

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सरोजनीनगर लखनऊ क्रम 2021367046897

आवेदन संख्या : 202101041044858

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2021-11-02 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम मोहम्मद मोअज्जम

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 28669593 / 18449887.00

1. रजिस्ट्रीकरण शुल्क 286700
2. प्रतिलिपिकरण शुल्क 80
3. निरीक्षण या तलाश शुल्क
4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 286780

शुल्क बटल करने का दिनांक 2021-11-02 00:00:00

दिनांक के लिए प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2021-11-02 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

39853/21



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

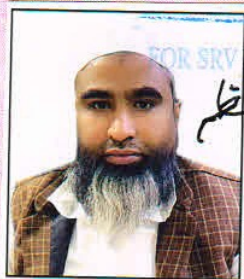
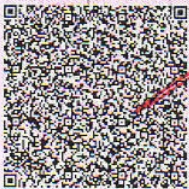
e-Stamp



Anil Rastogi
बनारसी जमिंदारी मजदारी
विकास प्राधिकरण लखनऊ

Certificate No. : IN-UP75063107061474T
 Certificate Issued Date : 22-Sep-2021 05:41 PM
 Account Reference : SHCIL (FI)/ upshcil01/ LUCKNOW/ UP
 Unique Doc. Reference : SUBIN-UPUPSHCIL0139044746140660T
 Purchased by : SRV INFRAESTATE PRIVATE LIMITED
 Description of Document : Article 23 Conveyance
 Property Description : LDA PLOT NO.CP-II RUCHI KHAND-I RAIBAREILY ROAD,
 LUCKNOW
 Consideration Price (Rs.) :
 First Party : PRABHARI ADHIKARI SAMPATTI LDA LUCKNOW
 Second Party : SRV INFRAESTATE PRIVATE LIMITED
 Stamp Duty Paid By : SRV INFRAESTATE PRIVATE LIMITED
 Stamp Duty Amount(Rs.) : 20,07,500
 (Twenty Lakh Seven Thousand Five Hundred only)

291



FOR SRV INFRAESTATE PRIVATE LIMITED

DIRECTOR

Please write or type below this line

FOR SRV INFRAESTATE PRIVATE LIMITED

Handwritten signature

DIRECTOR



Anil Rastogi
बनारसी जमिंदारी मजदारी
विकास प्राधिकरण लखनऊ



QT 0004151657

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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THE PRIVATE LIMITED

Private

THE PRIVATE LIMITED



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Ward : Sharda Nagar
Sale Consideration: Rs. 2,86,69,593/-
Valuation : Rs. 1,84,49,887.5/-
Stamp Duty paid : Rs. 20,07,500/-
V-Code : 0238

SUMMARY OF DEED

1. Type of Land : Commercial
2. Ward/Pargana : Sharda Nagar
3. Mohalla/Village : Ruchi Khand-1, Rae Bareilly Road, Lucknow
4. Details of Property : Plot No. CP-II
5. Unit of Measurement in (Hect./Sq. meter) : Sq. meter
6. Area of Property : 745.45 Square meter
7. Details of Road (As per Segment) : No any
8. Other details (9 mtr. Road/corner etc.) : 24 meter wide road & Corner
9. Type of Property : Commercial Plot
10. Total area of Property (in case of multistoried building) : N.A.
11. Total Covered Area : N.A.
12. Status -Finished/ Semi-finished/other : N.A.
13. Valuation of Trees : N.A.
14. Boring/Well/Other : N.A.
15. Built-up area : N.A.
16. Year of Construction : N.A.
17. Sale Consideration : Rs. 2,86,69,593/-

