



₹1,36,60,000

### e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

**Property Description** 

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-UP86496949832209W

21-Jun-2024 03:08 PM

SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN

SUBIN-UPUPSHCIL0169268735363144W

**ELDECO HOUSING AND INDUSTRIES LTD** 

Article 23 Conveyance

UNIT NO. GROUP HOUSING-02 UDYAN-2, SECTOR-IV, RAKSHA KHAND,

SHARDA NAGAR, LUCKNOW

PRABHARI ADHIKARI SAMPATTI LDA LUCKNOW

**ELDECO HOUSING AND INDUSTRIES LTD** 

**ELDECO HOUSING AND INDUSTRIES LTD** 

1,36,60,000

(One Crore Thirty Six Lakh Sixty Thousand only)

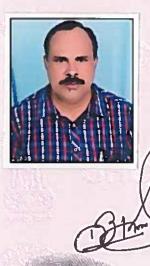




Please write or type below this line



प्रभारी अधिकारी सम्पत्ति (बल्क सेल) लखनऊ विकास प्राधिकरण, लखनऊ



IN UE86496949832209W

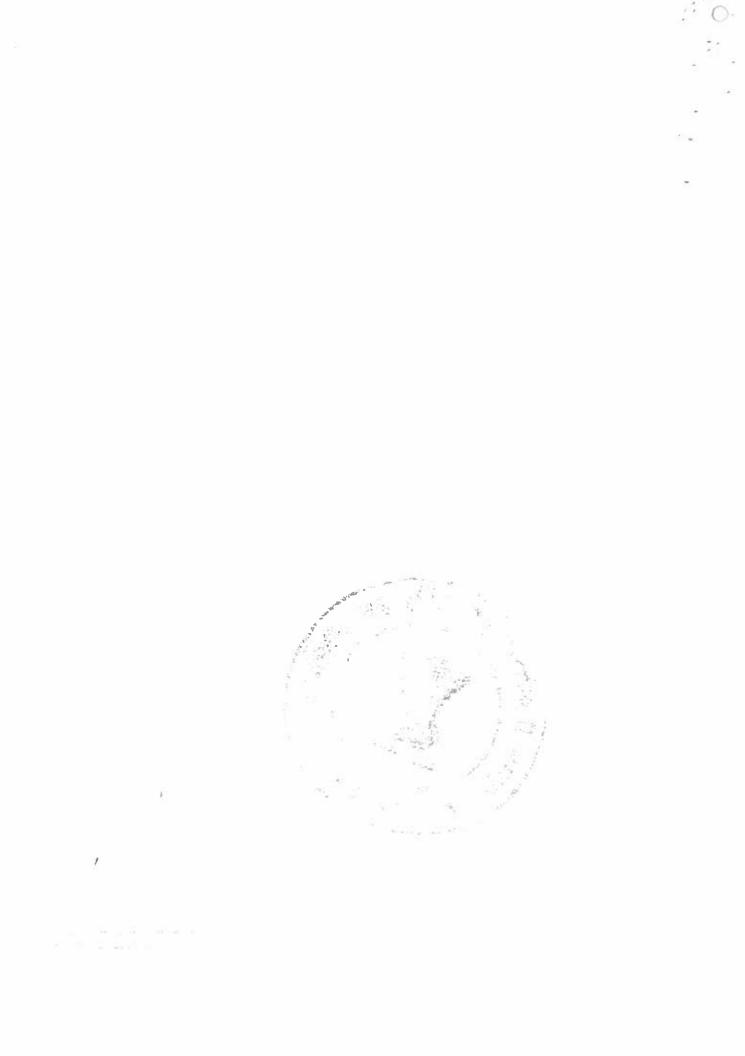


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- The authenticity of this Stamp certificate should be verified at www.sinclestamp.com or using e-stamp Mobile App of Stock Holding Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid
- 2. The unus of checking the legitimacy is on the users of the certificate
  3. In case of any discrepancy please Inform the Competent Authority.







### INDIA NON JUDICIAL

# **Government of Uttar Pradesh**

### e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

**Description of Document** 

**Property Description** 

Consideration Price (Rs.)

