

उत्तर प्रदेश UTTAR PRADESH

B. 813271



Stamp duty: Rs. 2,000/-
Ward : Sharda Nagar

SALE DEED

Nature of land	:	Group Housing
Ward & Pargana	:	Sharda Nagar, L...
Mohalla	:	Udyan-II, Raksha...
Detail of Property	:	Plot No. Group B...
Area	:	Sector-I
Constructed area	:	1020 sqmtrs.
Road	:	NIL
Consideration	:	mtrs:
		Rs. 39,20,000/-

ब्रह्मरी अधिकारी सम्प्रति बरक सिंह
सबका दिनांक प्रमाणित है

mmme

ब्रह्मरी सिंह

26-3-12
2. Soc. Sec. No. 12345
J. L. D. A.
3125 Ave
J





उत्तर प्रदेश UTTAR PRADESH

B 813272

-2-

BOUNDARIES OF THE PROPERTY

NORTH : Plot No. 529.
 SOUTH : Other's land.
 EAST : Road/Local Shopping
 WEST : Plot No. 527.

Name of the Seller : Prabhari Adhikari
 (Sampatti) Lucknow
 Development, Auth.
 Lucknow.

Name of the Purchaser : Mr. Lallu Singh
 S/o Mr. Ram Lal Yadav
 Mr. Anar Singh
 S/o Mr. Ram Lal Yadav
 both R/o Chiraya Bazar,
 Utrathiya, Raibare
 Road Lucknow.

बभारी अधिकारी संपत्ति विकास
 समिति लि. ४ भाबरिया उत्तरप्र.

MM/MLR

उत्तर प्र.



उत्तर प्रदेश UTTAR PRADESH

B 813273

-3-

SALE DEED

THIS SALE DEED made by Lucknow Development Authority, Lucknow a body corporate constituted under the provisions of Section-4 of U.P. Act 39 of 1974 through Prabhari Adhikari (Sampati) Mrs. *Ambi Bisht* (hereinafter referred to as SELLER/ L.D.A. which expression, unless repugnant to the context shall always mean and include the seller, its executors, administrators, legal representatives and assigns) on the One Part.

प्रभारी अधिकारी सम्पति बल्क डेव
सकल विकास प्राधिकरण लखनऊ

आदर्श कोषागार, मन्थनपुर
दिनांक 26.3.22
पुस्तक 2.1000 फारल रूपय
नाम श्री. ज्ञानेश्वर फ. ल. ल. ७
व्यक्ति 30 नं. ल. ल. ७
शिवर





उत्तर प्रदेश UTTAR PRADESH

B 813274

-4-

IN FAVOUR OF

Mr. Lailu Singh S/o Mr. Ram Lal Yadav
Mr. Anar Singh S/o Mr. Ram Lal Yadav both R/o Chirabagh Utrathia, Raibareli road, Lucknow (hereinafter jointly 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) of the Other Part.

पंजाबी अंशकारी सम्पत्ति बचत बैंक
अध्यापक विकास प्रोडक्ट्स एजेंसी

26-3-12
25000
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जाल सि. ए.
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उत्तर प्रदेश UTTAR PRADESH

B 813275

-5-

WHEREAS, for the purpose of the planned development of Lucknow in the interest of Public at large, land has been acquired under the provisions of Land Acquisition Act through state of Uttar Pradesh for developing the Township known as Sharda nagar yojna and subsequently Raksha Khand of said yojna under Licence agreement the land was allotted to M/s E.L.A.

सचिव, विकास प्राधिकरण, लखनऊ

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उत्तर प्रदेश UTTAR PRADESH

B 813277/0

-7-

AND WHEREAS, the Purchaser has offered to purchase the Free hold Group Housing Land in Raksha Khand of said Scheme, hence the land having an area of 102 Sqmtr. has been allotted in favour of the purchaser by the 'Company' for a consideration of Rs. 35,00,000/- (Rupees Thirty five lacs only).

भारतीय सार्वजनिक सम्पत्ति बचक संस्था
संयोजक निदेशक, दिल्ली

आदर्श कोषागार, गुरुनगर

दिनांक 2.12.2020

मूल्य 2.000/-

नाम श्री. अशोक ल. ल. ल.

