

4077

129



382

उत्तर प्रदेश UTTAR PRADESH

77AB 473596

**CERTIFICATE**

In pursuance of the order of the collector No. 59.....  
 dated 11.04.2012..... passed under Section 10-A at the stamp  
 act is certified that an amount of **Rs. 1,54,12,500/-** in words  
**(Rupees One Crore Fifty Four Lacs Twelve Thousand Five  
 Hundred Only)** has been paid by **M/s NBCC Ltd. Lodhi Road,  
 New Delhi-03** in cash as stamp duty in respect of this instrument  
 in the State Bank of India Lucknow by Challan No. **G-100048**  
 dated 16.03.2013 a copy of which is annexed herewith.

Dated : 29.03.2013

Chief Treasury Officer  
Lucknow

बचारी बचिनी  
बचारी बचिनी

29/03/2013

मुख्य कोषाधिकारी  
आदर्श कोषागार  
कलेक्ट्रेट, लखनऊ

Sale Deed of Commercial Plot No. 1/15,  
Sector-1, Gomti Nagar Extension, Lucknow is  
annexed herewith.

Alok Rastogi  
GM, NBCC Ltd.

GM, NBCC Ltd.

1  
2

क्र. संख्या..... 11872

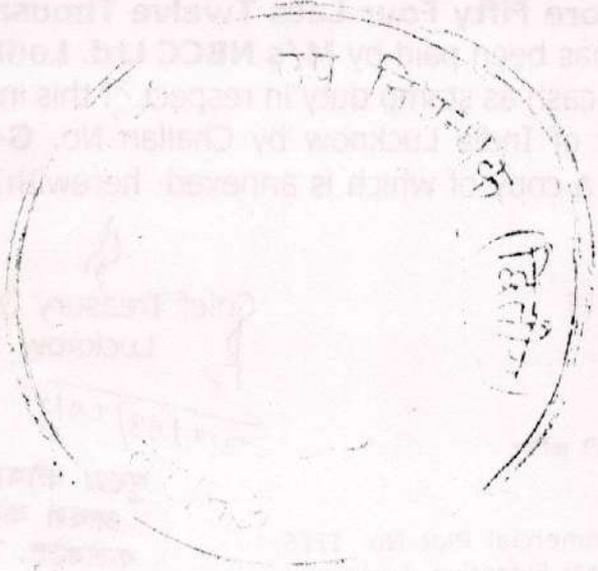
प्राप्त दिनांक का क्रमांक..... 22. 3-13

प्राप्त का नाम..... ज. व. 10 सी. सी. 1/1/10

कार्यक्रम का नाम.....  
संश्लेषण कोड: 44-000000

**CERTIFICATE**

In pursuance of the order of the collector No. 11872 dated 22.3.13, it is certified that an amount of Rs. 1,24,12,500/- in words (Hundred One Crore Fifty Four Thousand Five Hundred Only) has been deposited in the State Bank of India, New Delhi-02 in the name of the Government of India, which is annexed herewith.



State Bank of India, New Delhi-02  
Section: Cash Management  
Date: 22.3.13

वित्तीय नियम संग्रह खण्ड-5, भाग-2

कोषागार प्रपत्र-209 (1)

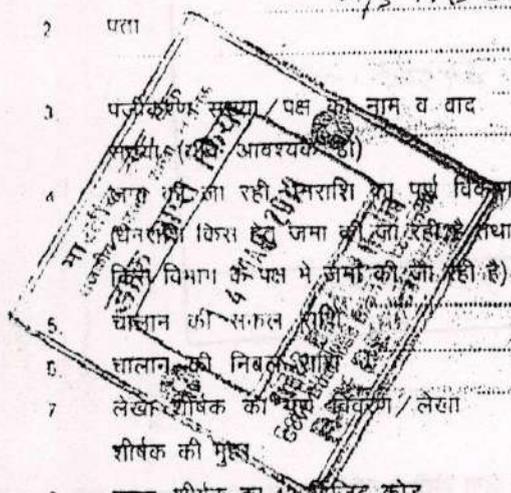
प्रपत्र : संख्या-43 ए (1)

(प्रस्तर 417 एवं 478 देखिए)

**धनराशि जमा करने का चालान 'फार्म'**

उपकोषागार/बैंक का नाम व शाखा SBI Govt. Business Branch  
 जिस व्यक्ति (पदनाम यदि आवश्यक हो) या M/s NBCC Ltd. New Delhi-03  
 संस्था के नाम से धनराशि जमा की जा रही है उसका नाम M/s NBCC Ltd, Lodhi Road, New Delhi-03  
 पता

पंजीकरण संख्या / पक्ष का नाम व वाद  
 मूल्य (यदि आवश्यक हो)  
 4. आज पंजी जा रही धनराशि का पूरा विवरण धनराशि किस हेतु जमा की जा रही है तथा किस विभाग के पक्ष में जमा की जा रही है।  
Registration Fees (General Stamp)  
LDA for Granah Nagar, Vistha  
Yojana Vardan Akhand S  
1, Commercial Complex III  
M. 1. 5. 4, 12,500/-



5. चालान की संकल राशि  
 6. चालान की निबन्ध शर्तें  
 7. लेखा-शीर्षक का पूरा विवरण / लेखा शीर्षक की मूल्य  
 8. लेखा-शीर्षक का 13-डिजिट कोड  
 मुख्य लेखा-शीर्षक उप मुख्य-शीर्षक लघु-शीर्षक उप-शीर्षक ब्यौरवार-शीर्षक धनराशि (अंकों में)

1030	02	102	02	04	15412500=-

धनराशि (शब्दों में) One Crore fifty four Lac वग 1,54,12,500/-  
Twelve thousand four hundred only

चालाना में लेखाशीर्षक की पृष्टि करने वाले विभागीय अधिकारी के हस्ताक्षर एवं पदनाम 48  
 प्रेषितकर्ता का नाम व हस्ताक्षर

केवल उपकोषागार/बैंक के प्रयोगार्थ

प्राप्त किया

प्राप्तकर्ता के हस्ताक्षर उपकोषागार/

दिनांक

भारतीय स्टेट बैंक

RECEIVED BY TRANSFER

MIC

16 MAR 2013

भारतीय स्टेट बैंक

STATE BANK OF INDIA

Alok Rastogi  
 GM, NBCC Ltd.

