

I-10149/16



उत्तर प्रदेश UTTAR PRADESH फ्री-होल्ड डीड के लेख पत्र का संक्षिप्त विवरण 985331

- 1- भूमि का प्रकार
- 2- वार्ड
- 3- मोहल्ला
- 4- सम्पत्ति का विवरण
- 5- मापन की इकाई
- 6- सम्पत्ति का क्षेत्रफल
- 7- सड़क की स्थिति (परिशिष्ट के अनुसार)
- 8- अन्य विवरण (9मी0 रोड/कार्नर इत्यादि)
- 9- सम्पत्ति का प्रकार (फ्लैट/मकान/प्लॉट/दुकान/कृषि)
- 10- सम्पत्ति का कुल क्षेत्रफल (बहुमंजिला भवन की स्थिति में)
- 11- कुल आच्छादित क्षेत्रफल
- 12- स्थिति-फिनिश/सेमी फिनिश/अन्य
- 13- पेंडों का मूल्यांकन
- 14- बोरिंग/कुआं/अन्य
- 15- निर्मित क्षेत्रफल
- 16- निर्माण का वर्ष
- 17- सहकारी आवास समिति के सदस्य से सम्बन्धित है
- 18- प्रतिफल की धनराशि रूपया

- ग्रुप हाउसिंग
- ताल्लुकदार कॉलेज
- T.G New civil lines scheme न्यू हैदराबाद
- ग्लोस0-416ए का अंश भाग
- वर्गफिट
- 8,883 वर्गफिट
- रोड
- लैंगू नहीं
- भूखण्ड
- लागू नहीं
- लागू नहीं
- लागू नहीं
- लागू नहीं
- अन्य
- लागू नहीं
- लागू नहीं
- नहीं
- रू0 1,41,81,350/- मात्र

चौहद्दी

पूरब-Remaning Porstion of plot no 416A, bearing an area 13,385 sq.ft.

उत्तर-Passage 22ft. wide & drain & their after plot no 417

प्रथम पक्ष की संख्या-1 (एक)

नाम- श्री एन0एन0 सिंह

प्रकारी अधिकारी (सम्पत्ति)

स्थाई पता-लखनऊ विकास प्राधिकरण

अस्थाई पता- उपरोक्त

व्यवसाय-नौकरी

पश्चिम-Part of plot no 416B

दक्षिण-Plot no 415

द्वितीय पक्ष की संख्या-01 (एक)

नाम- श्री संग्राम सिंह

पिता का नाम-स्व0 परमेश्वर दीन सिंह

स्थाई पता-416ए, न्यू हैदराबाद, लखनऊ।

अस्थाई पता-उपरोक्त

व्यवसाय-अन्य

(क्रमशः 1 से 41 तक)

प्रकारी अधिकारी (सम्पत्ति)  
लखनऊ विकास प्राधिकरण  
लखनऊ

Sangram Singh



भारत सरकार  
GOVERNMENT OF INDIA



नितिन वर्मा  
Nitin Verma  
DOB: 14-08-1984  
Gender: Male



9943 8432 9699

- आम आदमी का अधिकार

*Nitin*

*Nitin Verma*

*S/o Narayan Verma*

*ADD - Sector 22/323*

*Indira Nagar*

*Lucknow*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O नारायण वर्मा, २२/३२३, सेक्टर-  
२२, इन्दिरा नगर, लखनऊ, उत्तर  
प्रदेश, २२६०१६

Address:  
S/o Narayan Verma, 22/323,  
Sector-22, Indira Nagar, Lucknow,  
Uttar Pradesh, 226016



1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SANGRAM SINGH

PARMESHWAR DEEN

21/07/1933

Permanent Account Number

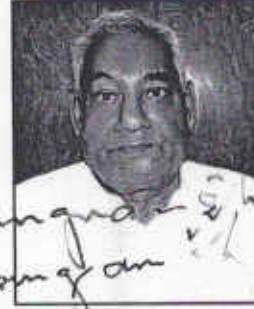
ACTPS9419C

Sangram Singh

Signature



20042006



Sangram Singh 589/13, New Hyderabad  
Lucknow (U.P.)



परिचय पत्र संख्या-00726



**लखनऊ विकास प्राधिकरण**

प्राधिकरण भवन, विपिन चण्ड, गौरीगंज, लखनऊ-10



शिव कुमार दूबे  
पुत्र स्व. श्री बरधराज दूबे  
लोवर विविजन  
मो. : 9984023407

डा. अ. अ. अ.

प्राधिकरण के अधिकारी

निर्गत अधिकारी के हस्ताक्षर



File-173-16.JPG

डा. अ. अ. अ.

अकेन्द्रीयत सेवा  
वेतन कोड- 1331

जन्म तिथि- 01 अप्रैल, 1965  
सेवा निवृत्ति तिथि :- 31 मार्च, 2025

स्थायी पता  
फजीरगंज, गौरीगंज

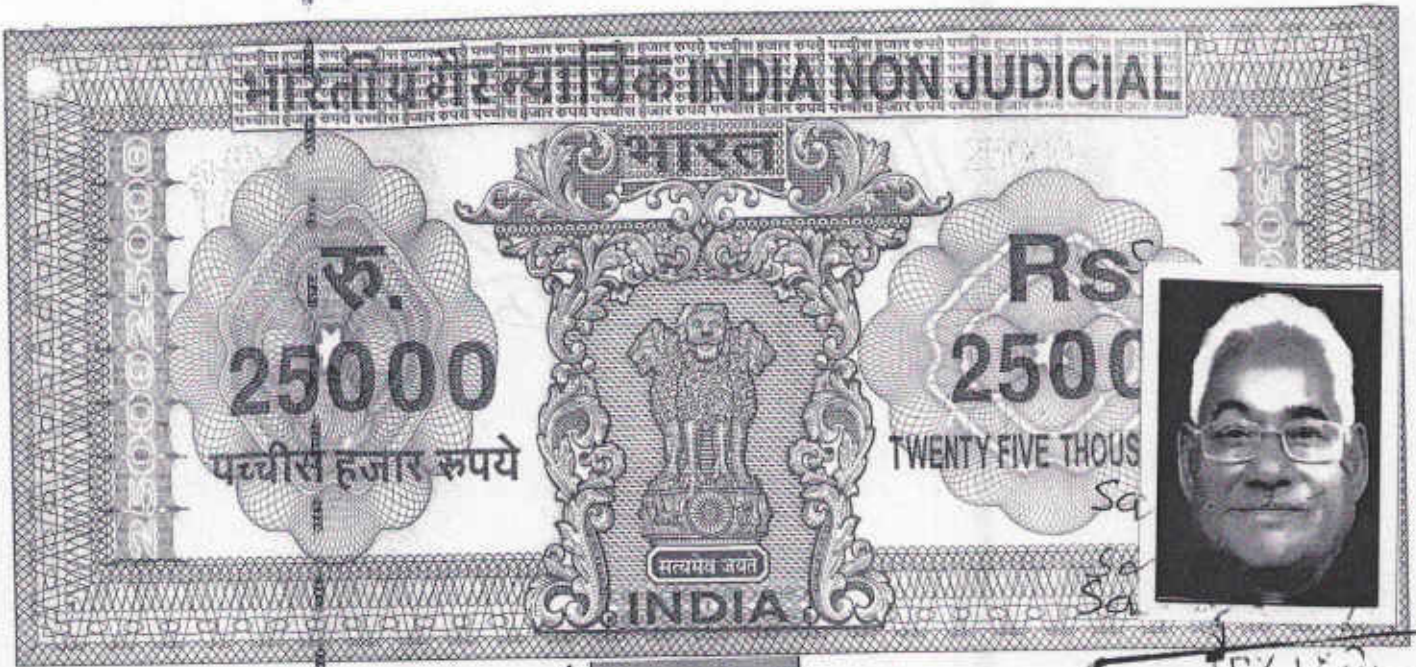
वर्तमान पता  
एल.2/654 विनय चण्ड गौरीगंज, लखनऊ

**लखनऊ विकास प्राधिकरण**

प्राधिकरण भवन, विपिन चण्ड, गौरीगंज, लखनऊ-10

फोन 0622-230 3823, 2303824, 2303133

वेबसाइट : [www.lalucknow.co.in](http://www.lalucknow.co.in)



उत्तर प्रदेश UTTAR PRADESH



Ward : Colvin College  
 Consideration Amount : Rs. 1,41,81,350/-  
 Stamp paid : Rs. 10,00,000/-

### FREEHOLD - DEED

THIS FREEHOLD DEED entered between  
 LUCKNOW DEVELOPMENT AUTHORITY Lucknow

21/7/16  
 [Signature]  
 [Fingerprint]  
 [Text in Hindi]

Sangram ji  
 Sangram ji



भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला।

उप-निबन्धक (द्वितीय)

कम सं० 21101

लखनऊ

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक

29-Jun-2016

प्रस्तुतकर्ता या प्रार्थी का नाम

संग्राम सिंह

लेख का प्रकार

विक्रय पत्र

प्रतिफल की धनराशि

14,181,350. / 0.00

1. रजिस्ट्रीकरण शुल्क

20,000.0

2. प्रतिलिपिकरण शुल्क

220

3. निरीक्षण या तलाश शुल्क

4. मुख्तारनामा के अधिप्राप्ति करण के लिए शुल्क

5. कमीशन शुल्क

6. विविधि

7. यात्रिक भत्ता

1 से 6 तक का योग

20,220.0

शुल्क वसूल करने का दिनांक

29-Jun-2016

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र

वापस करने के लिए तैयार किया

29-Jun-2016

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर





उत्तर प्रदेश UTTAR PRADESH



[2]

through Joint Secretary, office situated at Pradhikaran Bhawan, Vipin Khand, Gomti Nagar, Lucknow (hereinafter referred as the "FIRST PARTY/ L.D.A.", which expression unless repugnant to the context shall always mean and include the first party itself, its executors, administrators, legal representatives and assigns) on the **ONE PART**.

सहस्र (सम्पत्ति)  
विक्रय प्रधिकरण  
सहस्र

Sanjiv  
Sanjiv





उत्तर प्रदेश UTTAR PRADESH



[3]  
AND

**SRI SANGRAM SINGH** son of Late Sri Parmeshwardeen Singh, resident of 539/13, New Hyderabad, Lucknow (hereinafter referred to as the **"SECOND PARTY"** which expression unless repugnant to the context shall always mean and include the second party himself, his heirs, successors, legal representatives and assigns) on the **OTHER PART**.

