

भाग 1

| प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला |

उप निबन्धक(प्रथम) कम सं० 59927

लखनऊ

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 03-Oct-2016

प्रस्तुतकर्ता या प्रार्थी का नाम पोद्दार रियल स्टेट प्रा० लि० द्वारा डाय, एम० के०

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 243,393,02 / 243,394,000.C

1. रजिस्ट्रीकरण शुल्क 20,000.0
2. प्रतिलिपिकरण शुल्क 80
3. निरीक्षण या तलाश शुल्क
4. मुख्तारनामा के अधिप्रमाणीकरण के लिए शुल्क
5. कमीशन शुल्क
6. विविधि
7. यात्रिक भत्ता

1 से 6 तक का योग 20,080.0

शुल्क वसूल करने का दिनांक 03-Oct-2016

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र

वापस करने के लिए तैयार किया 03-Oct-2016

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10401/16



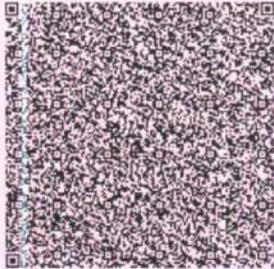
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Base Certificate No.	: IN-UP023435962213240
Rectified Certificate No.	: IN-UP023439436215170
Certificate Issued Date	: 30-Aug-2016 04:38 PM
Account Reference	: SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL01027969178686360
Purchased by	: PODDAR REAL ESTATES PVT LTD
Description of Document	: Article 23 Conveyance
Property Description	: PLOT NO-CP-138, SECTOR-D1, KANPUR ROAD, LUCKNOW.
Consideration Price (Rs.)	:
First Party	: PRABHARI ADHIKARI SAMPATI L D A LUCKNOW
Second Party	: PODDAR REAL ESTATES PVT LTD
Stamp Duty Paid By	: PODDAR REAL ESTATES PVT LTD
Stamp Duty Amount(Rs.)	: 1,70,38,000 (One Crore Seventy Lakh Thirty Eight Thousand only)



-----Please write or type below this line-----



for PODDAR REAL ESTATES PVT. LTD.

[Signature]
प्रबारी अधिकारी सम्पत्ति
लखनऊ विकास प्राधिकरण



[Signature]
Chairman/Director/Manager

VO 0000764525

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



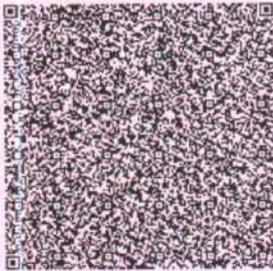
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP023435962213240
Certificate Issued Date : 30-Aug-2016 03:54 PM
Account Reference : SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
Unique Doc. Reference : SUBIN-UPUPSHCIL01027963408393150
Purchased by : PODDAR REAL ESTATE PVT LTD
Description of Document : Article 23 Conveyance
Property Description : PLOT NO-CP-138, SECTOR-D1, KANPUR ROAD, LUCKNOW.
Consideration Price (Rs.) :
First Party : PRABHARI ADHIKARI SAMPATI L D A LUCKNOW
Second Party : PODDAR REAL ESTATE PVT LTD
Stamp Duty Paid By : PODDAR REAL ESTATE PVT LTD
Stamp Duty Amount(Rs.) : 1,70,38,000
(One Crore Seventy Lakh Thirty Eight Thousand only)



RECTIFIED CERTIFICATE ISSUED
AGAINST THIS CERTIFICATE

P. Raut

-----Please write or type below this line-----

For PODDAR REAL ESTATES PVT. LTD.

[Signature]
प्रबारी अधिकारी सम्पत्ति
लखनऊ विकास निगमकरण

[Signature]
Chairman, Director/Manager

VO 0000764528

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Ward : Vidyawati Devi Nagar
 Sale Consideration : Rs. 24,33,93,024/-
 Stamp Duty : Rs. 1,70,38,000/-
 V-Code : 0079

SUMMARY OF DEED

- | | | | |
|----|---|---|---|
| 1. | Type of Land | : | Commercial |
| 2. | Ward/Pargana | : | Vidyawati Devi Nagar |
| 3. | Mohalla/Village | : | Sector-D1, Kanpur Road
Yojana, Lucknow |
| 4. | Details of Property | : | Property No. C.P-138 |
| 5. | Unit of Measurement in
(Hect./Sq. meter) | : | Sq. meter |
| 6. | Area of Property | : | 14050.95 Square meter |
| 7. | Details of Road
(As per Segment Road) | : | N.A. |
| 8. | Other details
(9 mtr. Road/corner etc.) | : | 30 meter wide road
& Corner |
| 9. | Type of Property | : | Commercial Land |

