housing Land of Lucknow Development Authority in its CG City Schemes, the tenders were invited for disposal of property by way of auction by publishing the notice to the said effect in "Dainik Jagran" and "The Poiner" dated 30.05.2019, and the same was also uploaded in L.D.A Website, as such the auction was held on 21.06.2019.

AND WHEREAS, the purchaser submitted its tender, pertaining to plot no. F-7 at C.G. City, Chak Gajariya Scheme, bearing an area of 10521.78 Sq.Mts. for Mixed Land Use and made the bid in the auction of Rs. 37,53,12,152/-, which was the higher than the reserve price of Rs. 37,47,12,152/-. Since no other contender participated in the auction, except the purchaser as such the bid of the purchaser was recommended by the Auction Committee for approval same day on 21.06.2019, which was approved by the Vice-Chairman.

AND WHEREAS, The Second Party was informed through letter No. 426/J.S.-D/19/B.S. dated 01.07.2019 to deposit a sum of Rs. 5,63,56,823/- in order to complete the 25% amount of total Sale consideration, so that the allotment letter may be issued. After completion of necessary formalities the allotment letter pertaining to the said Plot No. F-7 was sent by Lucknow Development Authority to the purchaser vide dispatch No. 688/JS(D)/Bulk-Sell/19, dated 16.11.2019. Informing the purchaser and through the said letter the estimated area of plot was shown as 10508 Sq. Meters (Ten Thousand Five Hundred and Eight Sq. Meter) and the estimated cost was shown as

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 प्रभात विकास समिति
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Rs.37,48,20,620/- but in the allotment letter the type of land was mistakenly mentioned as Commercial/ Agency/ Godown instead of Mixed Land Use, which fact was corrected by LDA through letter No.795/J.S.(D)/Bulk Sale/20 dated 14.01.2020 in which it is specifically mentioned that the Type of land is for Mixed Land Use.

AND WHEREAS, the purchaser has paid entire remaining sale consideration amount in different installments. In this manner the purchaser has paid a total sale consideration with interest including Freehold charges, processing charges and interest on delay a total sum of the Rs.53,03,14,087/-. But since the water-sewer and processing charges are not included in the sale consideration, so the purchaser have paid a sum of Rs. 53,03,08,087/- (Fifty Three Crores, Three lacs, Eight thousands and Eighty Seven only) towards the sale consideration of the property in question. The purchaser has requested for the execution of the Sale deed. As such the necessity for execution of the present Sale Deed.

HENCE THIS SALE DEED WITNESSETH AS UNDER

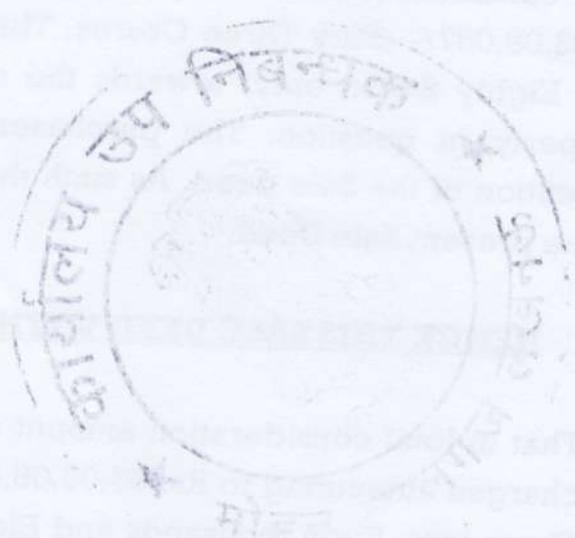
1. That in total consideration amount of premium with freehold charges amounting to Rs. 53,03,08,087/- (Fifty Three Crores, Three lacs, Eight thousands and Eighty Seven only), the land bearing Plot No. F-7 (F-Seven), bearing an area of 10508 Sq. Meters (Ten Thousand Five Hundred and Eight Sq. Meter) Square meter for Mixed Land Use purposes situated at C.G. City, Chak Gajariya Scheme, Lucknow in favour of the purchaser which has been allotted by L.D.A. and upon receiving the full sale consideration amount as mentioned above, the seller does hereby fully sell/transfer, convey and assign absolutely all that plot of land as freehold land in

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 के लिए नए कानून



As 27.48.30.830A but in the allotment letter the type of land was
 mistakenly mentioned as Government Agency. Government
 instead of Mixed land the which has been corrected by LIA
 through letter No. 1072/2015 dated 12.01.2015 in
 which it is specifically mentioned that the type of land is
 mixed land.