द्वारा 3727C फ्लैट

कलकत्ता





उत्तर प्रदेश UTTAR PRADESH

B 813278

-8-

AND WHEREAS the purchaser has made the payment of free hold charges at the rate of 1% the total consideration amounting to Rs.4,20,000 has been paid vide challan no.31/31974 dated 27-01-2012 receipt of which is hereby acknowledged by the seller through this document.

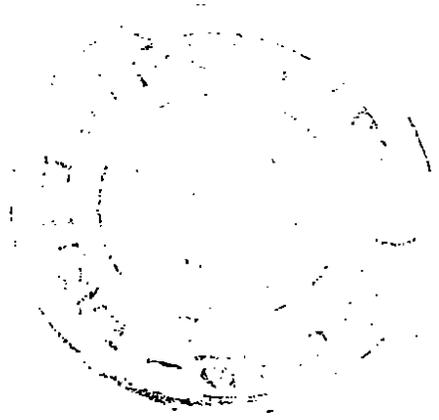
गमारी अधिकारी सम्पत्ति बन्द विभाग
सबका विकास प्राधिकरण अयोध्या

26-2-72

25000/-

काला आदि

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उत्तर प्रदेश UTTAR PRADESH

B 813279

-9-

HENCE, THIS SALE DEED WITNESSETH AS UNDER:-

1- That having received the entire consideration amount from the purchaser Rs. 35,00,000 - (Rupees Thirty five lacs only) in the manner detailed here under, the seller does hereby sell, transfer, convey and assign absolutely in favour of the purchaser all the piece of land having an area of 1020 sqm.

[Handwritten signatures]

उत्तरी अखिल भारतीय किसान सभ
असलम विद्याय बाबिकरुपम सभसभ

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2 Same
I. 373 W. L. 05/10

~~373 W. L. Ave~~





उत्तर प्रदेश UTTAR PRADESH

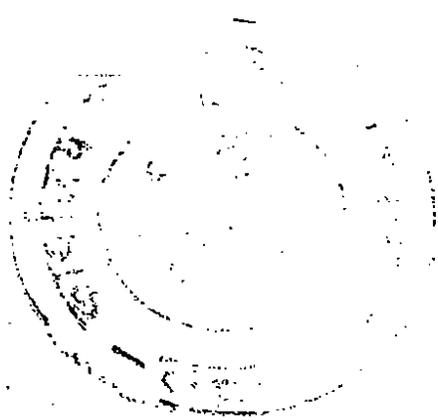
B 813280

-10-

situated at Udyan-II, Sector-I, Raksha Khand, (Shahjahanpur Nagar) more specifically detailed in schedule of property given at the foot of this deed & for greater clarity delineated and demarcated with Red colour on the layout plan annexed herewith, to have hold, occupy, posses, use and enjoy the same as absolute owner thereof.

महानगर विकास-शासकालय इलाहाबाद

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2. Socy
3. 1975-76 L.D.A
37th Ave
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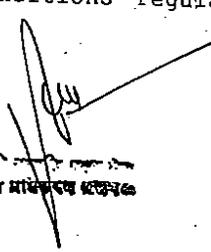


उत्तर प्रदेश UTTAR PRADESH

B 813281

-11-

2- That the demised land will be used for purposes of construction of Group Housing in accordance with the plan after the approval from the competent Authority of Lucknow Development Authority, Lucknow as per building bylaws in force for the time being and as may be applicable from time to time and as per conditions regulating the construction.


महानगर विकास प्राधिकरण लखनऊ

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आदर्श कोलमाह रजिस्ट्रार

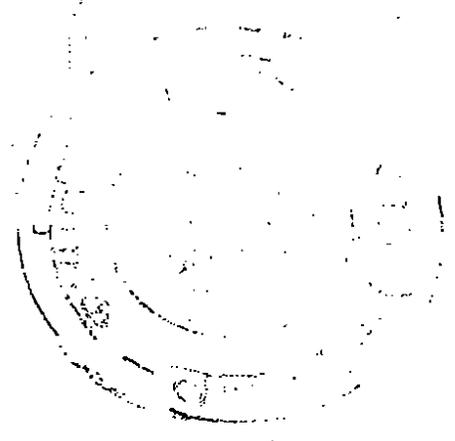
दिनांक 28-1-77

मूल्य 2.000

गाम ज. ल. ड. अ.

द्वारा अनिल सिंह

कलियार



building on land of Lucknow Development Authority and as per Lucknow Master Plan, 2001.

