

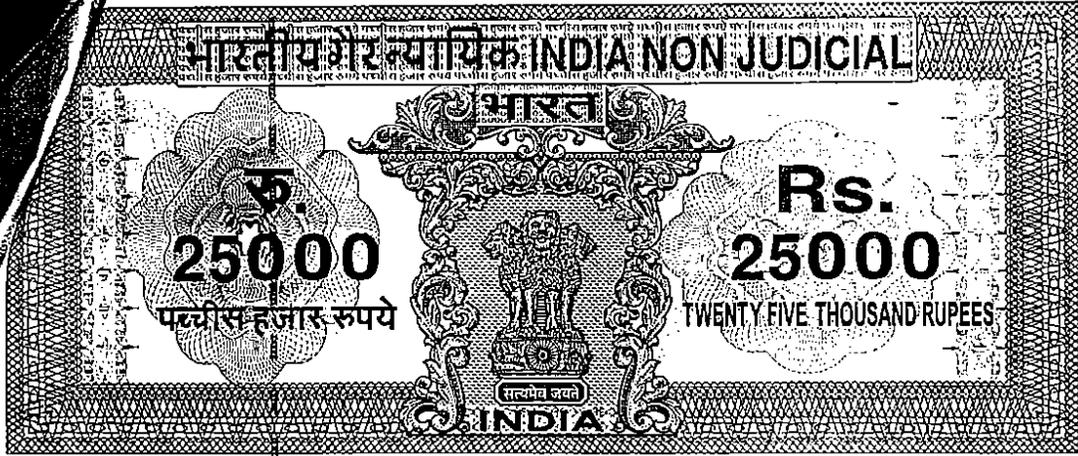
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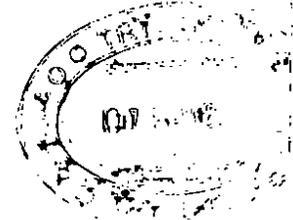
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उत्तर प्रदेश UTTAR PRADESH

B 952713

-2-



| | | |
|---------------------|---|-----------------------|
| Details of Property | : | Plot No.527 |
| Area | : | in M ² |
| Area of property | : | 351.20 M ² |
| Road | : | 9 mtrs. |
| Type of Property | : | Residential. |
| Consideration | : | Rs. 33,60,000/- |
| Valuation | : | Rs. 46,35,840/- |

रस

MAM

प्रमारी अधिकारी सम्पत्ति बलक सेवा
सबनक विकास अधिकरण बलबल

..... लखनऊ

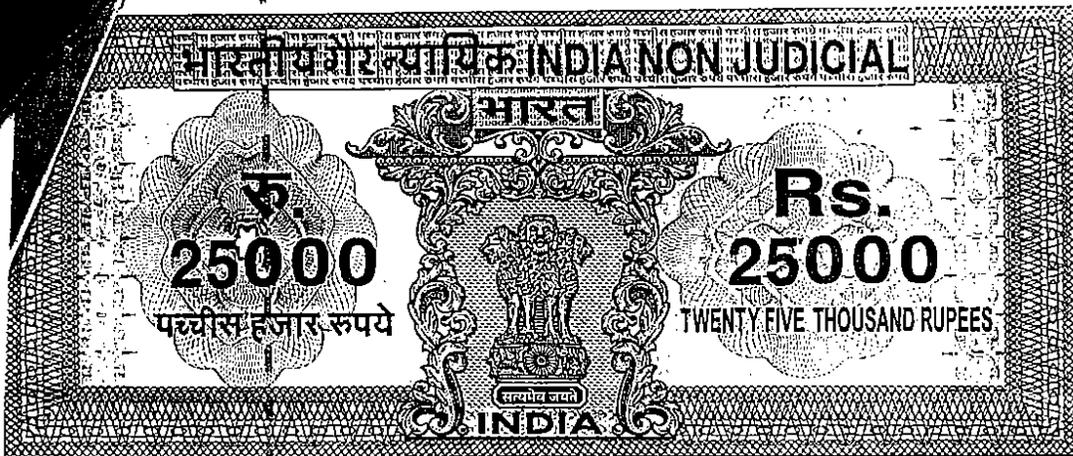
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..... *यशपाल*

..... *काशी*

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उत्तर प्रदेश UTTAR PRADESH

B 952714

-3-



BOUNDARIES OF THE PROPERTY

| | | |
|-------|---|---------------------|
| NORTH | : | Plot No.525. |
| SOUTH | : | Other Land. |
| EAST | : | Group Housing Plot. |
| WEST | : | Road. |

| | | |
|--------------------|---|--|
| Name of the Seller | : | Prabhari Adhikari (Sampatti)Lucknow Development Authority, Lucknow. |
|--------------------|---|--|

| | | |
|-----------------------|---|--|
| Name of the Purchaser | : | Mr. Anar Singh S/o Mr. Ram Lal & Mr. Lallu Singh S/o Mr. Ram Lal both R/o Resident of Chairaya Bagh, Uttratiya, Lucknow. |
|-----------------------|---|--|

