



Grant of Lease for Commercial Development of approximately 21215 sqm of Railway land of Pocket-F in Vibhuti Khand, Gomti Nagar, Lucknow for 60 years Lease period.

(RLDA/2024/RFP/CD-23 Dated 24.06.2024)

Annexure-II

Land/Property Records

Re-development of Railway land parcel, Gomti Nagar, Lucknow, U.P.

CHAPTER - 3 COLLECTION OF DATA

3.1 TITLE/ OWNERSHIP RECORD COLLECTED FROM LUCKNOW DEVELOPMENT AUTHORITY

SALE DEED BETWEEN LDA & NORTH EAST RAILWAY



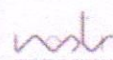
Ward : Chinhat
Sale Consideration : Rs. 18,58,64,000/-
Stamp Duty : Rs. Nil
V-Code : 0256

SUMMARY OF DEED

1. Type of Land : Commercial
2. Ward : Chinhat
3. Mohalla : Vibhuti Khand, Gomti Nagar, Lucknow
4. Details of Property : Plot No. Nil
5. Unit of Measurement in (Hect./Sq. meter) : Sq. meter
6. Area of Property : 154581.95 Sq. meter (38.198 Acre)
7. Details of Road (As per Segment) : N.A.
8. Other details (9 mtr. Road/corner etc.) : N.A.
9. Type of Property : Railway Station Purposes

Handwritten signature and stamp of the LDA representative.

Handwritten signature and stamp of the North East Railway representative.

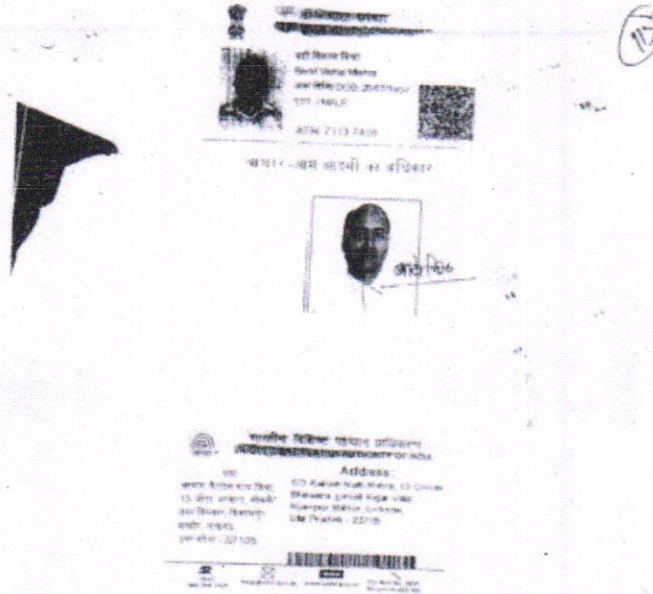


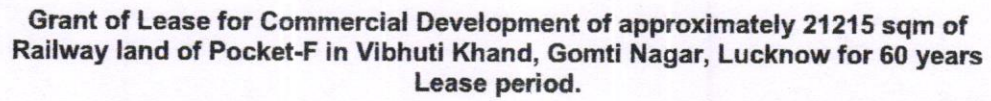


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Re-development of Railway land parcel, Gomti Nagar, Lucknow, U.P.

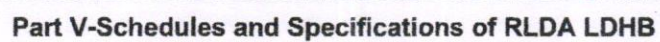




(RLDA/2024/RFP/CD-23 Dated 24.06.2024)

Re-development of Railway land parcel, Gomti Nagar, Lucknow, U.P.

INDIAN TROOP CONTINGENT LEADER
Date of Issue: 26.07.2007
DL No: LT/ST/CONTINGENT
Name: KUNDESH KUMAR SARKAR
A-7: KANDEL CHHARRANGA SARKAR
A-8: JHAR
DL Validity: 22/08/2007 - 28/08/2007
DL Issued by: 22/08/2007 - 28/08/2007
DL Validity: 22/08/2007 - 28/08/2007
DL No: 22/08/2007 - 28/08/2007
DL Validity: 22/08/2007 - 28/08/2007
DL No: 22/08/2007 - 28/08/2007
DL Validity: 22/08/2007 - 28/08/2007





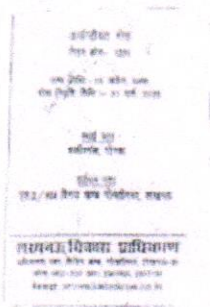
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GLA





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Re-development of Railway land parcel, Gomti Nagar, Lucknow, U.P.

Number of First Party (1)
Details of Seller

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

Number of Second Party (1)
Details of Purchaser

PRESIDENT OF INDIA, New Delhi for General Manager, North Eastern Railway, Gorakhpur, represented through, Authorized Signatory Sri Rakesh Kumar Saxena, Executive Engineer (Construction), North-Eastern Railway, Lucknow.

