



INDIA NON JUDICIAL



Government of Uttar Pradesh

IN-UP04743447745423X

e-Stamp

713534/25



Certificate No. : IN-UP04743447745423X

Certificate Issued Date : 24-Oct-2025 11:41 AM

Account Reference : NEWIMPACC (SV)/ up14267504/ LUCKNOW SADAR/ UP-LKN

Unique Doc. Reference : SUBIN-UPUP1426750406000433090676X

Purchased by : H S N REALTECH

Description of Document : Article 5 Agreement or Memorandum of an agreement

Property Description : PLOT NO-CP-4/6 SITUATED AT SECTOR-4, GOMTI NAGAR EXTENSION SCHEME, LUCKNOW

Consideration Price (Rs.) : 1,55,77,000

First Party : PRABHARI ADHIKARI SAMPATTI LDA LUCKNOW

Second Party : H S N REALTECH

Stamp Duty Paid By : H S N REALTECH

Stamp Duty Amount(Rs.) : 1,55,77,000
(One Crore Fifty Five Lakh Seventy Seven Thousand only)

₹1,55,77,000



E-STAMP LOCKED

SUB REGISTRAR V
LUCKNOW

IN-UP04743447745423X

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प्रबारी अधिकारी सम्पत्ति

इसका विकास प्राधिकरण लखनऊ

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Statutory Alert:

1. 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 discrepancy please inform the Competent Authority.

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Ward : Rafi Ahmad Kidwai Nagar
Consideration Amount: Rs.22,25,17,677/-
Advance paid : Rs.5,76,41,762/-
Stamp Paid : Rs.1,55,77,000/-

SUMMARY OF DEED

- | | | |
|---|---|--|
| 1. Type of Land | : | Commercial/ Agency/ Godown |
| 2. Ward | : | Rafi Ahmad Kidwai Nagar |
| 3. Village/Mohalla | : | Sector-4, Gomti Nagar Extension, Lucknow |
| 4. Details of Property | : | Plot No. CP-4/6, |
| 5. Unit of Measurement in (Hect./Sq. meter) | : | Sq. meter |
| 6. Area of Property | : | 2,343.95 Sq. meter |
| 7. Details of Road (As per Schedule) | : | No any |
| 8. Other details (9 mtr. Road/corner etc.) | : | 30 meter wide Road |
| 9. Type of Property | : | Commercial Plot |

BOUNDARIES :

North : Commercial Plot No. 4/05-A;
South : Institution (High School) Plot No.4/7;

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East : Green Belt then 30.00 Mts wide Road;
West : Type-C Residential Plots;

Number of First Party (1)

Details of Seller

LUCKNOW DEVELOPMENT AUTHORITY, Lucknow through Prabhari Adhikari (Sampatti), office situated at Pradhikaran Bhawan, Vipin Khand, Gomti Nagar, Lucknow.

Number of Second Party (1)

Details of Purchaser

H S N REALTECH a partnership firm duly registered in the office of Registrar of Firms Uttar Pradesh bearing **Registration No.LUC/0022856 dated 03.10.2025** incorporated through Partnership Deed duly registered in the Office of Sub-Registrar-Sadar-V Lucknow Vide Bahi No.4, Zild No.425, on pages 1 to 18 Serial No.524 dated 09.12.2024 and amended through Partnership Deed duly registered in the Office of Sub-Registrar-Sadar-II Lucknow Vide Bahi No.4, Zild No.685, on pages 253 to 308 Serial No.404 dated 25.08.2025 bearing **GSTIN.09AARFH8246G1ZU** and **PAN AARFH8246G**, having its office at **19-B Sunder Bagh Aminabad Park Lucknow UP** and present address at **521 A and 521 B 5th Floor Levana Cyber Heights Vibhuti Khand Gomti Nagar Lucknow** represented through its Partners & Authorized Signatory

1. INDIRA GAS AND PETROLEUM PRIVATE LIMITED bearing **CIN U23200DL2021PTC376059** represented through its Director **Sri Mithilesh Kumar** aged about 35 years S/O Sri Niranjana Prasad, R/O Flat No.1102, 11th Floor, A-3, Parijat Apartment, Gomti Nagar, Lucknow.

PAN : DCOPK4042M
Mob. No. : 7.80.0.7.6.7.614

2. Sri Sashi Bhushan Singh aged about 59 years S/O Sri Ram Naresh Singh, R/O Flat No.1102, 11th Floor, A-3, Parijat Apartment, Gomti Nagar, Lucknow.

PAN : CCCPB6803N
Mob. No. : 9.5.4.5.8.5.1907

AGREEMENT TO SELL WITH POSSESSION

THIS AGREEMENT TO SELL entered between **LUCKNOW DEVELOPMENT AUTHORITY** Lucknow through Prabhari Adhikari (Sampatti), office situated at Pradhikaran Bhawan, Vipin Khand, Gomti Nagar, Lucknow (hereinafter referred as the "**SELLER/FIRST PARTY/L.D.A.**"), which expression unless repugnant to the context shall

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always mean and include the seller itself, its executors, administrators, legal representatives and assigns) on the **ONE PART.**

AND

H S N REALTECH a partnership firm duly registered in the office of Registrar of Firms Uttar Pradesh bearing **Registration No.LUC/0022856 dated 03.10.2025** incorporated through Partnership Deed duly registered in the Office of Sub-Registrar-Sadar-V Lucknow Vide Bahi No.4, Zild No.425, on pages 1 to 18 Serial No.524 dated 09.12.2024 and amended through Partnership Deed duly registered in the Office of Sub-Registrar-Sadar-II Lucknow Vide Bahi No.4, Zild No.685, on pages 253 to 308 Serial No.404 dated 25.08.2025 bearing **GSTIN.09AARFH8246G1ZU and PAN AARFH8246G**, having its **office at 19-B Sunder Bagh Aminabad Park Lucknow UP** and present address at **521 A and 521 B 5th Floor Levana Cyber Heights Vibhuti Khand Gomti Nagar Lucknow** represented through its Partners & Authorized Signatory **(1) INDIRA GAS AND PETROLEUM PRIVATE LIMITED bearing CIN U23200DL2021PTC376059** represented through its Director **Sri Mithilesh Kumar** aged about 35 years S/O Sri Niranjan Prasad, R/O Flat No.1102, 11th Floor, A-3, Parijat Apartment, Gomti Nagar, Lucknow and **(2) Sri Sashi Bhushan Singh** aged about 59 years S/O Sri Ram Naresh Singh, R/O Flat No.1102, 11th Floor, A-3, Parijat Apartment, Gomti Nagar, Lucknow (hereinafter referred to as the "**PURCHASER/SECOND PARTY**") which expression unless repugnant to the context shall always mean and include the purchaser itself, its executors, administrators, legal representatives and assigns) on the **OTHER PART.**

WHEREAS, in respect of Commercial Land of Lucknow Development Authority in its various Schemes, the tenders were invited for disposal of property by way of auction by publishing the notice to the said effect in local news papers and the said information was also uploaded on the official web-portal of the LDA, fixing date of auction as 07.01.2025.

AND WHEREAS, the purchaser submitted its tender, pertaining to Commercial Plot No. CP-4/6, Secotor-4, Gomti Nagar Extension, Lucknow and the bid of the purchaser was the highest @ Rs. 24,24,17,620/-, which was Rs. 1,60,00,000/- higher than the reserve price fixed by L.D.A. for disposal of the said plot. As such ultimately the auction committee recommended for allotment of the said plot to the purchaser, which was finally approved by the Vice-Chairman accordingly.

AND WHEREAS, the purchaser completed all necessary formalities so the allotment letter in respect of the said plot of land was issued bearing Registration ID: 3209512 and Property ID: 292432 in favor of the purchaser. And through the aforesaid allotment letter, the Estimated cost pertaining to commercial Plot No. CP-4/6, Secotor-4, Gomti Nagar Extension, Lucknow, bearing the estimated area 2860 sq. meter was

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informed to be Rs. 27,15,07,735/-, through the same letter the purchaser was required to deposit the rest amount with interest by way of 21 quarterly installments each, commencing from 24.05.2025 to 22.08.2030. Upon preparation of final lease plan the actual area on the spot comes to 2343.95 Sq.Mts. and the cost of the property revised to Rs.22,25,17,677/- which fact was intimated to the purchaser.