BOUNDARIES :

North : 30.0 meter wide road;
 South : 12.0 meter wide Road & Plot No. C.P.-139,
 East : 24.0 meter wide Road,
 West : 12.0 meter wide Road,

Number of First Party (1)

Details of Seller

LUCKNOW DEVELOPMENT AUTHORITY, through Joint Secretary,
 office situated at Pradhikaran Bhawan, Vipin Khand, Gomti Nagar,
 Lucknow

Number of Second Party (1)

Details of Purchaser

PODDAR REAL ESTATE (P) LTD., through Director- **Sri M.K. Poddar** son of Radhey Shyam Poddar, Gagnanchal Ist Floor, 37 Dr. Abani Dutta Road, Salkia, Howrah-711106 (West Bengal)


 बिक्रेतारी अधिकारी सम्पत्ति
 लखनऊ विकास प्राधिकरण


 श्री M.K. Poddar

SALE - DEED

THIS SALE DEED is made between **LUCKNOW DEVELOPMENT AUTHORITY**, through **Joint Secretary, 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**.

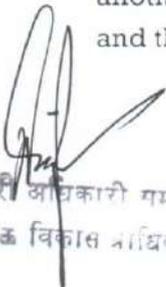
A N D

PODDAR REAL ESTATE (P) LTD., through **Director- Sri M.K. Poddar son of Radhey Shyam Poddar, Gagnanchal 1st Floor, 37 Dr. Abani Dutta Road, Salkia, Howhah-711106 (West Bengal)** (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, the land was acquired in public interest by the Lucknow Development Authority under the provisions of Land Acquisition Act 1894, under Kanpur Road Scheme and after acquisition of land the seller amongst others has developed the land popularly known as Sector-D1, Kanpur Road Yojana, Lucknow, and as such the seller possess the land which is free from all encumbrances.

AND WHEREAS, the tenders for disposal of Commercial Plot in several sectors in Kanpur Road Yojana, Lucknow, were invited by making publication in the Daily News Paper "Hindustan Times", "Rastriya Sahara" & "Dainik Jagran" dated 10.08.2007 Edition, fixing the date of submission of tender as 27.08.2007 and the auction to be held on 29.08.2007.

AND WHEREAS, the purchaser submitted the tender in respect of Plot No. C.P. 138, Sector-D1, bearing expected area of 14000 sq. meter, Kanpur Road Scheme, Lucknow, and he was the highest bidder @ Rs. 16,000/- per sq. meter, in comparison to reserve price fixed @ Rs. 6000/- per sq. meter. As such the name of Purchaser was recommended for allotment being highest bidder by the Auction Committee on 29.08.2007, and the same was approved by the Vice-Chairman on 10.09.2007.


प्रभारी अधिकारी सम्पत्ति
सखनक विकास प्राधिकरण

For **PODDAR REAL ESTATES PVT. LTD.**


Chairman/Director/Manager

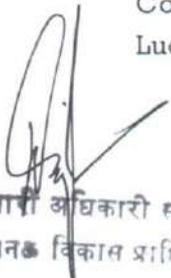
AND WHEREAS, the land of plot No. CP-138, Sector-D1, Kanpur Road Scheme, Lucknow has been increased by 50.95 (Fifty point Nine Five) sq. meter, and in such manner the area of total land has become 14050.95 (Fourteen Thousand Fifty point Nine Five) sq. meters.

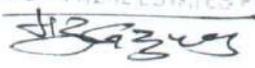
AND WHEREAS, the allotment letter through dispatch No. 631/PO(K), dated 01.01.2008 was issued to the purchaser informing that after adjusting the deposited amount of Rs. 7,84,00,000/-, the rest amount was directed to be paid in five quarterly installments.

