



उत्तर प्रदेश UTTAR PRADESH

लखनऊ विकास प्राधिकरण  
लखनऊ



BA 666271

7 3 MAR 2012

**CERTIFICATE**

In pursuance of order of the collector No. 18 Dated 06.04.2011 Passed under Section 10-A at the stamp act is certified that an amount of ₹ 1,58,87,000/- in words (Rupees One Crore Fifty Eight Lacs Eighty Seven Thousands Only) has been paid by Purvanchal Projects Pvt. Ltd., 3/247, Vishal Khand, Gomti Nagar, Lucknow in cash as stamp duty in respect of this instrument in the State Bank of India Lucknow by Challan No. G-080023 dated 30-03-2012 a copy of which is annexed herewith.

प्रभास कुमार (सम्पत्ति)  
लखनऊ विकास प्राधिकरण

Dated : 31-03-12

लखनऊ

Chief Treasury Officer  
Lucknow

31/03/12  
प्रिय रंजन कुमार  
मुख्य कोषधिकारी  
कलेक्ट्रेट, लखनऊ

For Purvanchal Projects Pvt. Ltd.



Handwritten signature or initials.

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100



₹. 100

ONE HUNDRED RUPEES

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लखनऊ विकास प्राधिकरण

उत्तर प्रदेश UTTAR PRADESH



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31/03/2012

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प्रिय राजन कुमार  
मुख्य कोषाधिकारी  
कलेक्टर, लखनऊ

For Purvanchal Projects Pvt. Ltd.