AND WHEREAS, the purchaser requested for the delivery of the possession of the Plot in question after the execution of Agreement to Sell with possession, taking cognizance to the request the PURCHASER was informed that 25% cost/premium amount of land with 12% freehold charges required to be deposited for the execution of Agreement to Sell as per the terms and conditions.

AND WHEREAS, since the purchaser has already deposited a total sum of **Rs.5,76,41,762/-** which includes more than 25% amount of the cost/premium amount land in question with 12% freehold charges and the water, sewer charges of Rs.5000/- and other charges Rs. 1000/- and the purchaser is also agreed to deposit the rest amount in quarterly installments with interest as informed by L.D.A., as such has requested to execute the document of Agreement to Sell with possession pertaining to the said land as provided under the rules/terms and conditions for disposal of commercial land use properties of L.D.A., so that the purchaser may be able to raise the constructions upon the said land in accordance with the map duly sanctioned by the Competent Authority. The purchaser has also undertaken to abide by all the rules and regulations, terms and conditions of the Lucknow Development Authority as well as State Government issued in this regard from time to time. Hence the necessity for execution of the present deed.

HENCE THIS AGREEMENT TO SELL WITNESSETH AS UNDER

1. That in estimated consideration of **Rs.22,25,17,677/- (Rupees Twenty Two Crore Twenty Five Lacs Seventeen Thousand Six Hundred Seventy Seven Only)** payable towards estimated cost/premium amount of land along with interest, in which the freehold charges are also included, the seller after allotment has agreed to sell, the **Commercial Plot No. CP-4/6, Secotor-4, Gomti Nagar Extension, Lucknow, bearing an area of 2343.95 (Two Thousand Three Hundred Forty Three point Nine Five) Square meter** in favour of the purchaser, morefully described in 'Schedule of Property' given at the foot of this Deed and marked with Italic lines in the annexed plan which forms part of this deed.

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That out of the aforesaid amount, the purchaser has already deposited more than 25% amount of the premium/cost of land which also includes the freehold charges and the purchaser has agreed to

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pay the rest of the premium amount along with interest accrued thereupon as per the terms and conditions. And after making payment of the aforesaid amount the purchaser has requested to execute the document of agreement to sell pertaining to land in question and also to deliver the possession of land as provided under the rules. As such the present agreement to sell is being executed.

3. That after the deposit of aforesaid amount the costing shall be done, and if it is found that complete amount of premium/cost of land with interest according to actual area available on the spot has been paid by the purchaser, then the sale deed pertaining to the above mentioned plot of land shall be executed and registered in favour of the purchaser, and if it is found that the purchaser has paid the remaining amount after due date belatedly and due to such reason, the additional interest as per rules is payable then the same shall be paid by the purchaser and thereafter the sale deed shall be executed and registered.
4. That it is clarified that if the payment is not made within prescribed time period from the due date alongwith additional interest, if any, then the Vice-Chairman, L.D.A. has right to cancel the allotment, in such cases deduction as per rules will be made. Due to delay in making payment of rest consideration amount the penal compound interest @ 16% according to rules for the delayed period shall be charged.
5. That according to policy laid down by the Government of Uttar Pradesh vide G.O. dated 10th May, 1995, the provision for converting the properties into freehold has been provided by charging 12% freehold charges. And as such the freehold charges are already included in the consideration amount which have been deposited by the purchaser as already mentioned hereinabove, hence upon completion of payment of total Sale Consideration and all the dues, if any, and whatsoever it may be the land shall be transferred and sold to the purchaser by the Lucknow Development Authority as freehold.
6. That in case of default in making payment as well as in violation of terms and conditions as contained in the present document, the dues whatsoever may be found payable, the seller shall have right to recover the same with interest from the purchaser as arrears of land revenue. In the same sequence it is submitted that if the purchaser may fail to deposit rest sale consideration, then the allotment will automatically stand cancelled.
7. That the terms and conditions of the allotment as well as the terms contained in the tender notice shall also be equally applicable upon the purchaser.

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8. 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 system or source and purchaser shall have to develop its own plot out of its own cost and expenses.
9. That the seller has agreed to deliver the physical possession of land to the purchaser after execution and registration of the present document of agreement to sell.
10. That the second party shall raise constructions according to plan duly approved in this regard from the Competent Authority L.D.A. Lucknow for Commercial purposes preferably within a period of 5 years or within such a period as the rules may permit.
11. That the second party shall be free to make the building plan on the above land according to its design & Architecture as per rules and submit them before L.D.A. for approval and LDA after due deliberation will approve the building plan according to rules. The second party shall be free to make constructions as per the approved plan and float the scheme for the general public.
12. That No-objection certificate as may be required for sanction of map from Concerned Departments, as the case may be, shall be obtained by the purchaser/second party at his own cost and expenses.
13. That the second party covenants with the first party to abide by all the rules, regulation passed by L.D.A./State Government from time to time and the same shall be binding and applicable upon the purchaser.
14. That the ground coverage 50% & FAR of 1.75 shall be permissible according to terms of Auction.
15. That the set-backs shall be applicable in accordance with the prevailing rules.
16. That height of the building shall be in accordance with the provision as may be permissible according to no-objection given by the Air-Port Authority.
17. That the parking shall be provided by the second party according to law and such other rules framed by the government and Lucknow Development Authority in this behalf, if for the Commercial Complex

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more parking is required under the rules then the purchaser shall be bound to provide more parking space.

18. 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.
19. 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.
20. That the purchaser shall neither before nor after execution of sale deed pertaining to Plot No. 4/6, Sector-4, Gomti Nagar Extension, Lucknow, as mentioned in "Schedule of Property" 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 as described above. 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 action as may be deemed fit and proper.
21. That the purchaser shall have no right to mortgage the property without obtaining written permission in this regard from the Seller/L.D.A. And in this sequence it is hereby clarified that even if the permission to mortgage the property is granted by Lucknow Development Authority, but ownership rights shall always continue with the Seller/L.D.A. And the L.D.A. shall have first lien/charge over the property in comparison to anybody including mortgagor and as such it is clarified that till the full and complete sale consideration amount with interest and all other dues like lease rent and freehold charges including any kind of other dues which-so-ever may be found payable by the purchaser to the Seller/L.D.A. are recovered and paid the first right to recover the same shall always be vested in L.D.A.
22. That apart from the payment of consideration amount with interest as mentioned in the present deed, the purchaser shall also be responsible to make such other payments as may be demanded by L.D.A. in this regard due to reason 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, 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

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demanded by L.D.A. for making payment to farmers towards increased amount of compensation. And the purchaser covenant to abide by the same.

23. That in case at any time it may be found that the second party 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 will also be cancelled and 50% of the sale price will be forfeited.

24. That it is to clarify and the second party/purchaser has undertaken and covenant with the seller that in case of any omission or misinterpretation, if any, rule or directions or miscalculation, the premium/consideration amount may be found as less charged by L.D.A. in all such circumstances the purchaser shall be bound to remove such deficiency and shall make the payment good as may be actually admissible according to law and demanded by the seller.

25. That as already mentioned above that the purchaser after getting the physical possession of land from L.D.A. after execution and registration of the present document shall have legal right to raise the construction upon the land in question in accordance with map plan duly sanctioned by the Competent Authority/L.D.A. and as such the purchaser after sanction of map shall have right to book for allotment of the developed unit to the prospective buyer, but in this sequence it is clarified that the purchaser shall have no right to execute the sale deed in respect of the said developed unit allotted to the prospective buyer, until the sale deed is executed and registered by Lucknow Development Authority in favour of the purchaser/second party. In the same sequence it is further clarified that if the purchaser without getting the sale deed executed and registered in its favour pertaining to land in question from the Lucknow Development Authority, may execute any sale deed in respect of developed unit to its allottee/prospective buyer, then such sale deed executed by the purchaser in favour of its allottee/prospective buyer shall be null and void. And in such circumstances the punitive action shall be taken by Lucknow Development Authority against the purchaser.