AND WHEREAS according to land area of 14050.95 sq. meter, the purchaser was required to deposit the cost of land @ Rs. 16000/- per sq. meter, amounting to Rs. 22,48,15,200/-, but the purchaser deposited Rs. 22,40,00,000/-, as such 5% rebate according to Rules of L.D.A. was provided to the purchaser upon 75% amount. In such manner the purchaser got rebate of Rs. 84,00,000/-. Since according to G.O. dated 10.05.1995 issued by the Government of Uttar Pradesh there is a provision to convert the land into freehold by charging 12% freehold charges. In such manner the purchaser was required to deposit a sum of 2,69,77,824/- towards freehold charges. In such manner the purchaser was required to deposit the cost/premium of land Rs. 22,48,15,200/- + 2,69,77,824/- = Rs. 25,17,93,024/- towards consideration amount, but since due to early deposit after admissible 5% rebate it became Rs. 25,17,93,024/- (-) Rs. 84,00,000/- = Rs. 24,33,93,024/- (Rupees Twenty Four Crore Thirty Three Lakh Ninety Three Thousand Twenty Four), which amount stands paid by the purchaser. In addition to the said amount a sum of Rs. 5000/- towards water sewer charges and Rs. 500/- towards processing charges has also been paid, but the said amount is not included in consideration amount. Since the required amount stand paid by the purchaser, hence the necessity for execution of the present deed.

HENCE THIS SALE DEED WITNESSETH AS UNDER

1. That in total consideration amount of premium with freehold charges total amounting to Rs. 24,33,93,024/- (Rupees Twenty Four Crore Thirty Three Lakh Ninety Three Thousand Twenty Four), in respect of Commercial Plot No. CP-138, Sector D1, Kanpur Road Scheme, Lucknow, bearing total plot area 14050.95 (Fourteen Thousand Fifty

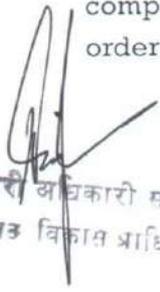

अधिकारी सम्पत्ति
लखनऊ विकास प्राधिकरण

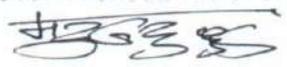

Chairman, Director/Manager

PODDA REAL ESTATES PVT. LTD.

point Nine Five) sq. meter, has been fully sold, transferred and conveyed by the seller in favour of the Purchaser through this deed for Commercial purposes. Details of which have been mentioned in "Schedule of Property" given at the foot of this deed.

2. That the purchaser has paid the aforesaid consideration amount to the seller in the manner as detailed in "Schedule of Payment" of the office file of L.D.A., as such in consideration to the said amount as well as the covenants made by the purchaser with the seller through this deed, the seller has fully sold and transferred the aforesaid plot of land to the purchaser and the purchaser shall be legally entitled to use the same for the commercial purposes as provided in the Lucknow Master Plan-2021.
3. That the terms and conditions of the allotment as well as contained in the tender notice and the Rules & Regulations of the Seller shall be fully applicable upon the purchaser, who shall abide by the same.
4. 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.
5. That the purchaser shall raise the constructions according to plan duly approved in this regard from the Competent Authority L.D.A., Lucknow, preferably within a period of 5 years or as the Rules may be applicable.
6. That the purchaser shall pay all the taxes, charges and any other thing leviable after sale deed which may be lawfully levied and imposed by any Local Authority, State or Central Government or any other Competent Authority from time to time.
7. 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


प्रभारी अधिकारी सम्पत्ति
सखनउ विकास प्राधिकरण



12/11/2021

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. And the said consideration shall be equally applicable to the transferees of the purchaser who shall be bound to make payment if demanded by L.D.A. in this regard.

8. That the purchaser covenants with the seller 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.
9. That no legal proceedings of any kind may be commenced beyond the territorial limits of Lucknow Jurisdiction.
10. 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 and the Vice Chairman L.D.A., shall appoint the Arbitrator and the matter shall be referred to him. The decision given by the Arbitrator shall be final and binding upon both the parties.
11. That FAR and Ground Coverage shall be permissible to the purchaser for construction upon the aforesaid plot of land as per Rules applicable for commercial land of L.D.A. in the said scheme.
12. That the set-backs shall be applicable in accordance with भवन निर्माण एवं विकास उपविधि 2008.
13. That the purchaser shall be bound to make the provision of the parking space according to Rules as well as the law applicable at the time of construction. And if the proper parking space is not provided then the Competent Authority shall have every right to take action against the purchaser.
14. That the purchaser shall also be bound to raise construction with a provision of anti earthquake system including the provision for rain water harvesting and making provision according to rules of Fire fighting.