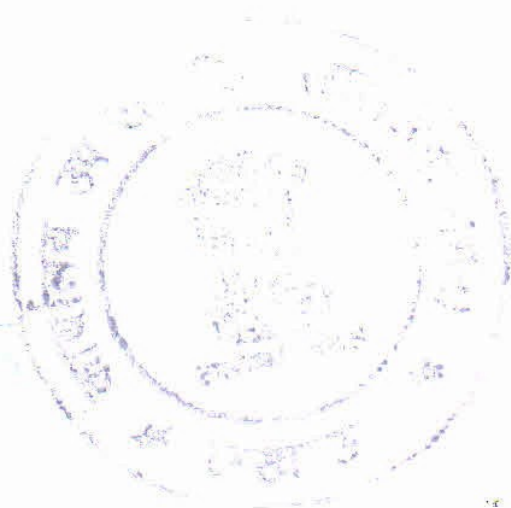
BOUNDARIES :

- North : Plot No. CP-I;
South : 7.50 meter wide road;
East : Nursing Home;
West : 24 meter wide road;

FOR SALE BY RAJESH TRADING PRIVATE LIMITED

DIRECTOR

Umit Rathore
बनारसी अधिकाारी मण्डल
सहस्रक विकास प्राधिकरण सदन



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಇಲಾಖೆ
ಕೃಷಿ, ಪಶುಪಾಲನೆ ಮತ್ತು ಮೀನುಗಾರಿಕೆ

NUMBER OF FIRST PARTY (1)**DETAILS OF SELLER**

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

NUMBER OF SECOND PARTY (1)**DETAILS OF PURCHASER**

SRV INFRAESTATE PRIVATE LIMITED represented through Director **Mohd. Moazzam** son of Fakhrealam, F-537/52-E, Sherwani Nagar, Sitapur Road, Lucknow.

SALE - DEED

THIS SALE DEED entered between **LUCKNOW DEVELOPMENT AUTHORITY Lucknow through Prabhari Adhikari (Sampatti) Amit Rathore, 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.**

A N D

SRV INFRAESTATE PRIVATE LIMITED represented through Director **Mohd. Moazzam** son of Fakhrealam, F-537/52-E, Sherwani Nagar, Sitapur Road, 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 Director executors, administrators, legal representatives and assigns) on the **OTHER PART.**

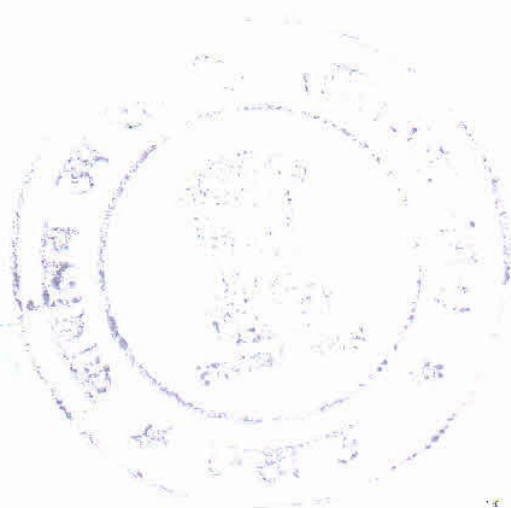
WHEREAS, the land was acquired in public interest by the Lucknow Development Authority under Rae Bareilly Road, Sharda

FOR SRV INFRAESTATE PRIVATE LIMITED



DIRECTOR

Amit Rathore
 प्रभारी अधिकारी सम्पत्ति
 लखनऊ विकास प्राधिकरण लखनऊ



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಕೃಷಿ, ಪಶುಪಾಲನೆ ಮತ್ತು ಮೀನುಗಾರಿಕೆ ಇಲಾಖೆ

Nagar Scheme, Lucknow under the provisions of Land Acquisition Act, 1894. And after acquisition of land the seller amongst others has developed the land popularly known as Ruchi Khand-I, Rae Bareilly Road, Sharda Nagar Scheme, Lucknow and as such the seller possess the land which is free from all encumbrances.