26. That it is clarified that if at any time it may be found that any dues/installment or any amount is due against the purchaser pertaining to land in question or in case at any time it may be found/observed that the purchaser has violated any terms, conditions, covenants or any rules, regulations and instructions whatsoever it may be and due to such reason any penalty/fine or damages or imposed in this regard against the purchaser in all these circumstances the L.D.A. shall have legal right to recover all such

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आवेदन सं०: 202500821097117

विक्रय अनुबंध विलेख (कब्जा)

वही सं०: 1

रजिस्ट्रेशन सं०: 13534

वर्ष: 2025

प्रतिफल- 222517677 स्टाम्प शुल्क- 15577000 बाजारी मूल्य - 222518000 पंजीकरण शुल्क - 2225180 प्रतिलिपिकरण शुल्क - 80 योग : 2225260

श्री एच०एस०एन० रियलटेक द्वारा इंदिरा गैस एण्ड पेट्रोलियम प्राईवेट लिमिटेड द्वारा
मिथिलेश कुमार अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री निरंजन प्रसाद
व्यवसाय : अन्य
निवासी: फ्लैट न० 1102 11 फ्लोर ए-3 परिजात अपार्टमेंट गोमतीनगर लखनऊ

मिथिलेश कुमार



श्री. एच०एस०एन० रियलटेक द्वारा इंदिरा गैस एण्ड पेट्रोलियम प्राईवेट लिमिटेड द्वारा मिथिलेश कुमार अधिकृत पदाधिकारी/ प्रतिनिधि
ने यह लेखपत्र इस कार्यालय में दिनांक 18/12/2025 एवं 02:57:04 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

बिन्दा प्रसाद यादव प्रभारी
उप निबंधक : सदर पंचम
लखनऊ
18/12/2025

बिन्दा प्रसाद यादव
निबंधक लिपिक
18/12/2025

प्रिंट करें



dues as arrears of land revenue from the purchaser by issuing RC in this regard U/s. 40 of the U.P. Act 30 of 1974, as provided under the law.

27. 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 to the Arbitrator duly nominated and appointed by the mutual consent of both parties. The decision given by the Arbitrator shall be final and binding upon both the parties.
28. That no legal proceedings of any kind may be commenced beyond the territorial limits of Lucknow Jurisdiction.
29. That the expenses for execution and registration of this deed shall be borne by the purchaser.
30. That although the present document is agreement to sell upon which 2% stamp duty is payable upon the consideration amount. But since the possession is agreed to be delivered to the purchaser after execution of present agreement to sell, hence full stamp duty @ 7% upon the total consideration amount becomes payable. As such according to Government Notification order No. 13/K.N.-7-440/11-2015-700(111)/13, dated 30.03.2015, issued by Kar Evam Nibandhan Anubhag-7, Uttar Pradesh Shashan, Lucknow, it is provided that the stamp duty is payable upon the consideration amount which is payable/paid by the purchaser to the Development Authority. As such since the estimated consideration amount pertaining to land in question to be charged by Lucknow Development Authority comes to **Rs.22,25,17,677/-**, upon which stamp duty worth 1,55,76,237.39/- becomes payable, hence the stamp duty amounting to Rs. 1,55,77,000/- has been paid herewith by the purchaser, through e-stamp certificate No. IN-UP04743447745423X, dated 24-Oct-2025. In such manner it is clarified that full stamp duty as payable upon the sale deed in respect of the aforesaid land stands paid by the purchaser/second party at the time of present agreement to sell.

SCHEDULE OF PROPERTY

All that piece and parcel of **Commercial Plot No. CP-4/6, Secotor-4, Gomti Nagar Extension, Lucknow, bearing an area of 2343.95 (Two Thousand Three Hundred Forty Three point Nine Five)**, delineated and marked with Italic Lines in the annexed map plan which forms part of this deed. The boundaries of the allotted land are as under :-

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बहुमंड विकास प्राधिकरण लखनऊ

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PARTNER

बही सं०: 1

रजिस्ट्रेशन सं०: 13534

वर्ष: 2025

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
विक्रेता: 1

इस बात से संतुष्ट हो जाने पर कि इस लेखपत्र का निष्पादन
श्री लखनऊ विकास प्राधिकरण लखनऊ द्वारा प्र०अ०स० मनोज कुमार सागर, AUTHORITY
पुत्र श्री —
ने अपने पद के अधिकार से किया है इसलिए उनकी उपस्थिति और हस्ताक्षरों की आवश्यकता नहीं है और लेखपत्र
रजिस्ट्रीकरण के लिए स्वीकार किया गया।
पक्षकार द्वारा सत्यापित पैर XXXXXX 016F
क्रेता: 1



श्री एच०एस०एन० रियलटेक द्वारा इंदिरा गैस एण्ड पेट्रोलियम प्राईवेट
लिमिटेड के द्वारा मिथिलेश कुमार,
पुत्र श्री निरंजन प्रसाद
निवासी: फ्लैट न० 1102 11फ्लोर ए-3 परिजात अपार्टमेंट गोमतीनगर लखनऊ
व्यवसाय: अन्य
पक्षकार द्वारा सत्यापित पैर XXXXXX 042M
क्रेता: 2

[MITHILESH KUMAR



मिथिलेश कुमार

श्री एच०एस०एन० रियलटेक द्वारा शशि भूषण सिंह,
पुत्र श्री राम नरेश सिंह
निवासी: फ्लैट न० 1102 11फ्लोर ए-3 परिजात अपार्टमेंट गोमतीनगर लखनऊ
व्यवसाय: अन्य
पक्षकार द्वारा सत्यापित पैर XXXXXX 803N

[SASHI BHUSHAN SINGH



शशि भूषण सिंह

ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

श्री लल्ला यादव योजना सहायक, पुत्र श्री स्व० राम बालक यादव
निवासी: एलडीए
व्यवसाय: नौकरी
पहचानकर्ता: 2



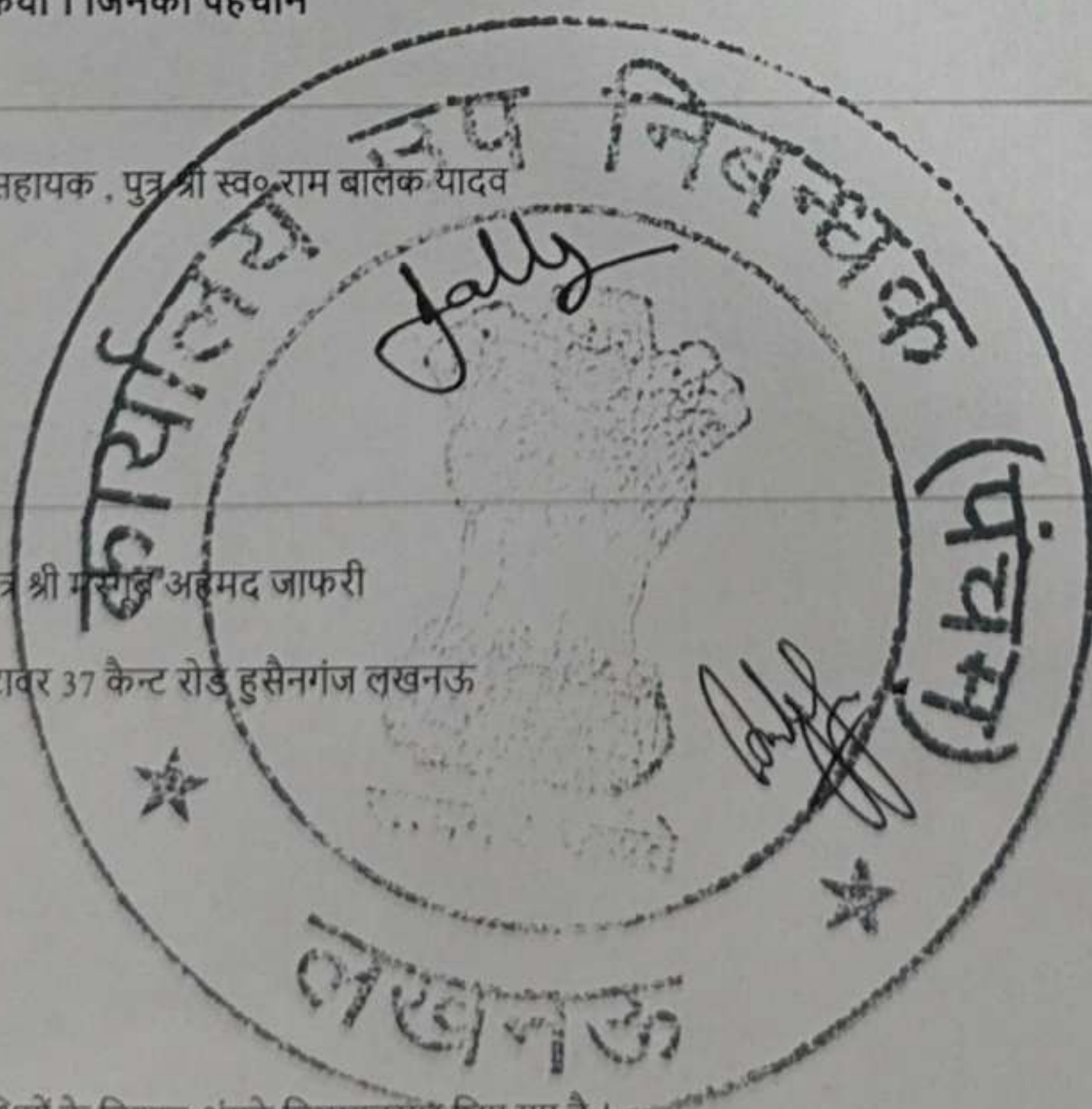
श्री शहनवाज़ जाफरी, पुत्र श्री मसूद अहमद जाफरी
निवासी: 409 एफ आई टावर 37 कैन्ट रोड हुसैनगंज लखनऊ
व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