प्रभारी अधिकारी सम्पत्ति विकास
सचनक विकास अधिकरण लखनऊ

अनार सिंह

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बालक विभाग, लखनऊ

दिनांक: 16-5-13

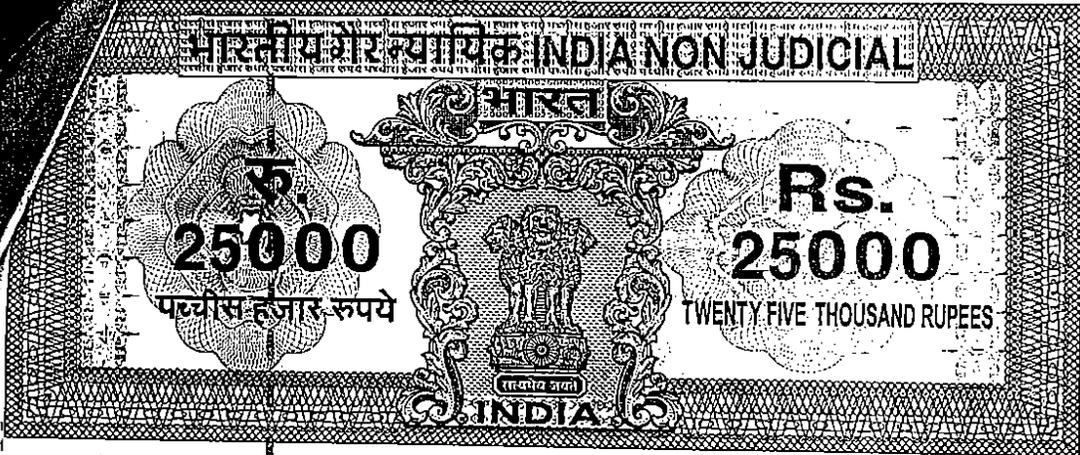
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नाम: [Signature]

पता: [Signature]

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उत्तर प्रदेश UTTAR PRADESH

B 952715

-4-



This SALE DEED executed between the Lucknow Development Authority, through Prabhari Adhikari Sampatti (Bulk Sale) Mrs. *Ambi Bishit* Pradhikaran Bhawan, Vipin Khand, Gomti Nagar Scheme, Lucknow (hereinafter referred to as SELLER/L.D.A./FIRST PART, which expression unless repugnant to the context shall always mean and include the SELLER/L.D.A. itself, it's executors, administrators, successors, legal representatives and assigns) on the One Part.

[Signature]
प्रभारी अधिकारी सम्पत्ति बल्क सेल
सबजनक विकास प्राधिकरण लखनऊ

[Signature] *[Signature]*

आदर्श कलेक्टर, लखनऊ

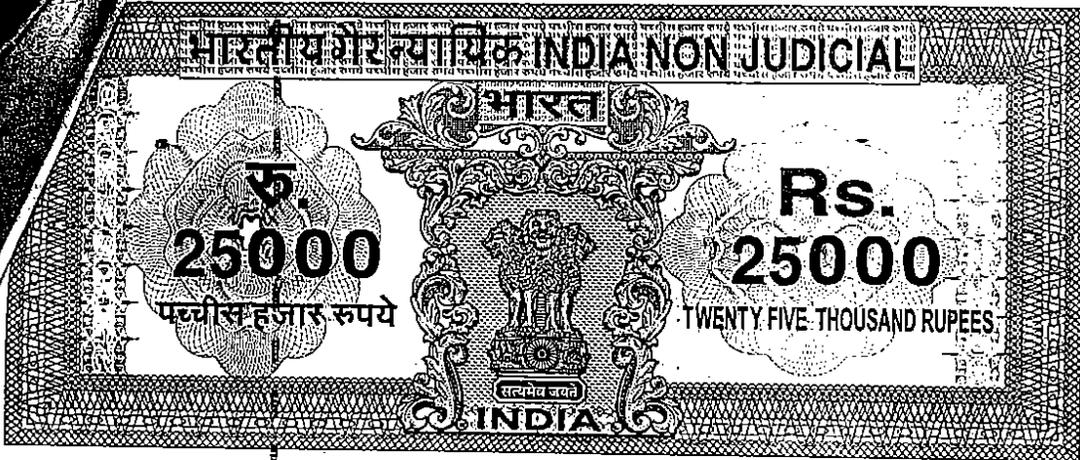
दिनांक 16.5.13

पृष्ठ 2000

नाम (S. K. Singh)

द्वारा (S. K. Singh)

श्री कश्चिदा



उत्तर प्रदेश UTTAR PRADESH

B 952716

-5-

IN FAVOUR OF

Mr. Anar Singh S/o Mr. Ram Lal ~~Singh~~ AND
Mr. Lallu Singh S/o Mr. Ram Lal ~~Singh~~ both R/o
Resident of Chairaya Bagh, Uttratiya, Lucknow
(hereinafter referred to as PURCHASER, Second party,
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.

