

N.E.Railway

440

Office of the
Dy. Chief Engineer/Con.,
Lucknow Jn.

Date : 10.2016
03/11/2016

No. W/247/BG/Ljn/W-Misc./ 767

To,

The Dy. Chief Engineer/Con./Pl.,
N.E.Railway,
Gorakhpur.

Sub: Registry of Commercial land Vibhuti Khand /Gomtinagar total Area
1,54,581.95 Sqm(38.198 Acre) for Gomtinagar Terminal Station.
Ref: Copy of Registry No. 14820/16 Dated: 27.9.2016

In above reference the commercial land total area 1,54,581.95 Sqm(38.198
Acre) has been taken from Lucknow Development Authority/Lucknow and
Registry of above land has been done on 27.09.2016. The copy of registry of land
is being sent for your information and record please.

DA/Copy of Registry in 12 pages.
Including land Map

(MS)
03/11/16
Dy. Chief Engineer/Con.
N.E.Railway/Lucknow Jn.

Copy, for information and N/action to:-

1. Secy. to CAO/Con/GKP
2. Sr. DEN/Co-ord NER/LJN
3. XEN/Land/NER GKP
4. ADEN/Line/N.E R/LJN
5. SSE/W/C/BNZ

DA/Photo copy of Registry in 12 pages
Including land Map.

(MS)
03/11/16
Dy. Chief Engineer Con.
N.E.Railway Lucknow Jn.

14820/16

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31402

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


अधिकारी (अधिकारी)
सूचना विभाग, लखनऊ


भारतीय इंजीनियर/सि.सि.
भारतीय इंजीनियर/सि.सि.
N.H. Khand, Lucknow In

532

**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**.


पूजा श्री सुविभागी.एन सिंह (सहसचिव)
लुधियाना विकास प्राधिकरण


असहायक प्रोत्साहन इंजीनियर
Executive Engineer (Construction)
पूर्विकार क्षेत्र, लुधियाना
N.E. Railway, Lucknow



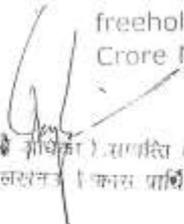
33

WHEREAS, the land was acquired in public interest by the Lucknow Development Authority under the provisions of Land Acquisition Act 1894 under the Ujarioan 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


 प्रमुख अधिकारी, सहायक (विकास) विभाग,
 लखनऊ विकास प्राधिकरण


 अध्यक्ष, लखनऊ विकास प्राधिकरण
 लखनऊ विकास प्राधिकरण

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.


 विकसित विकास अधिकारी
 विकसित विकास अधिकारी


 विकसित विकास अधिकारी
 विकसित विकास अधिकारी

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 मवन निर्माण एवं विकास समिति, 2008 or 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.


[Illegible text]


Executive Engineer/Con
[Illegible text]
N.J. Railway, Lucknow Jn



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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


अभिषेक अशोक कुमार (पुस्तकालय)
संयोजक विकास परियोजना


Engineer/Con.
C.I.B. Railway, Lucknow In

10

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[7]

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, Vipin Khand, Gomti Nagar Scheme, Lucknow on the day, month and year mentioned below.

Lucknow

Dated : 09.2016

Witnesses :-

1. Signature.....



Anil Kumar-Kanaujiya
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 :

(Maliendra Pratap Singh)

Dealing Clerk



(Signature)
(Signature)
(Signature)

(Signature)
For and on behalf of
Seller
अधिकारी सम्पत्ति (नियंत्रण)
प्रमुख विकास प्राधिकरण

(Signature)
For and on behalf of
Purchaser/Second Party
N.E. Railway, Lucknow

Drafted By :-

(Signature) Anoop Kumar Asthana

(Anoop Kumar Asthana)

Advocate

Chief Retainer L.D.A.

Mob. No. 9839570979



विक्रय पत्र

185,864,000.00 / 185,864,000.00 20,000.00 60 20,060.00 0

पतिपत्न माणिक्यन श्री प्रेसीडेन्ट आफ इंडिया डा. राकेश कुमार सक्सेना अदि. अग्निपन्ता पुत्र श्री के. सी. लाल

पत्न्याय नौकरी निवासी म्यांका नार्थ ईस्टर्न रेलवे लखनऊ

अध्यायी पता मे का संग्रह इस कार्यालय में दिनांक 27/9/2018 गण 4:03PM

उक्त नियमन हेतु पत्र किया।

Handwritten signature



गजिनीकरण अधिकारी के हस्ताक्षर दिनेश चन्द्र यादव उप-निबन्धक (द्वितीय)