AND WHEREAS the purchase has been made according
 to the conditions of sale of the land. In this
 manner the purchase has been a bona fide purchase with
 interest including the cost of the purchase charges and
 interest on delay a total sum of Rs. 1,50,000/- but since
 the water supply and sewerage charges are not included in the
 sale consideration as the purchaser has paid a sum of Rs.
 21,00,000/- towards these charges. The consideration of the
 land has been requested for the
 necessary for execution



The land is situated in the area of premises with boundary
 charges of Rs. 1,00,000/- (Rupees One Lakh) only. The land
 has an area of Eight thousand and Eighty seven sq. ft. (8877 sq.
 ft.) bearing No. 1-1 (Sector) bearing an area of 1,50,000 sq.
 Meters (Ten thousand five hundred and Eighty sq. Meter).
 Space is available for Mixed land use purposes situated at C.O.
 City, Civil Lines, Lucknow. The land is being offered for sale
 purchase which has been allotted by LIA. The amount
 received for the purchase of the land is Rs. 1,50,00,000/-
 above, the water supply and sewerage charges are not included in
 the sale consideration. All the details of land are attached and it



27.48.30.830A
 12.01.2015

favour of the Purchaser through this deed. Details of which have been mentioned in "Schedule of Property" given at the foot of this deed, for construction of Group housing Scheme and other permissible land use as provided under the Mixed land use.

2. That in consideration amounting to the premium amount of Rs. 53,03,08,087/- (Fifty Three Crores, Three lacs, Eight thousands and Eighty Seven only) which includes interest for the installment along with the freehold charges @ 12% amounting to Rs. 5,48,20,320/- the property is being fully sold and transferred in favor of the purchaser, which is 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.
3. 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 amounting to Rs. 5,48,20,320/- has already been deposited by the purchaser, as such now after completion of all payments towards the sale consideration and other dues, the land is transferred and sold as freehold by Lucknow Development Authority in favour of the purchaser.
4. 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.
5. That the land has been allotted on the principle of as it is where it is basis and only external development like

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३० दि० १० १९९५



1. That the purchase of the land for the purpose of the project has been completed and the title of the land has been transferred to the project authority in favour of the project authority.

2. That the purchase of the land for the purpose of the project has been completed and the title of the land has been transferred to the project authority in favour of the project authority.



3. That the purchase of the land for the purpose of the project has been completed and the title of the land has been transferred to the project authority in favour of the project authority.

4. That the purchase of the land for the purpose of the project has been completed and the title of the land has been transferred to the project authority in favour of the project authority.



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.

6. That possession of land has been delivered to the purchaser at the time of execution of the present deed.
7. That the second party shall raise constructions according to plan duly approved in this regard from the competent authority L.D.A. Lucknow for construction of Group housing Scheme and other permissible land use as provided under the Mixed land use preferably within a period of 5 years or within such a period as the rules may permit.
8. 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.
9. That No-objection certificate as may be required for sanction of map from Concerned Departments as a case may be shall be obtained by the purchaser/second party at his own expenses.
10. 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.


 अकारवा जविकारो वज्यति
 वा नितो वा न वज्यति



approach road, S.W. Drain, Tank Tower and source of
water shall be provided. The contractor shall be
responsible for any water system to source and protection
shall have to develop its own plan out of its own cost and
expenses.

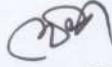
1. That the contractor shall have to be responsible for the
protection of the tank and its surroundings.

2. That the contractor shall have to be responsible for the
protection of the tank and its surroundings.



10. That the contractor shall have to be responsible for the
protection of the tank and its surroundings.

11. That the ground coverage shall be permissible maximum and the FAR shall be according to the prevailing norms for the area, which are permissible under rules and regulations.
12. That the set backs shall be applicable in accordance with भवन निर्माण एवं विकास उपविधि 2000.
13. 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.
14. That the parking shall be provided by the second party according to law and other permissible by laws of Lucknow Development Authority.
15. That the purchaser shall also be bound to raise construction with a provision of anti earth quack system including the provision for rain water harvesting and making provision according to rules of Fire fighting.
16. 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.
17. That the purchaser shall neither before nor after execution of sale deed pertaining to Plot No. F-7 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


उपकारी अधिकारी सम्पत्ति
लुका प्रि. ३०० बसवट



11. That the ground coverage shall be restricted to 25% and the FSI shall be according to the prevailing norms for the area which are prescribed under rules and regulations.

12. That the set backs shall be applicable in accordance with the rules in force.

13. That the height of the building shall be in accordance with the provision as may be prescribed according to the provision given by the local authorities.

14. That the building shall be provided by the second party as per the conditions prescribed by laws of India.



15. That the building shall be provided by the second party as per the conditions prescribed by laws of India.

16. That the building shall be provided by the second party as per the conditions prescribed by laws of India.

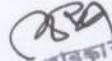
17. That the purchaser shall make a deposit for the amount of Rs. 50,000/- as mentioned in the prospectus of the project.



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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 take any other action as may be deemed fit and proper.