  
सांग्राम सिंग (सम्पत्ति)  
रखने वाला प्राधिकरण  
सम्पत्ति

Sangram Singh  
Sangram Singh






उत्तर प्रदेश UTTAR PRADESH



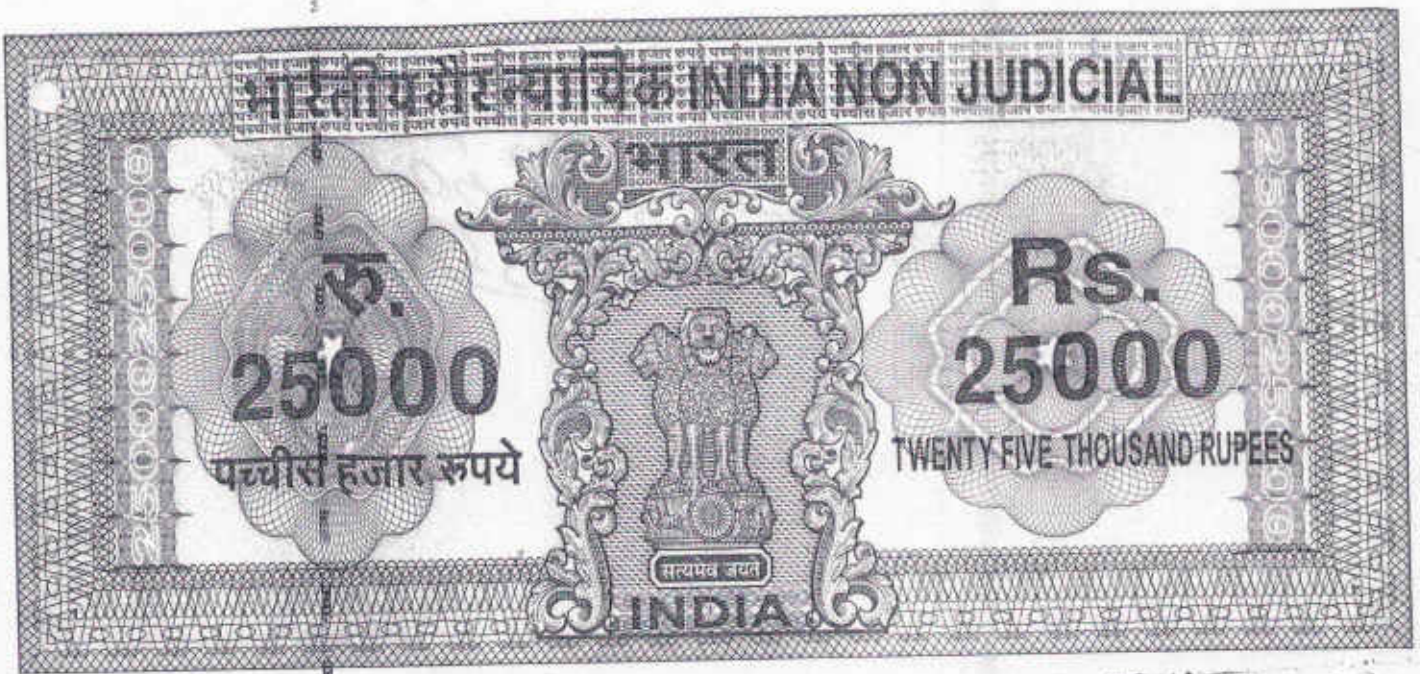
[ 4 ]

**WHEREAS**, Plot no. 416 (Four Hundred Sixteen-A), situated at T.G. Civil Lines, bearing an area of 1 Bigha 14 Biswa 5 Biswansi 11 Kachwansi, which is equivalent to 46656 (Forty Six Thousand Six Hundred Fifty Six) sq. feet was allotted on Lease by Lucknow Improvement Trust, the lease deed whereof was made in favour of Smt. Sumitra Devi Sehgal wife of Late Sri KIN. Sehgal for term of 90 years from 29<sup>th</sup> June, 1936,

  
 (सहस्र) (सहस्र)  
 अधिकारी (सहस्र)  
 अधिकारी

Sangram Singh  
 Sangram Singh






उत्तर प्रदेश UTTAR PRADESH



[ 5 ]

which lease deed is duly registered in the office of Sub-Registrar, Lucknow, registered as Document no. 3359, in Book No. I, Volume No. 1005, on page 148, A.F.B. No. I, Volume 1007 on pages 53 to 56, dated 07 November, 1936.

**AND WHEREAS,** the second party moved an application for mutation of his name in respect of

  
 नारायण प्रसाद (सम्पत्ति)  
 जमीन काबिलीय  
 अधिकारी

Sangram Singh  
 Sangram Singh





उत्तर प्रदेश UTTAR PRADESH

E 654011

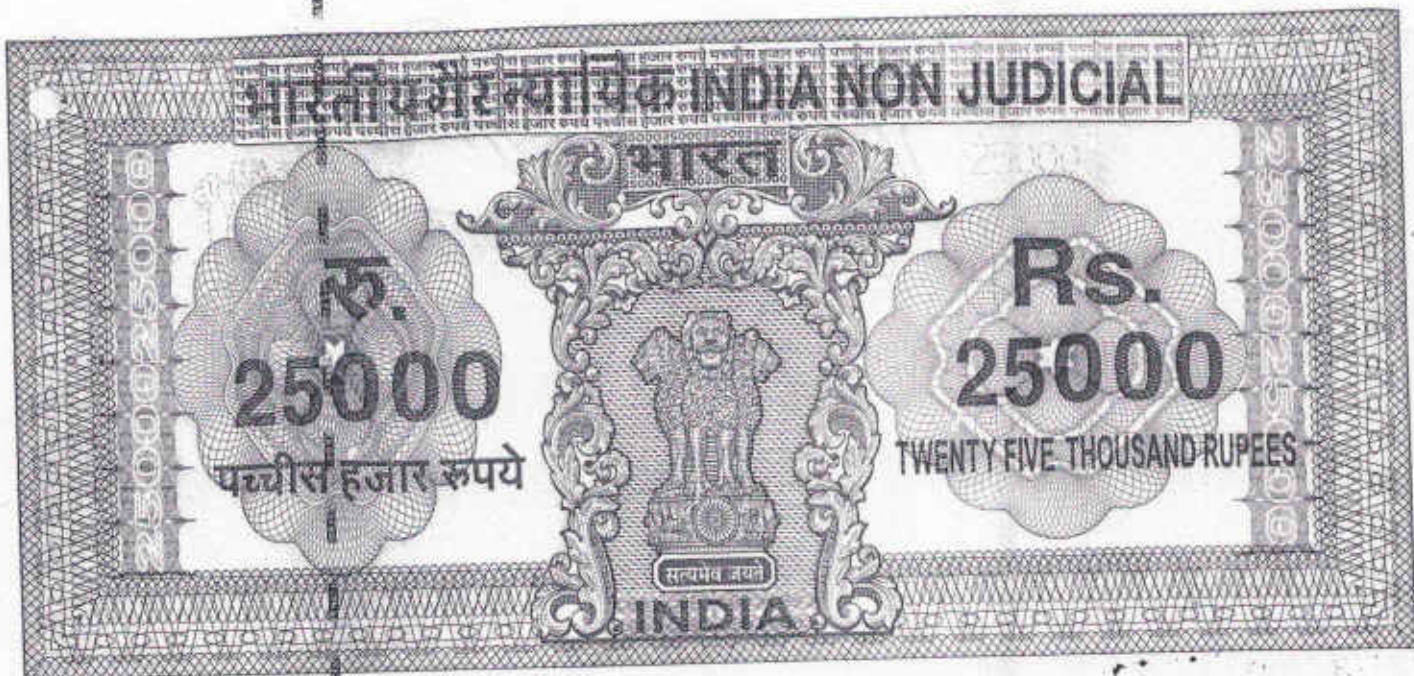
[ 6 ]

Property No. 416-A, T.G. Civil Lines, New Hyderabad, Lucknow in L.D.A. records, on the basis of registered Assignment-cum-Sale deed made by Smt. Sumitra Devi Sehgal in favour of the Second Party including Smt. Rashmi Singh and Sri Sunil Singh. The said document is duly registered in the office of Sub-Registrar-II, Lucknow, vide Book No. I, Zild 5126, on pages 71/94, as document No. 5798, dated 20.06.2005. In the

  
 Sub-Registrar (Smt.)  
 Sub-Registrar  
 Sub-Registrar

Sangram  
 Sangram





उत्तर प्रदेश UTTAR PRADESH

E 654010

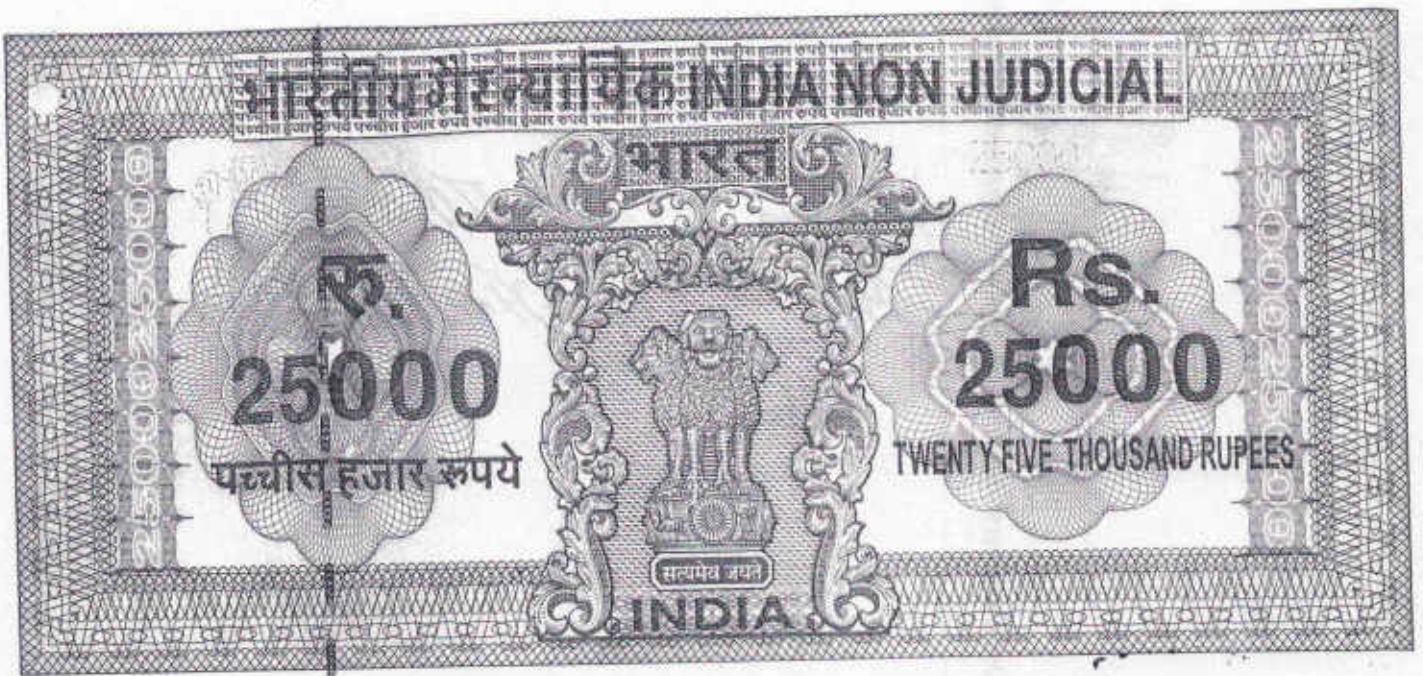
[7]

aforesaid document it is mentioned that Plot No. 416, T.G. Civil Lines, which was Leased out by Lucknow Improvement Trust in favour of Smt. Sumitra Devi Sengal was subsequently sub-divided into three parts bearing Plot No. 416-A, having an area of 21416 (Twenty One Thousand Four Hundred Sixteen) sq. feet, Plot No. 416-B, having an area of 9181 (Nine Thousand One Hundred Eighty One) sq. feet and Plot No. 416-C, having

समाप्ति अधिकारी (सम्पत्ति)  
वसुधैव कुटुम्बकम्  
संलग्न

Sangram Singh  
Sangram Singh





उत्तर प्रदेश UTTAR PRADESH

E 654009

[ 8 ]

an area of 10037 (Ten Thousand Thirty Seven) sq. feet and 22 feet wide passage was left open towards north side of Property No. 416-A & 416-B, touching north-west of Corner Property No. 416-C, to serve as common passage. It is mentioned in the said sale deed that in due course of time Property No. 416-B and 416-C was transferred to other persons.

