

मदर भर्तृ लखनऊ क्रम 2023230017965
 प्रमाणिका : 202300821050183
 प्रार्थना पत्र प्रस्तुत करने का दिनांक: 2023-07-10 00:00:00
 अनुभवों या प्रार्थी का नाम अमित यादव
 लेख का प्रकार विक्रय अनुबंध विवेक
 प्रतिफल की प्रमाणांश 210156000 / 21015537
 1. रजिस्ट्रीकरण शुल्क: 2101560
 2. प्रतिनिधित्व शुल्क: 80
 3. निरीक्षण या नक्शा शुल्क:
 4. मुहताब के अधिप्रभागीकरण लिए शुल्क:
 5. कमीशन शुल्क:
 6. विविध
 7. यात्रिक भत्ता
 1 से 6 तक का योग 2101640
 शुल्क वगुन करने का दिनांक: 2023-07-10 00:00:00
 दिनांक अथवा लेख प्रतिलिपि या नक्शा 2023-07-10 00:00:00
 प्रमाण पत्र वापस करने के लिए तैयार होगा 2023-07-10 00:00:00
 रजिस्ट्रीकरण अधिकारी के इम्ताअर

लखनऊ पत्र वापस किया
रजिस्ट्रीकरण

Paid


<https://irsun.gov.in/irsun/netPaymentRecipientDirectSlipGeneration>

राज्यीकरण, पोस्टा
अनुबंध पत्र
एम.2/884 विना खण्ड राजीकरण, लखनऊ

उपलब्धता विवरण
 राजीकरण पत्र, विना खण्ड, राजीकरण, लखनऊ-10
 फोन 0522-230 322, 230324, 230323
 वेबसाइट: www.kdajknow.co.in



भारत सरकार
GOVERNMENT OF INDIA



अर्पित यादव

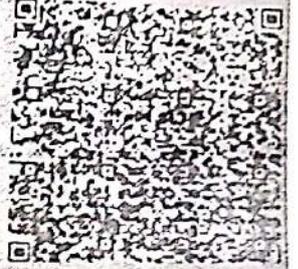
Arpit Yadav

जन्म तिथि / DOB : 06/11/1995

पुरुष / MALE

5420 5005 0281

VID : 9137 1114 3961 6485



मेरा आधार, मंरी पहचान



आधार

पता:

संबोधित: एस आर यादव, 2/ 115, विनय खंड, गोमती
नगर, मालिक टिंबर, गोमतीनगर, लखनऊ,
उत्तर प्रदेश उत्तर प्रदेश - 226010

Address

S/O: S. R Yadav 2/ 115 vinay khand gomti
nagar malik timber Gomtinagar Gomtinagar
Lucknow Uttar Pradesh - 226010

5420 5005 0281



1947

1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No.19-47,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