घण्टा अधिकारी सम्पत्ति
सखनऊ विकास अधिकरण



विक्रय पत्र

243,393,024.00 / 243,394,000.00

20,000.00

80

20,080.00

22

प्रतिफल

मालियत

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

पृष्ठों की संख्या

श्री पोद्दार रियल स्टेट प्रा० लि० द्वारा डाय, एम० के० पोद्दार
पुत्र श्री राधेश्याम पोद्दार

व्यवसाय व्यापार

निवासी स्थायी पता अस्थायी पता अम्नी दत्ता रोड सलकिया हावडा वेस्ट बेंगाल

ने यह लेखपत्र इस कार्यालय में दिनांक 3/10/2016 समय 2:14PM

बजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एस.वी.सिंह
उप निबन्धक(प्रथम)

लखनऊ

3/10/2016

निष्पादन लेखपत्र बाद सुनने व समझने मजमून व प्राप्त धनराशि रु. प्रलेखानुसार उक्त
विक्रेता क्रेता

इस बात से संतुष्ट हो जाने पर कि इस लेखपत्र का निष्पादन श्री एन० एन० सिंह प्र० अ० स० ल० वि० प्रा० ने अपने पद के अधिकार से किया है इसलिये उनकी उपस्थिति और हस्ताक्षरों की आवश्यकता नहीं है, और लेखपत्र रजिस्ट्रीकरण के लिए स्वीकार किया गया।

श्री पोद्दार रियल स्टेट प्रा० लि० द्वारा डाय, एम० के० पोद्दार
पुत्र श्री राधेश्याम पोद्दार
पेशा व्यापार
निवासी अम्नी दत्ता रोड सलकिया हावडा वेस्ट बेंगाल



ने निष्पादन स्वीकार किया।

जिनकी पहचान सचिन अग्रवाल
एच० सी० अग्रवाल

पेशा व्यापार

निवासी 252/45 रकाबगंज लखनऊ

व राम सिंह योजना सहा० ल० वि० प्रा०

पेशा नौकरी

निवासी

ने की।

प्रत्यक्षतः भद्र नाशियों के निशान अंगूठे नियमानुसार लिये गये हैं।

Sachin A



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एस.वी.सिंह
उप निबन्धक(प्रथम)

लखनऊ

3/10/2016

15. That the purchaser shall have to obtain the permission regarding construction from Nagar Nigam, State Government, Central Government and other Organization as may be required after paying proper fees as may be applicable there at his own cost and expenses.
16. That in case at any time it may be found that the purchaser 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 may also be cancelled according to law, and 50% of the sale price will be forfeited.
17. That the purchaser shall have no right to make transfer of land by making subdivision of demised land, without getting permission from L.D.A.
18. 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.
19. That the purchaser shall do all such things and provide all facilities and things as may be required according to law to be done for the commercial properties purposes. The purchaser shall also obtain the permission and clearances from the Concerned Departments as may be required according to rules. The purchaser shall abide by all the rules and instructions which-so-ever may be applicable and be issued from time to time, pertaining to the land allotted for commercial purposes.
20. That the legal possession of the land in question has been delivered to the purchaser through this deed.
21. That it is to clarify that if at any time it is found that the purchaser has not paid the full amount as applicable, or it is revealed that due to any omission or misinterpretation of any rule or directions or miscalculation or any human or technical error, the consideration

बनारसी अधिकारी सम्पत्ति
नखतत विकास प्राधिकरण

for PODDAR REAL ESTATES PVT. LTD.


Chairman/Director/Manager

amount has been less charged by L.D.A. in all such circumstances, the purchaser covenant with the seller and has undertaken that in case it is found at any time, then 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.

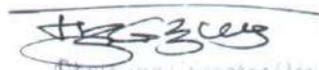
22. That the terms and conditions as contained in the present deed shall also be equally applicable to the transferees of the land in question.
23. That the expenses for execution and registration of this deed shall be borne by the purchaser.
24. That the purchaser has paid the total consideration amount to the seller in respect of the aforesaid plot of land, total amounting to Rs. 24,33,93,024/- and 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 payable upon the actual amount of consideration which is actually paid by the purchaser to the Development Authorities, as such the stamp duty amounting to Rs. 1,70,37,580/- is payable upon the aforesaid sale consideration amount, hence a sum of Rs. 1,70,38,000/- towards stamp duty has been paid by the purchaser through e-stamp bearing Base Certificate No. IN-UP02343596221324O, dated 30, August, 2016, which is Rectified and thereafter bearing Rectified Certificate No. IN-UP02343943621517O, dated 30, August, 2016 amounting to Rs. 1,70,38,000/-. It is clarified that the physical possession of demised land has not been delivered to be purchaser which shall be delivered by L.D.A. after execution and registration of present sale deed.