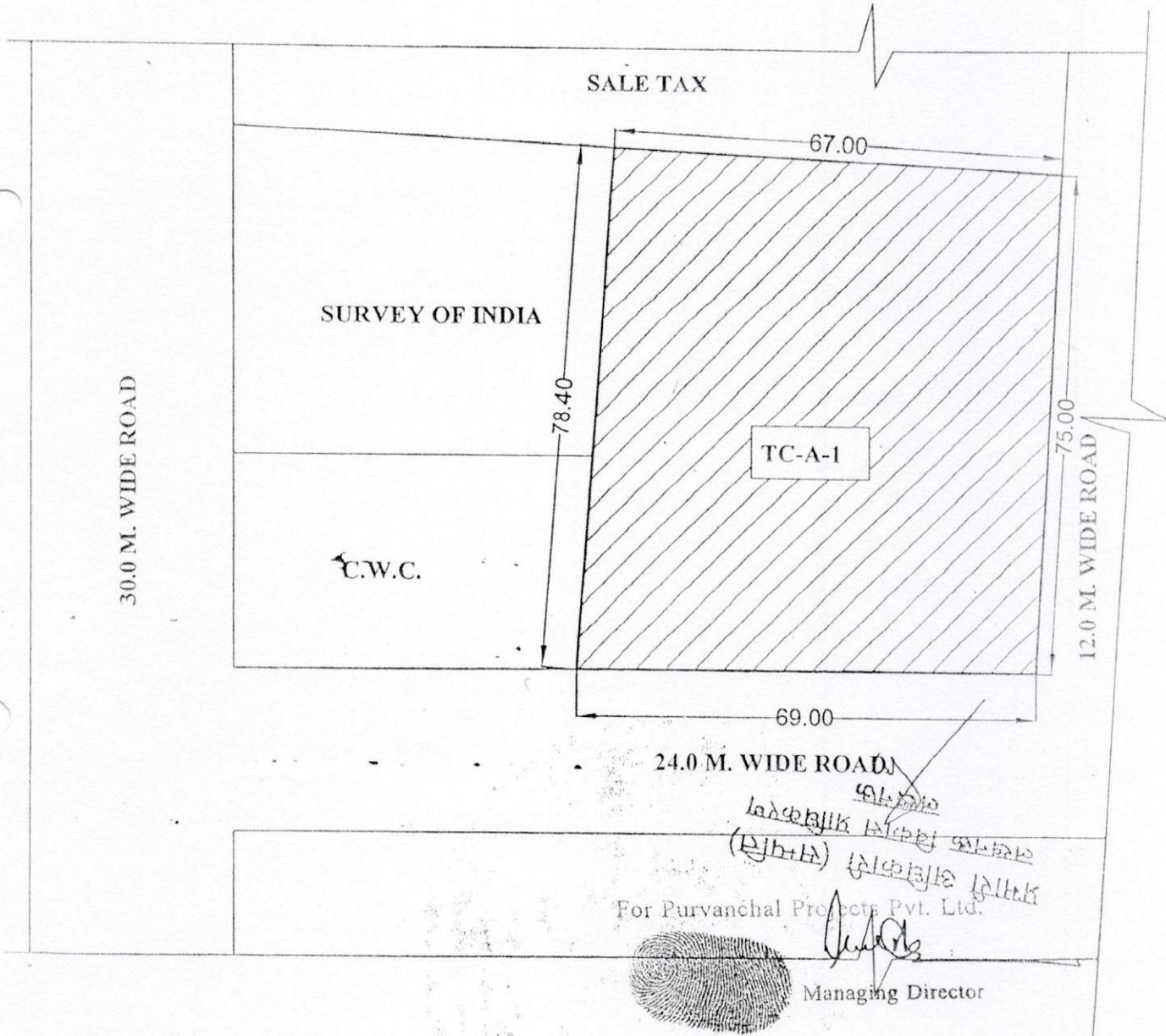
# LUCKNOW DEVELOPMENT AUTHORITY



LEASE TO SRI/SMT. : .....  
 PLOT/HOUSE NO. : TC-A-1  
 SIZE : AS PER SITE  
 AREA : 5209.75 SQMT.

BOUNDARY:  
 NORTH : 12.0 M. WD. ROAD  
 SOUTH : SURVRY OF INDIA & C.W.C.  
 EAST : 24.0 M. WD. ROAD  
 WEST : SALE TAX

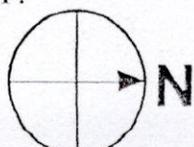
## VIBHUTI KHAND, GOMTI NAGAR , LUCKNOW.



For Purvanchal Projects Pvt. Ltd.  
 (Pvt. Ltd.)



Managing Director

DRG. NO. :- 235/VIBHUTI/GN /08	DATE :- 13/12/2011	
FILE NO. :- 600/C.T.P./INDEX/08	DEALT BY :-	
THIS LEASE PLAN IS THE PART OF APPROVED LAYOUT PLAN OF VIBHUTI KHAND, GOMTI NAGAR SCHEEM DATED 10.09.96.	VIKRAM SINGH	
THIS PLAN IS PREPARED ON THE BASIS OF SURVEY REPORT GIVEN BY E.E. -I, OF PLOT NO. -TC-A-1 ON DATED- 12/12/11.	NORTH :- 	<p><i>Anita</i>                  ANITA SRIVASTAVA                  A.T.P.</p> <p><i>J.N.Reddy</i>                  J.N.REDDY                  T.P.</p>

उपकोषागार/बैंक का नाम व शाखा : State Bank of India, Govt. Business Branch, Lucknow

1. जिस व्यक्ति (पदनाम यदि आवश्यक हो) या Purvanchal Projects Pvt. Ltd., संस्था के नाम से धनराशि जमा की जा
2. पता :- 3/247, Visal Khand, Gomti Nagar, Lucknow
3. पंजीकरण संख्या/पक्ष का नाम व वाद.....
4. जमा की जा रही धनराशि का पूर्ण विवरण :- For General Stamp Papers (धनराशि किस हेतु जमा की जा रही है तथा किस विभाग के पक्ष में जमा की जा रही है)
5. चालान की सकल राशि रू0 1,58,87,000/-
6. चालान की निबल राशि रू0 1,58,87,000/-
7. लेखा शीर्षक का पूर्ण विवरण /लेखा .....