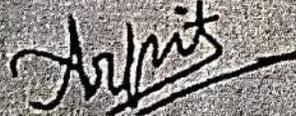
ARPIT YADAV

SANT RAM YADAV

06/11/1995

Permanent Account Number

AMBPY9239J


Signature



10102014


8799037017



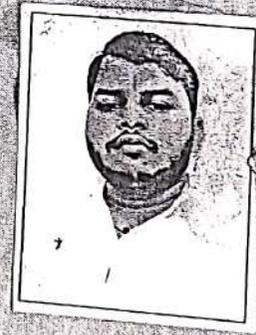
भारत सरकार
Government of India



Download Date: 27/11/2019



संदीप
SANDEEP
जन्म तिथि/DOB: 11/10/1998
पुरुष/ MALE



संदीप

8615815093

Download Date: 27/11/2019

2045 7487 0671

VID : 9149 7420 2358 7641

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

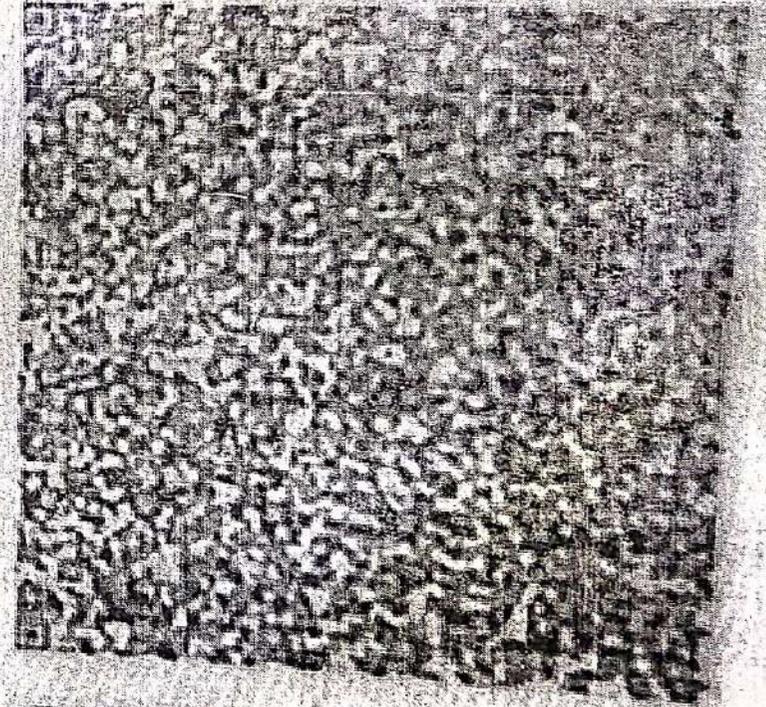


पता:

S/O: महेश यादव, टांडा, सेखपुर समोधा, राय बरेली,
उत्तर प्रदेश - 229301

Address:

S/O: Mahesh Yadav, TANDA, Sekhpur
Samodha, Rae Bareilly,
Uttar Pradesh - 229301



संयोज
5605185193

2045 7487 0671

VID : 9149 7420 2358 7641



1047



help@uidai.gov.in



www.uidai.gov.in

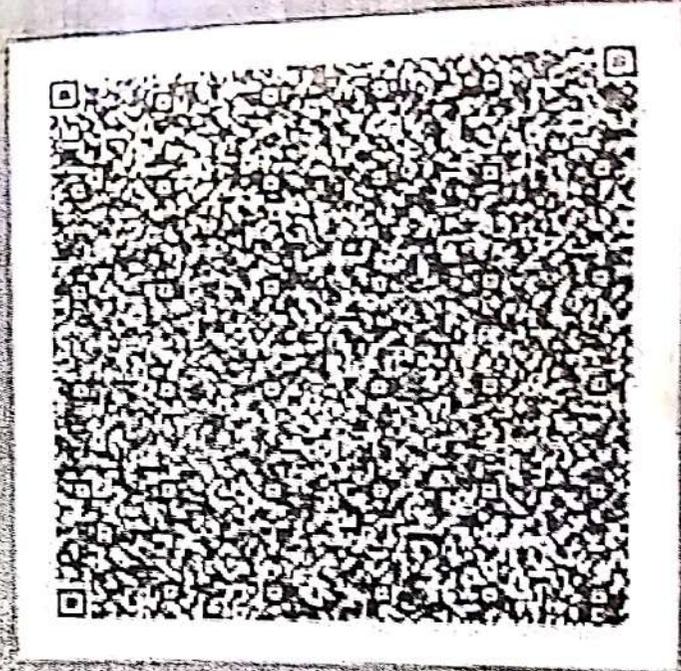
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AUEPV1109R