SALE - DEED

THIS SALE DEED made by **LUCKNOW DEVELOPMENT AUTHORITY** Lucknow through Joint Secretary Sri N.N. Singh, office situated at Pradhikaran Bhawan, Vipin Khand, Gomti Nagar, Lucknow (hereinafter referred as the "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

PRESIDENT OF INDIA, New Delhi for General Manager, North Eastern Railway, Gorakhpur, represented through, Authorized Signatory Sri Rakesh Kumar Saxena, Executive Engineer (Construction), North-Eastern Railway, Lucknow (hereinafter referred to as the "**PURCHASER**" which expression unless repugnant to the context shall always mean and include the purchaser, its executors, administrators, successors, legal representatives and assigns) on the **OTHER PART**.

For and on behalf of the Seller
(Signature)

For and on behalf of the Purchaser
(Signature)





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Re-development of Railway land parcel, Gomti Nagar, Lucknow, U.P.

[3]

WHEREAS, the land was acquired in public interest by the Lucknow Development Authority under the provisions of Land Acquisition Act 1894 under the Ujarikan Housing Scheme and after acquisition of land the seller has developed the land amongst others as Vibhuti Khand, Gomti Nagar, Lucknow and as such the seller possess the land free from all encumbrances. And;

WHEREAS, the Government of India, Railway Department, required the land for the construction of Terminal Station to the Gomti Nagar Railway Station in Vibhuti Khand, Gomti Nagar, Lucknow. As such the land bearing an area of 38.198 (Thirty Eight point One Nine Eight) Acre, which is equivalent to 154581.95 (One Lac Fifty Four Thousand Five Hundred Eighty One point Nine Five) sq. meter has been allotted by Lucknow Development Authority for the aforesaid purposes to the Railway Department. And cost/premium of land amounting to Rs. 16,59,50,000/- (Rupees Six Crore Fifty Nine Lac Fifty Thousand) alongwith 12% freehold charges amounting to Rs. 1,99,14,000/- (Rupees One Crore Ninet Nine Lac Fourteen Thousand), total amounting to Rs. 18,58,64,000/- (Rupees Eighteen Crore Fifty Eight Lac Sixty Four Thousand) has been deposited by the Railway Department in favour of L.D.A., hence the necessity for execution of the present deed.

HENCE THIS SALE DEED WITNESSETH AS UNDER

1. That the L.D.A./Seller has allotted piece of land, bearing an area of 38.198 (Thirty Eight point One Nine Eight) Acre or say 154581.95 (One Lac Fifty Four Thousand Five Hundred Eighty One point Nine Five) sq. meter, situated at Vibhuti Khand, Gomti Nagar, Lucknow, in favour of purchaser on payment of premium amount of Rs. 16,59,50,000/- (Rupees Six Crore Fifty Nine Lac Fifty Thousand) and after charging 12% amount towards freehold amounting to Rs. 1,99,14,000/- (Rupees One Crore Ninet Nine Lac Fourteen Thousand), the said land

WITNESSETH AS UNDER

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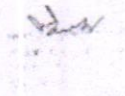
Re-development of Railway land parcel, Gomti Nagar, Lucknow, U.P.

[4]

Has been converted into freehold. And since the purchaser has made full payment of the aforesaid sum amounting to Rs. 18,58,64,000/- (Rupees Eighteen Crore Fifty Eight Lac Sixty Four Thousand) as consideration amount of the aforesaid land, hence the seller does hereby fully sell, transfer, convey and assign absolutely all that piece and parcel of land in favour of the purchaser forever as absolute owner thereof for the construction of Terminal Station of the Gomti Nagar Railway Station, to have hold and possess the same as full owner of the property. The details of land hereby sold through this deed have been mentioned in Schedule of Property given at the foot of this deed. And map of which is annexed herewith this deed denoting the transferred land to the purchaser surrounded with Red lines which map forms part of this deed.

2. That the purchaser shall use the aforesaid land for the construction of Terminal Station to the Gomti Nagar Railway Station.
3. That the purchaser shall pay all the taxes, charges and any other thing which may be lawfully levied and imposed by any Local Authority, State/Central Government or any other Competent Authority in this regard.
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 systems or source and the purchaser shall have to develop its own land out of its own resources cost and expenses.
5. That the purchaser covenant with the seller to abide by all the rules, regulations passed by L.D.A./State Government from time to time and the same shall be binding and applicable upon the purchaser.


Sd/-
[Name of the Seller]


Sd/-
[Name of the Purchaser]



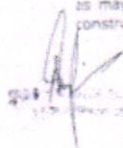


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Re-development of Railway land parcel, Gomti Nagar, Lucknow, U.P.

- [5]
6. That no legal proceedings of any kind may be commenced beyond the territorial limits of Lucknow Jurisdiction.
 7. That the possession of the demised land has been delivered by the seller to the purchaser through this deed.
 8. 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 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.
 9. 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.
 10. That the FAR (Floor Area Ratio) shall be permissible according to Rules.
 11. That the setbacks shall be applicable in accordance with the Rules of the L.D.A. and any other rules formulated and made applicable at the relevant time.
 12. That the purchaser shall abide by the provisions of law as may be applicable at the relevant time in regard to construction and other developments.