विवरण (विवरण सहित)

(धनराशि रूपयों में)

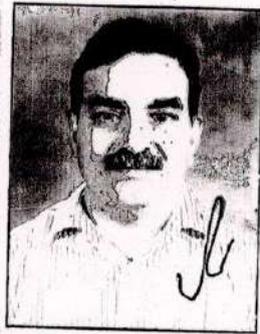
100 x Union Bank  
 500 x 110975 dt-22/2/2013  
 100 x Lathi Colony  
 50 x Syndicate Bank  
 20 x Lathi Road  
 10 x dt-6/3/2013  
 5 x DD No-134973  
 2 x  
 1  
 चेक (पूर्ण विवरण के साथ)  
 योग

Rs 1,53,48,000/-  
 Rs 64,500/-  
 Rs 1,53,48,000/-

टिप्पणी :

- जिन विभागों में अधिक संख्या में चालानों 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 को बजट साहित्य के खण्ड-2 (लोक लेखा) तथा खण्ड-4 (राजस्व एवं पूंजी लेखों की प्राप्ति) में दर्शाये गये लेखा-शीर्षक के स्तरों के अनुरूप विभागीय अधिकारी द्वारा प्रमाणित किया जायगा।
- जिन जमा धनराशियों के लिए विज्ञापन द्वारा सार्वजनिक रूप से प्रसारित लेखाशीर्षक में धनराशि जमा करने हेतु निर्देशित किया गया है, तो ऐसी दशा में चालानों फार्म के लेखा-शीर्षक को स्थापित करना आवश्यक नहीं होगा।
- यदि जमा की जाने वाली धनराशि में पैसे का कोई अंश है तो 50 पैसे से कम की धनराशि को छोड़ दिया जायेगा। एवं 50 पैसे उससे अधिक की धनराशि को आगे उच्चतर रूपये पर पूर्णांकित कर धनराशि जमा की जायेगी।

that Rs. 1,54,12,500/-  
 one crore fifty four thousand five hundred  
 for head 0050  
 16/03/13  
 NBCC Ltd  
 Treasury Officer  
 Collectorate, Lucknow  
 one crore fifty four thousand five hundred  
 for head  
 Treasury Officer  
 Collectorate, Lucknow



Ward : Rafi Ahmad Kidwai Nagar  
 Sale Consideration : Rs. 22,01,71,840/-  
 Valuation : Rs. 12,74,83,200/-  
 Stamp Duty : Rs. 1,54,12,500/-

**SUMMARY OF DEED**

- 1. Type of Land : Commercial
- 2. Ward/Pargana : Rafi Ahmad Kidwai Nagar
- 3. Mohalla/Village : Sector-1 Gomti Nagar Extension, Lucknow
- 4. Details of Property : Plot No. 1/15
- 5. Unit of Measurement in (Hect./Sq. meter) : Sq. meter
- 6. Area of Property : 7264 Square meter
- 7. Details of Road (As per Schedule) : About 2 km and above from Faizabad Road
- 8. Other details (9 mtr. Road/corner etc.) : 45 meter wide road & Corner
- 9. Type of Property : Commercial Plot
- 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.
- 17. Sale Consideration : Rs. 22,01,71,840/-

*[Handwritten signature and stamp]*

**Alok Rastogi**  
 GM, NBCC Ltd.



Sale Consideration : Rs. 22,01,71,840/-  
 Valuation : Rs. 22,74,81,200/-  
 Stamp Duty : Rs. 1,24,12,200/-

**SUMMARY OF DEED**

1. Type of land	Commercial
2. Ward/Village	Rob. Anand Kibwai Nagar
3. Metres/Village	Sector-I Gomti Nagar Extension
4. Details of Property	Lucknow
5. Unit of Measurement in (Sq. Meter)	Plot No. 112
6. Area of Property (Sq. Meter)	20 meter
7. Details of Road (As per Deed)	20ft. 20meter
8. Other details	Abundant 20m and 20m front
9. The Road/Comp. No.	Fronted Road
10. Type of Property	As made with road &
11. Total area of the property (in case of 1/2 share)	Commercial Plot
12. Total Coverage	
13. Status of the property	
14. Valuation	
15. Booking No.	
16. Building No.	
17. Year of Construction	
18. Sale Consideration	





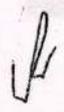
Ward : Rafi Ahmad Kidwai Nagar  
 Sale Consideration : Rs. 22,01,71,840/-  
 Valuation : Rs. 12,74,83,200/-  
 Stamp Duty : Rs. 1,54,12,500/-

**SUMMARY OF DEED**

- 1. Type of Land : Commercial
- 2. Ward/Pargana : Rafi Ahmad Kidwai Nagar
- 3. Mohalla/Village : Sector-1 Gomti Nagar Extension, Lucknow
- 4. Details of Property : Plot No. 1/15
- 5. Unit of Measurement in (Hect./Sq. meter) : Sq. meter
- 6. Area of Property : 7264 Square meter
- 7. Details of Road (As per Schedule) : About 2 km and above from Faizabad Road
- 8. Other details (9 mtr. Road/corner etc.) : 45 meter wide road & Corner
- 9. Type of Property : Commercial Plot
- 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.
- 17. Sale Consideration : Rs. 22,01,71,840/-



*[Signature]*  
**Alok Rastogi**  
 GM, NBCC Ltd.