18. 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.
19. That in case at any time it may be found that the second party have obtained the allotment by fraud or misrepresentation, 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 or any other appropriate action may be taken as per law.
20. 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


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 का दि. १०.०८.२०२०



It is stated for as described above. It is hereby provided that in case of violation of the said terms the Vice-Chancellor shall have power to take any other action as may be deemed fit and proper.

12. That upon the receipt of the report of the committee appointed to enquire into the conduct of the person named in the report, the Vice-Chancellor shall also be responsible to take such other steps as may be deemed fit and proper. It is further provided that in case the committee appointed to enquire into the conduct of the person named in the report shall find that the person named in the report is guilty of the offence mentioned in the report, the Vice-Chancellor shall have power to take any other action as may be deemed fit and proper.



13. It is further provided that the Vice-Chancellor shall have power to take any other action as may be deemed fit and proper. It is further provided that in case the committee appointed to enquire into the conduct of the person named in the report shall find that the person named in the report is guilty of the offence mentioned in the report, the Vice-Chancellor shall have power to take any other action as may be deemed fit and proper.

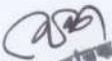
14. It is further provided that the Vice-Chancellor shall have power to take any other action as may be deemed fit and proper. It is further provided that in case the committee appointed to enquire into the conduct of the person named in the report shall find that the person named in the report is guilty of the offence mentioned in the report, the Vice-Chancellor shall have power to take any other action as may be deemed fit and proper.



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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.

21. 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.
22. That as already mentioned above the purchaser shall have to raise construction upon the allotted land for construction of Group housing Scheme and other permissible land use as provided under the Mixed land use in accordance with the Map sanctioned from the Competent Authority and after raising constructions the purchaser can make allotment of constructed units to prospective buyers, but sale deed in favour of the prospective buyer shall not be executed by the purchaser till the purchaser gets the sale deed executed from Lucknow Development Authority, pertaining to land in question after making full and final payment.
23. That no legal proceedings of any kind may be commenced beyond the territorial limits of Lucknow Jurisdiction.
24. That the expenses for execution and registration of this deed shall be borne by the purchaser.
25. That the total consideration amount paid by the purchaser to the seller pertaining to demised Plot No. F-7,


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 प्लॉट नं. ७७, एच. ७



misapplication of the premium/consideration amount may be
found as less charged by L.A. in all such circumstances the
purchaser shall be bound to remove such deficiency and
shall make the payment good as may be actually admitted
according to law as demanded by the seller.

21. That in case of any dispute arising out of these provisions
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.A. The decision
given by the Arbitrator shall be final and binding upon both
the parties.



22. That the purchaser shall have
to pay the cost of the construction of
the project and shall be bound to
pay the same as and when the
purchaser is directed to do so by
the Government. The Government
may make a demand for the
amount of the cost of the
construction of the project at any
time and the purchaser shall be
bound to pay the same as and
when the Government directs him
to do so. The Government may
also demand the cost of the
construction of the project at any
time and the purchaser shall be
bound to pay the same as and
when the Government directs him
to do so.

23. That no legal proceedings of any kind may be commenced
against the Government or its officers in any court of law
before the expiry of the period of limitation prescribed
therefor.

24. That the expenses for execution and registration of this
deed shall be borne by the purchaser.

25. That the Government shall be bound to execute the deed
in favour of the purchaser as and when the Government
directs him to do so.



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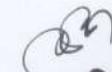
CG City Scheme, Lucknow comes to **Rs. 53,03,08,087/-**. According to Government Notification order No. 13/K.N.-7-440/11-2015-700(111)/13, dated 30.03.2015, issued by Kar Evam Nibandhan Anubhag-7, Uttar Pradesh Shashan, Lucknow, the stamp duty is to be paid according to actual consideration amount paid by the Purchaser to the Development Authority, as such upon the actual consideration amount of Rs. 53,03,08,087/- the Stamp duty worth Rs. 3,71,21,566.09/- becomes payable. As such the stamp duty worth Rs. 3,71,22,500/- has been paid by the purchaser through e-Stamp Certificate No. IN-UP38901896079216V, dated 19-June, 2023, has been paid herewith by the Purchaser through this deed.