SCHEDULE OF PROPERTY

All that Piece and parcel of Commercial Plot No. CP-138, bearing an area of 14050.95 (Fourteen Thousand Fifty point Nine Five) sq. meter, situated at Sector-D1, Kanpur Road Scheme, Lucknow, delineated and marked with Italic Lines in the annexed map plan, which forms part of this deed. The boundaries of the demised land are as under :-

प्रभारी अधिकारी सम्पत्ति
लखनऊ विकास प्राधिकरण

for PDDAR REAL ESTATE PVT. LTD.


Chairman/Director/Manager

क्रेता

Registration No. : 18481

Year : 2,016

Book No. : 1

0201 पोद्दार रियल स्टेट प्रा0 लि0 द्वारा डाय, एम0 के0 पोद्दार
राधेश्याम पोद्दार
अम्नी दत्ता रोड सलकिया हावडा वेस्ट बेगल
व्यापार



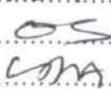
North : 30.0 meter wide road;
South : 12.0 meter wide Road & Plot No. C.P.-139,
East : 24.0 meter wide Road,
West : 12.0 meter wide Road,

IN WITNESS WHEREOF, Sri Narendra Narayan Singh as Joint Secretary/Prabhari Adhikari Sampatti, Lucknow Development Authority, Lucknow for and on behalf of the Seller and **Sri M.K. Poddar** as Director for and on behalf of the Purchaser Firm, both have appended their hands to these presents in presence of the witnesses at Pradhikaran Bhawan, Vipin Khand, Gomti Nagar, Lucknow on the day, month and year mentioned below.

Lucknow
Dated : September, 2016



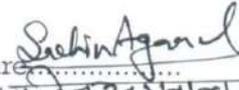
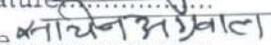
Witnesses :-

1. Signature : 
Name : Anil Kumar Kanyaya
Address : 
L.D.A., Lucknow



प्रभारी अधिकारी सम्पत्ति
for and on behalf of
Lucknow विकास प्राधिकरण
(Seller/L.D.A.)
P.R. Poddar REAL ESTATE

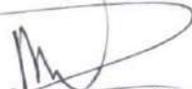


2. Signature : 
Name : 
Father's Name : Mr. H.C. Agarwal
Address : 252/45, 3ठा बाजार
लखनऊ 1

Poddar Real Estate (P) Ltd.
through Director
Sri M.K. Poddar
(Purchaser)
PAN-AAECP3559J

Prepared by :