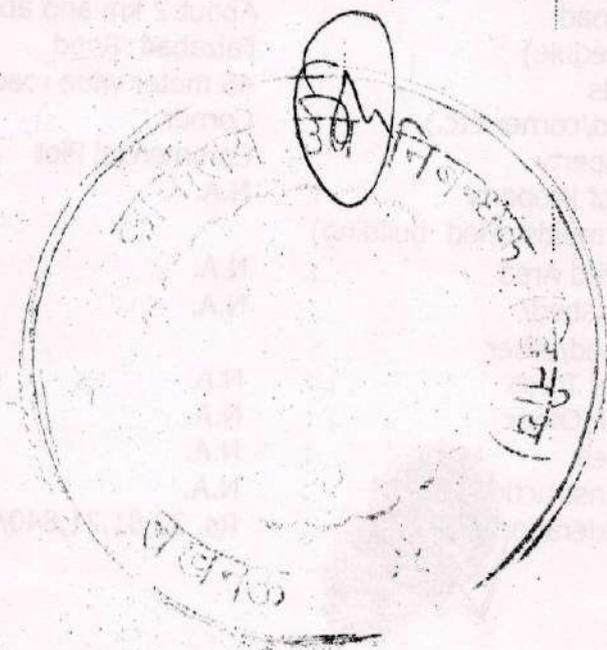


Stamp Duty Rs. 1,24,12,500/-  
Year of Acquisition Rs. 22,01,2001  
Year of Transfer Rs. 22,01,2001  
Stamp Duty Rs. 1,24,12,500/-

SUMMARY OF DEED

Comments  
Rail Assets (Karnataka)  
Sector-1 (Karnataka)  
LUDHIANA  
Plot No. 123  
21 meters

6825



RAILWAYS  
LUDHIANA

**BOUNDARIES :**

- North : Plot No. 1/14 (Commercial)
- South : Green then 45.0 meter wide road
- East : Green then 30.0 meter wide road
- West : Plot No. 1/16 (Group Housing),

**Number of First Party (1)**

**Details of Seller**

**LUCKNOW DEVELOPMENT AUTHORITY**, 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**

**National Building Construction Corporation Ltd.**, office situated at NBCC Bhawan, Lodhi Road, New Delhi-110003, represented through General Manager (Real Estate) Alok Rastogi.

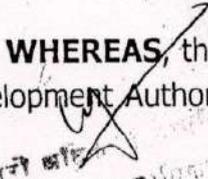
**SALE - DEED**

**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**

**National Building Construction Corporation Ltd.**, office situated at **NBCC Bhawan, Lodhi Road, New Delhi-110003**, represented through **General Manager (Real Estate) Alok Rastogi, a Government of India Enterprise, Ministry of Urban Development** (hereinafter referred as the "**PURCHSER/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

  
 प्रभारी अधिकारी  
 लखनऊ विकास प्राधिकरण  
 लखनऊ



Alok Rastogi  
GM, NBCC Ltd.

SOUBHAGYINI  
North  
South  
East  
West

Plot No. 1/14 (Commercial)  
Green Area 45.8 meter wide road  
Green Area 30.2 meter wide road  
Plot No. 1/15 (Group Housing)

Number of First Party (1)  
Details of Seller

LUCKNOW DEVELOPMENT AUTHORITY through its authorized  
(Sangam) Smt. Santosh Murtiye, office situated at Pradhikaran Bawan, Vihar  
Khand, Gomti Nagar, Lucknow

Number of Second Party (2)  
Details of Purchaser

National Building Construction Corporation Ltd., office situated  
at 18/27, Brown Road, New Delhi-110002, represented through  
General Manager (Real Estate) A.K. Jaiswal

**SALE DEED**

THIS SALE DEED entered between LUCKNOW DEVELOPMENT  
AUTHORITY Lucknow through its authorized (Sangam) Smt.  
Santosh Murtiye, office situated at Pradhikaran Bawan, Vihar  
Khand, Gomti Nagar, Lucknow (hereafter referred to as the "SELLER")  
FIRST PARTY "A", who has expressed its consent to the contract  
shall always mean and intend the total sale of the said  
legal premises and things on the ONE PART.

AND

National Building Construction Corporation Ltd., office situated  
at 18/27, Brown Road, New Delhi-110002, represented  
through General Manager (Real Estate) A.K. Jaiswal,  
of India Enterprise Development Corporation (hereafter  
referred to as the "BUYER") SECOND PARTY, which has  
expressed its consent to the contract shall always mean and  
intend the total sale of the said legal premises and things on the  
OTHER PART.