First Party

\$5-Jun 2024 10:58 AM 25-Jun-2024 10:58 AM 25-Jun 2024 10:58 AM 25-Jun-2024 10:58

2024 10:56 AM 25-Jun-2024 10:58

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-UP89825962612058W

25-Jun-2024 10:58 AM

NEWIMPACC (SV)/ up14176204/ LUCKNOW SADAR/ UP-LKN

SUBIN-UPUP1417620476035032875736W

**ELDECO HOUSING AND INDUSTRIES LTD** 

Article 23 Conveyance

UNIT NO. GROUP HOUSING-02 UDYAN-2, SECTOR-IV, RAKSHA KHAND,

SHARDA NAGAR, LUCKNOW

PRABHARI ADHIKARI SAMPATTI LDA LUCKNOW

**ELDECO HOUSING AND INDUSTRIES LTD** 

**ELDECO HOUSING AND INDUSTRIES LTD** 

(One Thousand only)

सत्यमव जयत





Please write or type below this line

प्रमारी अधिकारी सम्पत्ति (बल्क सेल) सक्तक विकास प्राधिकरण, सक्षनक





0005874270

NOUSTRES LTD ELDECO HOUSING AND INDUSTRIES LTD ELDECO HOUSING AND INDUSTRIES LTD ELDECO HOUSING AND INDUSTRIES LTD ELDECO HOUSING



- The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- 2. The onus of checking the legitimacy is on the users of the certificate
- 3. In case of any discrapancy please inform the Competent Authority



## Print Close

# CHALLAN

(महानिरीक्षक निबन्धन विभाग)

### **Government of Uttar Pradesh**

Uttar PradeshTreasury Form-209(1) - Challan for Depositing Money
[To be submitted through Net-Payment]

Challan No.: NIB240406563

Challan Date:03/07/2024

Assessment Year:2024-2025

Tax Period: ANNUAL

Name of the Bank:

State Bank of India

Unique Id:

Depositor Name:

BRIJENDRA KUMAR SINGH

Depositor Address:

Nii

Head	Description	Serial No.	Amount (in Rs.)
003003104010000	दस्तावेजों को पंजीकृत करने का शुल्क	18	1951590.00
	Totals of the above heads		1951590.00

A SUM OF Rs. 1951590.00 AGAINST THE HEADS MENTIONED ABOVE --[ THROUGH NET-PAYMENT TRANSACTION ]-- ON *State Bank of India* HAS BEEN DEPOSITED BY THE DEPOSITOR.

(Depositor Remarks->None)

THE BANK REFERENCE NO. RECEIVED AFTER THE TRANSACTION IS: CPADYCSUA9, Scroll Date:-03/07/2024



# and BEI THE PERMANENT ACCOUNT HUMBER AAACE4554G



THE MAKE

ELDECO HOUSING AND INDUSTRIES LIMITED

भिरामन्यवनके की सिचि /DATE OF INDORPORATION FORMATION 00-03-1905

Horal-

झामना थानुन्छ, आगता

COMMISSIONER OF INCOMP TAX, 4984









नामांकन क्रमांक/Enrolment No.: 1425/12802/00193

Brijendra Kumar Singh (ब्रिजेन्द्र कुमार सिंह)

S/O: Teerath Raj Singh, E-3/281, Near Kendriya Bhawan, Sector-H, Aliganj, Lucknow, Uttar Pradesh - 226024

आपका आधार क्रमांक/ Your Aadhaar No.:

# 7965 8447 9712



मेरा आधार, मेरी पहचान

### सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं |
- 🛎 पहचान का प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करें 📗
- 🔳 यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है |

### **INFORMATION**

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Validity unknow

- आधार देश भर में मान्य है.
- आधार के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है.
- 🐿 कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं. इससे आपको 🏿 Please update your mobile number and e-mail विभिन्न सुविधाएं प्राप्त करने में सहूलियत होगी.
- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
  - address. This will help you to avail various services in future.