बिन्दा प्रसाद यादव प्रभारी
उप निबंधक: सदर पंचम
लखनऊ
18/12/2025

बिन्दा प्रसाद यादव
निबंधक लिपिक लखनऊ
18/12/2025



ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।
टिप्पणी:

North : Commercial Plot No. 4/05-A;
 South : Institution (High School) Plot No.4/7;
 East : Green Belt then 30.00 Mts wide Road;
 West : Type-C Residential Plots;

IN WITNESS WHEREOF, Sri Manoj Kumar Sagar as Prabhari Adhikari (Sampatti)/Joint Secretary, Lucknow Development Authority, Lucknow for and on behalf of the seller/first party and **Sri Mithilesh Kumar & Sri Sashi Bhushan Singh** as Authorized Signatory of the purchaser, 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 : .2025

Witnesses :-

1. Signature.....
 (Eram Khan)
 Section Officer
 L.D.A., Lucknow

2. Signature.....
 Name : Shahnawaz Jafri
 S/O : Sri Marghoob Ahmad Jafri
 R/O : 408, F I Hospital,
 Husainganj, Lucknow
 Mob. No. : 9919991875
 Occupation : Business

Prepared By :-

(Vivek Singh)
 Dealing Clerk

(विवेक कुमार सिंह)
 का लि.

Drafted By :-

(Siddharth Vikram Asthana)
 Advocate
 Counsel For L.D.A.
 Mob. No. 9889844757

For and on behalf of
 Seller/L.D.A./First Party

HSN REALTECH

1. मिथिलेश कुमार
 PARTNER

2. HSN REALTECH
 For and on behalf of
 Purchaser/ Second Party
 PARTNER

LUCKNOW DEVELOPMENT AUTHORITY

ALLOTTED TO SRI/SMT. : *सच. एम. एम. पी. एम. डी. एम.*

COMMERCIAL PLOT NO. : C.P.-4/06

SIZE : AS PER SITE

AREA : 2343.95 SQMT



BOUNDARY:

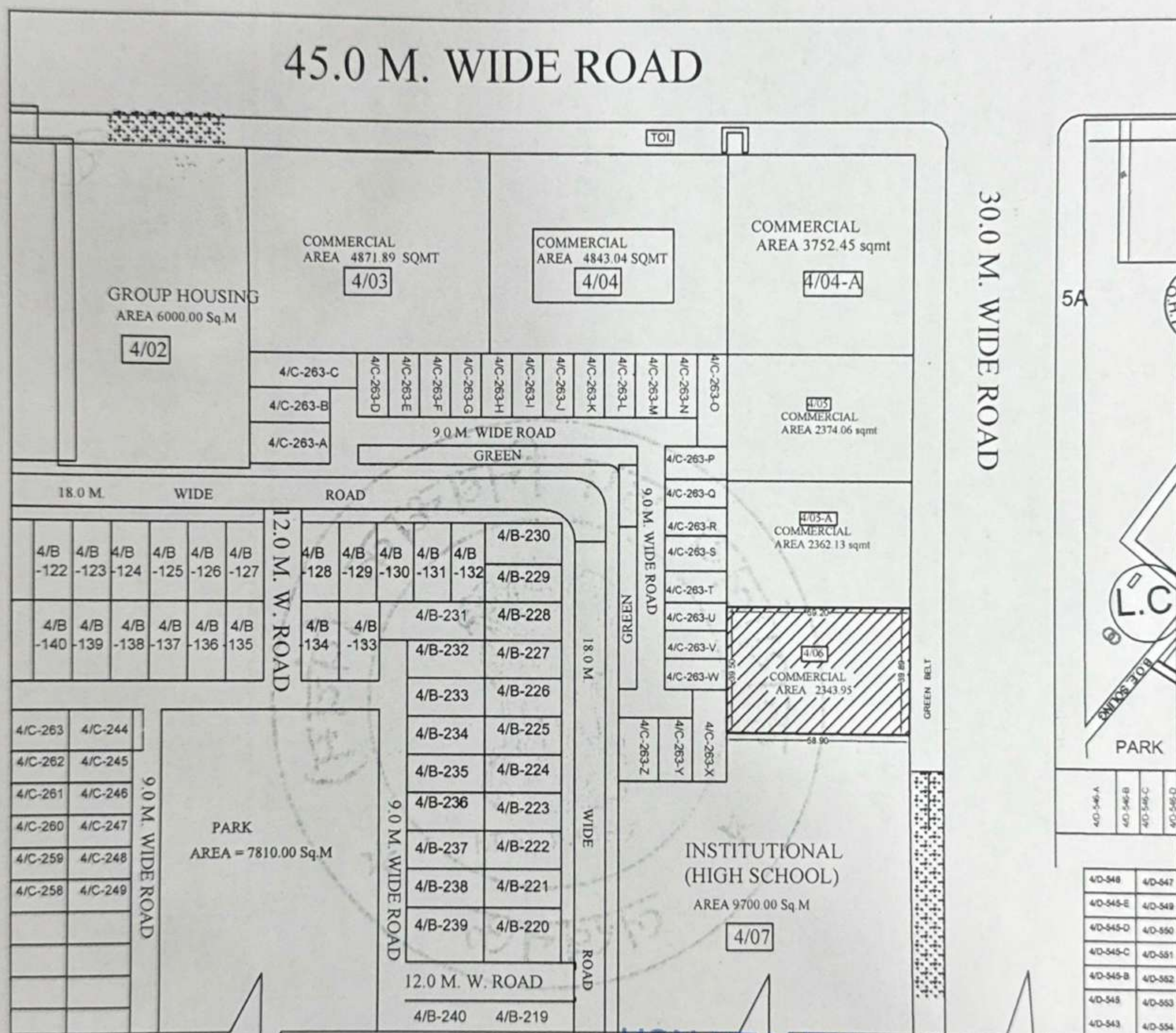
NORTH : COMMERCIAL PLOT NO:-4/05-A

SOUTH : INSTITUTIONAL(HIGH SCHOOL)PLOT NO:-07

EAST : GREEN BELT THEN &
30.00 MT. WIDE ROAD

WEST : TYPE-C RESIDENTIAL PLOTS

SECTOR-4, GOMTI NAGAR EXTENTION, LUCKNOW.



मह. अधिकारी मम्पति
नगर विकास प्राधिकरण लखनऊ

HSN REALTECH
मिनिस्टर कुशा
PARTNER

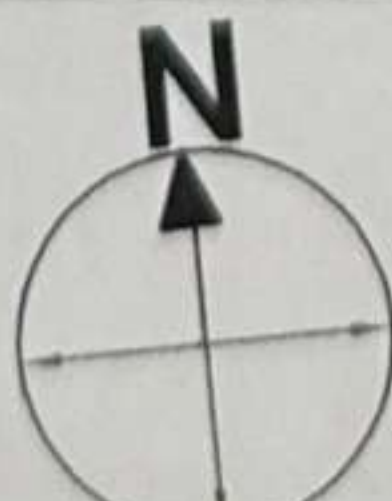
HSN REALTECH
शशि शुभा सिंग
PARTNER

FILE NO. :- 302/C.T.P/2025

DATE :-26.04.2025

THIS SITE PLAN IS THE PART OF
APPROVED DWG. NO:-SECTOR-4,
GOMTI NAGAR VISTAR SCHEME.