SCHEDULE OF PROPERTY

All that piece and parcel of Plot No. F-7 (F-Seven), bearing an area of 10508 Sq. Meters (Ten Thousand Five Hundred and Eight Sq. Meter) Square meter for Mixed Land Use purposes situated at C.G. City, Chak Gajariya Scheme, Lucknow, 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 : Open Land (LDA);
 South : 45 meter wide road
 East : Plot No.F-8
 West : Parth (Other Land)

IN WITNESS WHEREOF, Sri. Arvind Tripathi as Prabhari Adhikari (Sampatti), Lucknow Development Authority, Lucknow for and on behalf of the seller/first party and **Sri Akshit Kapoor**, as **General Manager Business Development & Operations** for and on behalf of the purchaser, have appended their hands to these presents in presence of the


 श्री अरविंद त्रिपाठी
 प्रभारी अधिकारी (संपत्ति)




बही सं०: 1

रजिस्ट्रेशन सं०: 25111

वर्ष: 2023

प्रतिफल- 530314087 स्टाम्प शुल्क- 37122500 बाजारी मूल्य - 374820620 पंजीकरण शुल्क - 5303150 प्रतिलिपिकरण शुल्क - 80 योग : 5303230

श्री पूर्वाचल प्रोजेक्ट्स प्रा. लि. द्वारा
अक्षित कपूर अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री शैलेश कपूर
व्यवसाय : नौकरी

निवासी: कार्यालय-एल एस सी, ए-7, द्वितीय तल, पूर्वाचल प्लाजा, मयूर विहार, फेस-2,
दिल्ली-110091



श्री, पूर्वाचल प्रोजेक्ट्स प्रा. लि. द्वारा

अक्षित कपूर अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 08/08/2023 एवं

12:52:56 PM बजे

निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

धर्मेन्द्र कुमार तिवारी

उप निबंधक : मोहनलालगंज

लखनऊ

08/08/2023

से० गाजी अब्बास

निबंधक लिपिक

08/08/2023



witnesses at Pradhikaran Bhawan, Vipin Khand, Gomti Nagar Scheme, Lucknow on the day, month and year mentioned below.

Lucknow/Dated : *[Signature]*

Witnesses :-

1. Signature.....*[Signature]*

.....
Section Officer
L.D.A., Lucknow



[Signature]
For and on behalf of
Seller/L.D.A./First Party



For and on behalf of
Purchaser/ Second Party

2. Signature *[Signature]*.....

Name : Ali Abid Alvi
S/o : Sri Zafar Abid Alvi
R/o : 70 Doctor Plaza Flat No.1
Lakshman Prasad Road
Wazir Ganj Lucknow
Mob : 9936060786



Prepared By :-

[Signature]
(Eram Khan)
(Eram Khan)
Dealing Clerk



Drafted By :-

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



[Signature]
(चकुनाथ)
अवर वर्ग सहायक
ल०वि०प्रा०

बही सं०: 1

रजिस्ट्रेशन सं०: 25111

वर्ष: 2023

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

विक्रेता: 1

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



क्रेता: 1

श्री पूर्वांचल प्रोजेक्ट्स प्रा. लि. के द्वारा अक्षित कपूर, पुत्र श्री शैलेश कपूर
निवासी: कार्यालय-एल एस सी, ए-7, द्वितीय तल, पूर्वांचल प्लाजा, मयूर विहार, फेस-2, दिल्ली-110091
व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री यदु नाथ, योजना सहायक
निवासी: लखनऊ विकास प्राधिकरण, विपिन खण्ड, गोमती नगर, लखनऊ
व्यवसाय: नौकरी



पहचानकर्ता: 2

श्री अली आबिद अलवी, पुत्र श्री ज़फर आबिद अलवी
निवासी: 70, डॉ. प्लाजा, फ्लैट संख्या-1, लक्ष्मण प्रसाद रोड, वजीर गंज, लखनऊ
व्यवसाय: नौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

टिप्पणी:

धर्मनंद कुमार तिवारी
उप निबंधक: मोहनलाल गज
लखनऊ
08/08/2023

सै0 गाजी अब्बास
निबंधक लिपिक लखनऊ
08/08/2023

प्रिंट करें

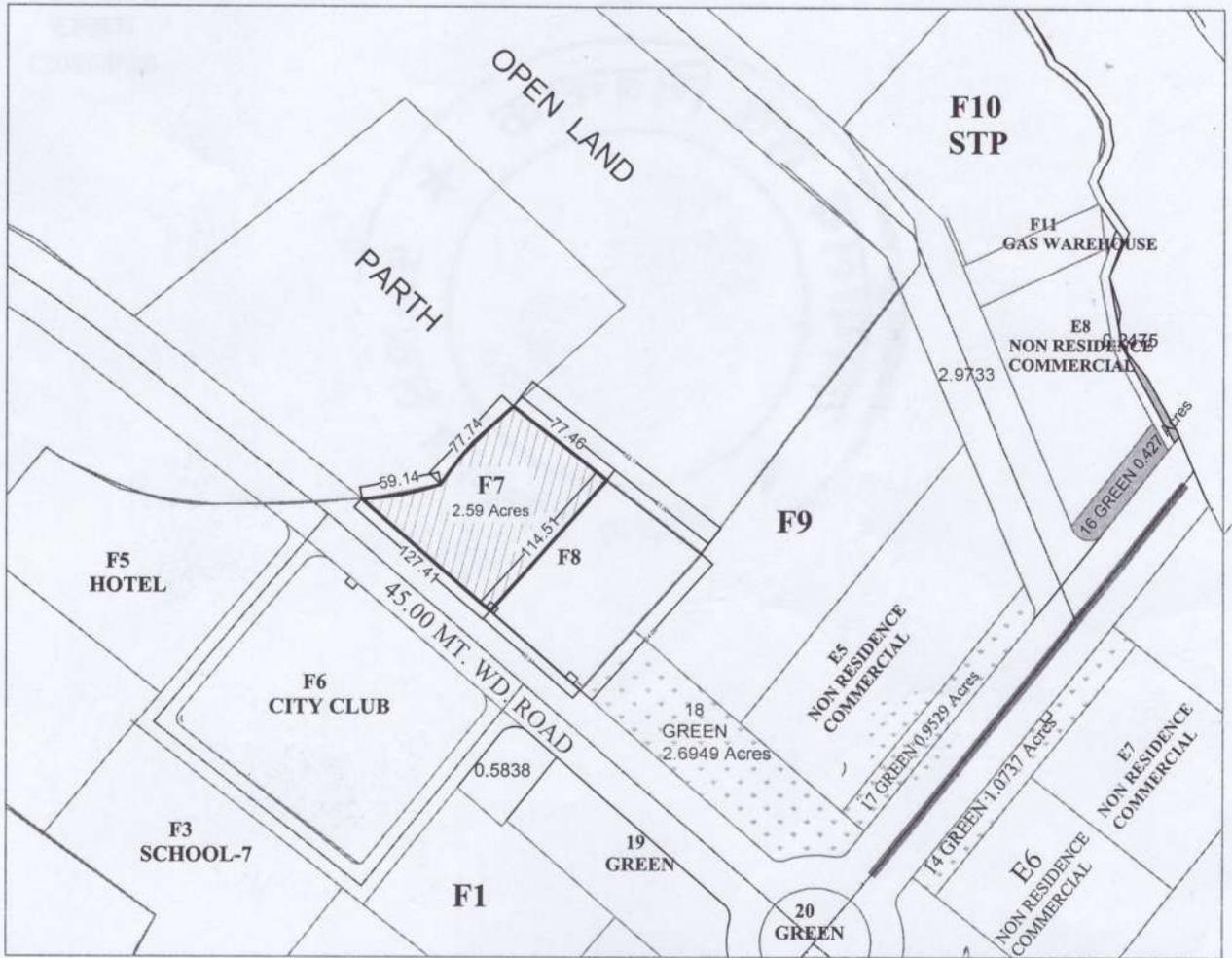
LUCKNOW DEVELOPMENT AUTHORITY



NAME TO SRI/SMT. : श्री-मलयादित्य शर्मा
 LOT/HOUSE NO. : F-7
 SIZE : AS SHOWN
 AREA : 10508.00 SQ. MT.

BOUNDARY:
 NORTH : OPEN LAND (L.D.A.)
 SOUTH : 45.00 MT. WD. ROAD
 EAST : PLOT NO. - F-8
 WEST : PARTH (OTHERS LAND)

CHAK GANAJARIYA, SULTANPUR ROAD, LUCKNOW



श्री-मलयादित्य शर्मा
 श्री-मलयादित्य शर्मा



REF. FILE NO.- /C.T.P./INDEX/16

DATE-30.01.2020

DRG. NO. :- CHAK GANAJARIYA/16

NORTH



THIS PLAN IS PREPARED ON THE BASIS OF APPROVED DRG.
 OF CHAK GANAJARIYA ON DATED 22-03-2016.

THIS PLAN IS PREPARED AS PER REPORT GIVEN BY E.E.-2
 ON DATED 27-10-2019

GYANESH SRIVASTAVA
 D.M.

MANOJ KUMAR
 T.P.

आवेदन सं०: 202300822030098

बही संख्या 1 जिल्द संख्या 15824 के पृष्ठ 359 से 384 तक क्रमांक 25111 पर
दिनांक 08/08/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

DKP

धर्मेन्द्र कुमार तिवारी

उप निबंधक : मोहनलालगंज

लखनऊ

08/08/2023



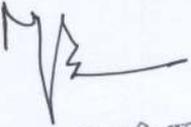


स्टैम्प - 500/-
योजना-सी.जी.सिटी, चकगजरिया

संशोधन विलेख

लखनऊ विकास प्राधिकरण जो कि राष्ट्रपति अधिनियम संख्या-11 सन् 1973 पुनः अधिनियमित उत्तर प्रदेश अधिनियम संख्या-30 सन् 1974 की धारा-4 के अधीन गठित एक निकाय है के प्रभारी अधिकारी सम्पत्ति, विपिन खण्ड गोमती नगर, लखनऊ (जिसे इस विलेख में विक्रेता कहा गया है)प्रथम पक्ष