ब्रिजेन्द्र कुमार सिंह Brijendra Kumar Singh जन्म तिथि/ DOB: 14/06/1973 पुरुष / MALE



पताः

आत्मज: तीरथ राज सिंह, ई-3/281, केंद्रीय भवन के पास, सेक्टर-एच, अलीगंज, লखनऊ,

उत्तर प्रदेश - 226024

Address:

S/O: Teerath Raj Singh, E-3/281, Near Kendriya Bhawan, Sector-H, Aliganj, Lucknow, Uttar Pradesh - 226024

7965 8447 9712

मेरा आधार, मेरी पहचान

7965 8447 9712

MERA AADHAAR, MERI PEHACHAN



| rene Date: 24/01/2015

Daya Ram Yadav जन्म तिथि/DOB: 01/02/1969 पुरुष/ MALE दयाराम यादव

आधार, मेरी पहचान भूरा





Torthidia ....

पता: मग्नती प्रसाद मृद्य, द्वनपार, ट्वनपार, गोरखपुर, उत्तर प्रदेश - 273016

Address: Bhagwali Prasad Yadav, Dawarpar, Davarpar, Goralkipur, Uttar Pradesh - 273016

🕿 1947 | 🖂 help@uidai.gov.in | 🌐 www.uidai.gov.in



Consideration: 19,51,50,500/-Stamp Rs.1,36,61,000/-Ward: Sharda Nagar

### SALE DEED

Nature of Land

Group Housing/Residential

Ward & Pargana

Sharda Nagar, Lucknow

Mohalla

Udyan-II, Sector-IV Raksha

Khand, Lucknow.

Details

Unit No. Group Housing-02

Area

in Sq.mtr

Area of the Property

9,363.49 Sq.mtr.

Road

30.00 Mtr.

Type of Property

**Group Housing** 

Consideration

Rs. 19,51,50,500/-

# **BOUNDARIES OF THE PROPERTY**

NORTH

Row House

SOUTH

12 Mtr. Wide Road

**EAST** 

Row House

**WEST** 

30 Mtr. Wide Road

Name of the Seller

Lucknow Development Authority,

Lucknow. Represented through

Prabhari Adhikari (Sampatti)

My



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Name of the Purchaser

Eldeco Housing & Industries Limited, Second Floor, Eldeco Corporate Chamber-I. Vibhuti Khand, Gomti Nagar, Lucknow represented through its authorizes signatory- Mr. Brijendra Kumar Singh S/o Mr. Tirathraj board ofresolution date 07.11.2023

THIS SALE DEED made by Lucknow Development Authority, Lucknow a body corporate constituted under the provisions of Section-4 of the President's Act 11 of 1973 re-enacted and amended by U.P. Act 30 of 1974 represented through Prabhari Adhikari (Sampatti) Shri/Smt.MANOSKUMARSAGIR (hereinafter referred to as SELLER/ 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.

### IN FAVOUR OF

Eldeco Housing & Industries Limited, Second Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow represented through authorizes signatory- Mr. Brijendra Kumar Singh S/o Mr. Tirathraj Singh duly authorized through board of resolution dated 07.11.2023 (hereinafter referred to as PURCHASER) which expression, unless repugnant to the context shall always mean and include the purchaser himself/herself, his/her heirs, successors, legal representatives and assigns) on the Other Part.

Mrs



WHEREAS for the planned development of Lucknow and to feed the Residential needs of the public the land was acquired under the provisions of Land Acquisition Act 1894, by L.D.A. through State of U.P. under Sharda Nagar Scheme, for the planned development of said acquired land a Zonal Plan was prepared by LDA dividing the said land into various Khands with infrastructure facilities & whereas one of such Khand namely Raksha Khand at Raebareily Road, Lucknow was allotted by LDA to M/s. Eldeco Housing & Industries Ltd., on License vide License Agreement dated 21.07.1988 for construction & internal development and allot duly developed plot & houses to various interested buyers through its Licensee M/s. Eldeco Housing & Industries Ltd., on the terms & conditions stipulated in this regard.