प्रमारी अधिकारी कर्मणि दलक देव
सबनक विकास अधिकारी ~~...~~

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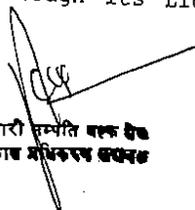
उत्तर प्रदेश UTTAR PRADESH

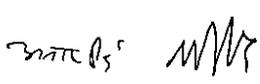
B 952717

-6-



WHEREAS, the land for the planned development of Lucknow and land to feed the residential needs of the public the land was acquired by L.D.A. under the provisions of Land Acquisition Act, 1894 by L.D.A. through state of U.P. under Udyan-II, Raksha Khand, Sharda Nagar Scheme, Rae Bareli Road, Lucknow, which land has been developed by L.D.A. through its Licensee.


प्रभारी अधिकारी सम्पत्ति बलक शेष
सबनक विकास अधिकरण लखनऊ



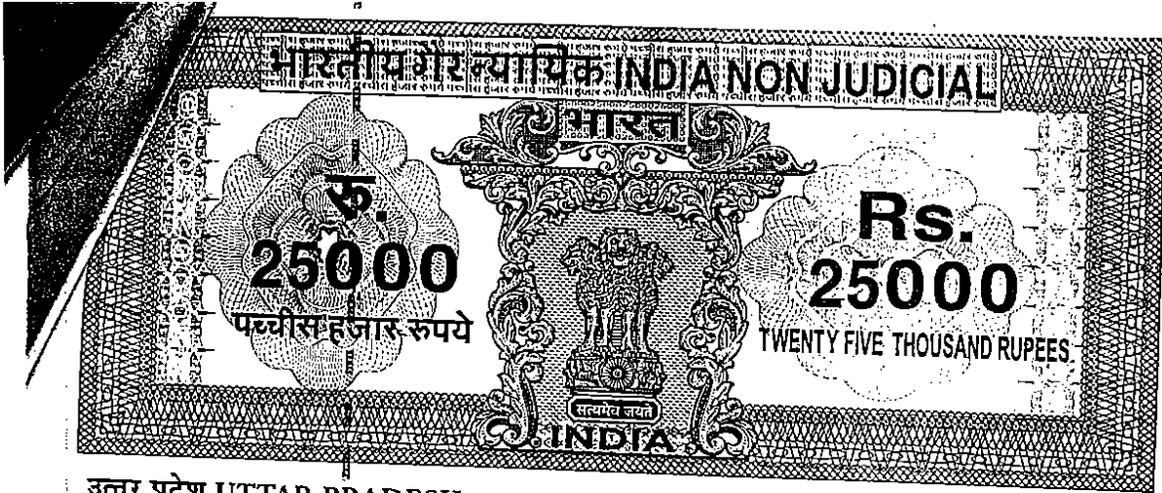
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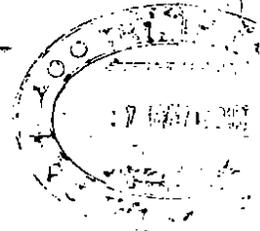
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उत्तर प्रदेश UTTAR PRADESH

B 952718

-7-



AND WHEREAS, the purchaser applied for obtaining a residential Plot & in consequent thereof the Plot no.527, Land area of 351.20 sqmtres. situated at Udyan-II, Raksha Khand, Sharda Nagar Scheme, Rae Bareli Road, Lucknow has been allotted in favour of the purchaser for Sale Consideration amounting to Rs. 30,00,000/- (Rupees Thirty lacs