[Signature of the Seller]


[Signature of the Purchaser]
[Name of the Purchaser]
[Address of the Purchaser]





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[6]

13. 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.
14. 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.
15. That the expenses for execution and registration of this deed shall be borne by the purchaser.
16. That the sale deed has been executed in total consideration of amount of Rs. 18,58,64,000/- (Rupees Eighteen Crore Fifty Eight Lac Sixty Four Thousand) but since the stamp duty is payable by the purchaser and the present deed has been made in favour of President of India, as such no stamp duty is payable upon the present deed as provided under the provisions of Stamp Act, 1899.

SCHEDULE OF PROPERTY

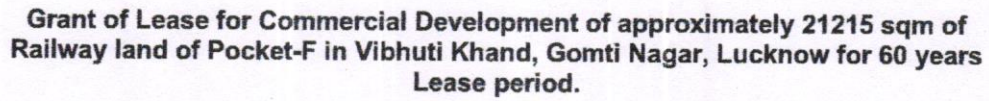
A piece of land, bearing an area of 38.198 (Thirty Eight point One Nine Eight) Acre or say 154581.95 (One Lac Fifty Four Thousand Five Hundred Eighty One point Nine Five) sq. meter, situated at Vibhuti Khand, Gomti Nagar, Lucknow delineated and marked with Italic line in the annexed map plan, which forms part of this deed and is bounded as below :-

North : L.D.A. Plots;
South : Railway Land;
East : Apna Bazar
West : L.D.A. Plots


Signature of the Purchaser
Name of the Purchaser


Signature of the Seller
Name of the Seller





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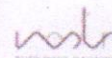
Registration No.: 14430 Year: 2016 Book No.: 1

0001 - बिना-अन्य शर्तों पर खाली जमीन का उपयोग करने की अनुमति देना

अन्य शर्तें

यह जमीन एक खाली जमीन है

चित्र





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IN WITNESS WHEREOF, Sri N.N. Singh, as Joint Secretary, Lucknow Development Authority, Lucknow for and on behalf of the seller and Sri Rakesh Kumar Saxena, Executive Engineer (Construction) North-East Lucknow Railway as Authorized Signatory for and on behalf of the Purchaser, both have appended their hands to these presents in presence of the witnesses at Pradhikaran Bhawan, Vijn Khand, Gomti Nagar Scheme, Lucknow on the day, month and year mentioned below.

Lucknow
Dated : 09.2016

Witnesses :-

1. Signature:
Arun Kumar Kanaugya
Office Superintendent,
L.D.A.



2. Signature:
Badri Vishal Mishra
S/o Sri K.N. Mishra
S.S.E. (P-Way) Construction
N.E. Railway, Lucknow



Prepared by :

(Mahendra Pratap Singh)
Deputy Clerk



For and on behalf of
Seller

For and on behalf of
Purchaser/Second Party

Drafted By :-

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





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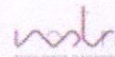
Page No. 1

Registration No. 14820 Year 2016 Book No. 1

W1 अति उत्तम धर्म
के अर्थ में
स्वतंत्र (अथवा) सम्पत्ति के अर्थ में
अर्थ

W2 इस प्रकार के अन्य सम्पत्ति
अर्थ में
अर्थ

अति उत्तम धर्म



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LUCKNOW DEVELOPMENT AUTHORITY

LEASE TO SR/SMT. : _____
 PLOT/HOUSE NO. : RAILWAY LAND
 SIZE : AS PER SITE
 AREA : 33.198 ACRE

BOUNDARY:
 NORTH : LDA PLOTS
 SOUTH : RAILWAY LAND
 EAST : AMIA BAZAAR
 WEST : LDA PLOTS

SCHEME:- VIBHUTI KHAND- GOMTI NAGAR LUCKNOW.

① TOTAL PLOT AREA
 94.48
 41.18 ACRES + 53.30 ACRES
 43.194 ACRES

[Signature]
 1.2.2016
 2.2.2016

[Signature]
 Executive Engineer,
 Lucknow Development Authority,
 P.O. Box No. 100,
 M.S. Railway, Lucknow-226 001.

FILE NO. :- 1432/C.T.P./INDEX 16

DATE :- 12.09.2016

THIS LEASE PLAN IS THE PART OF
 APPROVED DWG. NO. SCHEME VIBHUTI
 KHAND GOMTI NAGAR LUCKNOW

DEALT BY:-
 SUKHTER SINGH

THIS PLOCH PLAN HAS BEEN ENDORSED
 BY THE BOARD OF REVENUE OFFICERS AT K.L.A.
 ON DATED 13-11-2016

[Signature]

[Signature]

[Signature]



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आवक दिनांक 27/09/2016 को
प्लॉट नं. 1 विभाग नं. 10031
प्लॉट नं. 1 से 16 का बरामात 14820
संशोधित किया गया।

संशोधित आधिकारी के रूप में

विनोद चन्द्र यादव
उप-निर्देशक (विशेष)