THIS REVISED PART LAYOUT PLAN ACCORDING TO
THE LATEST SERVEY GIVEN BY DIV-1,
& APPROVED BY V.C ON DATED 22.08.2023
ON DATED 08.04.2025



NORTH :-

A

D/MAN

P

A.P.A

D

A.T.P



आवेदन सं०: 202500821097117

बही संख्या 1 जिल्द संख्या 17503 के पृष्ठ 21 से 44 तक क्रमांक 13534 पर दिनांक 18/12/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


बिन्दा प्रसाद यादव प्रभारी
उप निबंधक : सदर पंचम
लखनऊ
18/12/2025



प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उप निबंधक सदर पंचम लखनऊ क्रम 2025231036632

आवेदन संख्या : 202500821097117

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2025-12-18 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम मिथिलेश कुमार

लेख का प्रकार विक्रय अनुबंध विलेख

प्रतिफल की धनराशि 222517677 / 222518000.00

1. रजिस्ट्रीकरण शुल्क 2225180
2. प्रतिलिपिकरण शुल्क 80
3. निरीक्षण या तलाश शुल्क
4. मुख्तार के अधिप्रमाणी करण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 2225260

शुल्क वसूल करने का दिनांक 2025-12-18 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2025-12-18 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



INDIA NON JUDICIAL



IN-UP50798956345181X

Government of Uttar Pradesh

e-Stamp

2600/17
 SHCIL AGG CODE
 UP14165204
 SADAR, LUCKNOW
 1,50,51,500

Certificate No. : IN-UP50798956345181X
Certificate Issued Date : 22-Jul-2025 12:29 PM
Account Reference : NEWIMPACC (SV)/ up14165204/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference : SUBIN-UPUP1416520496688541819621X
Purchased by : N S DEVELOPERS
Description of Document : Article 5 Agreement or Memorandum of an agreement
Property Description : PLOT NO-CP-4/5-A SITUATED AT SECTOR-4, GOMTI NAGAR EXTENSION SCHEME, LUCKNOW
Consideration Price (Rs.) :
First Party : PRABHARI ADHIKARI SAMPATTI LDA LUCKNOW
Second Party : N S DEVELOPERS
Stamp Duty Paid By : N S DEVELOPERS
Stamp Duty Amount(Rs.) : 1,50,51,500
 (One Crore Fifty Lakh Fifty One Thousand Five Hundred only)



STAMP PAPER USED
 SUB REGISTRAR SADAR (FOURTH)
 LUCKNOW U.P.

Please write or type below this line

N S DEVELOPERS

मिचिलेश कुमार

Partner

महेश्वरी अधिकारी सम्पत्ति

वसुधैव कुटुम्बकम् प्राधिकरण लखनऊ



N S DEVELOPERS

शशि शक्ता सिंह

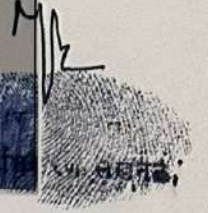
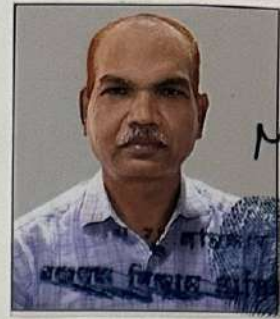
Partner

IPF

0012002735

Statutory Alert:

1. 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 discrepancy please inform the Competent Authority.



Partner



Partner

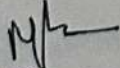
Ward : Rafi Ahmad Kidwai Nagar
Consideration Amount: Rs.21,49,93,256/-
Advance paid : Rs.6,66,67,762/-
Stamp Paid : Rs.1,50,51,500/-

SUMMARY OF DEED

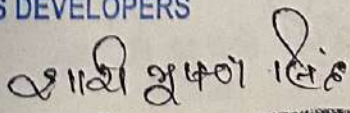
- | | | |
|---|---|--|
| 1. Type of Land | : | Commercial/ Agency/ Godown |
| 2. Ward | : | Rafi Ahmad Kidwai Nagar |
| 3. Village/Mohalla | : | Sector-4, Gomti Nagar Extension, Lucknow |
| 4. Details of Property | : | Plot No. CP-4/5-A, |
| 5. Unit of Measurement in (Hect./Sq. meter) | : | Sq. meter |
| 6. Area of Property | : | 2,362.13 Sq. meter |
| 7. Details of Road (As per Schedule) | : | No any |
| 8. Other details (9 mtr. Road/corner etc.) | : | 30 meter wide Road |
| 9. Type of Property | : | Commercial Plot |

BOUNDARIES :

North : Commercial Plot No. 4/05;
South : Commercial Plot No. 4/06;


बचारी अधिकारी सम्पत्ति - मिहिलेश कुमार
उत्तरांचल विकास प्राधिकरण, लखनऊ,




N S DEVELOPERS
राजीव कुमार सिंह
Partner



East : Green Belt then 30.00 Mts wide Road;
West : Type-C Residential Plots;

Number of First Party (1)

Details of Seller

LUCKNOW DEVELOPMENT AUTHORITY, Lucknow through Prabhari Adhikari (Sampatti), office situated at Pradhikaran Bhawan, Vipin Khand, Gomti Nagar, Lucknow.

Number of Second Party (1)

Details of Purchaser

N S DEVELOPERS a partnership firm incorporated through Partnership Deed duly registered in the Office of Sub-Registrar-Sarojini Nagar-II Lucknow Vide Bahi No.4, Zild No.12, on pages 313 to 332 Serial No.126 dated 22.05.2025 and amended through Partnership Deed duly registered in the Office of Sub-Registrar-Sadar-V Lucknow Vide Bahi No.4, Zild No.435, on pages 311 to 360 Serial No.225 dated 27.05.2025 bearing **GSTIN.09AAWFN8708Q1ZZ and PAN AAWFN8708Q**, having its registered office at Cabin No.8, 7th Floor 678/1, Behsa Kanpur Raod, Lucknow and Present address at Flat No.521A and 521B, 5th Floor Levana Cyber Heights, Jannayak Chandrashekhar Marg, Vibhuti Khand, Gomti Nagar, Lucknow represented through its Partners & Authorized Signatory

- 1. INDIRA GAS AND PETROLEUM PRIVATE LIMITED bearing CIN U23200DL2021PTC376059** represented through its Director **Sri Mithilesh Kumar** aged about 35 years S/O Sri Niranjana Prasad, R/O Flat No.1102, 11th Floor, A-3, Parijat Apartment, Gomti Nagar, Lucknow.

PAN : DCOPK4042M
Mob. No. : 9120004271

- 2. Sri Sashi Bhushan Singh** aged about 59 years S/O Sri Ram Naresh Singh, R/O Flat No.1102, 11th Floor, A-3, Parijat Apartment, Gomti Nagar, Lucknow.

PAN : CCCPB6803N
Mob. No. : 7607282344

AGREEMENT TO SELL WITH POSSESSION

THIS AGREEMENT TO SELL entered between **LUCKNOW DEVELOPMENT AUTHORITY** Lucknow through Prabhari Adhikari (Sampatti), office situated at Pradhikaran Bhawan, Vipin Khand, Gomti Nagar, Lucknow (hereinafter referred as the "**SELLER/FIRST PARTY/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**.

N S DEVELOPERS

N S DEVELOPERS

प्रभारी अधिकारी सम्पात
वसुध विहार प्राधिकरण लखनऊ.