3- That the demised land shall be used and exploited by the purchaser as lawful owner thereof who shall have a right to use the said land in the best manner for the purpose, it is meant for in layout plan approved by L.D.A. in this regard.

4- That the purchaser shall not make any sub division of the demised land or transfer or assign it in parts which may cause to frustrate the object of allotment, though a constructed unit duly approved by L.D.A. may be transferred according to law.

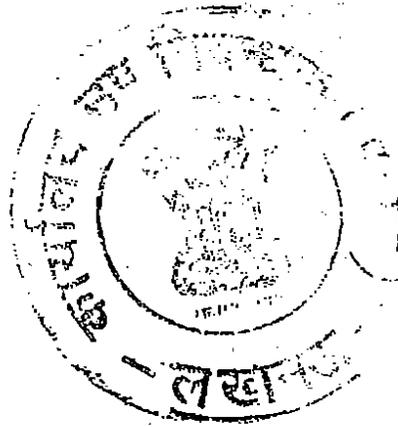
In this sequence, it is clarified that all the transferees coming through the purchaser shall be bound to abide by all the rules regulations by law prevalent in that regard from time to time and any instruction issued by L.D.A. shall be properly complied with according to law.

5- That the purchaser after the transfer of demised land through this document shall be competent to get its name mutated in relevant records in respect of the demised

समस्त अधिकारी सम्पत्ति बचत निधि
व्यवसाय विकास निधि/सर्वोदय निधि

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property maintained by the Local Authority or any other authority according to law.

6- That the demised land has been transferred on the principle of as is and where is and any development, if it may be required, all that shall be completed by the purchaser itself. However, the external development which includes approach road, S.W. Drain, truck sewer and source of electricity shall be done by the seller.

7- That in case of any dispute arising between the parties upon any particular point the Lucknow Civil Court shall have exclusive territorial jurisdiction. The suit filed outside Lucknow shall be dismissed by the Court in the light of the present covenant.

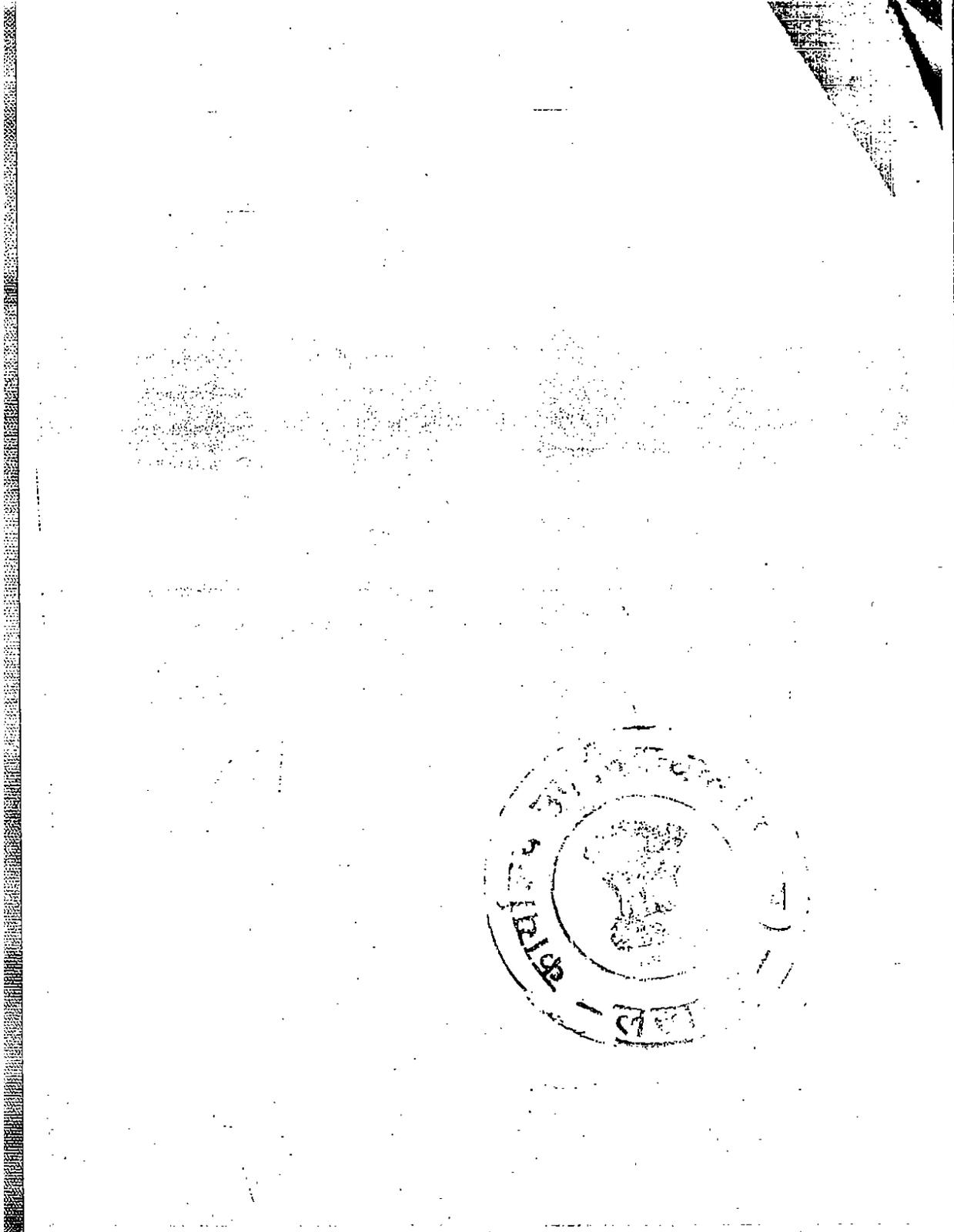
8- That the seller covenants with the purchaser to do all such other things whatsoever may be required to be done according to rules and byelaws framed to this affect by L.D.A. and mutually agreed between both the parties in writing.