WHEREAS the Lucknow Development Authority...

under the Ujarioan Housing Scheme and after acquisition of land the seller has developed the land popularly known as Sector-1, Gomti Nagar Extension, Lucknow and as such the seller possess the land free from all encumbrances. And the purchaser is a Corporation duly incorporated under the Law, which is a Govt. of India Enterprise, Ministry of Urban Development, and as such the purchaser is competent to purchase the property in its own name through their duly authorized representatives according to law, and the purchaser required the land for construction of building at Lucknow. And;

**WHEREAS**, the tenders for disposal of Commercial Plots of Lucknow Development Authority in various places, were invited by making publication in the "Daily News Paper" Times of India, dated 03.11.2011 which auction was held on 22.11.2011 and against the reserve price fixed @ of Rs. 24,500/- per sq. meter, the purchaser was the highest bidder @ Rs. 28,000/- per sq. meter, hence upon the recommendation made by the Committee dated 28.11.2011 for allotment, the same was finally approved by the Vice Chairman same day on 28.11.2011. And in such manner the purchaser is the bonafide allottee of land from LDA according to law, And;

**WHEREAS**, the Purchaser has deposited the entire amount as required and demanded by the seller in respect of the allotted piece of land bearing an area of 7264 (Seven Thousand Two Hundred Sixty Four) sq. meter, total amounting to Rs. 22,01,71,840/- (Rupees Twenty Two Crore One Lac Seventy One Thousand Eight Hundred Forty only). The purchaser has also deposited the water, sewer and processing charges amounting to Rs. 5,500/- in such manner the entire deposit made by the purchaser comes to Rs. 22,01,77,340/- (Rupees Twenty Two Crore One Lac Seventy Seven Thousand Three Hundred Forty only) but water, sewer and processing charges is not included as consideration amount, hence the actual consideration amount of the plot of land comes to Rs. 22,01,71,840/- (Rupees Twenty Two Crore One Lac Seventy One Thousand Eight Hundred Forty only), receipt of which is hereby acknowledged through this deed, hence the necessity of the present deed.

**HENCE THIS SALE DEED WITNESSETH AS UNDER**

1. That in total consideration amount of premium with freehold charges including the interest, if any, payable thereto amounting to Rs. 22,01,71,840/- (Rupees Twenty Two Crore One Lac Seventy One

बनारसी जलियत  
बनारस जलियत  
बनारस

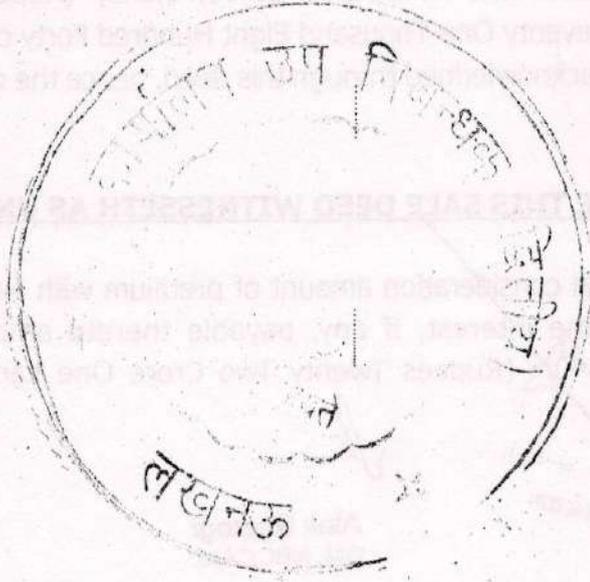
Alok Rastogi  
GM, NBCC Ltd.

under the Uganda Housing Scheme and after acquisition of land the seller has developed the land partially known as Sector-1, Gombi Nagar Extension, Lucknow and as such the seller possess the land free from all encumbrances. And the purchaser is a Corporation duly incorporated under the Law which is a Govt. of India Enterprise, Ministry of Urban Development and as such the purchaser is competent to purchase the property, with or without financial aid, and the purchaser is duly authorized representatives according to law, and the purchaser requires the land for construction of building at Lucknow, and

WHEREAS, the orders for disposal of Government plots of Lucknow Development Authority in various blocks, were issued by making publication in the "Daily News Paper", Times of India, dated 05.11.2011 which auction was held on 23.11.2011 and against the reserve price fixed @ of Rs. 24,500/- per sq meter the purchaser was the highest bidder @ Rs. 28,000/- per sq meter, hence upon the recommendation made by the Committee dated 20.11.2011 for allotment, the same was finally approved by the Vice Chairman same day on 28.11.2011. And in such manner the purchaser is the fortunate winner of land plot 11A according to law, and

WHEREAS, the purchaser has deposited the entire amount as required and demanded by the seller in respect of the allotted piece of land amounting to Rs. 12,01,73,900/- (Rupees Twelve Crore One Lac Twenty One Thousand Four Hundred Forty Nine Thousand Two Hundred Sixty Two) in cash in the water tower and housing charges amounting to Rs. 2,500/- in such manner the entire deposit made by the purchaser comes to Rs. 12,01,73,900/- (Rupees Twelve Crore One Lac Twenty One Thousand Four Hundred Forty Nine Thousand Two Hundred Sixty Two) which is not included as construction amount, hence the actual construction amount of the plot of land comes to Rs. 12,01,73,900/- (Rupees Twelve Crore One Lac Twenty One Thousand Four Hundred Forty Nine Thousand Two Hundred Sixty Two) which is hereby acknowledged by the seller in the presence of the present deed.

WITNESSES



That in full and clear discharge of the amount of Rs. 12,01,73,900/- (Rupees Twelve Crore One Lac Twenty One Thousand Four Hundred Forty Nine Thousand Two Hundred Sixty Two) which is hereby acknowledged by the seller in the presence of the present deed.

Thousand Eight Hundred Forty only), in respect of Commercial Plot No. 1/15 (One upon Fifteen), Sector-1, Gomti Nagar Extension, Lucknow. The seller does hereby transfer the aforesaid plot of land as freehold in favour of the purchaser through this deed. Details of which have been mentioned in Schedule of Property given at the foot of this deed.

2. That 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 for commercial purposes and the purchaser shall be legally entitled to use the same for the said 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 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

इकारी अधिकारी सम्  
 नगर विकास प्राधिकरण  
 नगर

Alok Rastogi  
 GM, NBCC Ltd.