AND WHEREAS, the tenders for disposal of Commercial Plot in Ruchi Khand, Sharda Nagar Scheme, Lucknow, were invited by making publication in the Daily News Paper "Dainik Jagaran", "Times of India" , "Daily News" & "Art and Graphics" dated 23.10.2016 Edition, and the tenders were submitted and the open auction was made in presence of the Auction Committee on 07.11.2016.

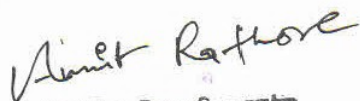
AND WHEREAS, the purchaser submitted the tender and he was highest bidder @ Rs. 22,210/- in comparison to reserve price of Rs. 22,000/- in respect of Plot no. CP-II in Ruchi Khand-I, Rae Bareilly Road, Sharda Nagar Scheme, Lucknow, as such the name of Purchaser was recommended for allotment being highest bidder by the Auction Committee, which was finally approved by the Vice-Chairman.

AND WHEREAS, the premium of land for the said plot bearing an area of 745.45 (Seven Hundred Forty Five point Four Five) Square meter sq. meter is arrived upon Rs. 1,65,56,445/- (Rupees One Crore Sixty Five Lac Fifty Six Thousand Four Hundred Forty Five). Since the purchaser has deposited the amount in installments, hence interest has also been charged. In such manner total amount deposited by the purchaser comes to Rs. 2,86,69,593/- (Rupees Two Crore Eighty Six Lacs Sixty Nine Thousand Five Hundred Ninety Three), out of which a sum of Rs. 5000/- towards water sewer charges and Rs. 500/- towards processing charges is also included, but the said amount is not included in consideration amount. As such the total consideration amount paid by the purchaser to the seller pertaining to land in question comes to Rs. 2,86,64,093/- (Rupees Two Crore Eighty Six

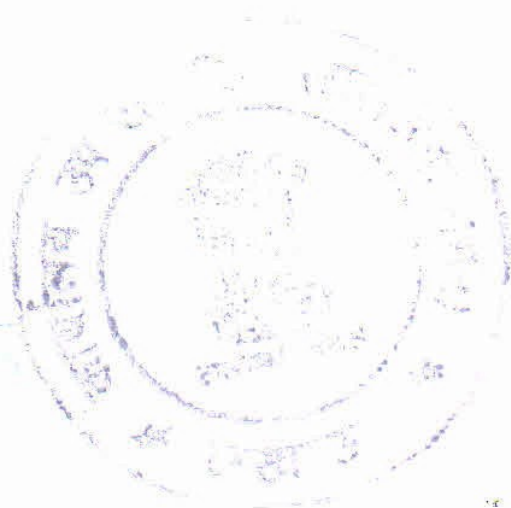
FOR SRV INFRAESTATE PRIVATE LIMITED



DIRECTOR



इसारी अधिकारी सम्पत्ति
सकल विकास प्राधिकरण सलनके.



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಬೆಂಗಳೂರು

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Lac Sixty Four Thousand Ninety Three Only). And since the said amount stands deposited by the purchaser, hence the necessity for execution of the present deed.

HENCE THIS SALE DEED WITNESSETH AS UNDER

1. That in consideration to the covenants as entered upon between both parties to this deed as well as the total amount of Rs. 2,86,69,593/- (Rupees Two Crore Eighty Six Lacs Sixty Nine Thousand Five Hundred Ninety Three), the Plot No. CP-II (CP-Two), Ruchi Khand-I Rae Bareilly Road, Sharda Nagar Scheme, Lucknow has been fully sold, transferred and conveyed by the seller in favour of the purchaser bearing an area of 745.45 (Seven Hundred Forty Five point Four Five) sq. meter for commercial purposes, which is morefully described in '**SCHEDULE OF PROPERTY**' given at the foot of this deed to have hold, possess, use and enjoy the same as absolute owner thereof.
2. That the terms and conditions of the allotment letter including the Rules, Regulations and order passed by the Vice-Chairman of the Seller in this regard shall be fully applicable upon the purchaser, who shall abide by the same.
3. 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.
4. That the purchaser shall raise the constructions according to plan duly approved in this regard from the Competent Authority, L.D.A. Lucknow, preferably within a period of 5 years or as the Rules may be applicable.