9- That the peaceful possession of the demised land hereby sold in favour of the purchaser has been handed over by the seller to the purchaser through this document.

पतारी मधिकारी सम्पत्ति बन्धन
बनान विक्रम अधिकार प्रमाण

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10- That the terms and conditions contained in this deed shall equally be applicable upon the transferee of the purchaser.

11- That in any case regarding the building construction or any other act or thing and conduct of the purchaser coming within the ambit of the provisions of the Uttar Pradesh Urban Planning and Development Act, 1973 the decision of the Vice-Chairman, L.D.A. shall be final.

12- That the land has been acquired under the provisions of land acquisition act and the premium thereof has been fixed keeping in view the award declared by the special land acquisition officer. Therefore it is undertaken by the purchaser that in case of increase in compensation amount made under section-18 of the land acquisition Act by the Tribunal or by the Hon'ble High Court as well as by the Hon'ble Supreme Court, the burden of payment of enhanced amount of compensation shall lie upon the purchaser and the purchaser shall be bound to make the additional proportionate payment thereof according to demand note issued by L.D.A. and in the manner directed to be paid by the purchaser failing which the said amount shall be realised under section-40 of the U.P. Urban Planning and Development Act, 1973 according to law. The payment of

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महारी अधिकारी सम्पत्ति एवं श्रम
संरक्षण विभाग अधिकारी, लखनऊ

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increased amount of compensation will be borne by the respective allottees/purchasers according to the ratio which may be in the total area of the land, subject to the percentage or increase as detailed below:-

Residential house/plot	:	100% of the increase.
EWS house/plot	:	50% of the increase.
Office/Commercial space	:	20% of the increase.
Hospitals	:	50% of the increase.

13- That the consideration of the plot hereby transferred is Rs. 35,00,000/- & free hold charges @ 12% Rs. 4,20,000/- paid here in above, the total cost for the purpose of valuation comes to Rs. 39,20,000 upon which stamp duty Rs. 2,75,000/- has been paid by the purchaser in view of G.O. No.K NI-5-3757/11-2010-500(100)/2003 Lucknow Dated 16 November 2011.

DETAILS OF CONSIDERATION AMOUNT PAID BY THE PURCHASER TO THE SELLER.