मिथिलेश कुमार
Partner

शशि भूषण सिंह
Partner

AND

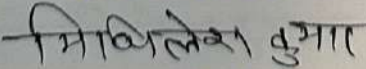
N S DEVELOPERS a partnership firm incorporated through Partnership Deed duly registered in the Office of Sub-Registrar-Sarojini Nagar-II Lucknow Vide Bahi No.4, Zild No.12, on pages 313 to 332 Serial No.126 dated 22.05.2025 and amended through Partnership Deed duly registered in the Office of Sub-Registrar-Sadar-V Lucknow Vide Bahi No.4, Zild No.435, on pages 311 to 360 Serial No.225 dated 27.05.2025 bearing **GSTIN.09AAWFN8708Q1ZZ and PAN AAWFN8708Q**, having its registered office at Cabin No.8, 7th Floor 678/1, Behsa Kanpur Raod, Lucknow and Present address at Flat No.521A and 521B, 5th Floor Levana Cyber Heights, Jannayak Chandrashekhar Marg, Vibhuti Khand, Gomti Nagar, Lucknow represented through its Partners & Authorized Signatory **(1) INDIRA GAS AND PETROLEUM PRIVATE LIMITED bearing CIN U23200DL2021PTC376059** represented through its Director **Sri Mithilesh Kumar** aged about 35 years S/O Sri Niranjan Prasad, R/O Flat No.1102,11th Floor, A-3, Parijat Apartment, Gomti Nagar, Lucknow **(2) Sri Sashi Bhushan Singh** aged about 59 years S/O Sri Ram Naresh Singh, R/O Flat No.1102,11th Floor, A-3, Parijat Apartment, Gomti Nagar, Lucknow (hereinafter referred to as the **"PURCHASER/SECOND PARTY"** which expression unless repugnant to the context shall always mean and include the purchaser itself, its executors, administrators, legal representatives and assigns) on the **OTHER PART.**

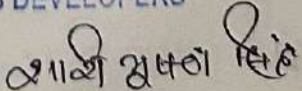
WHEREAS, in respect of Commercial Land of Lucknow Development Authority in its various Schemes, the tenders were invited for disposal of property by way of auction by publishing the notice to the said effect in local news papers and the said information was also uploaded on the official web-portal of the LDA, fixing date of auction as 25.09.2024.

AND WHEREAS, the purchaser submitted its tender, pertaining to Commercial Plot No. CP-4/5-A, Secotor-4, Gomti Nagar Extension, Lucknow and the bid of the purchaser was the highest @ Rs. 23,24,17,620/-, which was Rs. 60,00,000/- higher than the reserve price fixed by L.D.A. for disposal of the said plot. As such ultimately the auction committee recommended for allotment of the said plot to the purchaser, which was finally approved by the Vice-Chairman accordingly.

AND WHEREAS, the purchaser completed all necessary formalities so the allotment letter in respect of the said plot of land was issued bearing Registration ID: 3208764 and Property ID: 318970 in favor of the purchaser. And through the aforesaid allotment letter, the Estimated cost pertaining to commercial Plot No. CP-4/5-A, Secotor-4, Gomti Nagar Extension, Lucknow, bearing the estimated area 2860 sq. meter was informed to be Rs. 26,03,07,735/-, through the same letter the purchaser was required to deposit the rest amount with interest by way of 21 quarterly installments each, commencing from 23.01.2025 to


प्रभारी अधिकारी सम्पत्ति
एनएस विकास प्राधिकरण लखनऊ,

N S DEVELOPERS

Partner

N S DEVELOPERS

Partner

24.04.2030. Upon preparation of final lease plan the actual area on the spot comes to 2362.13 Sq.Mts. and the cost of the property revised to Rs.21,49,93,256/- which fact was intimated to the purchaser.

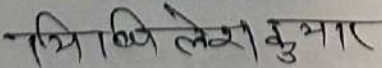
AND WHEREAS, the purchaser requested for the delivery of the possession of the Plot in question after the execution of Agreement to Sell with possession, taking cognizance to the request the PURCHASER was informed that 25% cost/premium amount of land with 12% freehold charges required to be deposited for the execution of Agreement to Sell as per the terms and conditions.

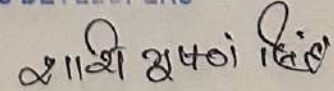
AND WHEREAS, since the purchaser has already deposited a total sum of **Rs.6,66,67,762/-** which includes more than 25% amount of the cost/premium amount land in question with 12% freehold charges and the water, sewer charges of Rs.5000/- and other charges Rs. 1000/- and the purchaser is also agreed to deposit the rest amount in quarterly installments with interest as informed by L.D.A., as such has requested to execute the document of Agreement to Sell with possession pertaining to the said land as provided under the rules/terms and conditions for disposal of commercial land use properties of L.D.A., so that the purchaser may be able to raise the constructions upon the said land in accordance with the map duly sanctioned by the Competent Authority. The purchaser has also undertaken to abide by all the rules and regulations, terms and conditions of the Lucknow Development Authority as well as State Government issued in this regard from time to time. Hence the necessity for execution of the present deed.

HENCE THIS AGREEMENT TO SELL WITNESSETH AS UNDER

1. That in estimated consideration of **Rs.21,49,93,256/- (Rupees Twenty One Crore Forty Nine Lacs Ninety Three Thousand Two Hundred Fifty Six Only)** payable towards estimated cost/premium amount of land along with interest, in which the freehold charges are also included, the seller after allotment has agreed to sell, the **Commercial Plot No. CP-4/5-A, Secotor-4, Gomti Nagar Extension, Lucknow, bearing an area of 2362.13 (Two Thousand Three Hundred Sixty Two point One Three) Square meter** in favour of the purchaser, morefully described in 'Schedule of Property' given at the foot of this Deed and marked with Italic lines in the annexed plan which forms part of this deed.
2. That out of the aforesaid amount, the purchaser has already deposited more than 25% amount of the premium/cost of land which also includes the freehold charges and the purchaser has agreed to pay the rest of the premium amount along with interest accrued thereupon as per the terms and conditions. And after making payment of the aforesaid amount the purchaser has requested to

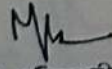

बनारसी अधिकारी सम्पात
बनारसी विकास प्राधिकरण लखनऊ.

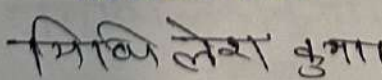
N S DEVELOPERS

Partner

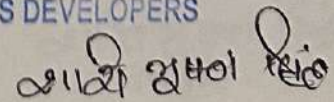
N S DEVELOPERS

Partner

execute the document of agreement to sell pertaining to land in question and also to deliver the possession of land as provided under the rules. As such the present agreement to sell is being executed.

3. That after the deposit of aforesaid amount the costing shall be done, and if it is found that complete amount of premium/cost of land with interest according to actual area available on the spot has been paid by the purchaser, then the sale deed pertaining to the above mentioned plot of land shall be executed and registered in favour of the purchaser, and if it is found that the purchaser has paid the remaining amount after due date belatedly and due to such reason, the additional interest as per rules is payable then the same shall be paid by the purchaser and thereafter the sale deed shall be executed and registered.
4. That it is clarified that if the payment is not made within prescribed time period from the due date alongwith additional interest, if any, then the Vice-Chairman, L.D.A. has right to cancel the allotment, in such cases deduction as per rules will be made. Due to delay in making payment of rest consideration amount the penal compound interest @ 16% according to rules for the delayed period shall be charged.
5. That according to policy laid down by the Government of Uttar Pradesh vide G.O. dated 10th May, 1995, the provision for converting the properties into freehold has been provided by charging 12% freehold charges. And as such the freehold charges are already included in the consideration amount which have been deposited by the purchaser as already mentioned hereinabove, hence upon completion of payment of total Sale Consideration and all the dues, if any, and whatsoever it may be the land shall be transferred and sold to the purchaser by the Lucknow Development Authority as freehold.
6. That in case of default in making payment as well as in violation of terms and conditions as contained in the present document, the dues whatsoever may be found payable, the seller shall have right to recover the same with interest from the purchaser as arrears of land revenue. In the same sequence it is submitted that if the purchaser may fail to deposit rest sale consideration, then the allotment will automatically stand cancelled.
7. That the terms and conditions of the allotment as well as the terms contained in the tender notice shall also be equally applicable upon the purchaser.
8. 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,


प्रबन्धी अधिकारी सम्पाति
बल्लभ विकास प्राधिकरण लखनऊ.

N S DEVELOPERS

Partner

N S DEVELOPERS

Partner

Trunk Sewer and source of electricity shall be provided. The seller shall not be responsible for any water system or source and purchaser shall have to develop its own plot out of its own cost and expenses.