पंजीर नथिकारी कर्मलि बलक देव
सबनक विकास अधिकरण कलकत

शताब्दी

आदर्श प्रकाशन, लखनऊ

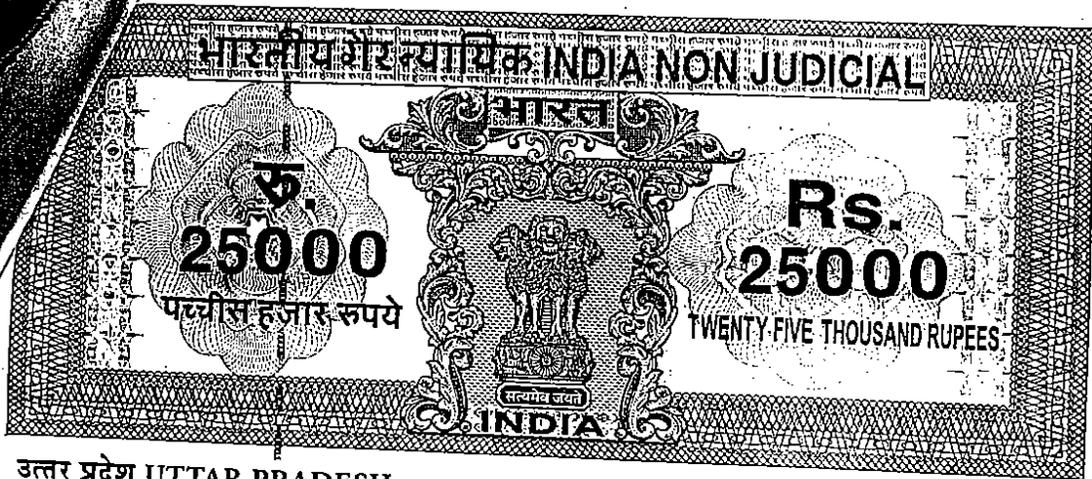
दिनांक..... 16.5.13

शुल्क..... 25000/- कागद लागू

नाम..... उमान लाल

पता..... अमृत सिंह
लखनऊ

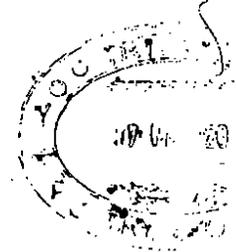




उत्तर प्रदेश UTTAR PRADESH

B 952719

-8-



only) which stands paid by the purchaser to the Licensee who acknowledges the payment and has forwarded the document for execution.

WHEREAS, as per Govt. G.O. No.1639/9-Aa-1-95-80-MIS/86-Awas Section dated, 10-05-1995 provision has been made for the transfer of land as free hold by paying 12% of the premium amount as free hold charges.

पकारी अधिकारी सम्पति धरक ०६
बननक विकास अधिकरण बननक

3/11/05

आदर्श कोषागार, लखनऊ

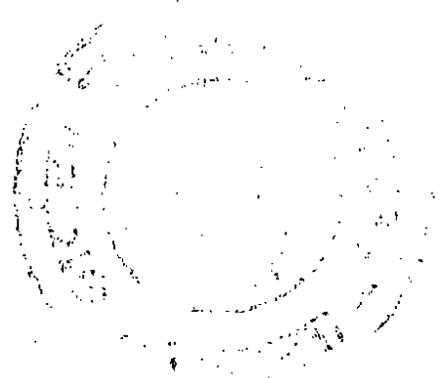
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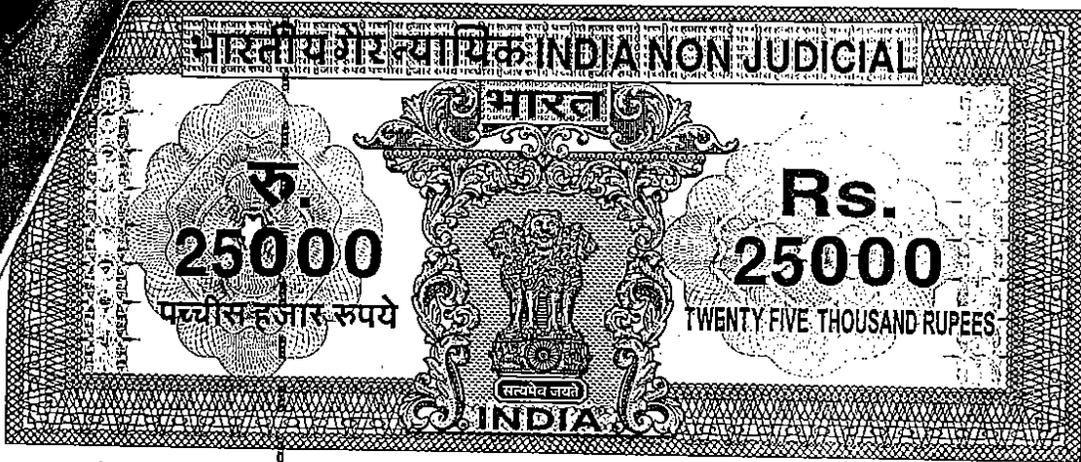
शुल्क..... २०००/-

नाम..... J.K.N. Singh

द्वारा..... J.K.N. Singh

रोकड़िया





उत्तर प्रदेश UTTAR PRADESH

B 952720

-9-

AND accordingly the purchaser has also paid the free hold charges in respect of the land amounting to Rs.3,60,000/- (Rupees Three lacs & sixty thousand only) in L.D.A. Vide Challan No. 45/31751 dated 24-04-2013 UCO Bank L.D.A. Gomti Nagar, Lucknow.