AND WHEREAS, the Purchaser applied for obtaining a Group Housing plot after acknowledging the terms of allotment & in consequent thereof the Unit No. Group Housing 02 Land area of 9,363.49 sq.mtr., situated at Udyan-II, Sector-IV, Raksha Khand, Sharda Nagar Scheme, Raebareilly Road, Lucknow was allotted in favour of the purchaser vide Allotment No.UD-II/SU1/14345 dated 25.08.2023 for sale consideration amount Rs.17,35,00,000/- (Rupees

Seventeen Cores Thirty Five Lacs only)

M/2



AND WHEREAS, as per Govt. G.O. No.1639/9-Aa-1-95-80-MIS/86-Awas section dated, 10-5-1995 and vide G.O. No. 72/34881/आठ-1-14-30 विविध/2014 dated 12.12.2014 provision has been made for the transfer of free hold right of the land by paying 12% of the premium amount as free hold charges and accordingly the purchaser has also paid the free hold charges in respect of the 9,363.49/- sq.mtr land amounting to Rs.2,16,40,500/- (Rupees Two Cores Sixteen Lacs Forty Thousand Five Hundred Only) & Rs.10,000/- (Rupees Ten Thousand Only) to L.D.A. vide Challan No. 100490157 dated 20.06.2024, and Challan No. 100490433 dated 24.06.2024 UCO Bank L.D.A. Gomti Nagar, Lucknow. Thus, the entire consideration amount of Rs.17,35,00,000/- has been paid to the Licensee & freehold charges of Rs. 2,16,50,500/- to L.D.A. has also been paid by purchaser Thus entire consideration amount & free hold charges stand paid by The purchaser to the seller hence necessity for the execution of present Deed.

# HENCE, THIS SALE DEED WITNESSTH AS UNDER:-

That in consideration to the total sum of Rs. 19,51,50,500/ (Rupees Nineteen Cores Fifty One Laces Fifty Thousand Five



Hundred Only) which include sale consideration along with Free hold charges stands paid by the Purchaser in the manner above mentioned, the seller do hereby sell, convey and assign absolutely all that land bearing layout Unit no. Group Housing 02, bearing an area of 9,363.49 sq.mtr. situated at Udyan-II, Sector-IV, Raksha Khand, Sharda Nagar Scheme, Raebareilly Road, Lucknow, boundaries whereof shown with red colour in the attached map plan with this deed, more specifically described in the schedule of property given at the foot of this deed, in favour of the purchaser to hold, possess and enjoy the same forever as absolute owner thereof, free from all encumbrances without any claim by Seller or any person claiming through Seller, with all easementry rights so far held & enjoyed by the seller.

2. That the possession of the property hereby sold transferred and conveyed through this document shall be delivered by the seller to the purchaser after registration of this document. Henceforth the purchaser shall have exclusive legal right to hold and enjoy the said land as absolute owner thereof.

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3. That the purchaser covenant with the seller to use the plot hereby transferred strictly for Group housing purposes and shall always abide by the rules and regulations framed by the L.D.A Board and Government Orders issued from time to time.

- 4. That the Purchaser shall be at liberty to get his/her name mutated in relevant records maintained by the local authorities regarding the demised property.
- 5. That the house tax, water tax or any other tax or charges as imposed by the local authority constituted under the provisions of law shall be payable by the purchaser regularly. The electricity & other service connection shall be taken by the purchaser at his own cost and expenses and shall make the payment of entire charges, usage bills/cost, which so ever may be lawfully imposed & demanded.
- 6. That the purchaser shall neither use nor permit to be used the said premises for any public religious purposes nor shall make and cause to be done such act on the said premises in the part of upon the whole thereof which may be or may create

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nuisance annoyance or any kind of damage to the other purchasers owners of occupiers and the persons of the locality.

7. That the land transferred herewith through this document is free hold but keeping the view in mind that land was acquired according to provisions of Land Acquisition Act hence in case due to any judgment and order or direction passed by any court of law making increasement in the quantum of the compensation and solatium or regarding the interest in such circumstances the purchaser is giving the undertaking through this document and covenant with the seller that he/she shall make the payment of increased compensation according to proportionate area of the demised property out of the layout plan area, on demand note prepared by L.D.A. in this regard and sent to the purchaser, the same shall be properly paid off failing which the seller shall have a right to realize the said amount as mentioned in the demand note from the purchaser as arrears of land revenue. In acceptance of the above covenant and undertakings as stated in the present paragraph the purchaser has put his/her hands to there presents.