नाम/ Name
ASHARTH VIKRAM

Asharth
8429037017

पिता का नाम/ Father's Name
AJESH SINGH

जन्म की तारीख/ Date of Birth
03/1994

Asharth
हस्ताक्षर/ Signature

24012023



भारत सरकार
Government of India



यशार्थ विक्रम
Yasharth Vikram
जन्म तिथि/DOB: 20/03/1994
पुरुष/ MALE

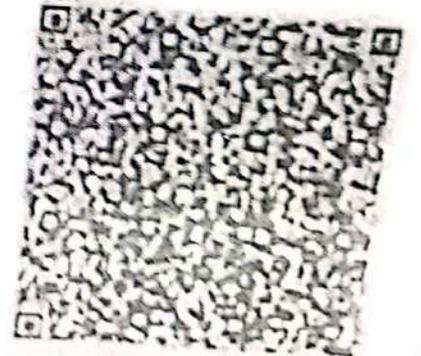


Yasharth

8429037017

3233 1447 3335

VID: 9133 3068 2728 3213



मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण

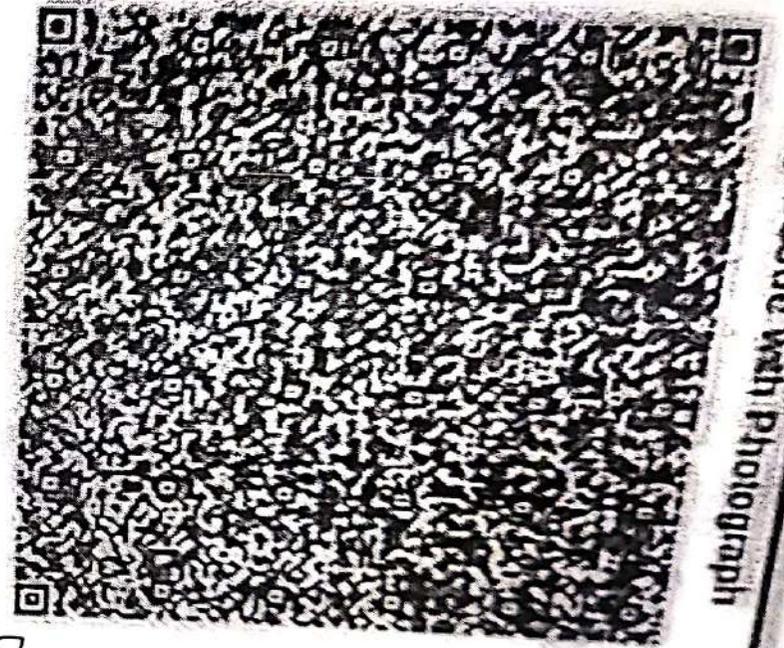
Unique Identification Authority of India

पता:

S/O राजेश सिंह, बी-5/5, विनय खन्ड, गोमती नगर,
गोमतीनगर, लखनऊ,
उत्तर प्रदेश - 226010

Address:

S/O Rajesh Singh, B-5/5, VINAY KHAND,
GOMTI NAGAR, Gomtinagar, Lucknow,
Uttar Pradesh - 226010



QR Code with Photograph

Yashanti

8429037017

3233 1447 3335

VID: 9133 3068 2728 3213



help@uidai.gov.in

www

www.uidai.gov.in

Ward : Chinhat
Consideration Amount : Rs. 21,01,55,376/-
Stamp Paid : Rs. 1,47,11,000/-

SUMMARY OF DEED

1. Type of Land : Group Housing
2. Ward : Chinhat
3. Village/Mohalla : Vibhuti Khand, Gomti Nagar, Lucknow
4. Details of Property : Plot No. 04,
5. Unit of Measurement in (Hect./Sq. meter) : Sq. meter
6. Area of Property : 2937 Sq. meter
7. Details of Road (As per Schedule) : No any
8. Other details (9 mtr. Road/corner etc.) : 18 meter wide Road
9. Type of Property : Commercial / Group Housing

BOUNDARIES :

- North : Plot No.-03;
South : Plot No.-05;
East : Telephone Exchange;
West : 18 Mts Wide Road;

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 (2)

Details of Purchaser

1. **Arpit Yadav aged about 28 years S/O Sri S.R. Yadav**, R/O 2/115, Vinay Khand, Gomti Nagar, Lucknow, U.P.

PAN : AMBPY9239J

Mob. No. : 8299037017

Occupation : Business

2. **Yasharth Vikram aged about 29 years S/O Sri Rajesh Singh**, R/O 5/5, Vinay Khand, Gomti Nagar, Lucknow, U.P.

PAN : AUEPV1109R

Mob. No. : 8429037017

Occupation : Business


प्रभारी अधिकारी (सम्पत्ति)
लखनऊ विकास प्राधिकरण
लखनऊ





AGREEMENT TO SELL WITH POSSESSION

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

Arpit Yadav aged about 28 years S/O Sri S.R. Yadav, R/O 2/115, Vinay Khand, Gomti Nagar, Lucknow, U.P. & Yasharth Vikram aged about 29 years S/O Sri Rajesh Singh, R/O 5/5, Vinay Khand, Gomti Nagar, Lucknow, U.P. (hereinafter referred to as the "**PURCHASER/SECOND PARTY**") which expression unless repugnant to the context shall always mean and include the purchasers themselves, their heirs, successors, 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 "Dainik Jagran" Hindi news paper, "The Times of India" English news paper Lucknow edition and "Times of India" English news paper New Delhi edition dated 22.02.2023 and the said information was also uploaded on the official web-portal of the LDA, fixing date of auction as 17.03.2023 but due to some reasons date of the auction was shifted to 31.03.2023, the information of this was published in the daily news paper "Amar Ujala" "Times of India" on 15.03.2023 and same was also uploaded on official website of Lucknow Development Authority.