हमारी अधिकारी सुस्पति बरक देव
बलभद्र विद्यालय अखिलेश्वर कानपुर

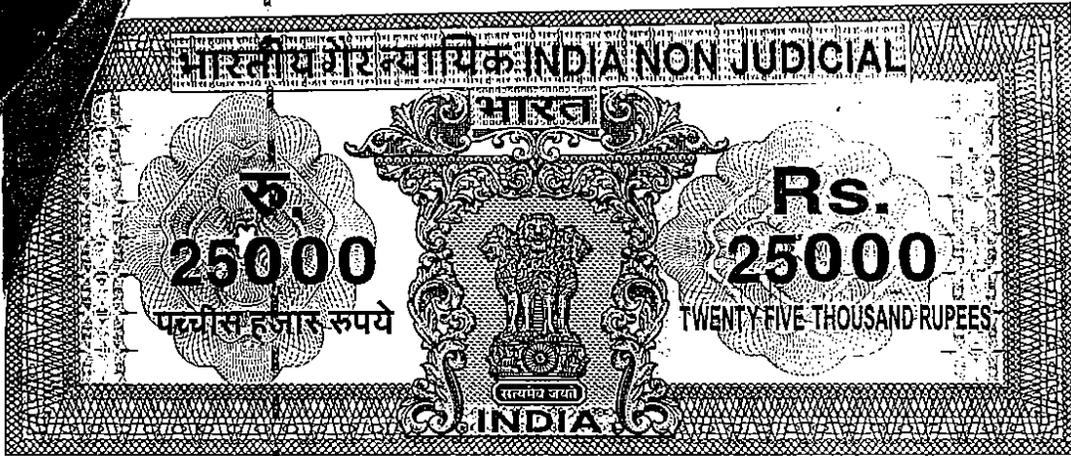
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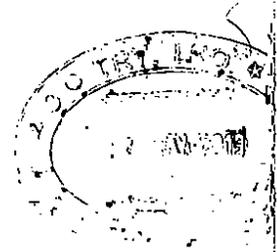
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उत्तर प्रदेश UTTAR PRADESH

B 952721

-10-



NOW THIS SALE DEED WITNESSETH AS UNDER :-

1- That in consideration of the aforesaid sale consideration amount Rs. 33,60,000/- including Rs.3,60,000/- as free hold charges paid by the purchaser in the manner above mentioned, the seller do hereby sell, convey and assign absolutely all that constructed house along with land bearing layout Plot No. 527, bearing land

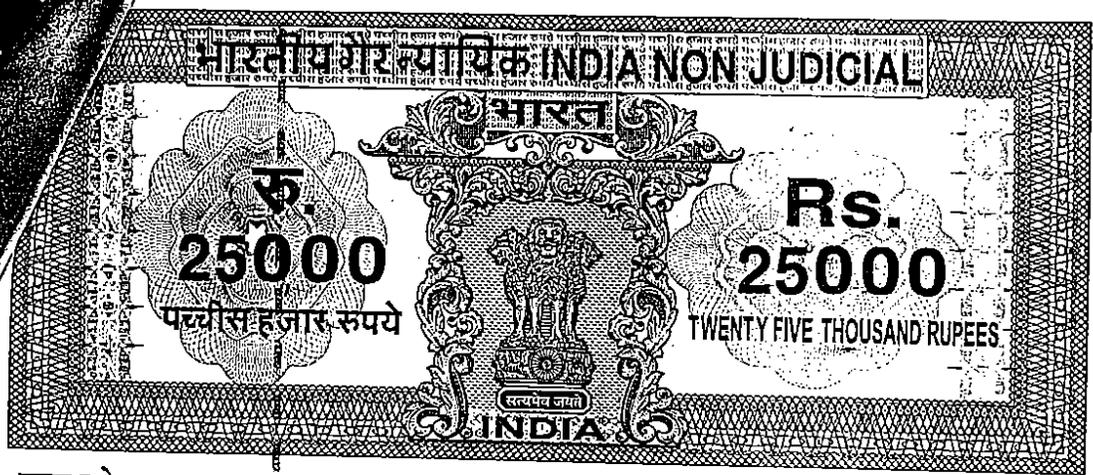
पकारी अधिकारी संसदि बरक देव
बबनर विभास अधिकारी संसदि