शीर्षक की मुहर .....

0030-स्टाम्प तथा पंजीकरण

02-रॉकेट

102-स्टाम्पों की विधि

0202-(SAS)

eran-stamp

8. लेखा- शीर्षक का 13 डिजिट कोड

मुख्य लेखा- शीर्षक उप मुख्य- शीर्षक लघु-शीर्षक -उप- शीर्षक ब्योरेवार-शीर्षक धनराशि (अंको में)

0	0	3	0	0	2	1	0	2	0	0	0	0	1,58,87,000 / -
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धनराशि (शब्दों में) Rupees One Crore Fifty Eight Laes Eighty Seven Thousand Only

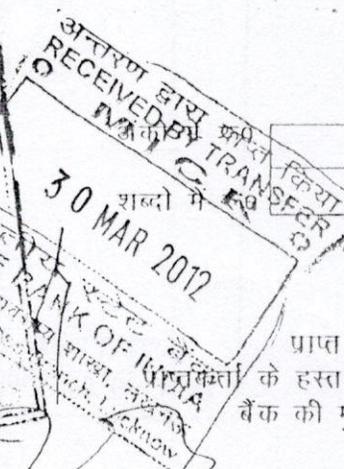
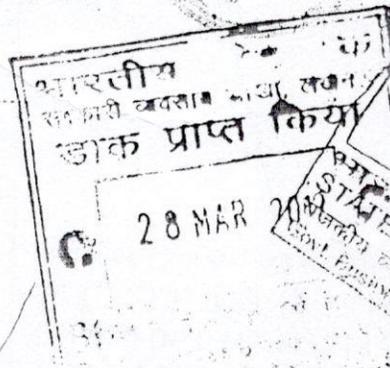
योग 1,58,87,000 / -

चालान में लेखा शीर्षक की पुष्टि करने वाले विभागीय अधिकारी के हस्ताक्षर मुहर सहित

जमाकर्ता का नाम व हस्ताक्षर  
Arun Khanna, Advocate

केवल उपकोषागार / बैंक के प्रयोगार्थ

चालान संख्या .....



प्रभारी अधिकारी (सम्पत्ति)  
लखनऊ विकास प्राधिकरण  
लखनऊ

For Purvanchal Projects Pvt. Ltd.

Ward	: Chinhat
Sale Consideration	: Rs. 22,69,41,081/-
Valuation	: Rs. 22,69,41,081/-
Stamp Duty paid	: Rs. 1,58,87,000/-

### SUMMARY OF DEED

1. Type of Land	: Commercial
2. Ward/Pargana	: Chinhat
3. Mohalla/Village	: Vibhuti Khand, Gomti Nagar Lucknow
4. Details of Property	: Plot No. TC-A-1
5. Unit of Measurement in (Hect./Sq. meter)	: Sq. meter
6. Area of Property	: 5209.75 Square meter
7. Details of Road (As per Schedule)	: Corner
8. Other details (9 mtr. Road/corner etc.)	
9. Type of Property	: Commercial Land
10. Total area of Property (in case of multistoried building)	: N.A.
11. Total Covered Area	: N.A.
12. Status -Finished/ Semi-finished/other	: N.A.
13. Valuation of Trees	: N.A.
14. Boring/Well/Other	: N.A.
15. Built-up area	: N.A.
16. Year of Construction	: N.A.
18. Sale Consideration	: Rs. 22,69,41,081/-

### **BOUNDARIES :**

East	: 24.0 meter wide road,
West	: Sale Tax,
North	: 12.0 meter wide road,
South	: Survey of India & C.W.C.

### **Number of First Party (1)**

### **Details of Seller**

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

**Number of Second Party (1)**  
**Details of Purchaser**

M/S. PURVANCHAL PROJECTS PVT. LTD., the company incorporated under the Companies Act, 1956, represented through Chairman & Managing Director - Sri Shah Alam, Permanent Address- L.S.C., A-7, IInd Floor, Purvanchal Plaza, Mayur Vihar, Phase-II, New Delhi-110091, having local address 3/247, Vishal Khand, Gomti Nagar, Lucknow.