पुर्वान्चल प्रोजेक्ट्स प्राइवेट लिमिटेड द्वारा जनरल मैनेजर बिजनेस डवलपमेंट एण्ड ऑपरेशन्स श्री आक्षित कपूर आयु लगभग-35 वर्ष पुत्र श्री शैलेश कपूर निवासी-101 सृजन विहार कालोनी, गोमती नगर, लखनऊ-226010 (जिसे कि इस विलेख में आगे क्रेता कहकर सम्बोधित किया गया है जिसका अर्थ जब तक उसे विपरीत भाव में प्रयुक्त न किया गया हो क्रेता स्वयं उसके वारिसों, उत्तराधिकारियों विधिक प्रतिनिधियों एवं समनुदेशितों से लिया जायेगा) द्वितीय पक्ष के हित में निष्पादित


हुआ।
प्रभारी अधिकारी सम्पत्ति
ल०वि०प्रा०, लखनऊ

.....द्वितीय पक्ष

क्रमशः.....3







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यह कि प्रभारी अधिकारी सम्पत्ति, लखनऊ विकास प्राधिकरण (प्रथम पक्ष) ने एक विक्रय विलेख बावत भूखण्ड संख्या-F-7 सी0जी0 सिटी, चक गजरिया सुलतानपुर रोड, लखनऊ क्षेत्रफल 10508.00 वर्ग मीटर के सम्बन्ध में द्वितीय पक्ष के हित में निष्पादित किया गया था, जो विक्रय विलेख उप-निबन्धक कार्यालय, मोहनलालगंज, लखनऊ में बही संख्या-1, जिल्द संख्या-15824 के पृष्ठ संख्या-359 से 384 तक क्रमांक-25111 पर दिनांक 08.08.2023 को पंजीकृत कराया गया है।

प्रश्नगत पंजीकृत भूखण्ड संख्या-F-7 सी0जी0 सिटी, चक गजरिया सुलतानपुर रोड, लखनऊ क्षेत्रफल 10508.00 वर्ग मीटर के विक्रय विलेख के साथ संलग्न लीज प्लान के रेखांकित स्थल पर संशोधित लीज प्लान के अनुसार भूखण्ड आंशिक रूप से तिरछा होने के कारण पूर्व में संलग्न लीज प्लान त्रुटिपूर्ण हो गया है।

प्रश्नगत पंजीकृत भूखण्ड के साथ संलग्न लीज प्लान में

चौहद्दी, मापें एवं क्षेत्रफल पूर्ण रूप से सही हैं। वर्तमान में प्राप्त

क्रमशः.....4

प्रभारी अधिकारी सम्पत्ति
लखनऊ, लखनऊ



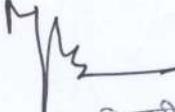



संशोधित लीज प्लान के अनुसार मात्र प्रश्नगत भूखण्ड आंशिक रूप से तिरछा हो जाने के कारण पंजीकृत भूखण्ड के साथ संलग्न पूर्व लीज प्लान त्रुटिपूर्ण हो गया है।

चूंकि पंजीकृत भूखण्ड संख्या-F-7 सी0जी0 सिटी, चक गजरिया सुलतानपुर रोड, लखनऊ क्षेत्रफल 10508.00 वर्ग मीटर के साथ संलग्न लीज प्लान में मात्र वर्तमान में संशोधित लीज प्लान के अनुसार आंशिक रूप से तिरछा होने के कारण त्रुटिपूर्ण हो गया है, जिसका सुधार किया जाना नितान्त आवश्यक है। अतएव पंजीकृत प्रश्नगत भूखण्ड के साथ पूर्व में संलग्न लीज प्लान के स्थान पर वर्तमान में संशोधित लीज प्लान ही पढ़ा, लिखा, समझा व दर्ज किया जाये।

संशोधित लीज प्लान साथ में संलग्न है।

इसके अतिरिक्त विक्रय विलेख में वर्णित सभी तथ्य सही है, उसमें किसी भी प्रकार का संशोधन या परिवर्तन नहीं होना है, अपितु त्रुटि का सुधार हो जाता है। यह दस्तावेज उक्त दिनांकित रजिस्ट्रीशुदा विक्रय विलेख का एक आवश्यक अंग माना जायेगा।


प्रमारी अधिकारी सम्पत्ति
ल०वि०प्रा०, लखनऊ

क्रमशः.....5





शुद्धिपत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 33275

वर्ष: 2023

प्रतिफल- 0 स्टाम्प शुल्क- 500 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 60 योग : 160

श्री पूर्वाचल प्रोजेक्टस प्राइवेट लिमिटेड द्वारा
आक्षित कपूर अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री शैलेश कपूर
व्यवसाय : नौकरी