भारतीय विकास (सम्पत्ति)  
राष्ट्रिय विकास प्राधिकरण  
सहस्रक

Sangram  
Sangram N





उत्तर प्रदेश UTTAR PRADESH

E 654008

21 MAR 2016

[9]

In the aforesaid sale deed dated 20.06.2005, it is further mentioned that a family settlement dated 03<sup>rd</sup> January, 1974 registered in Book No. I, Volume No. 73, on pages 14/15, sl. No. 4, dated 22.01.1974, was entered upon among Smt. Sumitra Devi Sehgal herself and her three sons namely Sri Anadi Nath Sehgal, Major Ratan Nath Sehgal & Daya Nath Sehgal. In the said family settlement it was provided that the properties

बनारस वि. व. कारी (सम्पत्ति)  
पञ्चनन विकास प्राधिकरण  
संलग्नक

Sangram V  
Sangram N





उत्तर प्रदेश UTTAR PRADESH



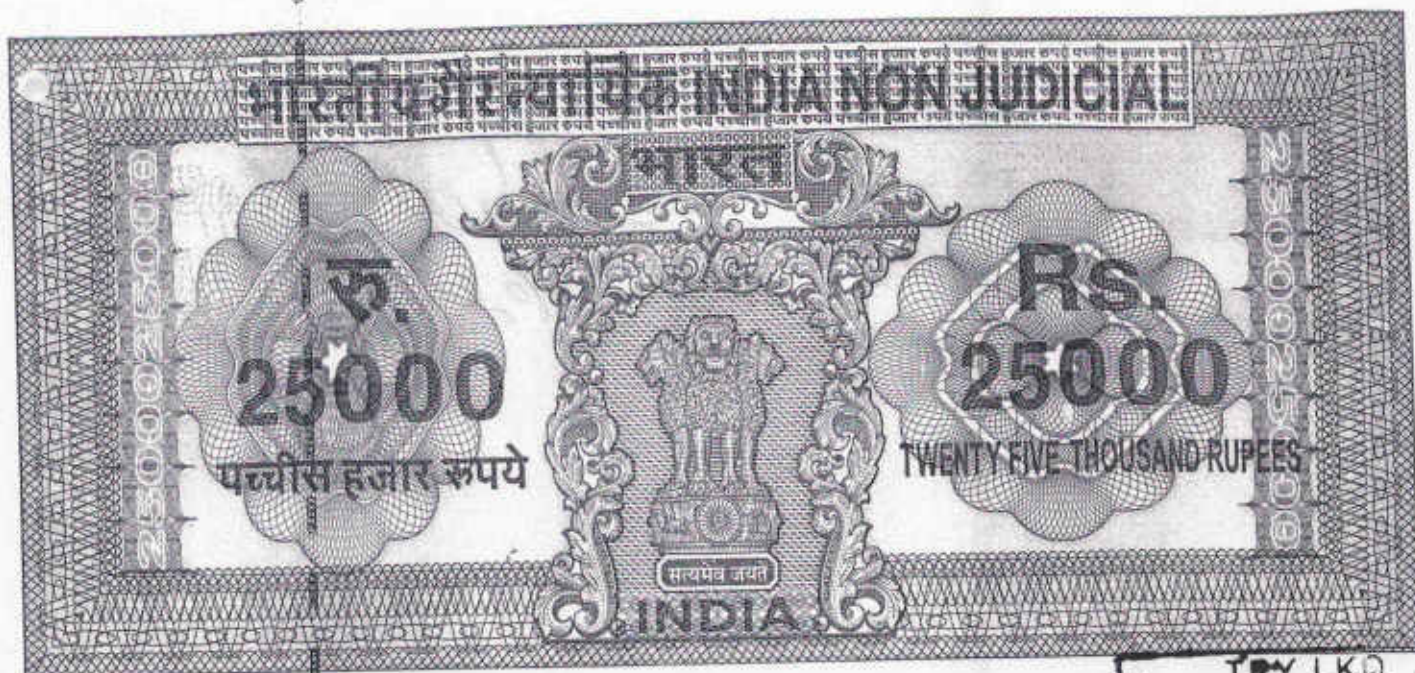
[ 10 ]

falling in share of the sons shall not be transferred to any outsider and if they intended to sell their share then their mother Smt. Sumitra Devi Sehgal had preferential right to purchase the share in fixed consideration of Rs. 30,000/- (Thirty Thousand only). The youngest son D.N. Sehgal continued in possession of his share in property bearing an area of 13385 (Thirteen Thousand Three Hundred Eighty Five) sq. feet

अधिकांशकारी (गम्पति)  
अधिकांशकारी (गम्पति)  
अधिकांशकारी

Sa yun  
Sang H






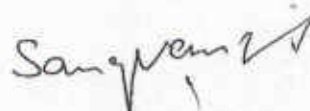
उत्तर प्रदेश UTTAR PRADESH



[ 11 ]

in Property No. 416-A vide order dated 01.06.1988 passed in Case No. 140/1988. And as such Smt. Sumitra Devi Sehgal continued to be in possession of 8031 (Eight Thousand Thirty One) sq. feet pertaining to Plot No. 416-A, Dr. Baijnath Road, T.G. Civil Lines, Lucknow. In the aforesaid sale deed Smt. Sumitra Devi Sehgal has further stated that her son Major R.N. Sehgal died, leaving behind his wife Smt. Gajendra Sehgal and Gajendra Sehgal has transferred the said property of

  
 विकस प्रकाश (सम्पादित)  
 सखनक विकस प्रकाश  
 सखनक

  
 Sangram



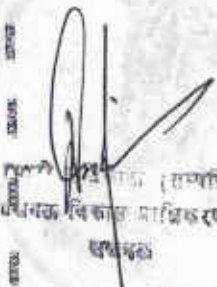


उत्तर प्रदेश UTTAR PRADESH

TRY LKJ.  
E 658695 जारी  
21 MAR 2016

[ 12 ]

Plot No. 416-A, bearing an area of 13385 sq. feet in favour of Smt. Kamaljeet Kaur in contravention and violation of the specific terms and conditions of the aforesaid registered family settlement, as such the transfer made by Gajendra Sehgal is wrong, and stating in the aforesaid manner in the assignment-cum-sale deed dated 20.06.2005 Smt. Sumitra Devi Sehgal transferred the Plot No. 416-A, bearing an area of 21416 sq. feet alongwith 3256 sq. feet left as open passage,

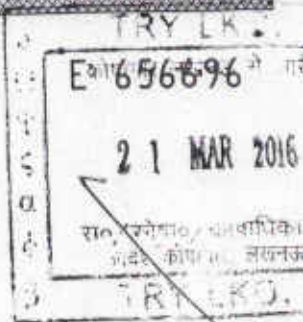
  
[समिति]  
विशेष विकास अधिकारी  
विवरण

7  
Sangravy  
C. A. 11





उत्तर प्रदेश UTTAR PRADESH



[ 13 ]

total 24672 sq. feet in favour of the second party and others.

**AND WHEREAS,** according to report given by the surveyor dated 09.10.2014, after taking measurement on the spot the total area after leaving the common passage comes to 22248 (Twenty Two Thousand Two Hundred Forty Eight) sq. feet and since the area of Plot No. 416-A is 21416 Sq. feet only, as such there is an

(भागे अधिकारी (सम्पत्ति)  
संयोजक विकास अधिकारी  
संयोजक

Sangamini  
Sangamini









उत्तर प्रदेश UTTAR PRADESH



[ 15 ]

**AND WHEREAS,** costing was made for mutation purposes in respect of 2292.56 sq. meter land and in the said manner 1% mutation charges came amounting to Rs. 5,06,727/- and since Rs. 4,95,200/- was already deposited vide Challan No. 34179/16, dated 01.10.2014, as such rest amount of Rs. 11527/- or say 11530 in round figure was required to be deposited. And the cost of extra land was found Rs. 16,70,185.87p or say 16,70,190/- in round figure. As such through

  
 सहायक विकास अधिकारी (सम्पत्ति)  
 जयपुरा विकास प्राधिकरण  
 जयपुरा

Sangram V  
 Sangram V





उत्तर प्रदेश UTTAR PRADESH

E 654012

[ 16 ]

letter no. 113/SO(T), dated 18.10.2014, the second party including Smt. Rashmi Singh & Sunil Singh was informed to deposit the rest amount of mutation charges amounting to Rs. 11,530/- (Rupees Eleven Thousand Five Hundred Thirty) and through the same letter it was informed that the cost of extra land 832 (Eight Hundred Thirty Two) sq. feet was required to be deposited amounting to Rs. 16,70,190/- (Rupees Sixteen Lac Seventy Thousand One Hundred Ninety)

*[Signature]*  
 सचिव,  
 अधीनस्थ विकास अधिकरण  
 धनबाद

*Sanghi, W*  
*Sanghi, H*





उत्तर प्रदेश UTTAR PRADESH

E 654013

[ 17 ]

prior to 30.11.2014. And in response to the aforesaid letter, the second party deposited the required amount of mutation charges Rs. 11,530/- through Challan No. 35170/3, dated 18.10.2014 and also deposited Rs. 16,70,190/- through Challan no. 34969/56, dated 27.10.2014 in favour of L.D.A.

**AND WHEREAS,** according to reports, the Sub-Division of Plot No. 416 into three plots as Plot No.

(Signature)  
 अधिकारी  
 १०/११/१४

Sanjiv  
 Sanjiv





उत्तर प्रदेश UTTAR PRADESH

E 656699

21 MAR 2016

[ 18 ]

416-A, 416-B, 416-C was already approved in the year 1978.

**AND WHEREAS,** the mutation of the purchaser in respect of Plot No. 416-A, T.G. Civil Lines, bearing an area of 21416 (Twenty One Thousand Four Hundred Sixteen) sq. feet was finally approved by the Additional Secretary on the basis of Assignment-cum-sale deed made by Smt. Sumitra Devi Sehgal in favour of the

(नारी अधिकारी (महिला)  
जनक विकास प्राधिकरण  
काशी

Sangma  
Sangma





उत्तर प्रदेश UTTAR PRADESH

E 656700

21 MAR 2015

[ 19 ]

purchaser including Smt. Rashmi Singh & Sunil Singh vide order dated 29.12.2014 and the same was informed to the purchaser through letter no. 254/Deputy Secretary, dated 29.12.2014.