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उत्तर प्रदेश UTTAR PRADESH

B 952722

-11-



area of 351.20 sqmtres. situated at Udyan-II, Raksha Khand, Sharda Nagar Scheme, Rae Bareli Road, Lucknow boundaries whereof shown with red colour in the attached map plan with this deed. And more specifically described in the schedule of property given at the foot of this deed, in favour of the purchaser to have hold, possess and

प्रकारी अधिकारी धर्मसिंह शर्मा
बलनगर विकास अधिकरण अध्यक्ष

महाराज

प्राप्ति दिनांक 16.5.13

दिनांक 16.5.13

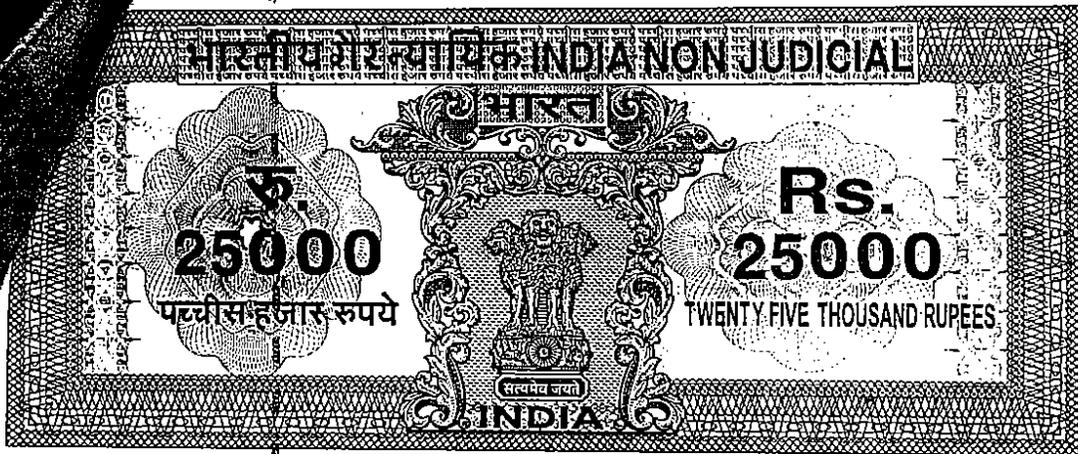
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धारा 37100100

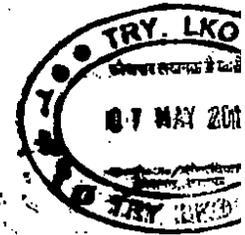
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उत्तर प्रदेश UTTAR PRADESH

B 952723



-12-

enjoy the same for ever as absolute owner thereof,
free from all encumbrances.

2- That the possession of the property hereby
sold transferred and conveyed through this document
has been delivered by the seller to the purchaser
through this document henceforth the purchaser
shall have a lawful right to hold and enjoy the

पत्नारी अधिकारी सम्पत्ति बन्क बैंक
बनारस विकास विविदेय कर्करक

आदर्श कोषागार, लखनऊ

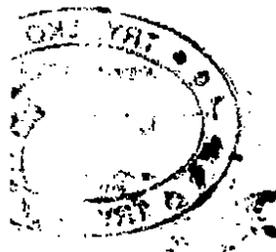
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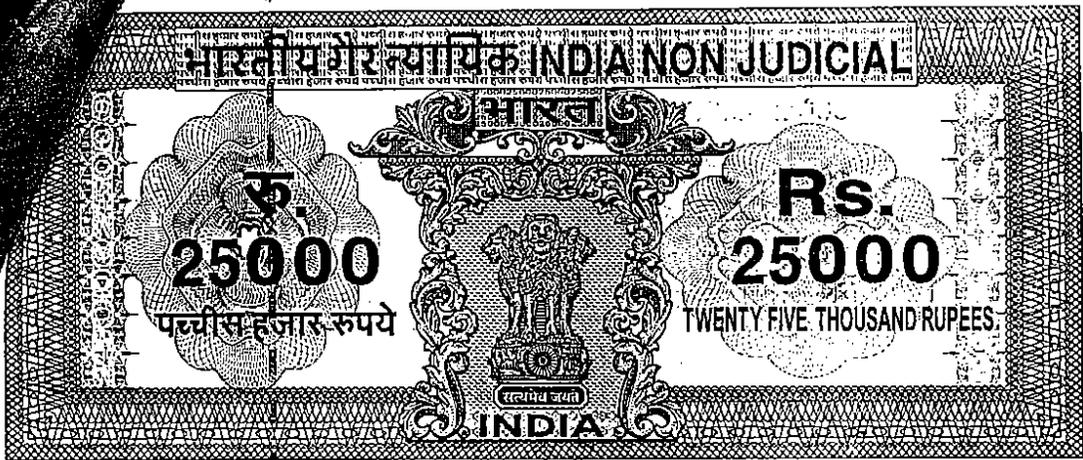
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नाम: प. क. उ. ल. को.