Thousand Eight Hundred Forty Only), in respect of Government Plot No. 2/15 (One upon fifteen), Sector-1, Gurgaon, Haryana. The seller does hereby transfer the aforesaid plot of land as freehold property of the purchaser through this deed. Details of which have been mentioned in Schedule of Property given at the foot of this deed.

2. That as such in order to give effect to the said amount as well as the coverage made by the purchaser to the extent of the said deed, the seller has fully sold and transferred the aforesaid plot of land to the purchaser for commercial purposes and the purchaser shall be legally entitled to use the same for the said purpose as provided in the Lucknow Master Plan-2024.

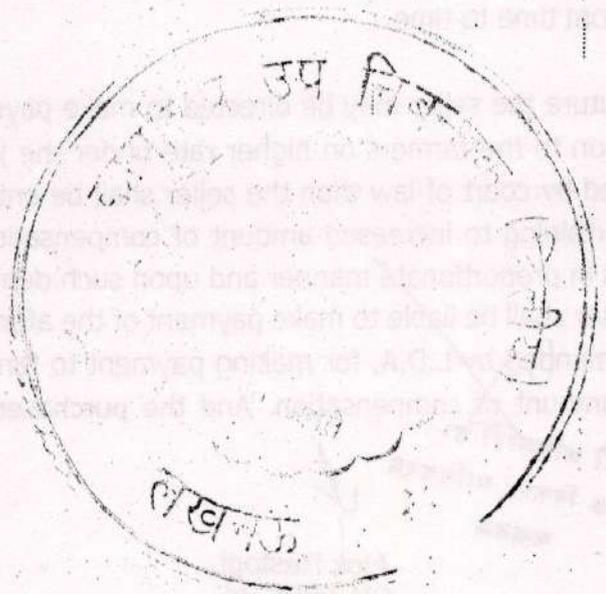
3. That the terms and conditions of the allotment as well as contained in the tender notice and the rules & regulations of the seller shall be fully applicable upon the purchaser who shall abide by the same.

4. That the land has been allotted on the principle of 'as is where is' basis and only external development like approach road, 2 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 it on his own out of his own cost and expenses.

5. That the purchaser shall raise the construction according to plan duly approved in this regard from the competent authority L.A. Lucknow, preferably within a period of years or as the rules may be applicable.

6. That the purchaser shall pay all the taxes, levies 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 and this is hereby acknowledged.

7. That it is further agreed that the purchaser shall pay the amount towards compensation for higher rate of tax as may be levied by the competent authority out of law and the seller shall be liable to raise the demand for the said amount of compensation on behalf of the purchaser. The purchaser shall be liable to make payment of the aforesaid amount lawfully demanded by L.A. for raising payment towards higher rate of tax. And the purchaser consents to increased rate of tax.



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 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.
- 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 the ground coverage and FAR shall be permissible according to Rules.
- 12. That the set backs shall be applicable in accordance with भवन निर्माण एवं 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 earth quack system including the provision for rain water harvesting and making provision according to rules of Fire fighting.
- 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.

हमारी अधिकारी का  
 भवन निर्माण प्राधिकरण  
 लखनऊ



Alok Rastogi  
 GM, NBCC Ltd.

...the same. And the said order shall be equally applicable to the transferees of the purchase and shall be subject to the provisions of the Act in this regard.

8. That the purchase contracts with the first party to which by all the rules regulation issued by the State Government in this regard 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 contracts pertaining to the property in question, that the matter shall be referred for arbitration and the Vice Chairman L.A. shall appoint the arbitrator and the award shall be referred to him. The decision given by the arbitrator shall be final and binding upon both the parties.

11. That the ground covers and FAR shall be purchase according to Rules.

12. That the set back shall be applicable in accordance with rules of the set back zone.

13. That the purchaser shall be bound to make the provision of the parking space according to the rules as the law provides at the time of construction. And if the parking space is not provided then the competent authority shall have every right to take action against the purchaser.

14. That the purchaser shall be bound to make the provision for the water supply and sewerage as per the provision of the Act.

15. That the purchaser shall have to obtain the sanction regarding construction from the State Government and the Government and shall be bound to comply with the conditions of the sanction.



- 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 the plot by metes and bounds allotted to him but the transfer of constructed units will not be restricted. 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 legal action as may be deemed fit and proper.
- 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 possession of the land in question has been delivered to the purchaser through this deed.
- 20. That the expenses for execution and registration of this deed shall be borne by the purchaser.
- 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 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.

बनारस जलियारी म  
 बलनक विकास प्राधिकर  
 बलनक

Alok Rastogi  
 GM, NBCC Ltd.



22. That the valuation for the purposes of payment of stamp duty, the total consideration amount with freehold charges, charged from the purchaser by the seller comes to Rs. 22,01,71,840/-, while valuation according to circle rate list fixed by District Magistrate for Sector-1, Ward-Rafi Ahmad Kidwai Nagar, Lucknow is @ Rs. 13,000/- per square meter, the land is corner and situated on 45 meter wide roads, hence making increasement @ 35% in the circle rate it comes @ Rs. 17,550/- per square meter. Since the area of land is 7264 square meter, hence the valuation of land comes to Rs. 17,550 × 7264 = Rs. 12,74,83,200/- which is less than actual consideration amount. As such the stamp duty upon the highest valuation comes to Rs. 1,54,12,040/-, As such the stamp duty worth Rs. 1,54,12,500/- has been paid herewith by the purchaser, through Challan No. G-100048, dated 16.03.2013 in State Bank of India, Lucknow, the certificate whereof is issued by Chief Treasury Officer Lucknow on 22.03.2013 to the said effect in pursuance of the order of the Collector No. 59, dated 11.04.2012, passed U/s. 10-A of the Stamp Act. The land is not situated upon any road as mentioned in the Schedule of Circle Rate List and it is above 2 km. away from main Faizabad Road, Lucknow.