A. Consideration of Land paid vide cheque no. 791235 dated 24-12-2011 for Rs. 30,00,000/- & cheque no. 090249

पुनारी अधिकारी संसदि बरुन प्रुन
बलनन विरुड बरुन प्रुन

विक्रय पत्र
 3,920,000.00 / 3,920,000.00 10,000.00 40 10,040.00 2,000
 फॉर्म रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

पतिफल मूलियत
 श्री लक्ष्मू सिंह
 पुत्र श्री राम लाल यादव
 व्यवसाय व्यापार

निवासी स्थाना विरेया बाग उत्तरटिया लखनऊ

अध्यापक पदा

ने यह लेखपत्र इस कार्यालय में दिनांक 22/5/2012 समय 11:32AM

वर्जित निवन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

बी.सी. सिंह
 उप निवन्धक (प्रथम)

निष्पादन लेखपत्र वाद गुनने व गमझने मजबूत व प्राप्त धनराशि रु. पलेयानुसार उक्त

विक्रेता

केला

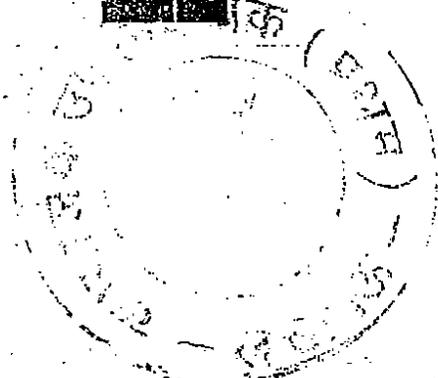
लखनऊ
 22/5/2012

इस बात से संतुष्ट हो जाने पर कि इस लेखपत्र का निष्पादन श्री अम्बी विष्ट प्र० अ० स० ल० रि० प्र० (बल्क सेल) ने अपने पद के अधिकार से किया है इसलिये नकी उपस्थिति और हस्ताक्षरों की आवश्यकता नहीं है, और लेखपत्र रजिस्ट्रीकरण के लिए स्वीकार किया गया।

श्री लक्ष्मू सिंह
 पुत्र श्री राम लाल यादव
 पेशा व्यापार
 निवासी विरेया बाग उत्तरटिया लखनऊ



श्री अनार सिंह
 पुत्र श्री रामलाल यादव
 पेशा व्यापार
 निवासी विरेया बाग उत्तरटिया लखनऊ



dated 30-01-2012 for Rs. 5,00,000/- both drawn on Dena bank, Lucknow.

Total Rupees : Rs. 35,00,000/-

B. Free hold Charges @ 12% paid vide challan no. 31/31974 dated 27-2-2012 UCO Bank LDA Gómti Nagar Lucknow. : Rs. 4,20,000/-

Total : Rs. 39,20,000/-

(Rupees Thirty nine lacs twenty thousand only)

:: SCHEDULE OF PROPERTY ::

All that Group Housing plot of land bearing an area of 1020 sqmres. forming Plot No. NIL, Group Housing situated at Sector-I of Raksha Khand of Sarda Nagar Scheme, Rae Bareilly Road delineated and marked with Red dotted lines upon the plan attached herewith.

NORTH : Plot no.529.
SOUTH : Other's land.
EAST : Road/Local Shopping.
WEST : Plot no.527.

पुणेरी ददितगरी संस्यति बरुण हरेक
भवनक विकास प्रधिकरण संस्था

ने निष्पादन स्वीकार किया :
जिनकी पत्न्यात श्री युजेन्द्र सिंह
पुत्र श्री दीरधराज सिंह
पेशा नीकरी
निवासी अलीगंज लखनऊ
व श्री सन्तराम यादव
पुत्र श्री गुरु प्रसाद
पेशा नीकरी
निवासी ग्राम खुजौली लखनऊ
ने की।



पत्राक्षतः मूठ गावियों के निजान अंगूठे नियमानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


बी.पी. सिंह
रूप निबन्धक (प्रथम)
लखनऊ
22/5/2012



IN WITNESS WHEREOF:-

Both the parties through their duly appointed and authorised signaturees in their sound state of body and mind without any undue influence or coercion, have put their hands to these presents in presence of the witnesses on the day, month, and year mentioned below their signatures at vipin Khand Gombi Nagar Lucknow, office of Lucknow Development Authority.

WITNESSES:

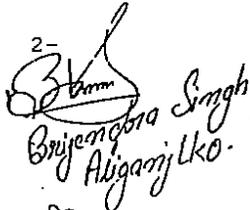
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अद्य विहारी तिवारी
अनुभाग अधिकारी
बल्क सेल

30/09/12
For and on behalf
of the seller

2-



Brijendra Singh
Aigamjko.