- 8. That in case of any dispute regarding the demised property the courts situated within the territory of Lucknow shall have exclusive jurisdiction to hear and decide the case. However, at the option of both the parties the dispute may be referred to the Chairman, L.D.A. for arbitration and the award given by the said Arbitrator shall be legally binding upon both the parties.
- 9. That FAR of 1.50 shall be permissible according to Rules.
- 10. That the Set-backs shall be applicable in accordance with भवन निर्माण एवं विकास उपविधि-2008 or as may be applicable at the relevant period.
- 11. 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.
- 12. That the purchaser shall also be bound to raise construction with a provision of anti earth-quake system including the provision for rain water harvesting and making provision according to rules of Fire fighting.



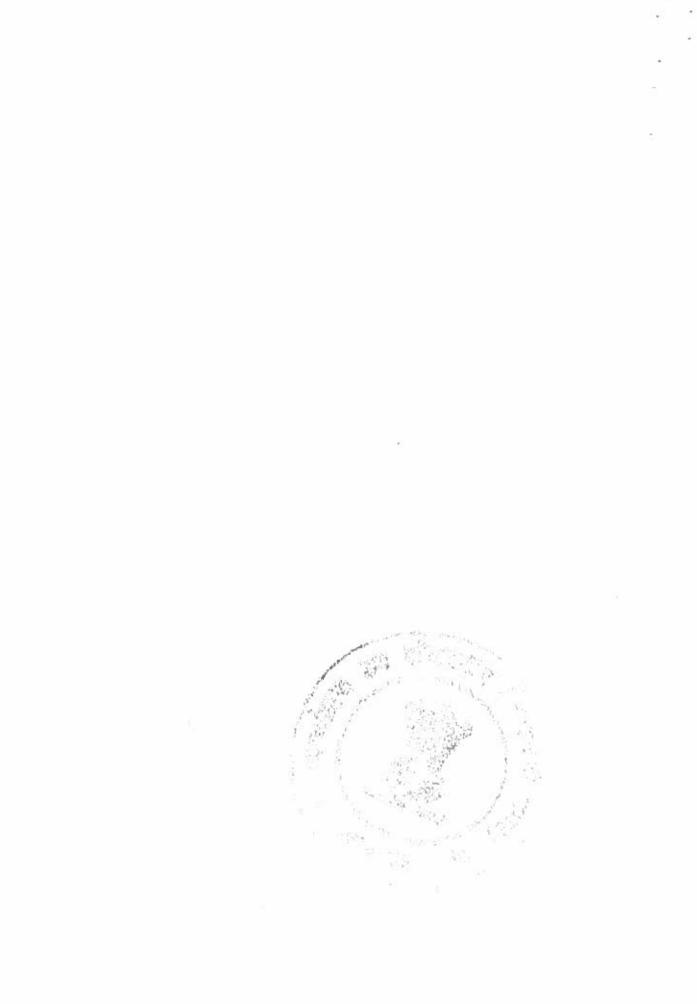
- 13. That the purchaser shall have to obtain the permission regarding construction from Nagar Nigam, State Government, Central Government and other organization as may be required after paying proper fees as may be applicable there at its/his/their own cost and expenses at the time of sanction of map as may be required.
- 14. 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.
- 15. 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 or to make land use other than the purposes it is meant for. 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. However, after raising construction, the constructed units may be transferred for which there is no bar.

N/4



- 16. That after raising full construction and complete development of the property over the land in question the purchaser shall have to obtain the completion certificate from the Competent Authority as provided under the provisions of U.P. Urban Planning and Development Act, 1973.
- 17. That the cost of land is Rs.17,35,00,000/- & the freehold charges are Rs.2,16,50,500/- thus consideration cost of plot including freehold charges comes to Rs. 19,51,50,500/- for the purpose of payment of stamp duty upon which a sum of Rs.1,36,61,000/- as stamp duty is being herein paid by the Purchaser in the light of the G.O. No. KA-NI-7-440(2)/11-2015-700(III)/13/dated 30 March 2015. As such a stamp duty worth Rs. 1,36,61,000/- has been paid herewith through E-Stamp certificate No. IN-UP86496949832209W dated 21.06.2024 and IN-UP89825962612058W dated 25.06.2024.