AND WHEREAS, the purchaser submitted its tender, pertaining to Commercial Plot No.4, Vibhuti Khand, Gomti Nagar, Lucknow and the bid of the purchaser was the highest @ Rs. 21,51,30,964/-, which was Rs. 40,00,000/- higher than the reserve price fixed by L.D.A. @ Rs.21,11,30,111/- for disposal of the said plot. As such 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.

AND WHEREAS, the purchaser has deposited **Rs. 5,46,07,096/-**. And as such the allotment letter in respect of the said plot of land was

(57)
प्रभारी अधिकारी (सम्पत्ति)
लखनऊ विकास प्राधिकरण
लखनऊ

Arpit Yadav

Yasharth Vikram

issued in favor of the purchaser. And through the aforesaid allotment letter, the Estimated cost pertaining to commercial Plot No. 04, Vibhuti Khand, Gomti Nagar, Lucknow, bearing the estimated area 3367.32 sq. meter was informed to be Rs. 24,09,46,680/-, through the same letter the purchaser was required to deposit the rest amount with interest by way of 21 quarterly installments each, commencing from 21.05.2023 to 21.04.2028. But upon preparation of final Lease plan the actual area of the Plot in question was reduced to **2937 Sq. Mts.** which fact was informed to the purchaser, the purchaser showed his willingness for purchasing the plot in question. So revised Allotment letter was issued after making deduction of the cost of the reduced area. The revised **Allotment Letter No.69/vya./sell/23 dated 09.06.2023** was issued showing the Area of the Plot as **2937 Sq. Mts.** and Estimated cost as **Rs 21,01,55,376/-**. The remaining Sale Consideration was required to paid in 20 installments by the purchaser.

AND WHEREAS, since the purchaser has already deposited a total sum of **Rs. 5,46,07,096/-** which includes the freehold charges, the cost/premium amount land in question and has also deposited the water, sewer and processing charges Rs. 6000/- and the purchaser is also 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. 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. 5,46,07,096/- (Rupees Five Crore Forty Six Lac Seven Thousand Ninety Six Only)** 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. 04, Vibhuti Khand, Gomti Nagar, Lucknow, bearing an area of 2937 Sq. Mts. (Two Thousand Nine Hundred Thirty Seven)** 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.

प्रभारी अधिकारी (सम्पत्ति)
लखनऊ विकास प्राधिकरण
लखनऊ

[Handwritten Signature]

[Handwritten Signature]

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 75% of premium amount by way of quarterly installments with interest within 5 years i.e. in 20 installments. And after making the 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 **09.06.2023**. 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.82,84,616/-	21.07.2023
2.	Rs.1,03,50,951/-	21.10.2023
3.	Rs.1,03,50,951/-	21.01.2024
4.	Rs.1,03,50,951/-	21.04.2024
5.	Rs.1,03,50,951/-	21.07.2024
6.	Rs.1,03,50,951/-	21.10.2024
7.	Rs.1,03,50,951/-	21.01.2025
8.	Rs.1,03,50,951/-	21.04.2025
9.	Rs.1,03,50,951/-	21.07.2025
10.	Rs.1,03,50,951/-	21.10.2025
11.	Rs.1,03,50,951/-	21.01.2026
12.	Rs.1,03,50,951/-	21.04.2026
13.	Rs.1,03,50,951/-	21.07.2026
14.	Rs.1,03,50,951/-	21.10.2026
15.	Rs.1,03,50,951/-	21.01.2027
16.	Rs.1,03,50,951/-	21.04.2027
17.	Rs.1,03,50,951/-	21.07.2027
18.	Rs.1,03,50,951/-	21.10.2027
19.	Rs.1,03,50,951/-	21.01.2028
20.	Rs.1,03,50,951/-	21.04.2028

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 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

प्रभारी अधिकारी (सम्पत्ति)
लखनऊ विकास प्राधिकरण
लखनऊ

[Handwritten Signature]

[Handwritten Signature]

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.
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.