**AND WHEREAS,** the purchaser moved an application dated 02.01.2015 stating that he had purchased Plot No. 416-A, T.G. Civil Lines, New Hyderabad, Lucknow, bearing an area of 21416 (Twenty

सहायक सचिव (मन्त्रालय)  
सुदामा विकास प्राधिकरण  
लखनऊ

Sangam 16  
11









उत्तर प्रदेश UTTAR PRADESH



[ 21 ]

bearing an area of 21416 sq. feet purchased from Smt. Sumitra Devi Sehgal an area of 13385 sq. feet has already been converted into freehold, as such after adjusting the said area rest 8031 sq. feet and the extra land of 832 sq. feet in this manner total area 8863 sq. feet is required to be converted into freehold for Group Housing Purposes.

  
 सहायक निदेशक (ग्रामीण)  
 ग्रामीण विकास प्राधिकरण  
 गाँवबस्त

Sangam  
Sangam





उत्तर प्रदेश UTTAR PRADESH



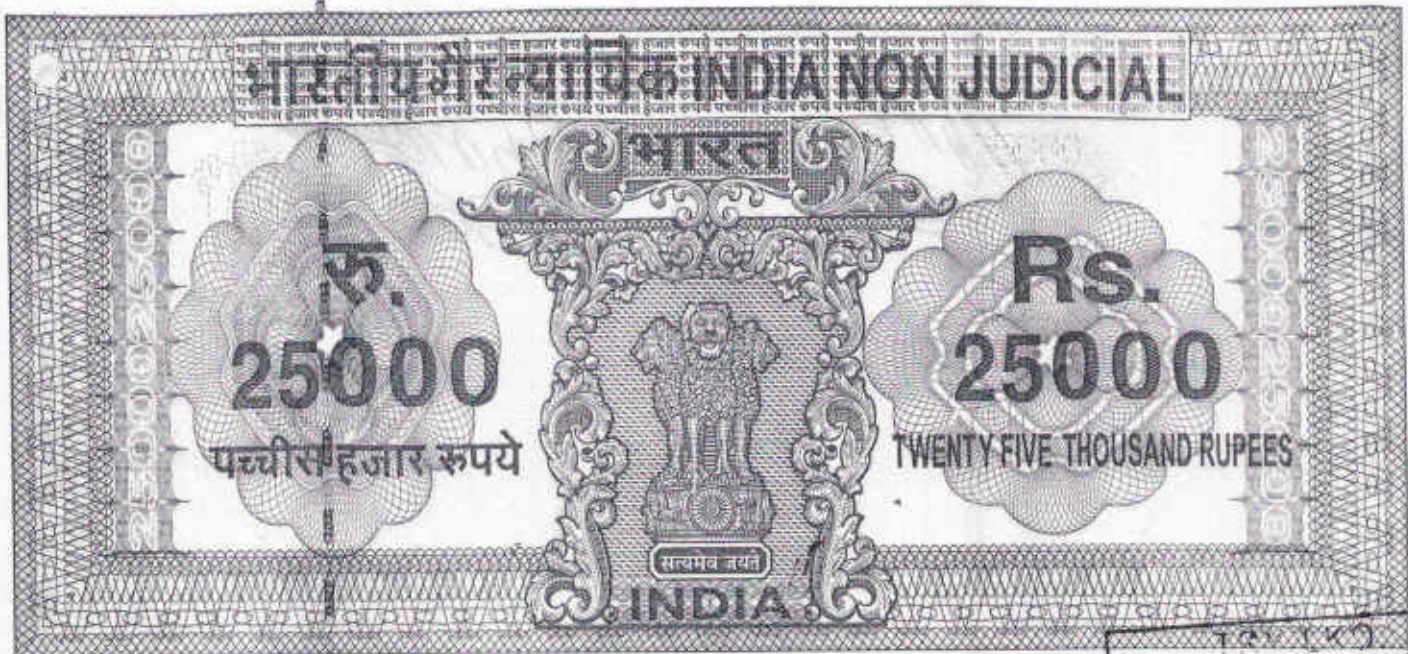
[ 22 ]

**AND WHEREAS**, as such through letter no. 223/SO(T), dated 07.01.2015, the second party was informed to deposit the freehold charges amounting to Rs. 1,23,10,735/- (Rupees One Crore Twenty Three Lac Ten Thousand Seven Hundred Thirty Five) in respect of the leasehold land bearing an area of 8031 (Eight Thousand Thirty One) sq. feet and Rs. 2,00,425/- as freehold charges in respect of extra land area of 832 (Eight Hundred Thirty Two) sq. feet. In this manner a

भारत सरकार (सम्पत्ति)  
विकास विभाग  
लखनऊ

San ju h  
San ju h.





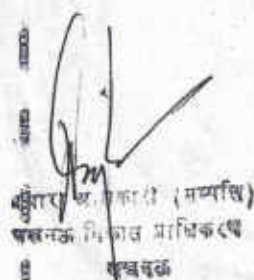
उत्तर प्रदेश UTTAR PRADESH

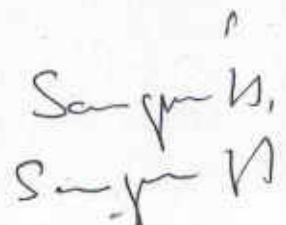


[ 23 ]

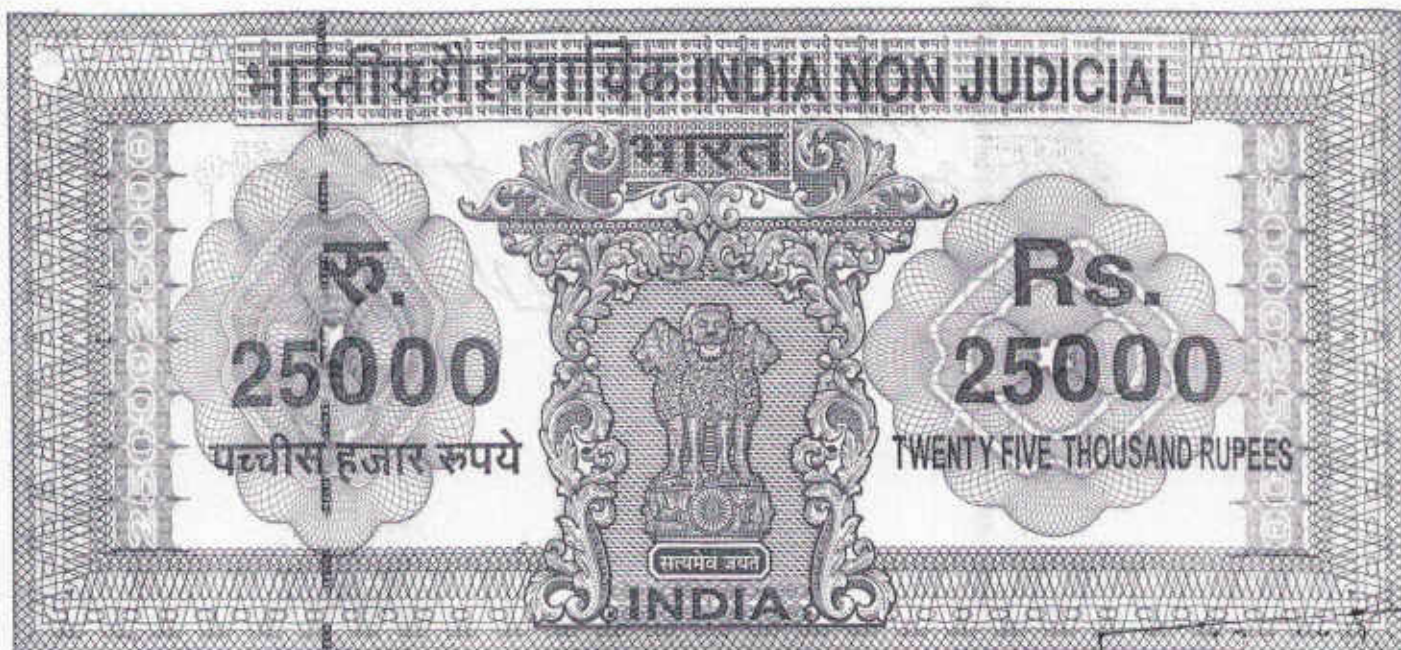
total sum of Rs. 1,25,11,160/- (Rupees One Crore Twenty Five Lac Eleven Thousand One Hundred Sixty) was required to be deposited towards freehold charges.

**AND WHEREAS,** Smt. Rashmi Singh and Sri Sunil Singh have already relinquished and transferred their entire share in respect of the aforesaid Property No. 416-A, T.G. Civil Lines, in favour of Second Party/ Purchaser Sri Sangram Singh, through deed dated

  
 श्री सांग्रम सिंह (मध्यस्थ)  
 पञ्चम नं. निवास प्राधिकरण  
 लखनऊ

  
 Sangram Singh  
 Sangram Singh






उत्तर प्रदेश UTTAR PRADESH



[ 24 ]-

12.01.2015, which is duly registered in the office of Sub-Registrar II, Lucknow vide Bahi No. I, Zild No. 16338, on pages 29/68, sl. No. 414, dated 12.01.2015. And as such Sri Sangram Singh, the second party alone has become the absolute holder of the aforesaid property.

**AND WHEREAS,** after transferring their entire 2/3<sup>rd</sup> Share into the aforesaid property in favour of the Second Party Sri Sangram Singh through registered

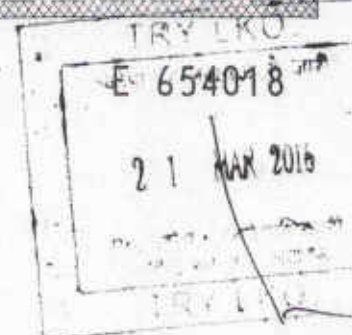
  
 बन्धारी बन्धारी (सम्पत्ति)  
 रजिस्ट्रार एवं न्याय प्राधिकार  
 सखनक

*Sangram Singh*  
*Sangram Singh*






उत्तर प्रदेश UTTAR PRADESH



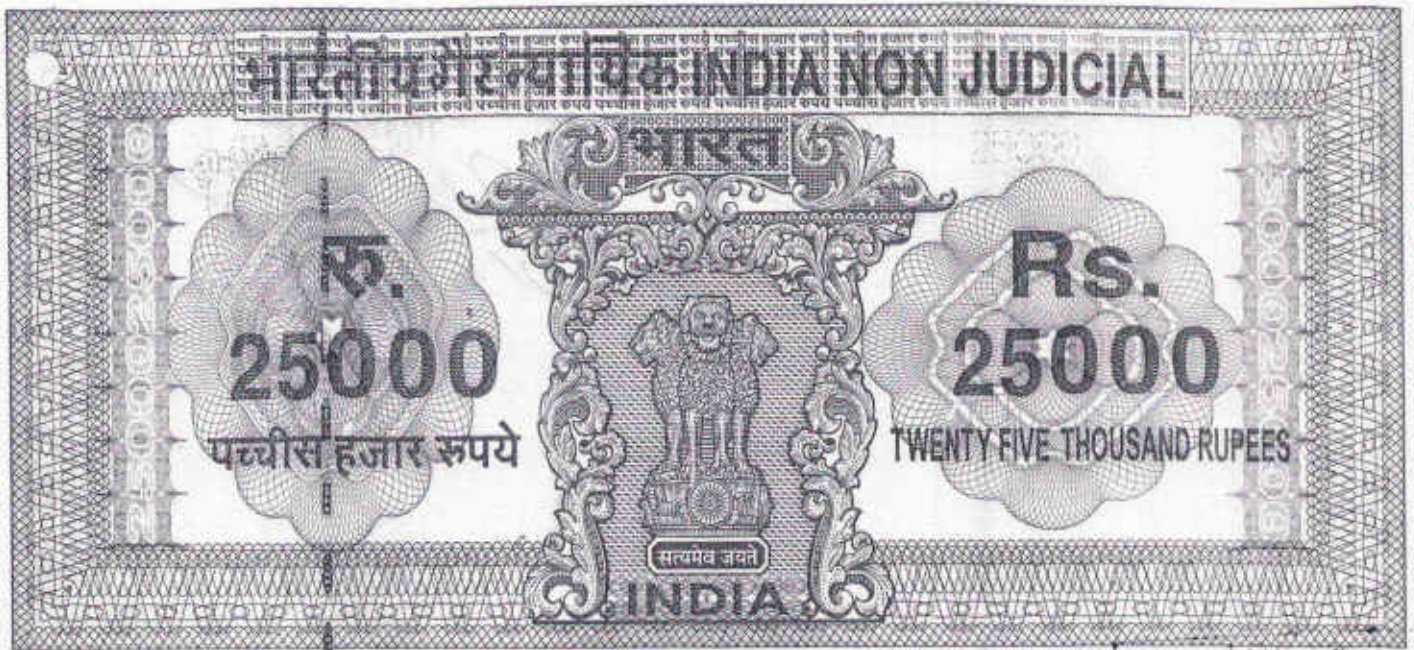
[ 25 ]