M/3-



### **SCHEDULE OF PROPERTY**

All that part & parcel of Unit No. Group Housing-02, bearing an area of 9,363.49 sq.mtr, boundaries whereof shown in red colour in the attached map plan with this document situated at Udyan-II, Sector-IV, Raksha Khand, Sharda Nagar Scheme, Raebareilly Road, Lucknow. Boundaries where of are as under:-

NORTH

Row House

SOUTH

12 Mtr. Wide Road

**EAST** 

Row House

WEST

30 Mtr. Wide Road

IN WITNESS WHEREOF I, Prabhari Adhikari (Sampatti) (Bulk Sale) for and on behalf of the seller and Mr. Brijendra Kumar Singh for and on behalf of the purchaser in their sound state of body and mind without any undue influence or coercion have appended their hands to these presents in ratification and confirmation of the covenants and contents of this deed at Pradhikaran Bhawan, Vipin

आवेदन सं०: 202401041032455

विक्रय पत्र

बही स०: 1

रजिस्ट्रेशन स०: 17592

वर्ष: 2024

प्रतिफल- 195150500 स्टाप्य शुल्क- 13661000 बाजारी मूल्य - 195151000 पंजीकरण शुल्क - 1951510 प्रतिलिपिकरण शुल्क - 80 योग : 1951590

श्री एल्डिको हाउसिंग एंड इंडस्ट्रीज लिमिटेड द्वारा ब्रिजेन्द्र कुमार सिंह अधिकृत पदाधिकारी/ प्रतिनिधि, पुत्र श्री तीरथ राज सिंह

व्यवसाय : नौकरी

निवासी: सेकंड फ्लोर एल्डिको कॉपॉरेट चैम्बर-1, विभूति खंड गोमतीनगर लखनऊ

ब्रिजेन्द्र कुमार सिंह अधिकृत पदाधिकारी/ प्रतिनिधि

श्री, एल्डिको हाउसिंग एंड इंडस्ट्रीज लिमिटेड द्वारा

ने यह लेखपत्र इस कार्यालय में दिनाँक 05/07/2024 एवं 01:31:43 PM बचे

निबंधन हेतु पेश किया।



रजिस्ट्रीकाण अधिकारी के हस्ताक्षर

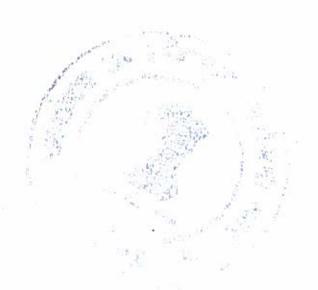
उप निबंधक ;सरोजनीनगर

लखनक 05/0<mark>7/2</mark>024

जानेन्द्र केमीर श्रीवास्तव

निबंधक लिपिक 05/07/2024

प्रिंट करें



Khand, Gomti Nagar Scheme, Lucknow in presence of the witnesses on the day, month and year below written.

WITNESS:

1-

For and on behalf of the

प्रभारी अधिकारी सम्पत्ति (ब्ल्क सेल) लखनऊ विकास प्राधिकरण, लखनऊ

सीराम पान्डेय अनुभाग सीटाकारी

SELLER (Prabhari Adhikari Sampatti) (Bulk Sale)



Days Ran ynder Lite Si: Bhogwah Bridg Sau 10:11460: - DMANDER Distres - Goran Jam

PURCHASER



Typed by:

(नन्द कि गेर तमी) कानक लिक आबेदन सं : 202401041032455

बही स०: 1

रबिस्टेशन स॰: 17592

वर्ष: 2024

निष्पादन लेखपत्र वाद सुनने व समझने मजपुन व प्राप्त धनसशि रु प्रलेखानुसार उक्त

विक्रेता: 1

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

ने अपने पद के अधिकार से किया है इसलिए उनकी उपस्तिथि और हस्ताक्षरों की आवस्यकता नहीं हैं और लेखपत्र एजिस्ट्रीकरण के लिए स्वीकार किया गया।





क्रेता: 1

श्री एल्डिको हाउसिंग एड इंडस्ट्रीज लिमिटेड के द्वारा ब्रिजेन्द्र कुमार सिंह , पुत्र