(87)
 प्रभारी अधिकारी (सम्पत्ति)
 लखनऊ विकास प्राधिकरण
 लखनऊ

[Handwritten Signature]

[Handwritten Signature]

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 within a period of 5 years or within such a period as the rules may permit.
11. That the second party/ Purchasers have furnished an affidavit that all the development work over the property in question like raising construction shall be done only by the Arpyash Real Builders Private Limited a company incorporated under the provisions of Companies Act 2013 bearing CIN U68100UP2023PTC181511, PAN AAYCA6532C, at the time of this Agreement to Sell the company has only two Directors having 50% Share each (1) Mr. Arpit Yadav (DIN : 10149861) and (2) Mr. Yasharth Vikram (DIN : 10149862). So the company will carry forward the development work on its name and submit map 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 and FAR pertaining to land in question shall be permissible as per the prevailing rules and regulations for the area as per the provisions of Lucknow Master Plan 2031 and other relevant Government Orders, by laws 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.

(85)
प्रभारी अधिकारी (सम्पत्ति)
लखनऊ विकास प्राधिकरण
भारत

Arpit

Yasharth

18. 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.
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. 04, Vibhuti Khand, Gomti Nagar, 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


प्रभारी अधिकारी (सम्पत्ति)
लखनऊ विकास प्राधिकरण
लखनऊ





increased amount of compensation. And the purchaser to abide by the same.

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.

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. 21,01,55,376/-, upon which stamp duty worth Rs. 1,47,10,876.32/- becomes payable, hence the stamp duty amounting to Rs. 1,47,11,000/- has been paid herewith by the purchaser, through e-stamp certificate No. IN-UP44976255231865V, dated 26-Jun-2023. 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.

SCHEDULE OF PROPERTY

All that piece and parcel of Commercial Plot No. **CP-04, Vibhuti Khand, Gomti Nagar, Lucknow, bearing an area of 2937 Sq. Mts. (Two Thousand Nine Hundred Thirty Seven)** 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:-

प्रभारी अधिकारी (सम्पत्ति)
लखनऊ निजाम प्राधिकरण
लखनऊ

[Handwritten Signature]

[Handwritten Signature]

North : Plot No.-03;
 South : Plot No.-05;
 East : Telephone Exchange;
 West : 18 Mts Wide Road;

IN WITNESS WHEREOF, Sri ... Arvind Tripathi
 as Prabhari Adhikari (Sampatti)/Joint Secretary, Lucknow Development Authority, Lucknow for and on behalf of the seller/first party and **Sri Arpit Yadav & Sri Yasharth Vikram**, as the purchaser, 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 : .2023

Witnesses :-

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

Section Officer
 L.D.A., Lucknow

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

Name : Sandeep
 S/O : Sri Mahesh Yadav
 R/O : Sekhpur, Smodha
 Rae Bareli, U.P.
 Mob. No. : 8005185193
 Occupation : Private Job

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

1. *[Signature]*

2. *[Signature]*
 For and on behalf of
 Purchaser/ Second Party

Prepared By :-

[Signature]
 (RAJESH KUMAR))
 Dealing Clerk

Drafted By :-

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

आवेदन सं: 202300821050183

विक्रय अनुबंध विलेख (कब्जा)

बही सं: 1

रजिस्ट्रेशन सं: 6742

वर्ष: 2023

प्रतिफल- 210156000 स्टाम्प शुल्क- 14711000 बाजारी मूल्य - 210155376 पंजीकरण शुल्क - 2101560 प्रतिलिपिकरण शुल्क - 80 योग : 2101640

श्री अपित यादव,
पुत्र श्री सन्त राम यादव
व्यवसाय: व्यापार
निवासी: 2/115 विनय खण्ड गोमती नगर लखनऊ