निवासी: 101, सृजन विहार कॉलोनी, गोमती नगर लखनऊ उत्तर प्रदेश



श्री, पूर्वाचल प्रोजेक्टस प्राइवेट लिमिटेड द्वारा

आक्षित कपूर अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 28/10/2023 एवं

02:38:16 PM बजे

निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सै० गाजी अब्बास प्रभारी
उप निबंधक : मोहनलालगंज
लखनऊ
28/10/2023

संजय कुमार गौतम
निबंधक लिपिक
28/10/2023

लिहाजा यह संशोधन विलेख रूबरू गवाहान हम उभय पक्षों
ने कतई निष्पादित कर निबन्धीकृत करा दिया ताकि सनद रहे
और समय पर काम आवे।

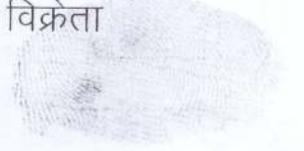
लखनऊ / दिनांक

26/10/23
प्रभारी अधिकारी सम्पत्ति
प्रभारी अधिकारी- सम्पत्ति
विक्रेता



Sanjay Kumar

गवाह :- श्रीराम पाठक
पता :- ल०वि०प्रा०, लखनऊ



Ali



गवाह:- Ali Abid Ali
पता:- 70 Doctor Plaza
Wazirpur L.K.O

Ali

हस्ताक्षर केता



योजना सहायक

Esram Khan
मोहन



Yadunath
(यदुनाथ)
आर वर्ग सहायक
ल०वि०प्रा०

बही सं०: 1

रजिस्ट्रेशन सं०: 33275

वर्ष: 2023

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

प्रथम पक्ष: 1

इस बात से संतुष्ट हो जाने पर कि इस लेखपत्र का निष्पादन श्री लखनऊ विकास प्राधिकरण लखनऊ के द्वारा मनोज कुमार सागर, प्रभारी अधिकारी सम्पत्ति

ने अपने पद के अधिकार से किया है इसलिए उनकी उपस्थिति और हस्ताक्षरों की आवश्यकता नहीं है और लेखपत्र रजिस्ट्रीकरण के लिए स्वीकार किया गया।



द्वितीय पक्ष: 1

श्री पूर्वांचल प्रोजेक्ट्स प्राइवेट लिमिटेड के द्वारा आक्षित कपूर, पुत्र श्री शैलेश कपूर

निवासी: 101, सृजन विहार कॉलोनी, गोमती नगर लखनऊ उत्तर प्रदेश

व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री यदु नाथ, योजना सहायक

निवासी: लखनऊ विकास प्राधिकरण लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता : 2



श्री अली आबिद अलवी, पुत्र श्री जफर अली अलवी

निवासी: 70, डॉक्टर प्लाजा फ्लैट नंबर 1, लक्ष्मण प्रसाद रोड, वजीर गंज लखनऊ उत्तर प्रदेश

व्यवसाय: नौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

टिप्पणी :