9. That the seller has agreed to deliver the physical possession of land to the purchaser after execution and registration of the present document of agreement to sell.
10. That the second party shall raise constructions according to plan duly approved in this regard from the Competent Authority L.D.A. Lucknow for Commercial purposes preferably within a period of 5 years or within such a period as the rules may permit.
11. That the second party shall be free to make the building plan on the above land according to its design & Architecture as per rules and submit them before L.D.A. for approval and LDA after due deliberation will approve the building plan according to rules. The second party shall be free to make constructions as per the approved plan and float the scheme for the general public.
12. That No-objection certificate as may be required for sanction of map from Concerned Departments, as the case may be, shall be obtained by the purchaser/second party at his own cost and expenses.
13. That the second party covenants with the first party to abide by all the rules, regulation passed by L.D.A./State Government from time to time and the same shall be binding and applicable upon the purchaser.
14. That the ground coverage & FAR shall be permissible according to Rules as may be applicable and effective at the relevant time.
15. That the set-backs shall be applicable in accordance with the prevailing rules.
16. That height of the building shall be in accordance with the provision as may be permissible according to no-objection given by the Air-Port Authority.
17. That the parking shall be provided by the second party according to law and such other rules framed by the government and Lucknow Development Authority in this behalf, if for the Commercial Complex more parking is required under the rules then the purchaser shall be bound to provide more parking space.

N S DEVELOPERS

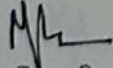
मिथिलेश कुमार
Partner

N S DEVELOPERS

शशि शर्मा सिंह
Partner

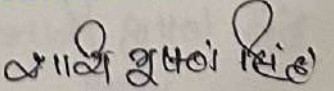
प्रभारी अधिकारी मम्पाल
विकास विकास प्राधिकरण लखनऊ.

18. That the purchaser shall also be bound to raise construction with a provision of anti earth quack system including the provision for rain water harvesting and making provision according to rules of Fire fighting.
19. 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.
20. That the purchaser shall neither before nor after execution of sale deed pertaining to Plot No. 4/5-A, Sector-4, Gomti Nagar Extension, Lucknow, as mentioned in "Schedule of Property" 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 as described above. 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 action as may be deemed fit and proper.
21. That the purchaser shall have no right to mortgage the property without obtaining written permission in this regard from the Seller/L.D.A. And in this sequence it is hereby clarified that even if the permission to mortgage the property is granted by Lucknow Development Authority, but ownership rights shall always continue with the Seller/L.D.A. And the L.D.A. shall have first lien/charge over the property in comparison to anybody including mortgagor and as such it is clarified that till the full and complete sale consideration amount with interest and all other dues like lease rent and freehold charges including any kind of other dues which-so-ever may be found payable by the purchaser to the Seller/L.D.A. are recovered and paid the first right to recover the same shall always be vested in L.D.A.
22. That apart from the payment of consideration amount with interest as mentioned in the present deed, the purchaser shall also be responsible to make such other payments as may be demanded by L.D.A. in this regard due to reason 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.


 ब्रह्मरी अधिकारी सम्पत्ति
 बसवर्धन विकास प्राधिकरण लखनऊ,

N S DEVELOPERS

 Partner

N S DEVELOPERS

 Partner

23. That in case at any time it may be found that the second party 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 will also be cancelled and 50% of the sale price will be forfeited.
24. That it is to clarify and the second party/purchaser has undertaken and covenant with the seller that in case of any omission or misinterpretation, if any, rule or directions or miscalculation, the premium/consideration amount may be found as less charged by L.D.A. in all such circumstances the purchaser shall be bound to remove such deficiency and shall make the payment good as may be actually admissible according to law and demanded by the seller.
25. That as already mentioned above that the purchaser after getting the physical possession of land from L.D.A. after execution and registration of the present document shall have legal right to raise the construction upon the land in question in accordance with map plan duly sanctioned by the Competent Authority/L.D.A. and as such the purchaser after sanction of map shall have right to book for allotment of the developed unit to the prospective buyer, but in this sequence it is clarified that the purchaser shall have no right to execute the sale deed in respect of the said developed unit allotted to the prospective buyer, until the sale deed is executed and registered by Lucknow Development Authority in favour of the purchaser/second party. In the same sequence it is further clarified that if the purchaser without getting the sale deed executed and registered in its favour pertaining to land in question from the Lucknow Development Authority, may execute any sale deed in respect of developed unit to its allottee/prospective buyer, then such sale deed executed by the purchaser in favour of its allottee/prospective buyer shall be null and void. And in such circumstances the punitive action shall be taken by Lucknow Development Authority against the purchaser.
26. That it is clarified that if at any time it may be found that any dues/installment or any amount is due against the purchaser pertaining to land in question or in case at any time it may be found/observed that the purchaser has violated any terms, conditions, covenants or any rules, regulations and instructions whatsoever it may be and due to such reason any penalty/fine or damages or imposed in this regard against the purchaser in all these circumstances the L.D.A. shall have legal right to recover all such dues as arrears of land revenue from the purchaser by issuing RC in this regard U/s. 40 of the U.P. Act 30 of 1974, as provided under the law.

N S DEVELOPERS

मिथिलेश कुमार

Partner

N S DEVELOPERS

आशी शर्मा सिंह

Partner

ML

बन्धारी अधिकारी सम्पत्ति

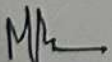
बहुमक विकास प्राधिकरण लखनऊ,

27. 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 to the Arbitrator duly nominated and appointed by the mutual consent of both parties. The decision given by the Arbitrator shall be final and binding upon both the parties.
28. That no legal proceedings of any kind may be commenced beyond the territorial limits of Lucknow Jurisdiction.
29. That the expenses for execution and registration of this deed shall be borne by the purchaser.
30. That although the present document is agreement to sell upon which 2% stamp duty is payable upon the consideration amount. But since the possession is agreed to be delivered to the purchaser after execution of present agreement to sell, hence full stamp duty @ 7% upon the total consideration amount becomes payable. As such according to Government Notification order No. 13/K.N.-7-440/11-2015-700(111)/13, dated 30.03.2015, issued by Kar Evam Nibandhan Anubhag-7, Uttar Pradesh Shashan, Lucknow, it is provided that the stamp duty is payable upon the consideration amount which is payable/paid by the purchaser to the Development Authority. As such since the estimated consideration amount pertaining to land in question to be charged by Lucknow Development Authority comes to **Rs.21,49,93,256/-**, upon which stamp duty worth 1,50,49,527.92/- becomes payable, hence the stamp duty amounting to Rs. 1,50,51,500/- has been paid herewith by the purchaser, through e-stamp certificate No. IN-UP50798956345181X, dated 22-July-2025. In such manner it is clarified that full stamp duty as payable upon the sale deed in respect of the aforesaid land stands paid by the purchaser/second party at the time of present agreement to sell.

SCHEDULE OF PROPERTY

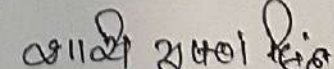
All that piece and parcel of **Commercial Plot No. CP-4/5-A, Secotor-4, Gomti Nagar Extension, Lucknow, bearing an area of 2362.13 (Two Thousand Three Hundred Sixty Two point One Three)**, delineated and marked with Italic Lines in the annexed map plan which forms part of this deed. The boundaries of the allotted land are as under :-

North	:	Commercial Plot No. 4/05;
South	:	Commercial Plot No. 4/06;
East	:	Green Belt then 30.00 Mts wide Road;


महेश चंद्र मिश्रा
बिहार विकास प्राधिकरण मध्यमंडल,

N S DEVELOPERS

Partner

N S DEVELOPERS

Partner



आवेदन सं०: 202500821062701

विक्रय अनुबंध विलेख (कब्जा)

बही सं०: 1

रजिस्ट्रेशन सं०: 8600

वर्ष: 2025

प्रतिफल- 66667762 स्टाम्प शुल्क- 15051500 बाजारी मूल्य - 214994000 पंजीकरण शुल्क - 2149940 प्रतिलिपिकरण शुल्क - 80 योग : 2150020

श्री एन०एस० डेवलपर्स व इन्द्रा गैस व पेट्रोलियम प्राइवेट लिमिटेड द्वारा

मिथिलेश कुमार अधिकृत पदाधिकारी/ प्रतिनिधि,

पुत्र श्री निरजन प्रसाद

व्यवसाय: अन्य

निवासी: फ्लैट सं० - 1102 11 फ्लोर ए-3 परिजात अपार्टमेंट गोमतीनगर लखनऊ

मिथिलेश कुमार



श्री. एन०एस० डेवलपर्स व इन्द्रा गैस व पेट्रोलियम प्राइवेट लिमिटेड द्वारा

मिथिलेश कुमार अधिकृत पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 31/07/2025 एवं