**SALE DEED**

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

**AND**

**M/S. PURVANCHAL PROJECTS PVT. LTD.**, represented through Chairman & Managing Director - Sri Shah Alam, Permanent Address- L.S.C., A-7, IInd Floor, Purvanchal Plaza, Mayur Vihar, Phase-II, New Delhi-110091, having local address 3/247, Vishal Khand, Gomti Nagar, Lucknow (hereinafter referred to as the "**PURCHASER/SECOND PARTY**" which expression unless repugnant to the context shall always mean and include the purchaser company itself, its executors, administrators, successors, 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 the Ujarioan Housing Scheme and after acquisition of land the seller has developed the land popularly known as Vibhuti Khand, Gomti Nagar, Lucknow and as such the seller possess the land free from all encumbrances.

**AND WHEREAS**, the commercial Plot No. TC-A-1, Vibhuti Khand, Gomti Nagar, Lucknow, bearing an area of 5209.75 (Five Thousand Two Hundred Nine point Seven Five) Square meter, has been allotted by way of public auction in consideration to the premium amount of Rs. 19,65,12,333/- (Rupees Nineteen Crore Sixty Five Lac Twelve Thousand Three Hundred Thirty Three only) apart from the said amount 1% lease rent of the premium amount is payable per annum.

प्रभारी अधिकारी (सि.वि.)  
 लखनऊ वि. प्रधिकरण

Purvanchal Projects Pvt. Ltd.

But the Govt. of U.P. vide G.O. dated 10.05.1995 has provided to convert the leasehold property into freehold by charging 12% free hold charges which amount of Rs. 2,35,81,481/- (Rupees Two Crore Thirty Five Lac Eighty One Thousand Four Hundred Eighty One only) has also been deposited by the purchaser and for the delayed payment interest has also been charged. And in such manner total payment towards consideration amount paid by the lessee to the lessor comes to Rs. 22,69,41,081/- (Twenty Two Crore Sixty Nine Lac Forty One Thousand Eight one only). Apart from the said amount towards consideration paid by the lessee to the lessor, he has also paid Rs. 5000/- towards water sever charges and Rs. 500/- towards processing charges.

**HENCE THIS SALE DEED WITNESSETH AS UNDER**

1. That in consideration to the total amount of Rs. 22,69,41,081/- (Twenty Two Crore Sixty Nine Lac Forty One Thousand Eight one only) paid by the purchaser to the seller, which includes premium amount and 12% freehold charges alongwith interest accrued for delayed payments, the seller has sold and transferred the commercial plot no. TC-A-1, bearing an area 5209.75 (Five Thousand Two Hundred Nine point Seven Five) Square meter, situated in Vibhuti Khand, Gomti Nagar, Lucknow in favour of the purchaser, morefully detailed in schedule of property given at the foot of this deed.
2. 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.
3. That the second party shall raise constructions according to plan duly approved in this regard from the competent authority L.D.A. Lucknow for commercial purposes within a period of 5 years in accordance with the provisions as contained under U.P. Urban Planning and Development Act, 1973.
4. That the purchaser shall pay all the taxes, charges and any other thing leviabale after sale deed which may be lawfully levied and imposed by any local authority, State or Central Government or any other competent authority.
5. 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

प्रभारी अधिकारी (सम्पत्ति)  
लखनऊ विकास प्राधिकरण

For Purvanchal District

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.

6. That the second party covenant 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.
7. That no legal proceedings of any kind may be commenced beyond the territorial limits of Lucknow Jurisdiction.
8. 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.
9. That so far the land use of the allotted land is concerned in this regard it is clarified that the second party shall have to construct and use the same for commercial purposes. And there shall be no change in the plan except with prior permission of the competent authority in this regard in writing.
10. That the ground coverage, FAR rules and regulations shall be applicable according to prevailing rules and building by-laws and any other for the time in force.
11. That the parking shall be provided by the second party according terms and conditions and prevailing rules.
12. 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.
13. That the second party 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 for getting the map sanctioned from the competent authority.