सै० गाजी अब्बास प्रभारी
उप निबंधक : मोहनलालगंज
लखनऊ
28/10/2023

संजय कुमार गौतम
निबंधक लिपिक लखनऊ
28/10/2023

प्रिंट करें

LUCKNOW DEVELOPMENT AUTHORITY

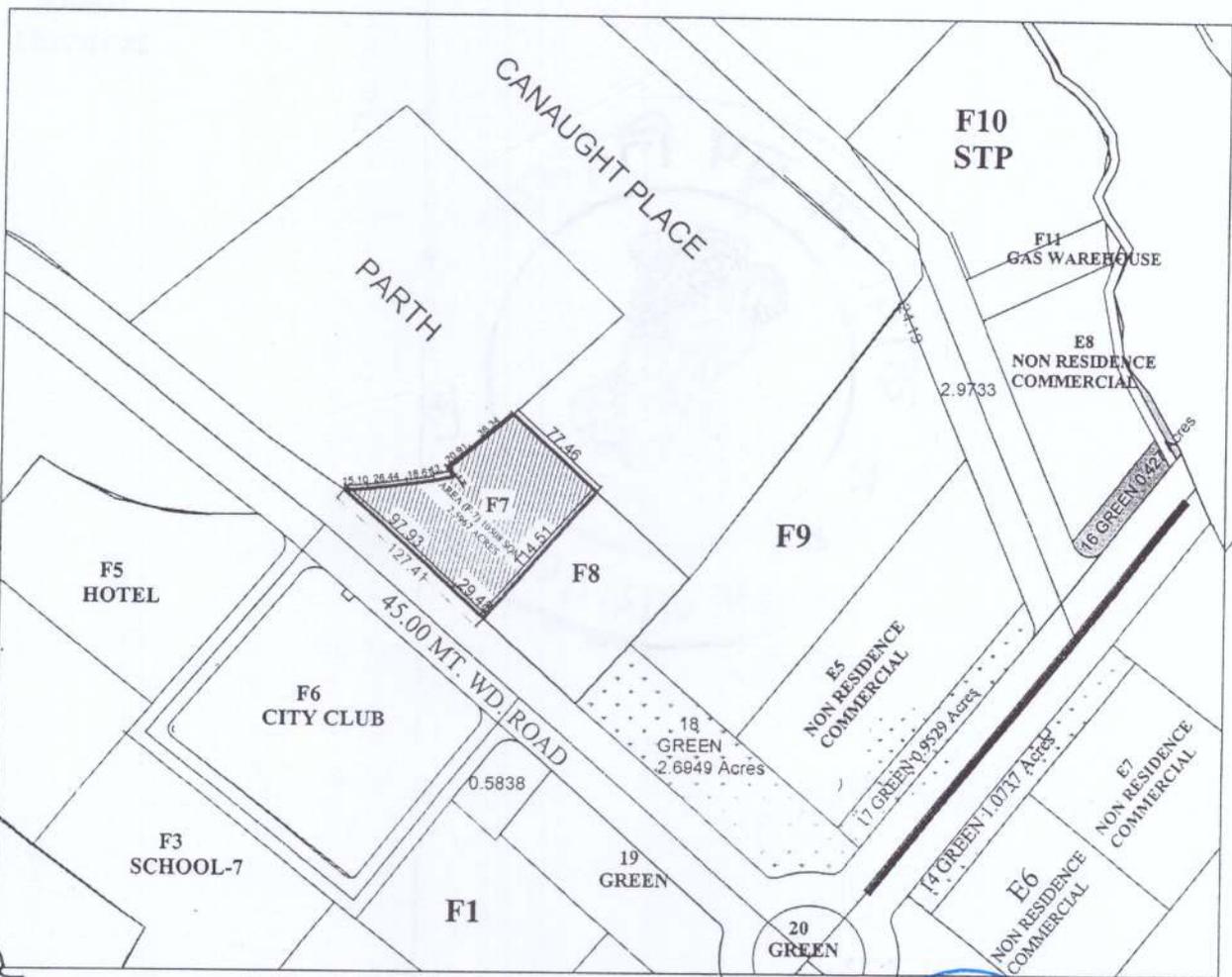
ALLOTTED TO SRI/SMT. : श्रीचंद्र प्रो. प्राणसि
 PLOT/HOUSE NO. : F-7
 SIZE : AS SHOWN
 AREA : 10508.00 SQ. MT.



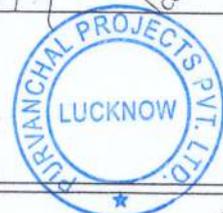
BOUNDARY:
 NORTH : OPEN LAND (L.D.A.)
 SOUTH : 45.00 MT. WD. ROAD
 EAST : PLOT NO. - F-8
 WEST : PARTH (OTHERS LAND)

CHAK GANAJARIYA, SULTANPUR ROAD, LUCKNOW

REVISED SITE PLAN

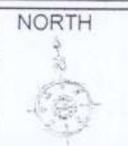


प्रमारी अधिकारी समिति
 लखनऊ, लखनऊ



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REF. FILE NO.- 235/C.T.P./2023
 DATE-04.10.2023
 DRG. NO. :- CHAK GANAJARIYA/16
 THIS PLAN IS PREPARED ON THE BASIS OF APPROVED DRG. OF CHAK GANAJARIYA ON DATED 22-03-2016.
 THIS PLAN IS PREPARED AS PER REPORT GIVEN BY E.E.-2 ON DATED 15-09-2023



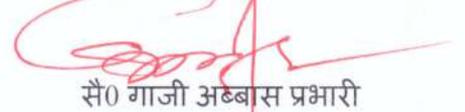
(Handwritten signature)
 D.M.

(Handwritten signature)
 A.P.A.

आवेदन सं०: 202300822052297

बही संख्या 1 जिल्द संख्या 16110 के पृष्ठ 133 से 144 तक क्रमांक
33275 पर दिनांक 28/10/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



सै० गाजी अब्बास प्रभारी

उप निबंधक : मोहनलालगंज

लखनऊ

28/10/2023



प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक मोहनलालगं लखनऊ क्रम 2023232053130

आवेदन संख्या : 202300822052297

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2023-10-28 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम आशित कपूर

लेख का प्रकार शुद्धिपत्र

प्रतिफल की धनराशि 0 / 0.00

1. रजिस्ट्रीकरण शुल्क 100

2. प्रतिलिपिकरण शुल्क 60

3. निरीक्षण या तलाश शुल्क

4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भत्ता

1 से 6 तक का योग 160

शुल्क वसूल करने का दिनांक 2023-10-28 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2023-10-28 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