### SCHEDULE OF PROPERTY

All that piece and parcel of commercial Plot No. 1/15 (One upon Fifteen), bearing an area of 7264 (Five Seven Thousand Two Hundred Sixty Four) Square meter, situated at Sector-1, Gomti Nagar Extension, Ward- Rafi Ahmad Kidwai 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 :-

North : Plot No. 1/14 (Commercial)  
 South : Green then 45.0 meter wide road  
 East : Green then 30.0 meter wide road  
 West : Plot No. 1/16 (Group Housing),

बनारसी अश्विकारी सम्प्रदाय  
 प्र.प.क. विकास प्राधिकरण  
 बनारस

Alok Rastogi  
 GM, NBCC Ltd.

220,171,840.00 / 127,483,200.00

विक्रय पत्र

10,000.00

40

10,040.00

2,000

प्रतिफल

मालियत

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द लगभग

नेशनल बिल्डिंग कान्स.कार्पो.लि.द्वारा जन.मैने.आलोक रस्तोगी

पुत्र श्री

जे0पी0रस्तोगी

व्यवसाय नौकरी

निवासी स्थायी

लोधी रोड नई दिल्ली

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में

दिनांक

4/4/2013

समय

1:50PM

वजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राजेश कुमार (प्रभारी)

उप-निबन्धक (द्वितीय)

लखनऊ

4/4/2013

निष्पादन लेखपत्र वाद सनने 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 मुर्दिया 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।

नेशनल बिल्डिंग कान्स.कार्पो.लि.द्वारा  
जन.मैने.आलोक रस्तोगी  
पुत्र श्री जे0पी0रस्तोगी  
पेशा नौकरी  
निवासी लोधी रोड नई दिल्ली

ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री जी0ए0फातमी

पुत्र श्री स्व0सुल्तान अहमद फातमी

पेशा नौकरी

निवासी ग्राम व पो0 सट्टी जिला कानपुर

व श्री शिव कुमार दूबे योजना सहायक  
ल0वि0प्रा0लखनऊ

पेशा नौकरी

निवासी

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राजेश कुमार (प्रभारी)

उप-निबन्धक (द्वितीय)

लखनऊ

11/1/2013

**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 Alok Rastogi as General Manager 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 :

**Witnesses :-**

1. Signature.....  
Name : Atal Behari Tiwari  
Office Superintendent-L.D.A.

*[Signature]* 13/03/13  
For and on behalf of  
**Seller/LDA/First Party**  
बिकारी अधिकारी सम्पत्ति  
Lucknow Development Authority

2. Signature.....  
Name.....  
Father's Name.....  
Address.....  
.....

*[Signature]*  
For and on behalf of  
**Purchaser/Second Party**  
**PAN - AAACN3053B**

Alok Rastogi  
GM, NBCC Ltd.

*[Signature]*

Drafted By :-

*[Signature]*  
**(Anoop Kumar Asthana)**  
Advocate  
Chief Retainer L.D.A.

IN WITNESS WHEREOF, the said Party has hereunto set its hand and seal at Lucknow on the day and date first above written.

विक्रेता

Registration No.: 4877

Year: 2,013

Book No.: 1

0101 सन्तोष मुर्दिया प्र0अ0स0ल0वि0प्रा0लखनऊ



नौकरी



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAACN3053B



नाम /NAME

NATIONAL BUILDINGS CONSTRUCTION CORPORATION LTD

निर्माण/संस्थापना की तिथि /DATE OF INCORPORATION/FORMATION

15-11-1960

*R. Singh*

आयकर निदेशक (पद्धति)  
DIRECTOR OF INCOME TAX (SYSTEMS)

*[Signature]*  
बनारसी नगरपालिका सम्पत्ति  
विकास प्राधिकरण  
काठमाडौं

*[Signature]*

Alok Rastogi  
GM, NBCC Ltd.

PERMANENT ACCOUNT NUMBER  
AAACN30838

NATIONAL BUILDINGS CONSTRUCTION CORPORATION

क्रेता

Registration No. : 4877

Year : 2,013

Book No. : 1

0201 नेशनल बिल्डिंग कान्स.कार्पो.लि.द्वारा जन.मैने.आलोक रस्तोगी  
जे0पी0रस्तोगी  
लोधी रोड नई दिल्ली  
नौकरी



# LUCKNOW DEVELOPMENT AUTHORITY

117  
46

TO ERIS/MT. : *श्री. रश्मि कानून प्रवक्ता कार्यालय*

BOUNDARY:

HOUSE NO. : 1/15 (COMMERCIAL) *700*

NORTH : PLOT NO.-1/14 (COMMERCIAL)

SIZE : 95.50 M. X 76.06 M.