(Mahendra P. Singh)
Dealing Clerk

Drafted By :-




(Anoop Kumar Asthana)
Advocate
Chief Retainer L.D.A.
Mobile No. 9839570979

गवाह

Registration No.: 18481

Year: 2016

Book No. : 1

W1 सचिन अग्रवाल
एच0 सी0 अग्रवाल
252/45 रकाबगंज लखनऊ
व्यापार



W2 राम सिंह योजना सहा0 ल0 वि0 प्रा0

नौकरी



LUCKNOW DEVELOPMENT AUTHORITY

58

PART LAYOUT PLAN OF SECTOR D1 (COMMERCIAL) IN KANPUR ROAD SCHEME

BOUNDRY

SHOWING PLOT NO:- CP-138/D-1

NORTH:- 30.0m ROAD

PLOT OF SRI/SMT :-

SOUTH:- 12.0m ROAD / CP-139/D-1

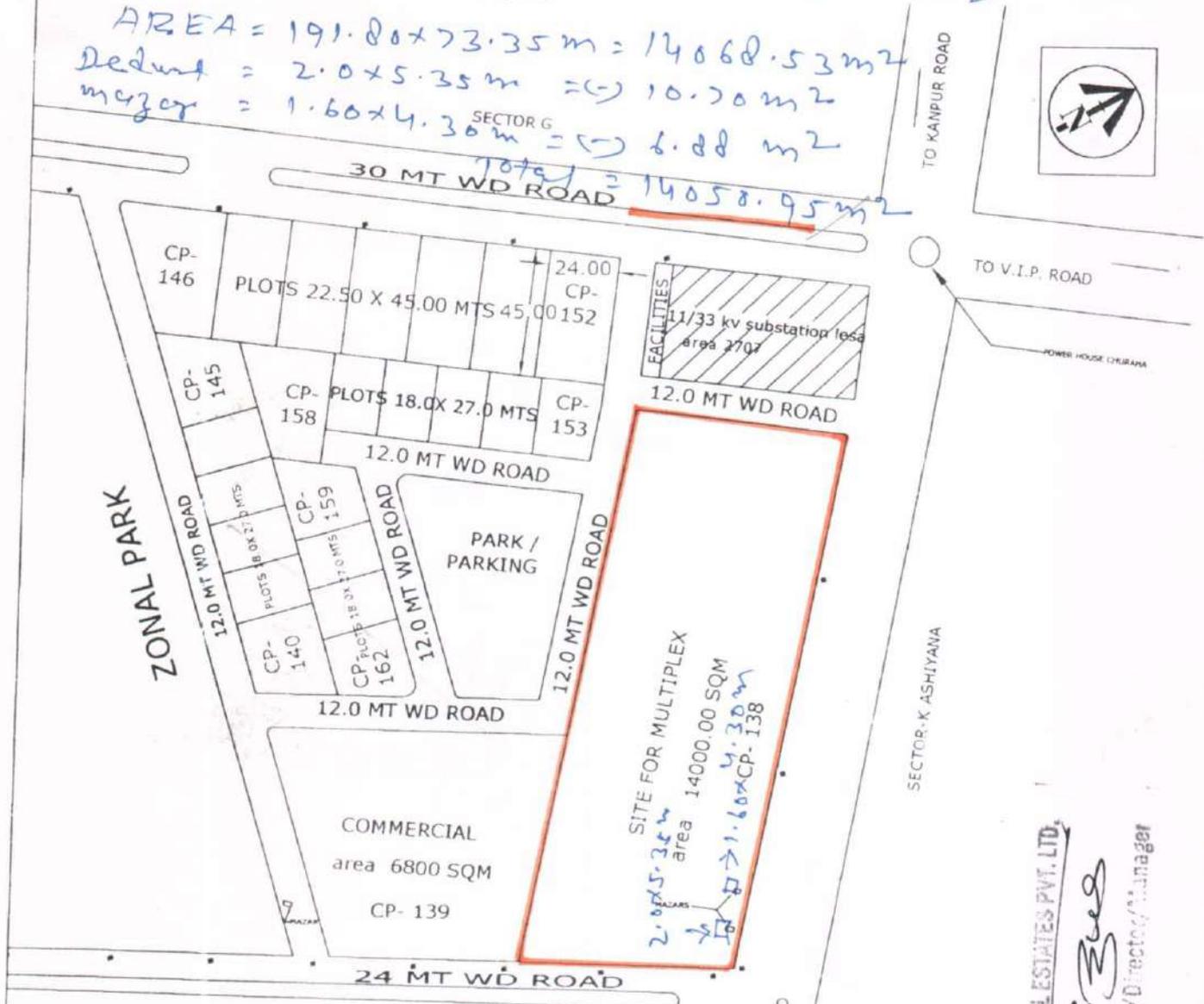
PLOT SIZE :- 191.80 x 73.35 m (IN MTS)

EAST:- 24.0m ROAD

PLOT AREA :- (IN SQM)

WEST:- 12.0m ROAD

AREA = $191.80 \times 73.35 \text{ m} = 14068.53 \text{ m}^2$
 Deduct = $2.0 \times 5.35 \text{ m} = 10.70 \text{ m}^2$
 merger = $1.60 \times 4.30 \text{ m} = 6.88 \text{ m}^2$
 Total = 14050.95 m^2



FOR PODDAR REAL ESTATES PVT. LTD.

[Signature]

Chairman/Director/Manager

SECTOR M
HERBAL GARDEN

MAHAVEERJI JAIN TEMPLE
GURUDWARA
OPEN LAND
PETROL PUMP

TO RAJNI KHAND

प्रभारी अधिकारी सम्पत्ति
संलग्न विकास प्राधिकरण
D/M

[Signature]
9.6.08
J.E.

[Signature]
A.E.

[Signature]
E.E.

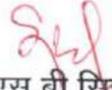
आज दिनांक 03/10/2016 को

वही सं. 1 जिल्द सं. 21582

पृष्ठ सं. 21 से 42 पर क्रमांक 18481

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


एस.वी.सिंह

उप निबन्धक(प्रथम)

लखनऊ

3/10/2016