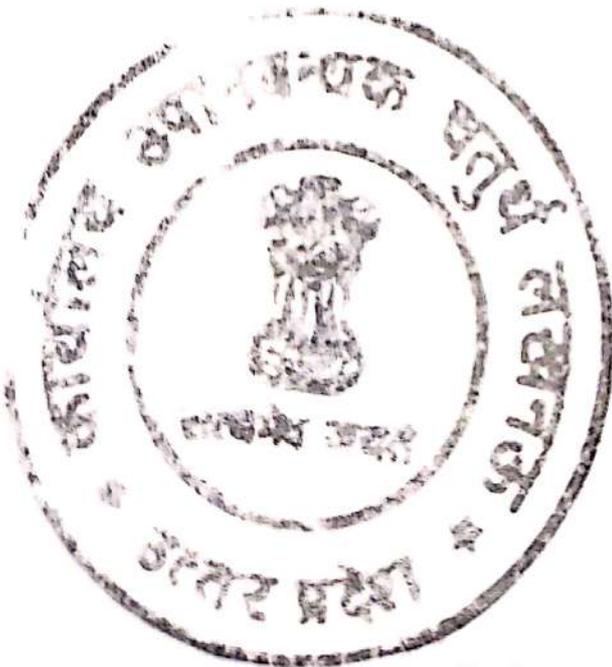
ने यह लेखपत्र इस कार्यालय में दिनांक 10/07/2023 एवं 04:38:05 PM बजे निबधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शिवेन्द्र कुमार सिंह
उप निबंधक: सदर चतुर्थ
लखनऊ
10/07/2023

अमृतेश श्रीवास्तव
निबंधक लिपिक
10/07/2023

प्रिंट करे



बही सं: 1

रजिस्ट्रेशन सं: 6742

तारीख 2023

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

इस बात से सन्तुष्ट हो जाने पर कि इस लेखपत्र का निष्पादन

श्री अरविन्द त्रिपाठी, 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।



क्रेता: 1

[Handwritten signature]

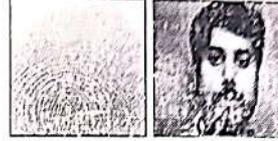
श्री अर्पित यादव, पुत्र श्री सन्त राम यादव

निवासी: 2/115 विनय खण्ड गोमती नगर लखनऊ

व्यवसाय: व्यापार

क्रेता: 2

[Handwritten signature]



श्री यार्शाथ विक्रम, पुत्र श्री राजेश सिंह

निवासी: 5/5 विनय खण्ड गोमती नगर लखनऊ

व्यवसाय: व्यापार



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

[Handwritten signature]

श्री शिव कुमार दूबे प्रभारी अनुभाग अधिकारी, पुत्र श्री स्व धर्म राज दूबे

निवासी: लखनऊ विकास प्राधिकरण लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता: 2



श्री संदीप, पुत्र श्री महेश यादव

निवासी: शेखपुर समौदाशयिक संस्थान

व्यवसाय: नौकरी

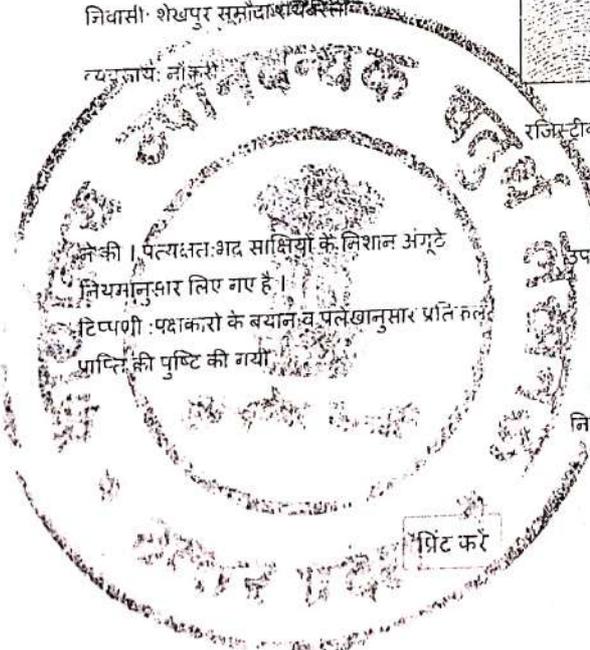


रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

[Handwritten signature]

अरविन्द कुमार सिंह
उप निबंधक, सदर चतुर्थ
लखनऊ
10/07/2023

अमरेश शीवारनव
निबंधक निषिक्त लखनऊ
10/07/2023



LUCKNOW DEVELOPMENT AUTHORITY

ATTACHED TO SRI/SMT. : *अधीन 4.1.2023 का नक्शा संशोधन*

HOUSE NO. : 04

AREA : 44.50M X 66.00M

AREA : 2937.00 SQMT



BOUNDARY:

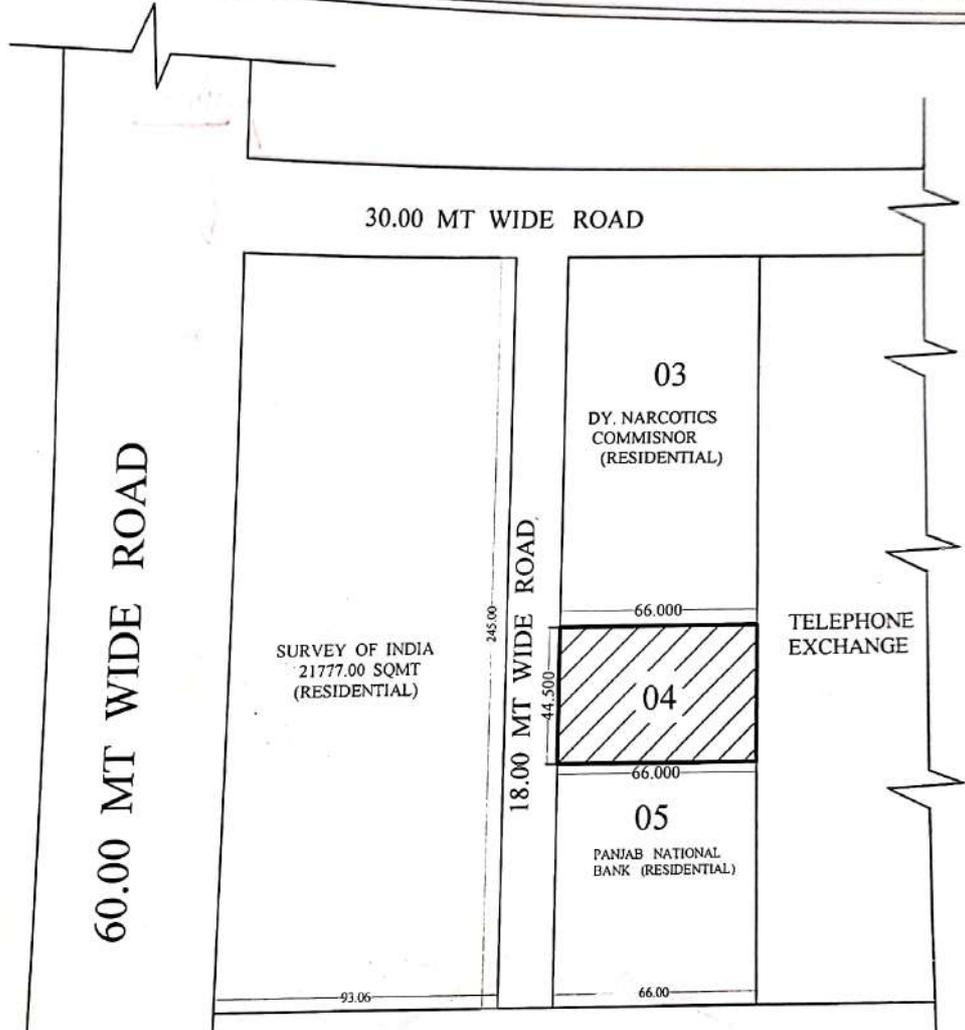
NORTH : PLOT NO-03

SOUTH : PLOT NO-05

EAST : TELEPHONE EXCHANGE

WEST : 18.00 MT WIDE ROAD

SCHEME:-LAYOUT PLAN FOR BULK SALE LAND AT GOMTI NAGAR SCHEME(PHASE - I) LUCKNOW.



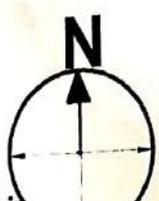
ONLY FOR SITE VERIFICATION

FILE NO. :- 705/C.T.P./2023

DATE :-03.06.2023

THIS SITE PLAN IS THE PART OF APPROVED DWG. NO:- SCHEME VIBHUTI KHAND-, GOMTI NAGAR LUCKNOW

THIS SITE PLAN IS BASED ON THE DIMENTION/ROPORT GIVINE BY DVI-1 ON DATED 31.05.2023



NORTH : A

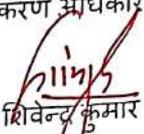
Arjun

Yashwanth

आवेदन सं०: 202300821050183

बही संख्या 1 जिल्द संख्या 20698 के पृष्ठ 275 से 298 तक
क्रमांक 6742 पर दिनांक 10/07/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


शिवेन्द्र कुमार सिंह
उप निबंधक : सदर चतुर्थ

प्रखनऊ
10/07/2023