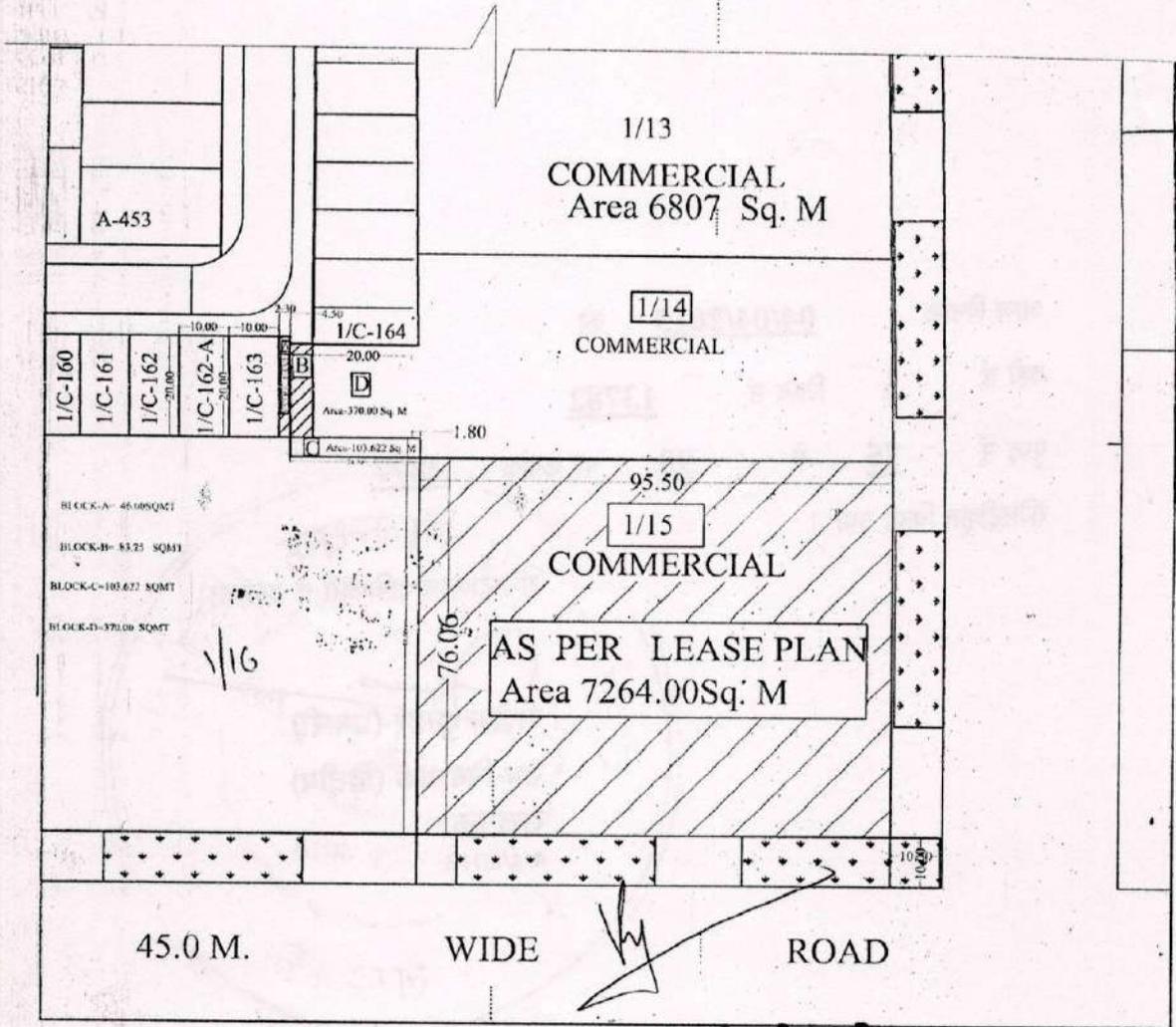
SOUTH : GREEN THEN 45.0 M. WIDE ROAD

EAST : GREEN THEN 30.0 M. WIDE ROAD

AREA : 7264.00 SQM.

WEST : PLOT NO.-1/16 (GROUP HOUSING)

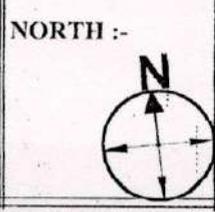
## SECTOR-1, GOMTI NAGAR EXTENTION, LUCKNOW.



उपरोक्त विधिकारी सम्पत्ति  
सम्बन्धित विकास प्राधिकरण

THIS LEASE PLAN IS THE PART OF APPROVED DWG. NO:-GNE./REVISION-1/06-07, LAYOUT OF SEC-1, GOMTI NAGAR VISTAR SCHEME.

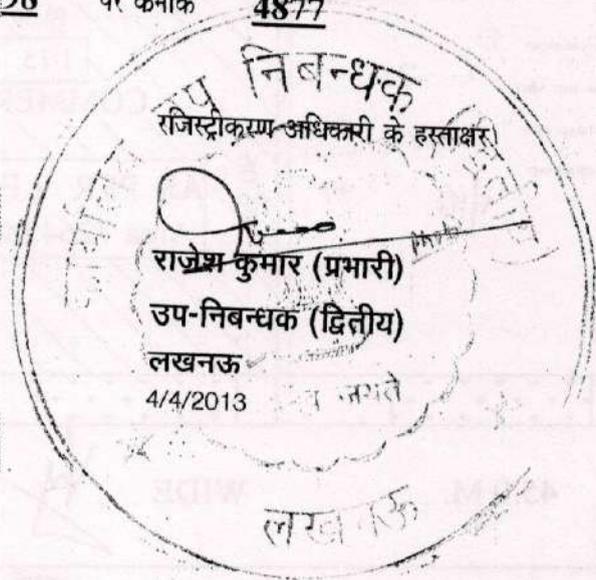
DATE :-



THIS LEASE PLAN IS PREPARED WITH ACCORDING TO THE DIM GIVEN BY DIV.3.

*(ALOK RASTOGI)*  
 GM, NBCC  
 Alok Rastogi  
 GM, NBCC  
 RITA  
 A/P.A  
 J.N.REDDY  
 T.P

आज दिनांक 04/04/2013 को  
वही सं. 1 जिल्द सं. 13782  
पृष्ठ सं. 75 से 98 पर क्रमांक 4877  
रजिस्ट्रीकृत किया गया ।



PHOTOGRAPH OF PLOT NO. 1/15  
VARDAN KHAND SECTOR - 1  
GOMTI NAGAR VISTAR LUCKNOW



Alok Rastogi  
GM, NBCC Ltd.