deed dated 12.01.2015, the second party was required to deposit the mutation charges amounting to Rs. 1,33,860/- in respect of the share of Smt. Rashmi Singh & Sri Sunil Singh which was transferred by them in favour of the Second Party Sri Sangram Singh. And since the said mutation charges amounting to Rs. 1,33,860/- were deposited by the Second Party through Challan No. 34268/97, dated 26.11.2015. As such the mutation of the name of Second Party in place

  
 श्री सांग्रम सिंह (संग्रामि)  
 पञ्चम विवरित प्राधिकरण  
 लखनऊ

*Sangram's*  
*Sangram*





उत्तर प्रदेश UTTAR PRADESH


E 654019



[ 26 ]

of Smt. Rashmi Singh & Sri Sunil Singh was also approved vide order dated 29.03.2016.

**AND WHEREAS**, the second party deposited the amount of freehold charges in respect of leasehold land of 8031 sq. feet amounting to Rs. 1,23,10,735/- and a sum of Rs. 2,00,425/- is deposited towards freehold charges in respect of extra land area of 832 sq. feet. In this manner total amounting to Rs. 1,25,11,160/-

  
 अधीक्षक (सम्पत्ति)  
 जिला विकास प्राधिकरण  
 लखनऊ

*Sunil Singh*  
*Rashmi Singh*





उत्तर प्रदेश UTTAR PRADESH

65540

E 654020

21 MAR 2016

[ 27 ]

(Rupees One Crore Twenty Five Lac Eleven Thousand One Hundred Sixty) has been deposited by purchaser towards freehold charges in favour of L.D.A. through Challan No. 5707, dated 17.03.2015, as such upon recommendation of the Joint Secretary dated 29.03.2016 for execution of freehold deed in respect of 8031 (Eight Thousand Thirty One) sq. feet which forms the remaining part of Plot No. 416-A, T.G. Civil Lines for Group Housing Purposes, as well as the freehold in

आचार्य बाबू (सम्पत्ति)  
सहायक विकास प्राधिकरण  
सचिव

Sanyal  
Sanyal V





उत्तर प्रदेश UTTAR PRADESH

E 654021

21 MAR 2016

[ 28 ]

respect of extra land available on the spot bearing 832 (Eight Hundred Thirty Two) sq. feet, for the same purposes, in this manner total area 8863 (Eight Thousand Eight Hundred Sixty Three) sq. feet in favour of second party Sri Sangram Singh son of Late Parmeshwardeen Singh was finally approved same day by the Vice-Chairman, L.D.A. Hence the present deed is being executed.

  
उत्तर प्रदेश विकास प्राधिकरण (सम्पत्ति)  
उत्तर प्रदेश विकास प्राधिकरण  
लखनऊ

Sangram Singh  
Sangram Singh





उत्तर प्रदेश UTTAR PRADESH

E 654022

21 MAR 2019

[ 29 ]

**HENCE THIS FREEHOLD DEED WITNESSETH AS**

**UNDER**

1. That the rest area of Plot No. 416-A (Four Hundred Sixteen-A), T.G. Civil Lines, New Hyderabad, Lucknow, bearing an area of 8031 sq. feet has been converted into freehold for Group Housing Purposes in consideration to the freehold charges amounting to Rs. 1,23,10,735/- (One Crore Twenty Three Lac

  
 इमारात विकास (सम्पत्ति)  
 विकास विकास अधिकारी  
 बख्श







उत्तर प्रदेश UTTAR PRADESH

Er-654023

21 MAR 2016

[ 30 ]

Ten Thousand Seven Hundred Thirty Five) and an extra area of land available on the spot bearing 832 (Eight Hundred Thirty Two) sq. feet has also been allotted and transferred for the same purposes as freehold in consideration to the sale price of Rs. 16,70,190/- (Rupees Sixteen Lac Seventy Thousand One Hundred Ninety) for which the freehold charges amounting to Rs. 2,00,425/- (Rupees Two Lac Four Hundred Twenty Five) have also been charged. In

  
 सहायक बांधकाम (सम्पत्ति)  
 सहायक विकास प्राधिकरण  
 वाराणसी

  
 Sanyal  
 Sanyal





उत्तर प्रदेश UTTAR PRADESH

E 654024  
29

[ 31 ]

this manner after charging the aforesaid amount, the aforesaid total land area of 8863 (Eight Thousand Eight Hundred Sixty Three) sq. feet has been converted into freehold for group housing purposes in favour of the second party through this deed. Boundaries whereof are as under :-

सहकारी बांधकारी (सम्पत्ति)  
सहकारी विकास प्राधिकरण  
सहकारी

San yu 2/3  
San yu 2/3





उत्तर प्रदेश UTTAR PRADESH



[ 32 ]

- East : Remaining portion of Plot No. 416-A,  
bearing an area of 13385 sq. feet;
- West : Part of Plot No. 416-B;
- North : Passage 22 feet wide & Drain and  
thereafter Plot No. 417;
- South : Plot No. 415;

2. That it is submitted that the second party is already  
in possession of leasehold land bearing an area of

भारती सीडकारी (सम्पत्ति)  
संनक विकास प्राधिकरण  
संनक

Sanyu is  
Sanyu H





उत्तर प्रदेश UTTAR PRADESH



[ 33 ]

8031 (Eight Thousand Thirty One) sq. feet which has been converted into freehold in favour of the second party.

3. That the land bearing an area of 832 (Eight Hundred Thirty Two) sq. feet which is extra land available on the spot has also been allotted and sold in favour of the second party after charging the consideration amount. The said land has also been converted into

रामारा अधिवक्ता (सम्पत्ति)  
जनक विकास प्राधिकरण  
संयोजक

Sanyukta  
Sanyukta






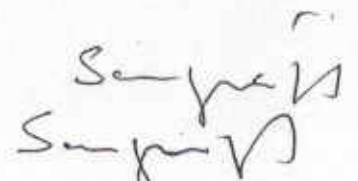
उत्तर प्रदेश UTTAR PRADESH



[ 34 ]

freehold after charging the freehold charges in respect of the said land. The second party was not holding the possession of the said land earlier. As such the possession of the aforesaid land has been delivered by the first party/L.D.A. in favour of the second party today through this deed.

  
पहली अदिका (सम्पत्ति)  
बकनक विकास प्राधिकरण  
बकनक







उत्तर प्रदेश UTTAR PRADESH



[ 35 ]

4. That the second party shall raise the construction upon the said land in accordance with the sanctioned map plan.
5. That in case of any dispute arising out of these presents the matter shall be decided by way of arbitration and the Vice-Chairman, L.D.A. shall have right to appoint and nominate the Arbitrator with the consent of the second party. If the second

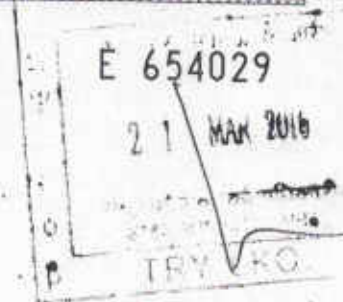
भारतीय न्यायिक (सम्पत्ति)  
विकास विकास प्राधिकरण  
संयोजक

Sanghi P  
Sanghi N






उत्तर प्रदेश UTTAR PRADESH

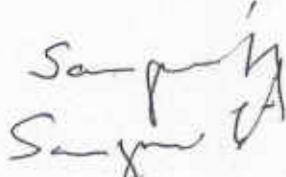


[ 36 ]

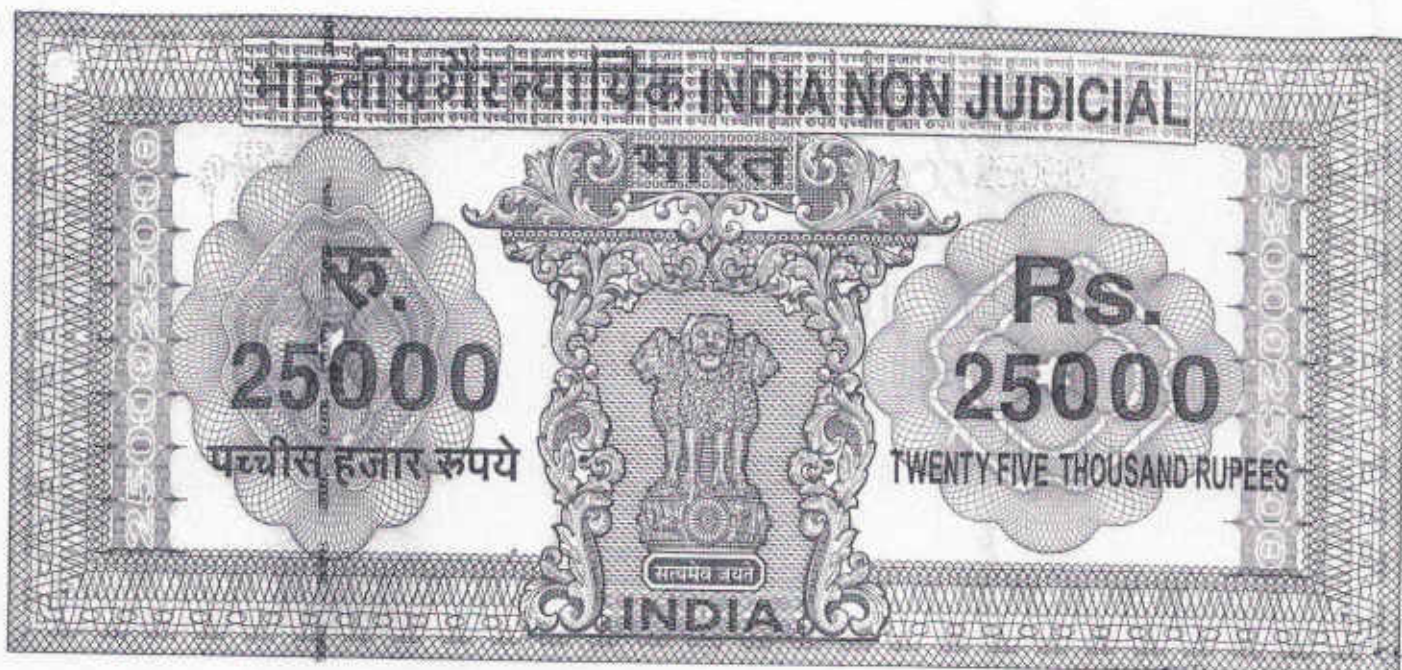
party is not agreed upon the name of the Arbitrator, then both parties shall have right to appoint and nominate one Arbitrator each and both the Arbitrator so appointed shall appoint the umpire. The decision given by such arbitral, tribunal shall be final and binding upon both the parties.