प्रभारी अधिकारी (सम्पत्ति)  
लखनऊ विमानतट विकास प्राधिकरण



*[Handwritten Signature]*

14. 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.
17. That the purchaser shall have no right to make transfer of land by making subdivision of the plot by metes and bounds allotted to him. But after raising constructions the built-up units/space can be transferred by the purchaser to prospective buyers.
18. That in case of violation of any rules and regulations, 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 according to law.
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 possession of the land in question has been delivered by the seller to the purchaser through this deed.
21. That the expenses for execution and registration of this deed shall be borne by the purchaser.
22. 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.
23. That G.O. dated 16.11.2011 issued by State Government pertaining to exemption in payment of stamp duty in accordance with actual sale prize paid by the purchaser to the seller shall be applicable. The said G.O. is applicable till 31.03.2012. And since the purchaser has made full payment amounting to Rs. 22,69,41,081/- which includes premium amount of land, and 12% freehold charges, including interest, hence upon the said amount, stamp duty worth Rs. 1,58,85,940/- is payable, as such the purchaser has made payment towards stamp duty amounting to Rs. 1,58,87,000/- through Challan No. Go 80023, dated 30.03.2012 in Govt. Business Branch,

प्रमारी अति (सम्पत्ति)  
नियम

For Purchasing Project Plot 1/11

M. A.

State Bank of India, Main Branch, Hazratganj, Lucknow. And the certificate to the said effect has been issued by the Chief Treasury Officer, Lucknow, which certificate of payment of stamp duty has been annexed herewith this deed.

**SCHEDULE OF PROPERTY**

All that piece and parcel of commercial Plot No. TC-A-1, bearing an area of 5209.75 (Five Thousand Two Hundred Nine point Seven Five) Square meter, situated at Vibhuti Khand, Gomti Nagar, 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 :-

- East : 24.0 meter wide road,
- West : Sale Tax,
- North : 12.0 meter wide road,
- South : Survey of India & C.W.C.

**IN WITNESS WHEREOF, SMT. SANTOSH MURDIYA** as Prabhari Adhikari (Sampatti), Lucknow Development Authority, Lucknow for and on behalf of the seller/first party and **SRI SHAH ALAM** as Chairman & Managing Director for and on behalf of the purchaser both 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 : 31.03.2012

**Witnesses :-**

1. Signature.....  
Name.....**(ATAL BEHARI TIWARI)**  
Father's Name.....**Late G.N. TIWARI**  
Address.....**Section Officer**  
**Lucknow Development**  
**Authority, Lucknow**
2. Signature.....  
Name.....**ARSHAD IMAM**  
Father's Name.....**LATE MUZAFFAR**  
**Imam**  
Address.....**3/247, Vishal Khand**  
**Gomti Nagar, Lucknow**

**Seller/**  
**First Party**  
31/03/12  
(सम्पत्ति)  
विक्रय

For Purvanchal Projects Pvt. Ltd.  
**Purchaser/**  
**Second Party**  
Managing Director