PLOT NO. 1/15

*[Handwritten Signature]*  
Alok Rastogi

प्रांतीय विधानसभा  
विधान सभा - अखिल  
भारत विधानसभा



Handwritten signature or initials in the bottom left corner.

Handwritten text in the bottom right corner, possibly a date or reference number.

**SCHEDULE OF PAYMENT**

Generated By : RAJENDRA SINGH

115

19/03/2013

1. Allotee Name : NATIONAL BUILDING CONSTT.CORP.LTD.  
 2. Registration No : 3105337  
 3. Property Id : 292568 Type Sub Type  
 4. Property No : 1/15 COMM/AGENCY/GODOWN ( 5000 SQMT COMM PLOT  
 5. Scheme Name : GOMTI NAGAR  
 6. Sector Name : SECTOR 1  
 7.a) Cost Of Property : 203.392.000.00  
 b) Intt. Due on Property  
 c) Other Dues  
 8. Area as per Lease Plan : 7.264.00  
 9. Total Cost Of Property with interest (Consideration) : 220171840.00 Excess Money Deposited Rs :  
 10. Amount of Stamps : PROCESSING CHARGES 500.00  
 WATER & SEWER CHARGES 5,000.00  
 11. Total Deposit Amount : 220177340.00

- पाइय करोड रुपैयात सतहना धार  
 तोक से फालोस -

12. Details of Payment

Slan No	Date	Amount	Bank Name	Branch Name	Non Nodal Branch Name
336100	29/11/2011	17,796,800.00	UCO BANK 423	MAIN BRANCH HAZRATGUNJ LUCKNOW	LDA EXTN(G NAGAR) 27
3310929	17/12/2011	33,051,200.00	UCO BANK 453	MAIN BRANCH HAZRATGUNJ LUCKNOW	LDA EXTN(G NAGAR)
3193258	09/02/2012	152,544,000.00	UCO BANK 578	MAIN BRANCH HAZRATGUNJ LUCKNOW	LDA EXTN(G NAGAR) 27
3267576	25/02/2013	15,864,576.00	UCO BANK 755	LDA EXTN(G NAGAR)	1597/C.A.C
3156743	14/03/2013	920,764.00	UCO BANK 800	LDA EXTN(G NAGAR)	2231

It is certified that aforesaid amount has been deposited in the account of L.D.A. by the transferee and has been duly verified.

Checked By

गणेश ठाकुर (सहायक निदेशक) 19/3/13

A.C/O (आउटद्व) मुख्य लेखा अधिकारी

It is also certified that necessary documents are available in file and Entries regarding allotment / deposits are entered in PROPERTY DISPOSAL REGISTER.

19/3/13

19/03/13  
 SO/PROPERTY

19/3/13  
 Property Officer(Incharge)

16

# लखनऊ विकास प्राधिकरण, लखनऊ,

प्रेषक-

संयुक्त सचिव,  
लखनऊ विकास प्राधिकरण,  
विपिन खण्ड, गोमती नगर,  
लखनऊ।

सेवा में,

सर्व रजिस्ट्रार,  
निबन्धन कार्यालय,  
लखनऊ।

संख्या- 255/डी.एस.(एम)/13

दिनांक- 30/03/2013

- : विषय : -

गो. नं. 78 योजना स्थित व्यवसायिक भूखण्ड संख्या-15-7264 का फी-होल्ड निबन्धन के सम्बन्ध में।

महोदय,

कृपया प्राधिकरण के अभिलेखों को पंजीकृत कराये जाने विषयक उपाययुक्त महोदय के पत्रांक-78/उपा0का/2005 दिनांक-20.01.2005 का अवलोकन करने का कष्ट करें, संदर्भित पत्र में दिये गये निर्देशों के अनुसार ल0 वि0 प्रा0 की गो. नं. 78 योजना स्थित व्यवसायिक भूखण्ड संख्या-15-7264-वर्गमाटर का फी-होल्ड निबन्धन के सम्बन्ध में पक्ष में किया जाना है। निबन्धन किये जाने हेतु प्राधिकरण द्वारा निष्पादित विलेख प्रपत्र के साथ संलग्न हैं।

अतः आपसे अनुरोध है कि संलग्न विलेख प्रपत्र का फी-होल्ड निबन्धन निष्पादित करने का कष्ट करें।

संलग्नक-यथोपरि।

भवदीय,

  
(बृजराज सिंह यादव)  
संयुक्त सचिव

भाग 1

| प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला |

उप निबंधक कार्यालय  
लखनऊ

कम सं० 18097

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक

04-Apr-2013

प्रस्तुतकर्ता या प्रार्थी का नाम

नेशनल बिल्डिंग कान्स. कार्पो. लि. द्वारा जन. मैने. आद.

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि

220,171,84 / 127,483,200.0

- 1. रजिस्ट्रीकरण शुल्क 10,000.0
- 2. प्रतिलिपिकरण शुल्क 40
- 3. निरीक्षण या तलाश शुल्क
- 4. मुहताबनामा के अधिप्रमाणीकरण के लिए शुल्क
- 5. कमीशन शुल्क
- 6. विविधि
- 7. यात्रिक भत्ता



1 से 6 तक का योग

10,040.0

शुल्क वसूल करने का दिनांक

04-Apr-2013

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र

वापस करने के लिए तैयार किया

04-Apr-2013