लखनऊ 27/9/2018

निष्पादन अंतर्गत याद मुनन व गणपति पत्रण व पाण्य धरमणि क फलेश्यानुया उक्त निवेदता

इस बात से संतुष्ट हो जाने पर कि इस लेखपत्र का निष्पादन श्री एन.एन. सिंह प्र.अ.स.ल.वि.प्र. लखनऊ ने अपने पद के अधिकार से किया है इरदि वे उनकी उपस्थिति और हस्ताक्षरों की आवश्यकता नहीं है, और लेखपत्र रजिस्ट्रीकरण के लिए स्वीकार किया गया।

श्री प्रेसीडेन्ट आफ इंडिया डा. राकेश कुमार सक्सेना अदि. अग्निपन्ता पुत्र श्री के. सी. लाल पेशा नौकरी निवासी नार्थ ईस्टर्न रेलवे लखनऊ



ने निष्पादन स्वीकार किया।

जिन्को पत्रवान बड़ी विशाल मिश्र के.एन.मिश्र नौकरी

निवासी एच.एस.ई.(पे वे) कान्हावद्वेशन एन.ई. रेलवे लखनऊ

शिव कुमार दूरे योजना सहायक ल.वि.प्र. लखनऊ

प.अ नौकरी निवासी

पन्थकन मठ मधियाँ के विज्ञान संग्रहे निष्पादना निबन गये है।



गजिनीकरण अधिकारी के हस्ताक्षर दिनेश चन्द्र यादव उप-निबन्धक (द्वितीय) लखनऊ 27/09/2018



क्र. १

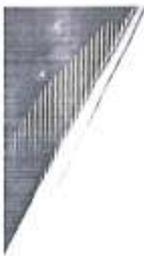
Registration No. : 14820

Year : 2016

Book No. : 1

0201 प्रेसीडेन्ट आफ इंडिया द्रा.राकेश कुमार सक्सेना अति.अभियन्ता
के.सी.लाल
नाथे इन्स्टीट्यूट ऑफ लॉ
नौकरी





पचाह

Registration No.: 14820

Year: 2016

Book No. : 1

W1 बदी विशाल मिश्र

के.एन.मिश्र

एस.एस.ई.पि.वे.1 का-समदुशन एन.ई.के.पि.लखनऊ

गीकरी



W2 शिव कुमार दूबे गीजना साहायक

स.पि.आ.लखनऊ

गीकरी



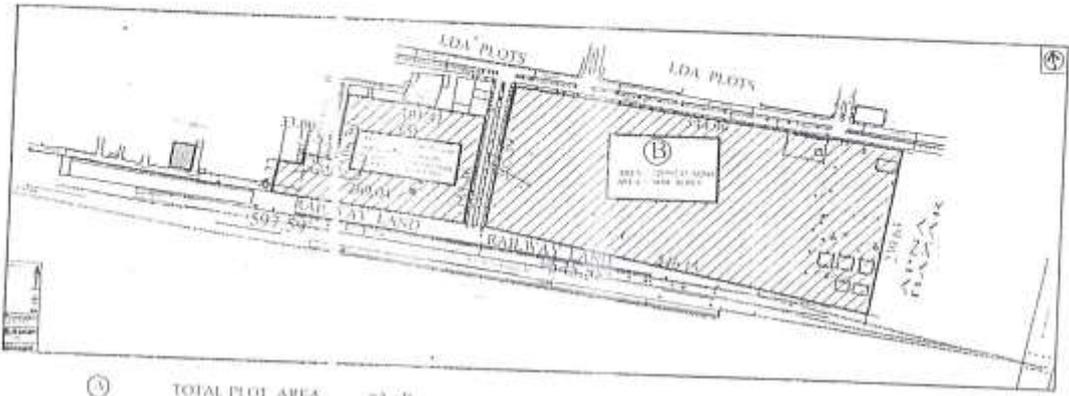
LUCKNOW DEVELOPMENT AUTHORITY

LEASE TO SRI/SMT. :
 PLOT/HOUSE NO. : RAILWAY LAND
 SIZE : : AS PER SITE
 AREA : : 38.198 ACRES



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

SCHEME:- VIBHUTI KHAND- GOMTI NAGAR LUCKNOW.



① TOTAL PLOT AREA = A+B
 = 0.158 ACRES + 38.04 ACRES
 = 38.198 ACRES

(Signature)
 ३. ११.१६ ११.१६
 ३. ११.१६ ११.१६

(Signature)
 Executive Engineer, Con.
 M.B. Railway, Lucknow In.

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:- SUKHIR SINGH

THIS BLOCK PLAN HAS BEEN PREPARED ON THE BASIS OF REPORT GIVEN BY E.E.-1 ON DATED 13.08.2014



(Signature)
 VIPUL BRAKASH
 A.T.P.

(Signature)
 ANITA SRIVASTAV