Drafted by  
**[Anoop Kumar Asthana]**  
Chief Retainer, LDA

आज दिनांक 12/04/2012 को

वही सं. 1 जिल्द सं. 12378

पृष्ठ सं. 177 से 196 पर क्रमांक 6554

रजिस्ट्रीकृत किया गया ।

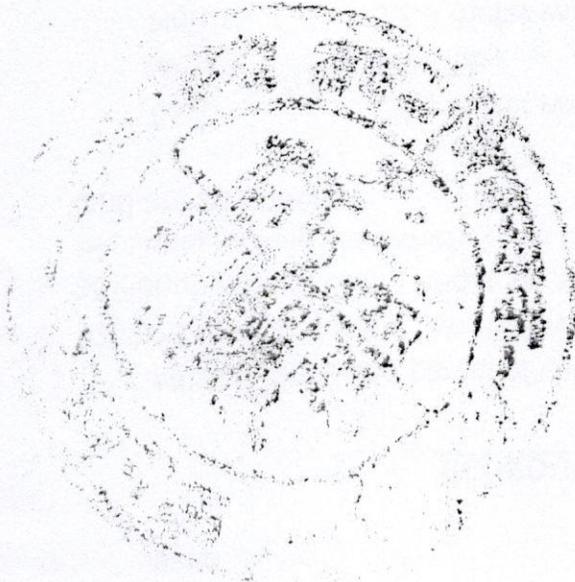
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एच0 के0 पाण्डेय

उप-निबन्धक (द्वितीय)

लखनऊ

12/4/2012



क्रेता

Registration No. : 6554

Year : 2,012

Book No. : 1

0201

मे.पूर्वान्वल प्रोजे.प्रा.लि.द्वारा निदे.शाह आलम

नियाज अहमद जमाली

3/247 विशाल खण्ड गोमती नगर लखनऊ

समाज सेवा



विक्रय पत्र

226,941,081.00 / 226,942,000.00 10,000.00 40 10,040.00 2,000

पतिफल मालियत फीस रजिस्ट्री नकल व प्रति शुल्क योग अरु: लगभग

मे.पूर्वान्वल प्रोजे.प्रा.लि.द्वारा निदे.शाह आलम

पुत्र श्री गियाज अहमद जमाली

पेशा समाज सेवा



निवासी स्थायी 3/247 विशाल खण्ड गोमती नगर लखनऊ

अस्थायी पता

ने यह लेखपत्र इय कार्यालय में दिनांक 12/4/2012 समय 3:40PM

बन्ने निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एच0 के0 पाण्डेय  
उप-निबन्धक (द्वितीय)

लखनऊ

12/4/2012

१-

निष्पादन लेखपत्र वाद मनने व समझने मजमून व प्राप्त धनराशि रू प्रलेखानुसार उक्त

विक्रेता

क्रेता

इस बात से संतुष्ट हो जाने पर कि इस लेखपत्र का निष्पादन श्री सन्तोष मुंडिया प्र0अ0स0ल0वि0प्रा0लखनऊ 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।

मे.पूर्वान्वल प्रोजे.प्रा.लि.द्वारा निदे.शाह आलम

पुत्र श्री गियाज अहमद जमाली

पेशा समाज सेवा

निवासी 3/247 विशाल खण्ड गोमती नगर लखनऊ



निष्पादन स्वीकार किया।

दिनांक पहचान श्री शिव चरण लाल योजना सहायक

ल0वि0प्रा0लखनऊ

पेशा नौकरी

निवासी

व श्री अरशद इमाम

पुत्र श्री स्व0मुजफ्फर इमाम

पेशा व्यापार

निवासी 3/247 विशाल खण्ड गोमती नगर लखनऊ

ने की।

पक्षकतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



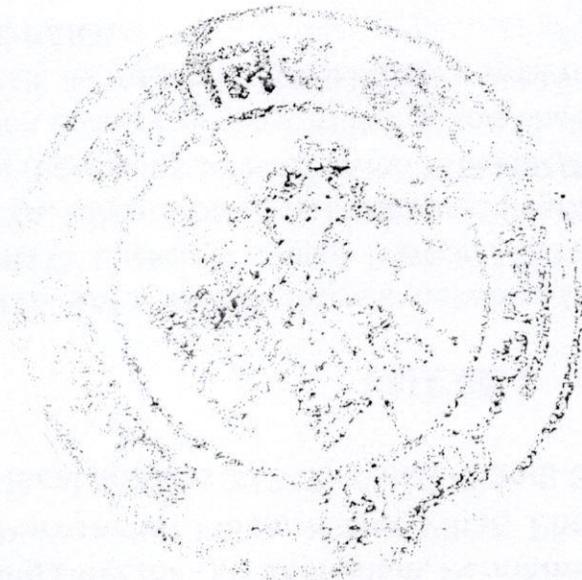
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एच0 के0 पाण्डेय  
उप-निबन्धक (द्वितीय)