6. That in any case, the courts situated in the territory of Lucknow shall have the territorial jurisdiction.

  
 (आचार्य ब.ध.का.। सम्प्रति)  
 राष्ट्रीय विकास प्राधिकरण  
 लखनऊ

  
 Sangam





उत्तर प्रदेश UTTAR PRADESH

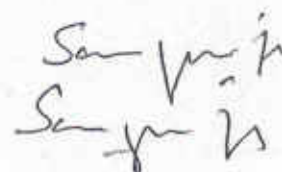
E 654030

21 Mar 2016

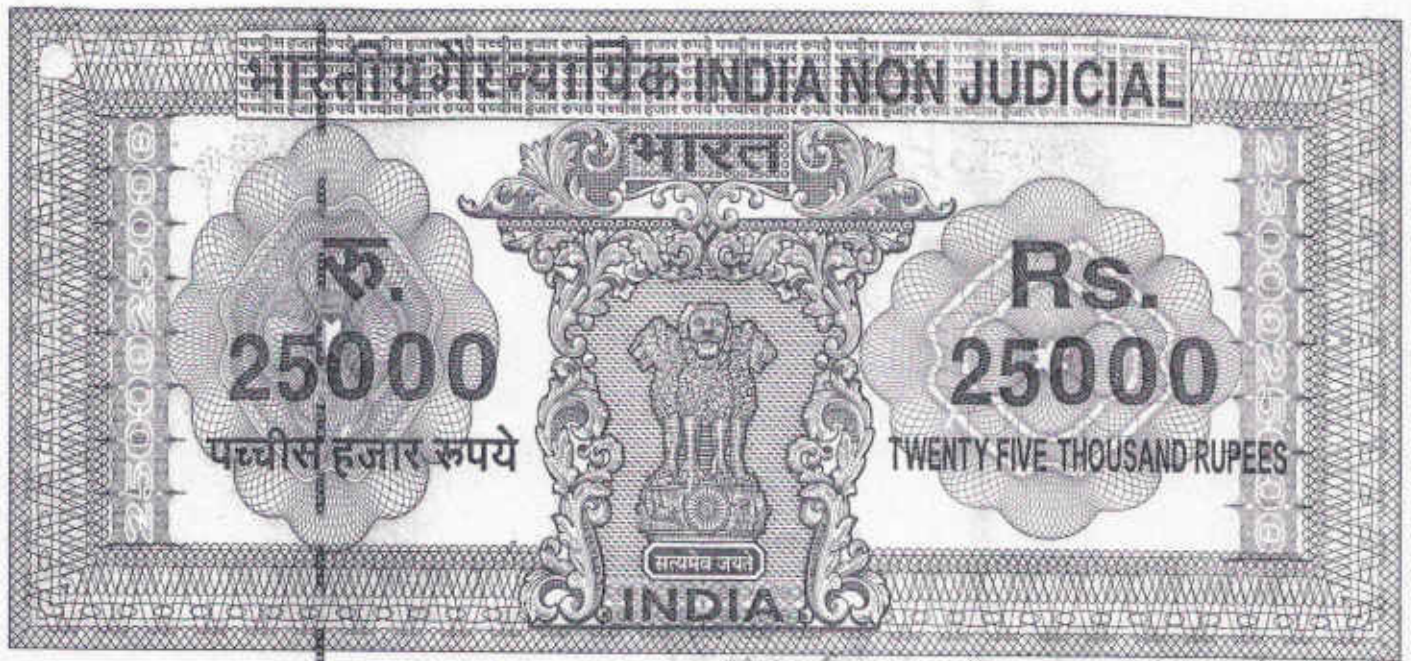
[ 37 ]

7. That Rules & Regulations of Lucknow Development Authority as well as the State Government framed in this regard shall be equally binding.
8. That the Stamp Duty and other misc. and incidental charges for the execution and registration of the present deed shall be borne by the second party.

  
 इमारात विकास प्राधिकरण  
 लखनऊ







उत्तर प्रदेश UTTAR PRADESH

E 654031

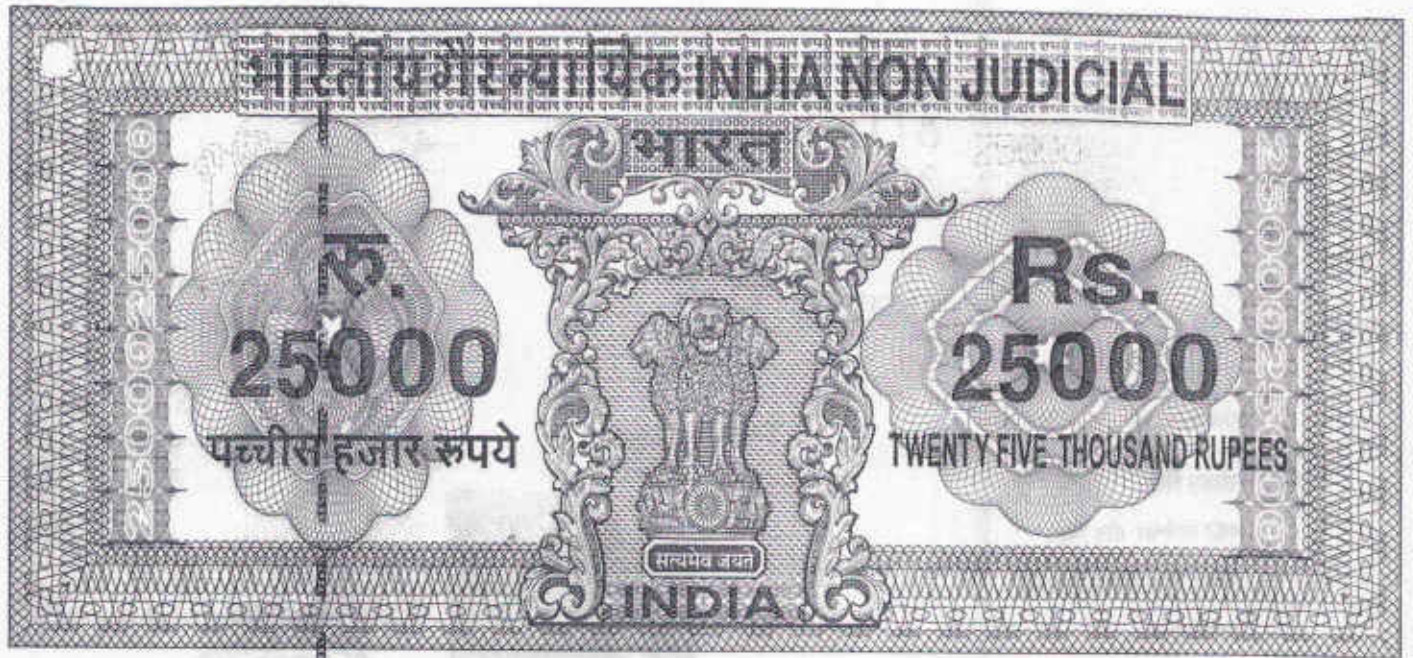
[ 38 ]

9. That the present freehold deed has been executed in favour of the Second Party upon receipt of consideration amount towards freehold charges amounting to Rs. 1,23,10,735/- in respect of the leasehold land bearing an area of 8031 sq. feet which forms part of Plot No. 416-A, T.G. Civil Lines, New Hyderabad, Lucknow and in addition to the same an area of 832 sq. feet adjoining to the said land is available extra on the spot for which the

प्रमुख अधिकारी (सम्पत्ति)  
सकल विकास अधिकारी  
सकल

Sangam  
Sangam





उत्तर प्रदेश UTTAR PRADESH


E 654032

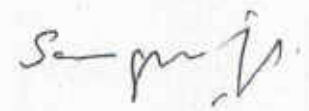
E 654032

21 Nov 2015

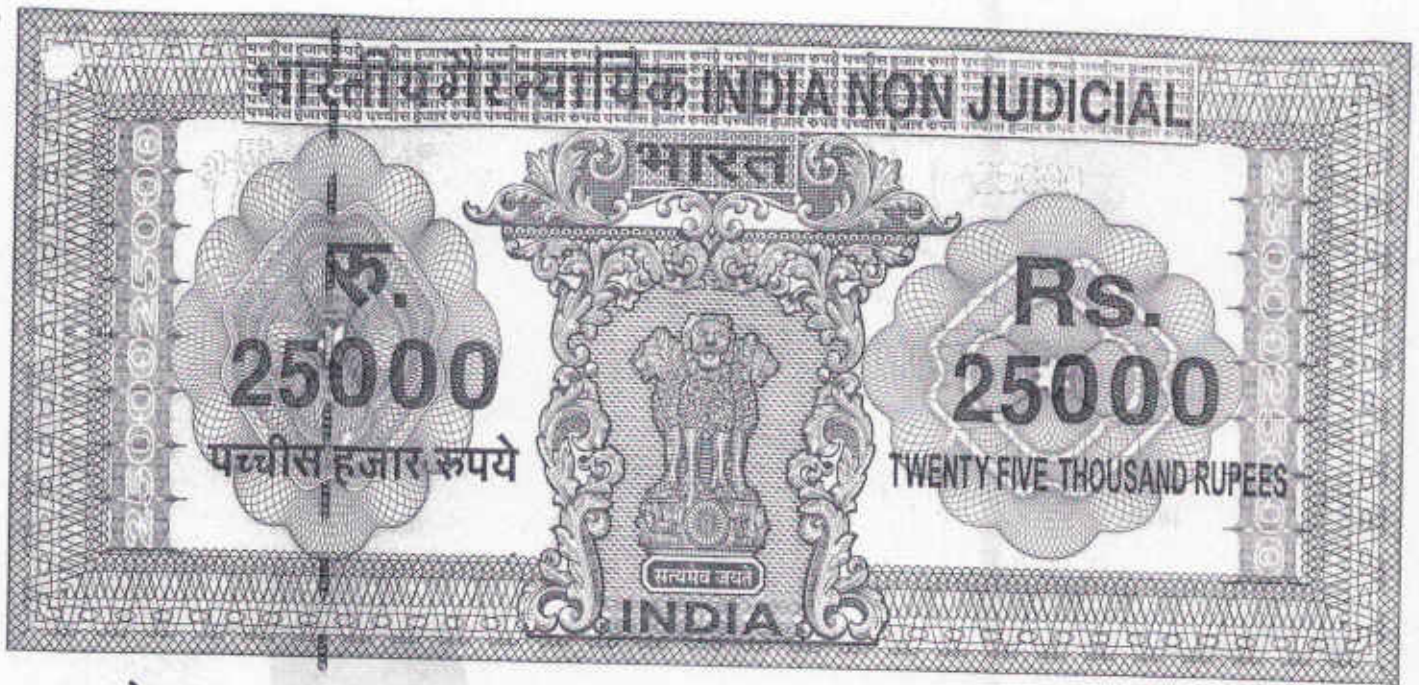
[ 39 ]

consideration amount towards sale price has been charged amounting to Rs. 16,70,190/- and freehold charges for the same has been realized amounting to Rs. 2,00,425/-. In this manner the total amount realized by Lucknow Development Authority comes to Rs. 1,41,81,350/-, upon which the stamp duty worth Rs. 9,92,740/- becomes payable, as such stamp duty worth Rs. 10,00,000/- (Rupees Ten Lac) has been paid herewith by the Second Party.