द्वारा: अनाद वि. ए.

लखनऊ





उत्तर प्रदेश UTTAR PRADESH

B 952724

3000
2500
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lawful possession of the said house as absolute owner thereof.

3- That the purchaser covenant with the seller to use the plot hereby transferred strictly for residential purposes and shall always abide by the rules and regulations passed by the L.D.A. Board and Government orders issued from time to time.

प्रभारी अधिकारी संयुक्ति बरक दीव
अबनम निकाय अधिकारपत्र प्रमाणिक

आदर्श कोषागार, लखनऊ

दिनांक..... 16.5.13

मूल्य..... 2000/- अनाम खाता

नाम..... J. K. Singh

व्यक्ति..... 2012 A/C

रकम



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 connection shall be taken by the purchaser at his own cost and expenses and shall make the payment of entire charges, whichsoever may be lawfully imposed.

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 or upon the whole thereof which may be or may create nuisance annoyance or any kind of damage to the other purchasers owners or 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 cause due to any judgement and order or direction passed by any court of law making

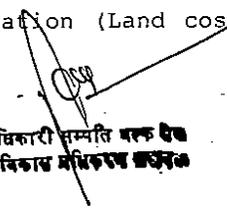

पमारी मधिकारी सम्पति बन्क डी.क.
बबनरु विकार मधिकार डी.क.

enhancement 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 and 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 realise 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 vice chairman, L.D.A. with consent and the award given by the said Arbitrator shall be legally binding upon the parties.

9- The cost of land is Rs.30,00,000/- and free hold charges @ 12% is Rs. 3,60,000/-. Thus the total consideration (Land cost + Free hold) of Property Rs.


प्रमारी अधिकारी समिति बल्लू सिंह
बनारस विकास अधिकरण बनारस

3/11/85



विक्रय पत्र

3,360,000.00 / 4,636,000.00 10,000.00 40 10,040.00 2,000

प्रतिफल मालियत फॉस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग
श्री अनार सिंह
पुत्र श्री राम लाल *राम लाल*
व्यवसाय व्यापार

निवासी: चिरैयाबाग उत्तरेठिया लखनऊ
अध्यायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 6/8/2013 समय 11:31AM
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रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

बी.सी. सिंह
उप निबन्धक (प्रथम)

लखनऊ

6/8/2013

निष्पादन लेखपत्र वाद युनन व ममझने मजमून व प्राप्त धनराशि रू प्रलेखानुसार उक्त
विक्रेता

क्रेता

इस बात से संतुष्ट हो जाने पर कि इस लेखपत्र का निष्पादन
श्री अन्वी विष्ट प्रभारी अधिकारी सम्पत्ति
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।

श्री अनार सिंह *राम लाल*
पुत्र श्री राम लाल
पेशा व्यापार
निवासी चिरैयाबाग उत्तरेठिया लखनऊ



श्री अनार सिंह
पुत्र श्री राम लाल
पेशा व्यापार
निवासी चिरैयाबाग उत्तरेठिया लखनऊ



33,60,000/- . The area of land hereby transferred is 351.20 sqmtrs. The valuation whereof @ 12,000/- per sqmtrs. comes to Rs. 42,14,400/- on adding 10% extra for the plot being situated on road 9 mtrs wide it comes to Rs. 46,35,840/- which is the highest value for the purpose of payment of stamp duty upon which a sum of Rs. 3,24,520/- is payable whereas a sum of Rs. 3,25,000/- has been paid by purchaser.

:: SCHEDULE OF PROPERTY ::

All that Plot no. 527, having an area of 351.20 sqmtres. boundaries whereof shown in red colour in the attached map plan with this document situated at Udyan-II, Raksha Khand, Sharda Nagar Scheme, Rae Bareli Road, Lucknow,

Boundaries whereof as under :-

NORTH : Plot No. 525.
SOUTH : Others Land.
EAST : Group Housing Plot.
WEST : Road.