लखनऊ

12/4/2012







(2)

: रोकड (विवरण सहित)  
नोट / सिक्के

1000 X  
500 X  
100 X  
50 X  
20 X  
10 X  
5 X  
2 X  
1 X

चेक (पूर्ण विवरण के साथ )

(धनराशि रूपयों में)

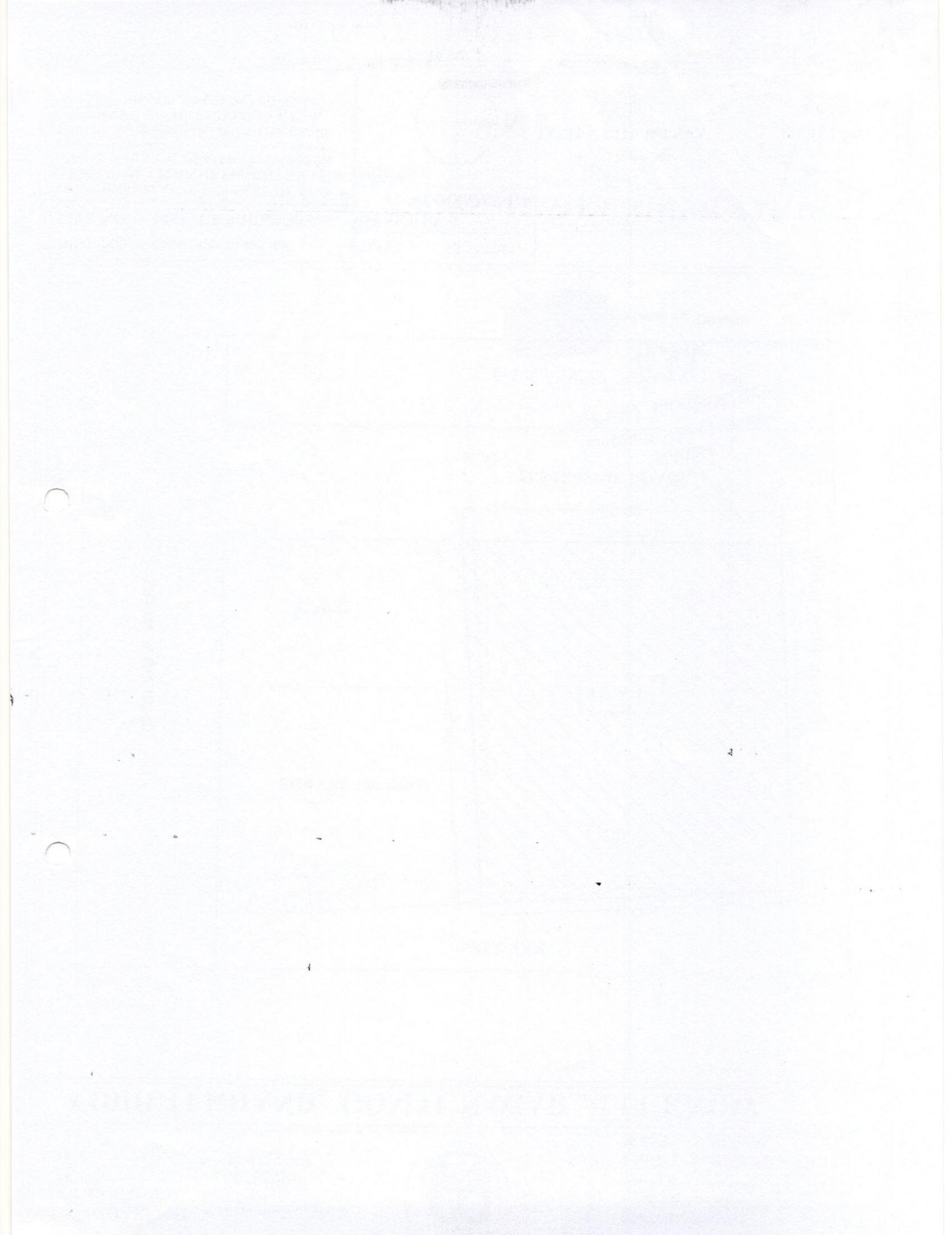
Demand Draft No. 987415 dated 27-03-2012  
for ₹ 1,58,87,000/- issued by Vijya Bank,  
Defence Colony, New Delhi.