  
 अधिकारी (सम्पत्ति)  
 लखनऊ विकास प्राधिकरण  
 लखनऊ

  
 Sanjay N





उत्तर प्रदेश UTTAR PRADESH

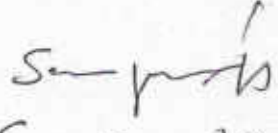
E 654033

21 JUL 2016

[ 40 ]

IN WITNESS WHEREOF, Sri  
M. A. Singh. as Joint Secretary, Lucknow  
Development Authority, Lucknow for and on behalf of  
the First party and Sri Sangram Singh, in person as  
Second Party, both have appended their hands to these  
presents in presence of the witnesses at Pradhikaran

  
सिंहारा विकास (सम्पत्ति)  
लखनऊ विकास प्राधिकरण  
लखनऊ

  
Sangram Singh



Dated : 28.06.2016

1

A black and white portrait of a man with short, dark hair and glasses. He is wearing a dark-colored sweater with horizontal stripes over a light-colored collared shirt. He is looking directly at the camera with a neutral expression. The background is a plain, light color.

(देवेन्द्र लाल झा) उम- 56 वर्ष  
पुल श्री ताराराम झा  
जो ०१० प्रो. ल (१९७३)

६। विकास माधिका, ७  
सावदल

Son yu V  
Sang yu V

[Sri Sangram Singh]  
SECOND PARTY



Name Nitin Verma  
3/o Narayan Verma  
A.P.P. - Sector 22/323  
Indira Nagar Lucknow



सुनील कुमार शर्मा  
मोबा. 98960 98960

Drafted By :-  
A. G. Ashwari

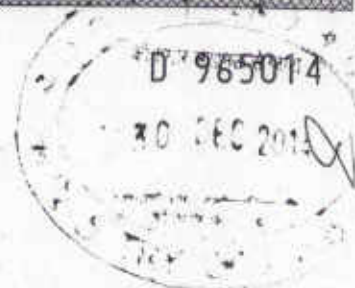
Advocate

Chief Retainer L.D.A.





उत्तर प्रदेश UTTAR PRADESH



790



Ward : Colvin College  
 Consideration : Rs.17,00,000/-  
 Total Stamp Duty : Rs. 1,19,000/-

**DETAILS OF INSTRUMENT IN SHORT**

1. Nature of land : Residential

*Amir*



*Alin*



*Sayon*





भाग 1

परामुक्तता अथवा पार्टी द्वारा रखा जाने वाला।

उप-निबंधक (द्वितीय) कम से 790

अवधनक

लेख या पार्थक्य पत्र परमन करने का दिनांक 12-Jan-2015

परामुक्तता या पार्टी का नाम सुनील सिंह

लेख का प्रकार पेटेंटधिकार का अंतरण / विक्रय पत्र

प्रतिफल की धनराशि 1,700,000. / 0.00

1. रजिस्ट्रार के जुल्क 10,000.0
2. फिलिपिकन जुल्क 20
3. निर्माण या तलाश जुल्क
4. मुख्य नाम के अधिप्राप्ति करण के लिए जुल्क
5. कमीशन जुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 10,020.0

जुल्क वसूल करने का दिनांक 12-Jan-2015

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र

दाखल करने के लिए तैयार किया 12-Jan-2015

संख्या 20





उत्तर प्रदेश UTTAR PRADESH



( 2 )

- |  |   |   |
|--|---|---|
| 2. Ward/Pargana                          | : | Colvin College  |
| 3. Mohall/Village                        | : | Baij Nath Road T.G.<br>New Civil Lines,<br>Lucknow.                   |
| 4. Details of Property<br>(Property No.) | : | Undivided share in<br>the lease hold plot of<br>land bearing No.416-A |
| 5. Standard of<br>measurement            | : | Square meter  |
| 6. Area of Property                      | : | 1528.62 Sq.mts.   |

*[Signature]*

*Rashmi*

*1 sa gu 3/1*









उत्तर प्रदेश UTTAR PRADESH



( 4 )

12. Consideration : Rs.17,00,000/-

Boundaries :-

East : Dr. Baij Nath Road

West : Part of Plot No. 416-B

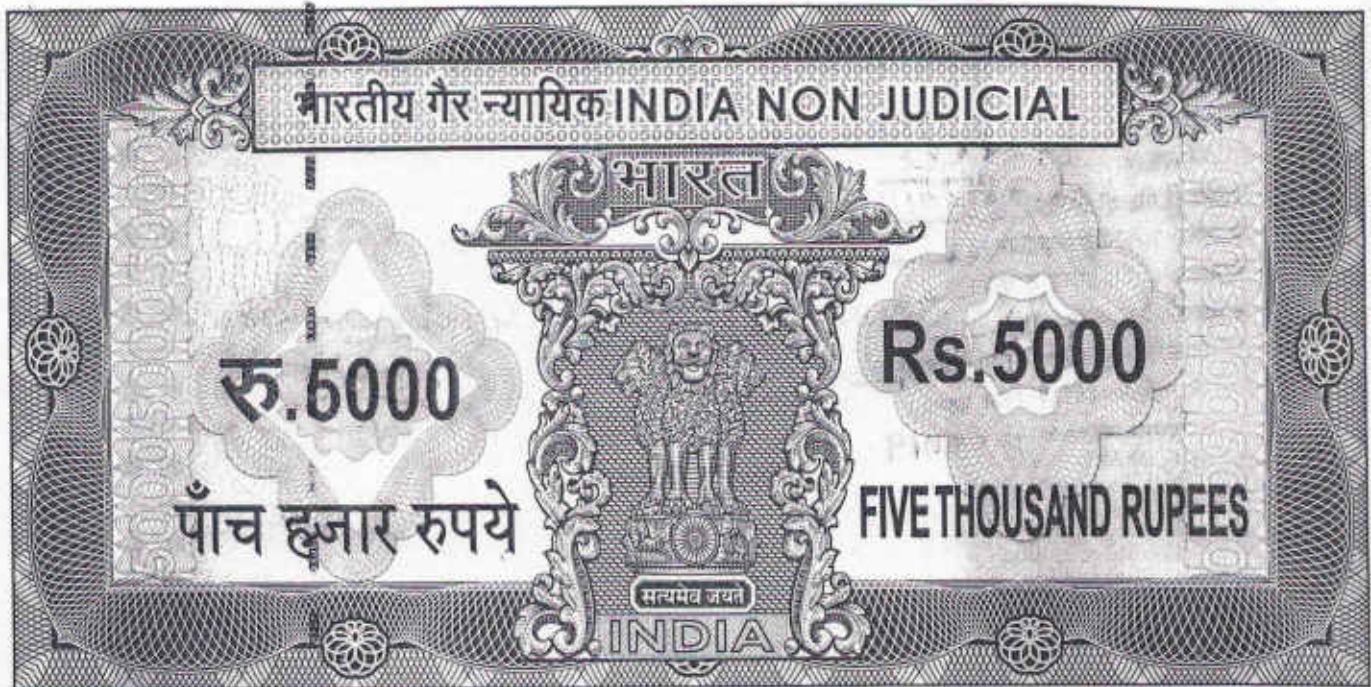
North : Plot No. 417

South : Plot No. 415

Sangar N

Roshni





उत्तर प्रदेश UTTAR PRADESH



( 5 )

**NO OF PERSONS IN FIRST PART (2)**

**DETAILS OF ASSIGNORS**

(1) **SRI. SUNIL SINGH** aged about 50 years son of Sri. Vasudev Singh, resident of 3/A-13, Vikas Nagar, Lucknow, and (2) **SMT. RASHMI SINGH** aged about 41 years, wife of Sri. Rakesh Kumar Singh, resident of 510/12, New Hyderabad, Lucknow.

*[Signature]*

*[Signature]*

*[Signature]*





उत्तर प्रदेश UTTAR PRADESH



( 6 )

**NO OF PERSONS IN SECOND PART (1)**

**DETAILS OF ASSIGNEE**

**SHRI. SANGRAM SINGH**, son of Late Shri. Parameshwar Deen Singh, resident of 539/13, New Hyderabad, Lucknow.

**ASSIGNMENT -CUM-SALE DEED**

THIS ASSIGNMENT CUM-SALE DEED has been

*[Signature]*

*Rashmi*

*Sanjay*





उत्तर प्रदेश UTTAR PRADESH



( 7 )

executed between **(1) SRI. SUNIL SINGH** aged about 50 years son of Sri. Vasudev Singh, resident of 3/A-13, Vikas Nagar, Lucknow, and **(2) SMT. RASHMI SINGH** aged about 41 years, wife of Sri. Rakesh Kumar Singh, resident of 510/12, New Hyderabad, Lucknow (hereinafter referred to as the **ASSIGNORS**) of the One part; AND **SHRI. SANGRAM SINGH**, son of Late Shri. Parameshwar Deen Singh, resident of 539/13, New Hyderabad, Lucknow (hereinafter referred to as the **ASSIGNEE**) of the other part.

*[Signature]*

*[Signature]*

*[Signature]*





उत्तर प्रदेश UTTAR PRADESH



( 8 )

WHEREAS by virtue of the registered lease deed dated 05.11.1936 executed by Lucknow Improvement Trust, the leasehold rights for a period of 90 years, with effect from 29th June 1936 were acquired in respect of plot No. 416 T.G. New Civil Lines Scheme, Lucknow, presently known as 416 'Dr. Baij Nath Road, New Hyderabad, 'T.G. Civil Lines, Lucknow, as per the terms and condition contained in the said lease deed executed by the Chairman, Improvement Trust

*[Signature]*  
*[Signature]*

*San for 11*





उत्तर प्रदेश UTTAR PRADESH



( 9 )

in favour of Smt. Sumitra Devi Sehgal. The said lease deed was registered in Book No .1 Volume No.1005 on page 148 Additional File Book No.1, Volumet 007 on 07.11.1936 on pages 53 to 56 at Sl. No. 3359, in the office of Chief Sub Registrar Lucknow.