02:17:48 PM बजे

निबंधन हेतु पेश किया।

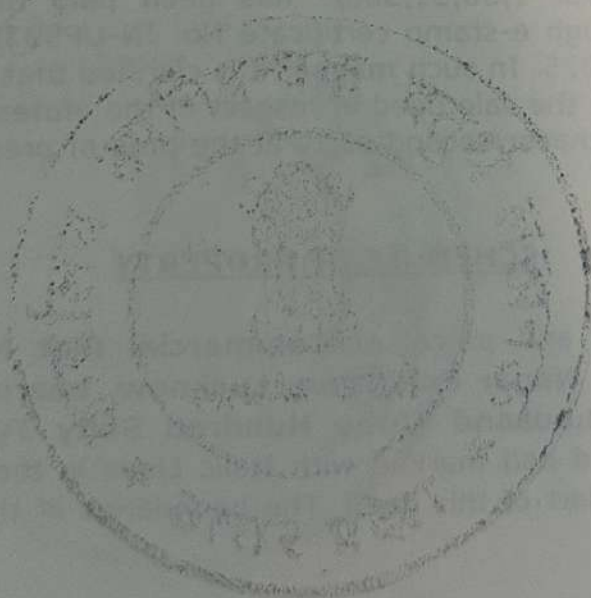
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शिवेन्द्र कुमार सिंह

उप निबंधक, सदर चतुर्थ

लखनऊ
31/07/2025

रुही . अख्तर
निबंधक लिपिक
31/07/2025



West : Type-C Residential Plots;

IN WITNESS WHEREOF, Sri Manoj Kumar Sagar as Prabhari Adhikari (Sampatti)/Joint Secretary, Lucknow Development Authority, Lucknow for and on behalf of the seller/first party and **Sri Mithilesh Kumar & Sri Sashi Bhushan Singh** as Authorized Signatory of the purchaser, 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 : .2025

Witnesses :-

1. Signature.....

Section Officer
L.D.A., Lucknow

2. Signature.....

Name : Manish Gautam
S/O : Sri Bheem Sharma
R/O : 1056 Gola Bazar Sadar
Dilkusha, Lucknow
Mob. No. : 9918111183
Occupation : Business

Prepared By :-

(Vivek Singh)
Dealing Clerk

(विवेक कुमार सिंह)
क० लि०

For and on behalf of
Seller/First Party

N S DEVELOPERS

1. मिथिलेश कुमार

Partner

N S DEVELOPERS
For and on behalf of
Purchaser/ Second Party
Partner

Drafted By :-

(Siddharth Vikram Asthana)

Advocate
Counsel For L.D.A.
Mob. No. 9889844757

वही सं०: 1

रजिस्ट्रेशन सं०: 8600

वर्ष: 2025

निष्पादन लेखपत्र बाद सुनने व समझने मजमून व प्राप्त धनराशि व प्रलेखानुसार उक्त

विक्रेता: 1

इस बात से संतुष्ट हो जाने पर कि इस लेखपत्र का निष्पादन श्री लखनऊ विकास प्राधिकरण लखनऊ द्वारा प्र०अ०स० मनोज कुमार सागर,

LUCKNOW DEVELOPMENT AUTHORITY

पुत्र श्री -

ने अपने पद के अधिकार से किया है इसलिए उनकी उपस्थिति और हस्ताक्षरों की आवश्यकता नहीं है और लेखपत्र रजिस्ट्रीकरण के लिए स्वीकार किया गया।

पक्षकार द्वारा सत्यापित पैन XXXXXX 016F

क्रेता: 1

श्री एन०एस० डेवलपर्स व इन्द्रा गैस व पेट्रोलियम प्राइवेट लिमिटेड के द्वारा मिथिलेश कुमार,

[MITHILESH KUMAR

पुत्र श्री निरंजन प्रसाद

निवासी: फ्लैट सं० - 1102 11 फ्लोर ए-3 परिजात अपार्टमेंट गोमतीनगर लखनऊ

व्यवसाय: अन्य

पक्षकार द्वारा सत्यापित पैन XXXXXX 042M

क्रेता: 2

श्री एन०एस० डेवलपर्स व इन्द्रा गैस व पेट्रोलियम प्राइवेट लिमिटेड के द्वारा शशि भूषण सिंह,

[SASHI BHUSHAN SINGH

पुत्र श्री राम नरेश सिंह

निवासी: फ्लैट सं० - 1102 11 फ्लोर ए-3 परिजात अपार्टमेंट गोमतीनगर लखनऊ

व्यवसाय: अन्य

पक्षकार द्वारा सत्यापित पैन XXXXXX 803N

ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

श्री लल्ला यादव योजना सहायक, पुत्र श्री स्व० राम बालक यादव

निवासी: एलडीए

व्यवसाय: नौकरी

पहचानकर्ता: 2

श्री मनीष गौतम, पुत्र श्री भीम शर्मा

निवासी: 1056 गोला बाजार, सदर, दिल्कुशा लखनऊ

व्यवसाय: अन्य

ने श्री। प्रत्यक्षतः भद्र साक्षियों के निशान अंगुठे नियमानुसार लिए गए हैं।
टिप्पणी:



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शिवेंद्र कुमार सिंह

उप निबंधक, सदर धनुष

लखनऊ

31/07/2025

रुही अखतर

निबंधक लिपिक लखनऊ

31/07/2025

LUCKNOW DEVELOPMENT AUTHORITY

BOUNDARY:

TO SRI/SMT. :

COMMERCIAL PLOT NO. : C.P.-4/05-A

39.80M X (59.50M+59.20M)/2

2362.13 SQMT

NORTH : COMMERCIAL PLOT NO:-4/05

SOUTH : COMMERCIAL PLOT NO:-4/06

EAST : GREEN BELT, THEN &
30.00 MT WIDE ROAD

WEST : TYPE-C RESIDENTIAL PLOTS



SECTOR-4, GOMTI NAGAR EXTENTION, LUCKNOW.



N S DEVELOPERS
मिथिलेश कुमार
Partner

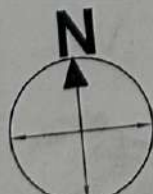
N S DEVELOPERS
शाली कुमार सिंह
Partner

FILE NO. :- 283/C.T.P/2025

DATE :-26.04.2025

THIS SITE PLAN IS THE PART OF
APPROVED DWG. NO:-SECTOR-4,
GOMTI NAGAR VISTAR SCHEME.

THIS REVISED PART LAYOUT PLAN ACCORDING TO
THE LATEST SURVEY GIVEN BY DIV-1,
& APPROVED BY V.C ON DATED 22.08.2023, &
DATED 08.04.2025



NORTH :-

महारी अधिकारी महोदय
विकास विकास प्राधिकरण लखनऊ.

D/MAN

A.P.A

A.T.P

प्रस्तुतकर्ता अथवा प्राप्ति द्वारा रखा जाने वाला
उप निर्देशक: महर चतुर्थ जखनड इम 2025230022142
आवेदन संख्या: 202500821062701
लेख या श्रापना पत्र प्रस्तुत करने का दिनांक 2025-07-31 00:00:00
प्रस्तुतकर्ता या प्राप्ति का नाम मिचिनेश कुमार
लेख का प्रकार विक्रय अनुबंध विवेक
प्रतिकल की धनराशि 66667762 / 214994000.00
1. रजिस्ट्रीकरण शुल्क 2149940
2. प्रतिनिधित्व शुल्क 80
3. निरीक्षण या तलाश शुल्क
4. मुद्रांतर के अधिप्रमाणीकरण विष्णु शुल्क
5. कमीशन शुल्क
6. विविध
7. वार्षिक भत्ता
1 से 6 तक का योग 2150020
शुल्क बसुन करने का दिनांक 2025-07-31 00:00:00
दिनांक जब लेख प्रतिनिधि या तलाश
प्रमाण पत्र वापस करने के लिए तैयार होगा 2025-07-31 00:00:00
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कि
वापस
सुनिश्चित
होना
चाहिए

8600

00479
A

आवेदन सं०: 202500821062701

वही संख्या । जिल्द संख्या 21984 के पृष्ठ 17 से 40 तक क्रमांक 8600 पर दिनांक 31/07/2025 को
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शिवेंद्र कुमार सिंह
उप निबंधक : सदर चतुर्थ
सखनड
31/07/2025



आवेदन संख्या 202500821062701
दिनांक 31/07/2025