योग :-

जिन विभागों में अधिक संख्या में चालाना द्वारा धनराशि जमा होती है (जैसे व्यापार कर, स्टाम्प एवं पंजीकरण, शिक्षा, लोक सेवा आयोग आदि) उन्हें बजट साहित्य के खण्ड-4 अथवा लोक लेखा खण्ड-2 के अनुसार लेखा शीर्षक मुद्रित कराना उचित होगा। अन्य प्रकरणों में बजट साहित्य के खण्ड-2 (लोक लेखा) तथा खण्ड-4 (राजस्व एवं पूंजी लेखों की प्राप्तियाँ) में दर्शाये गये लेखा-शीर्षक के स्तरों के अनुरूप विभागीय अधिकारी द्वारा प्रमाणित किया जायेगा।

जिन जमा धनराशियों के लिये विज्ञापन द्वारा सार्वजनिक रूप से प्रसारित लेखाशीर्षक विशेष में धनराशि जमा करने हेतु निर्देशित किया गया है, तो ऐसी दशा में चालान फार्म के लेखा-शीर्षक सत्यापित करना आवश्यक नहीं होगा।

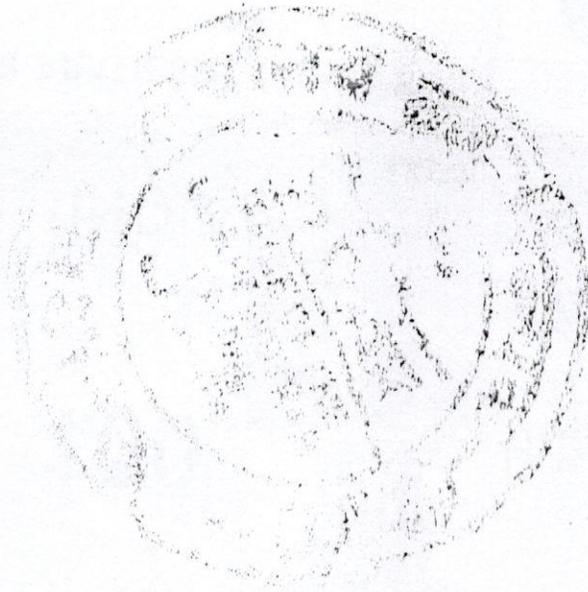
यदि जमा की जाने वाली धनराशि में पैसे को कोई अंश है तो 50 पैसे से कम की धनराशि को छोड़ दिया जायेगा एवं 50 पैसे और उससे अधिक की धनराशि को अगले उच्चतर रूपये पर पूर्णांकित कर धनराशि जमा की जायेगी।



क्र. 1746 दि. 31-3-2015  
कार्यालय: ...  
भाग: ...

रहस्य विधेयता

डॉ. विमलेश कुमार  
कार्यालय नं० 12 तहसील, लखनऊ  
दिनांक 21-3-2015 तक



4/46

5/3/2012

संख्या: 109

*[Handwritten signature]*

नाम व पुरा नाम: श्री. श्री. श्री. श्री. श्री. श्री.

राज्य विवेका

श्री. श्री. श्री. श्री. श्री. श्री.

संख्या: 31-3-2015 तक

संख्या: 31-3-2015 तक