In Witness Whereof I, Prabhari Adhikari (Sampatti) (Bulk Sale) for and on behalf of the seller and the purchaser in their sound state of body and mind without any undue


प्रभारी अधिकारी सम्पत्ति बल्क सेल
बरेली विकास अधिकरण कानपुर

ने निष्पादन स्वीकार किया ।
जिनकी पहचान श्री सुजोन्द्र सिंह
पुत्र श्री तीरथराज सिंह
पेशा नौकरी



निवासी अलीगंज लखनऊ

व श्री अजय कुमार वर्मा योजना सहा 0 ल 0 वि 0 प्रा 0

पुत्र श्री

पेशा नौकरी

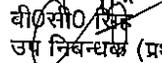
निवासी

ने की ।

पत्तक्षतः भद्र शिक्षणों के निशान अंगूठे निचपानुसार लिये गये हैं ।



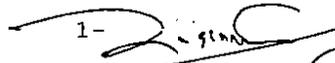
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर -


वी०सी० सि०
उप निबन्धक (प्रथम)
लखनऊ
6/8/2013



influence or coercion, have set their hands to these presents at L.D.A. Office-Vipin Khand, Gomti Nagar Scheme, Lucknow on the day, month and year mentioned below :-

WITNESSES:

1- 
रामेश कुमार
कार्यालय अधीक्षक
एनएन 39 विकास पीथक

2- 
Brijendra Singh
Aligarh Lucknow.

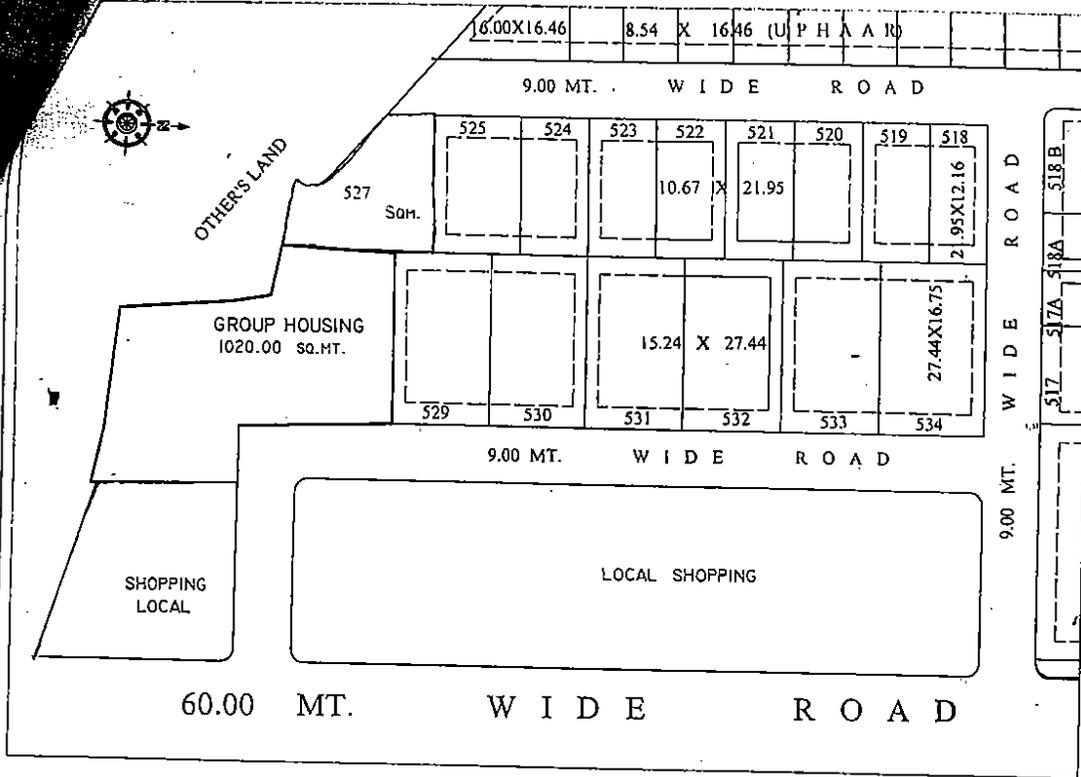


Typed by:

04/12/2018
प्रभारी अधिकारी
एनएन 39 विकास पीथक

For and on behalf of the
seller


2- PURCHASER.

PART LAYOUT PLAN OF RAKSHA KHAND (UDYAN-II)

DEVELOPED BY- ELDECO HOUSING & INDUSTRIES LTD.

NAME OF ALLOTEE- *Mr. Anax Singh & Mr. Lallu Singh*

PLOT NO.- 527

PLOT AREA- 351.20 m²

BOUNDARIES

NORTH- Plot No-525

SOUTH- Other's land

EAST- Group housing/plot

WEST- Road

LUCKNOW DEVELOPMENT
AUTHORITY LUCKNOW



ELDECO
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पकारी अधिकारी से प्राप्त दस्तावेज
महानगर विकास प्राधिकरण द्वारा

5/20/15

MMT

आज दिनांक 06/08/2013 को
वही सं. 1 जिल्द सं. 16105
पृष्ठ सं. 301 से 336 पर क्रमांक 15185
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

वी०सी० सिंह
उप-निबन्धक (प्रथम)

लखनऊ
6/8/2013