AND WHEREAS the said lease hold plot of land was got subdivided into three parts, Plot bearing Nos. 416-A measuring 21.416 sq.ft. Plot bearing No. 416-B, measuring 9181 sq.ft. and Plot bearing No. 416-C

*Amil*  
*Rohini*

*Sanjiv*





उत्तर प्रदेश UTTAR PRADESH



( 10 )

measuring 10037 sq.ft. and 22 feet. wide passage was left open towards north side of plot Nos. 416-A and 416-B touching North West corner at plot No. 416-C to serve as common passage for all of the said three plots however ownership of the said passage was with Sumitra Devi Sehgal prior to execution of assignment deed dated 20.06.2005. In due course plo Nos.416-B and 416-C were transferred to other persons, and

*[Signature]*

*[Signature]*

*San ju vi*





उत्तर प्रदेश UTTAR PRADESH



( 11 )

WHEREAS, by virtue of a registered deed of family settlement dated 03.01.1974, registered in Book No.1, Volume No. 73 on pages 14/15 at Sl.No.4 on 22.01.1974 and executed between Smt. Sumitra Devi Sehgal and her three sons namely Anandi Nath Sehgal, Ratan Nath Sehgal and Daya Nath Sehgal, all joint Hindu Family Properties were partitioned, and same partition had been confirmed in case No. 146/1988, and



WHEREAS Smt. Sumitra Devi Sehgal was in possession of 8031 sq.ft. of land and superstructure forming back part of property No. 416-A alongwith 13385 sq.ft. with her son D.N. Sehgal, besides 3256 sq.ft. on North left as open passage total 24.672 sq.ft. (1528.62 sq.mtr.) and.

WHEREAS Sumitra Devi Sehgal out of the said plots, lease hold plot bearing No. 416-A alongwith the 22 feet wide passage on North of the same, had agreed to transfer to Sangram Singh, Rashmi Singh and Sunil Singh, on as is where is basis, and in pursuance thereof, Sumitra Devi Sehgal as assignor had agreed to get executed assignment deed in their favour.

AND WHEREAS Sumitra Devi Sehgal executed a deed of Assignment cum sale in favour of Sri. Sangram Singh, Smt. Rashmi Singh and Sunil Kumar Singh on 20.06.2005. The said assignment cum sale deed is duly registered in the office of Sub Registrar II, Lucknow in Bahi No. 1 Volume No. 5126 on pages 71/124 at SI. No. 5798/05.





AND WHEREAS, on the basis of said assignment cum sale deed dated 20.06.2005, the Assignors became co-owners of construction standing thereon measuring 90.46 sq.mtr. and lease hold rights in the undivided plot of land bearing 416-A having their share measuring 1528.62 sq.mtr. situated at 416-A Dr. Baij Nath Road; T.G. New Civil Lines Lucknow (hereinafter referred to as said property) And

WHEREAS the Assignors are absolute owners of the constructions made on the said leasehold plot of land. However, they have only leasehold rights in the undivided land of plot No. 416-A measuring 1528.62 sq.mtr. situated at Dr. Baij Nath Road, T.G. New Civil Lines, Lucknow, And

WHEREAS the Assignors were interested in the transfer of the said dilapidated house/constructions together with lease hold rights in the land and the Assignee being interested in purchasing the same, offered Rs. 17,00,000/- (Rupees Seventeen Lacs only), which offer, the assignor accepted.



Rashmi





**THIS DEED OF ASSIGNMENT-CUM-SALE**  
**THEREFORE WITNESSETH AS UNDER :**

1. That in pursuance of the said agreement and in consideration of Rs. 17,00,000/- (Rupees Seventeen Lacs only), paid by the Assignee to the Assignors by way of consideration as detailed at the foot of this deed (the receipt whereof the assignors hereby acknowledge). The Assignors doth hereby grant, release, transfer, convey and assign by way of absolute sale and assignment, all that undivided portion of plot No. 416-A situated at Dr. Baij Nath Road T.G. New Civil Lines Lucknow, together with transfer/assignment of lease hold rights in the land beneath and constructions measuring 90.46 sq.mtr. morefully described at the foot of this deed (hereinafter referred to as "the said property") to the assignee, with all rights, title and interest attached to or upon the said property, to hold the same as his property without any sort of hindrance or interference or interruption from any body whom so ever. The assignee shall have all rights in the said land, which the assignors have therein by





virtue of the deed of lease deed dated 05.11.1936 and 20.06.2005.

2. That the assignors hereby assure to the assignee that the said property hereby conveyed to the assignee belongs to the assignors and that they alone have the power to transfer and assign the same to the assignee and the assignors hereby admit and confirm that relying on the assurances so given by them, the assignee has agreed to purchase the same.
3. That this assignment cum sale is "on is where is basis", and the assignee takes full responsibility, of payment of all charges/dues/outstanding in favour of any person or government authority or corporation in respect of the property hereby sold/assigned.
4. That the assignee shall be entitled to get the said property mutated in his exclusive name in place of the name of the assignors, in the relevant records on the basis of this deed of assignment - cum-sale.



*[Signature]*

*Rashmi*

*supra*



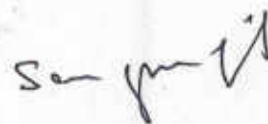
5. That the assignors will at the cost of the assignee, execute and do every such assurance or things necessary for further and more perfectly assuring the said property sold/assigned to the assignee.
6. That the liability and responsibility of paying stamp duty and registration charges, etc. is always that of the assignee and the assignee has borne the stamp duty and registration charges for this deed of assignment cum sale.
7. That the land is a leasehold for remaining 11 years as per lease deed dated 05.11.1936 executed by Lucknow Improvement Trust in favour of Smt. Sumitra Devi Sehgal.
8. That the assignee shall have right to get lease hold rights in the land converted in freehold right in his favour from Lucknow Development Authority/Nazul/State Government etc.
9. That the actual, physical and legal possession of the said property has been delivered by the Assignors to the assignee and from this day the





assignee shall have all right, title and interest in the said property which the assignors had in the same.

10. That the total consideration agreed is Rs. 17,00,000/- (Rupees Seventeen Lacs only). However, total constructed Area 90.46 sq.mtr. is being transferred through this deed. For the purposes of stamp duty and registration the constructions are valued for  $90.46 \times 10,000 =$  Rs.9,40,600/- only being 2nd class construction and same are 60-70 years old and in dilapidated condition. The total covered area has been purchased for Rs. 9,50,000/-. the value for Assignment of lease hold rights in the land for the purposes of stamp duty may be considered to be Rs. 7,50,000/- (Rupees Seven Lacs only) hence as per Article 63, of Schedule 1-B of Indian Stamp Act, 1899, the stamp duty of Rs. 1,19,000/- (Rupees One Lacs Nineteen Thousand only) has been paid on this deed of Assignment cum sale. The said property is not situated on segment Road as mentioned in rate list dated 15.12.2014.





**SCHEDULE OF PROPERTY ASSIGNED/SOLD**

Undivided share in the leasehold plot of land measuring about 1528.62 sq.mtr. out of plot of land bearing No. 416-A alongwith construction measuring 90.48 sq.mtr. situated at Dr. Baij Nath Road, T.G. New Civil Lines, Lucknow, Ward Colvin College and bounded as under :-

East : Dr. Baij Nath Road  
West : Part of Plot No.416-B  
North : Plot No. 417  
South : Plot No. 415

**SCHEDULE OF PAYMENT**

The assignors have received the consideration of Rs.17,00,000/- (Rupees seventeen lac only) in cash from the assignee before execution of this assignment deed.

Provided always and it is hereby agreed between the parties that the terms "THE ASSIGNORS" and "THE ASSIGNEE" shall always and include their respective



heirs, successors, legal representatives, assigns and attorneys, etc.

IN WITNESSES WHEREOF the parties have put their signatures on this deed on this day of 12th January, 2015 at Lucknow.

WITNESSES:-

1. रमेश कुंभट्ट

Ramesh K. Bhatt

80 Late M.C. Bhatt

3/264 Vikram Nagar  
Lucknow

1. (SUNIL SINGH)  
PAN-AEDPS 4214 N

2. प्रमोद कुमार

Sh. Mangal Singh

508/21 A.B.L. Road

New Haidraabad  
Lucknow

2. (SMT. RASHMI SINGH)  
ASSIGNORS  
PAN-AICTPS 9425 J

Sangram Singh  
(SANGRAM SINGH)  
ASSIGNEE  
PAN-ACTPS 9414 C

Drafted by :-

(P.C. Mishra)

Advocate.

18, Kedar Vihaar,  
Goshala Road, Balaganj,  
Lucknow.

Mob. : 9839270060.

Typed by :-

(Vimal Singh)

Civil Court, Lucknow.



# EXISTING PLAN OF HOUSE NO/

PROPERTY No. 416-A

AT DR. BAIJ NATH ROAD

T.G. NEW LINES

LUCKNOW.

UNDIVIDED  
LAND AREA =

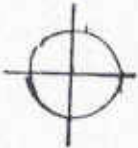
SQMT

1528.62

2/3 PORTION

COV. AREA =

90.460

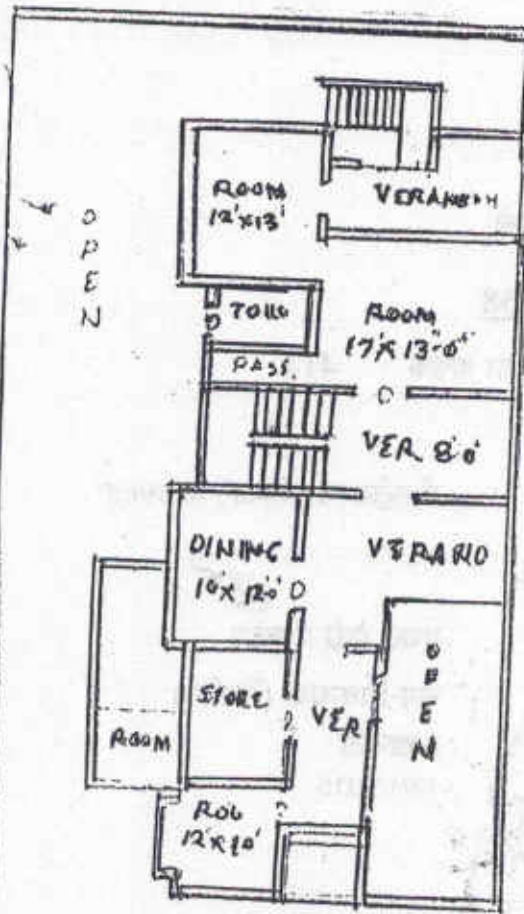


NORTH :- PLOT No. 417

SOUTH :- PLOT No. 415,

EAST :- DR. BAIJ NATH ROAD

WEST :- PLOT No 416-B



OPEN

SELLER'S SIGN

PURCHASER'S SIGN

B. N. Verma

Architect.

Sanchi Nagar, 41/3

Sitanur Road Lka.

ARCHITECT

EXISTING PLAN OF HOUSE NO.	12-01-15
PROPERTY NO.	12-01-15
AT DR. BAIJ RAM ROAD	12-01-15
T.G. NEW LINE	12-01-15
MCKNOW	12-01-15

NORTH - Plot No. 415	
SOUTH - Plot No. 416	
EAST - DR. BAIJ RAM ROAD	
WEST - Plot No. 414	

आज दिनांक 12/01/2015 को  
 वही सं. 1 जिल्द सं. 16338  
 पृष्ठ सं. 29 से 68 पर क्रमांक 414  
 रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एच0 के0 पाण्डेय  
 उप-निबन्धक (द्वितीय)  
 लखनऊ  
 12/1/2015