श्री तीरथ राज सिंह

निवासी: सेकंड फ्लोर एल्डिको कॉर्पोरेट वैम्बर-/, विभूति खंड गोमतीनगर

लखनऊ

व्यवसाय: नौकरी





ने निष्पादन स्वीकार किया । जिनकी पहचान

पहचानकर्ताः 1

श्री गौरी शंकर सिंह , योजना सहायक लखनऊ विकास प्राधिकरण लखनऊ

निवासी: विपिन खंड गोमती नगर लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता : 2





श्री दयाराम यादव , पुत्र श्री भगवती प्रसाद यादव

निवासी: प्राम- दैवरपार, महरौली, गोरखपुर अतर प्रदेश

ने की । प्रत्यक्षत:भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए है।

व्यवसाय: नौकरी

टिप्पणी:





रजिस्ट्रीकरण अधिकारी के हरताक्षर

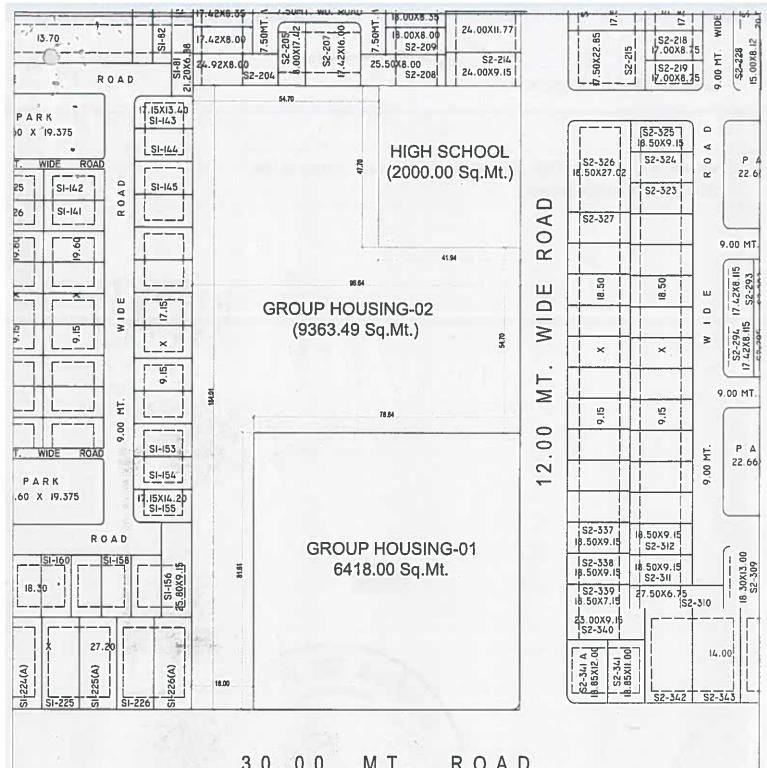
प्रीति विक्रम

उप निबंधक : सरोजनीनगर लखनऊ 05/07/2024

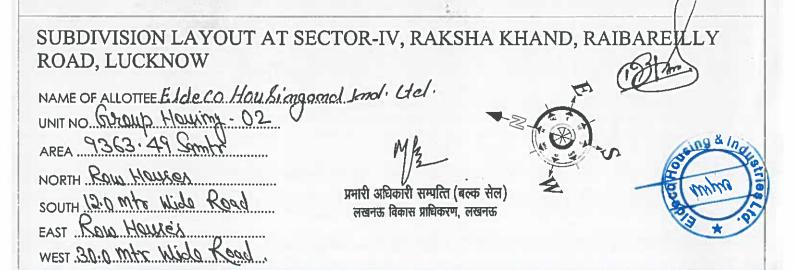
ज्ञानेन्द्र कुमार श्रीवास्तव

निबंधक लिपिक लखनऊ 05/07/2024

प्रिंट करें



30.00 M T . ROAD



आवेदन सं०: 202401041032455

बही संख्या 1 जिल्द संख्या 13115 के पृष्ठ 91 से 116 तक क्रमांक 17592 पर दिनौंक 05/07/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रीति विक्रम उप निबंधक : सरोजनीनगर लखनऊ 05/07/2024

प्रिंट करें