2-PURCHASER.

Typed by:

केसा

Registration No. : 9753

Year : 2,012

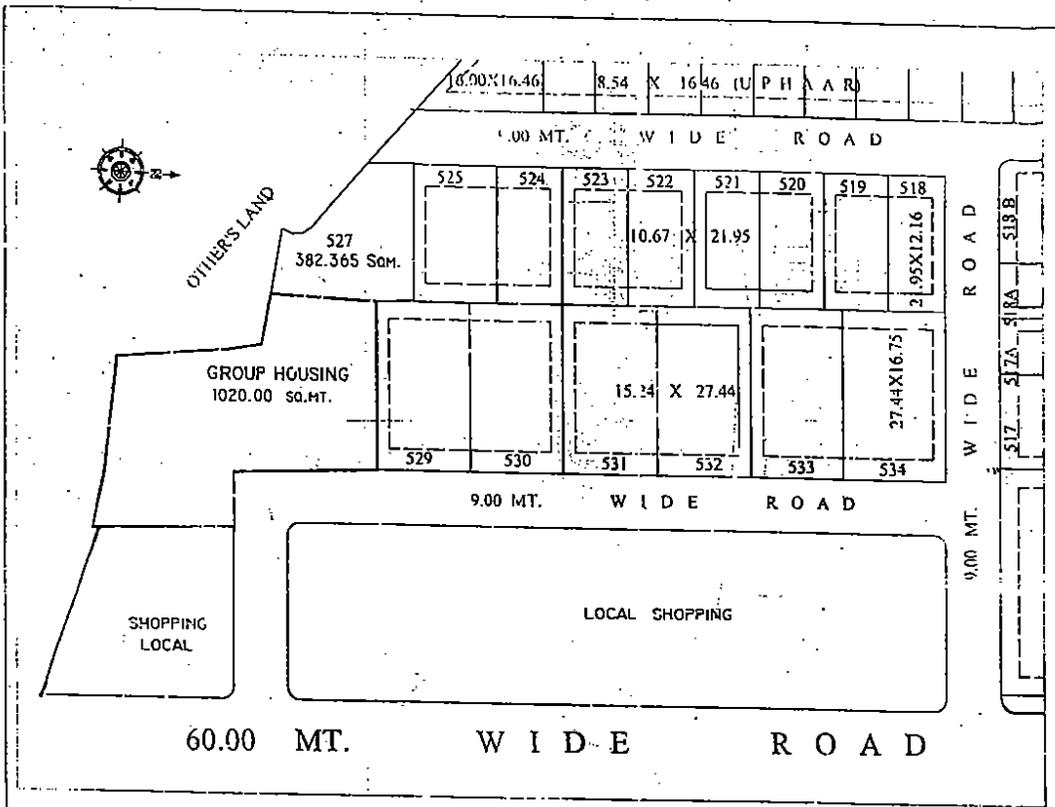
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0201 लल्लू सिंह
राम लाल यादव
धिरैया बाग उत्तरेटिया लखनऊ
व्यापार



0202 अनार सिंह
रामलाल यादव
धिरैया बाग उत्तरेटिया लखनऊ
व्यापार





PART LAYOUT PLAN OF RAKSHA KHAND (UDYAN-II)

DEVELOPED BY- ELDECO HOUSING & INDUSTRIES LTD.

NAME OF ALLOTTEE- MR. LALLU SINGH & MR. ANAR SINGH

PLOT NO- GROUP HOUSING

PLOT AREA- 1020.00 SQ.MT.

BOUNDARIES

NORTH- PLOT NO. 529

SOUTH- OTHER'S LAND

EAST- ROAD/LOCAL SHOPPING

WEST- PLOT NO. 527

LUCKNOW DEVELOPMENT
AUTHORITY LUCKNOW



ELDECO

HOUSING & INDUSTRIES LTD.

संपत्ती अधिकारी सम्पत्ती बल्लू सिंह
बल्लू सिंह विकास अधिकारी अड्डा 340

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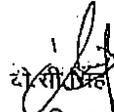
आज दिनांक 22/05/2012 को

वही सं. 1 जिल्द सं. 14263

पृष्ठ सं. 195 से 230 पर क्रमांक 9753

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रेशन अधिकारी के हस्ताक्षर



रवि निबन्धक (प्रथम)

रखनऊ

22/5/2012