FOR SRV INFRAESTATE PRIVATE LIMITED



DIRECTOR



अध्यायी अधिकारी सम्पत्ति
अवसथ विकास प्राधिकरण लखनऊ.



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

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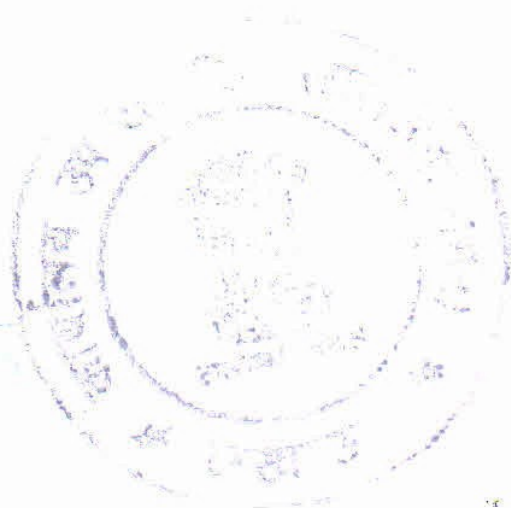
5. That the purchaser shall pay all the taxes, charges and any other thing leviable after sale deed which may be lawfully levied and imposed by any Local Authority, State or Central Government or any other competent authority from time to time.
6. That if in future the seller may be directed to make payment towards compensation to the farmers on higher rate under the judgment and order passed by court of law then the seller shall be entitled to make demand pertaining to increased amount of compensation payable to the farmers in proportionate manner and upon such demand in future the purchaser shall be liable to make payment of the aforesaid amount lawfully demanded by L.D.A. for making payment to farmers towards increased amount of compensation. And the purchaser covenant to abide by the same. And the said consideration shall be equally applicable to the transferees of the purchaser who shall be bound to make payment if demanded by L.D.A. in this regard.
7. That the purchaser 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.
8. That no legal proceedings of any kind may be commenced beyond the territorial limits of Lucknow Jurisdiction.
9. That in case of any dispute arising out of these presents pertaining to the property in question, then the matter shall be referred for arbitration and the Vice Chairman L.D.A., shall appoint the Arbitrator and the matter shall be referred to him. The decision given by the arbitrator shall be final and binding upon both the parties.
10. That the ground coverage and FAR shall be permissible according to Rules.

FOR SRV INFRAESTATE PRIVATE LIMITED

[Handwritten Signature]

DIRECTOR

Anand Rathore
बनारसी जमिंदारी समिति
बनारस विकास प्राधिकरण सखेत,



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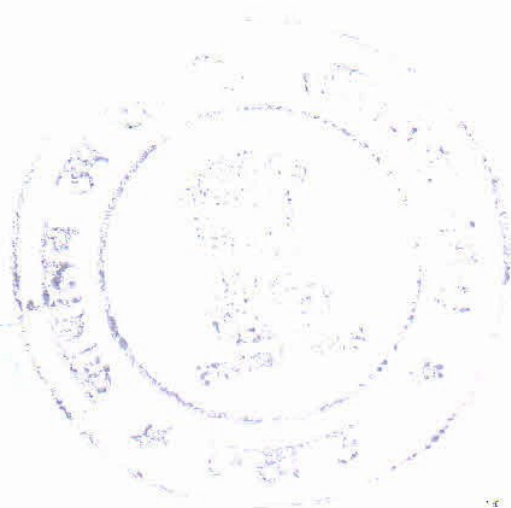
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11. That the set-backs shall be applicable in accordance with भवन निर्माण एवं उपविधि 2008.
12. That the purchaser shall be bound to make the provision of the parking space according to Rules as well as the law applicable at the time of construction. And if the proper parking space is not provided then the Competent Authority shall have every right to take action against the purchaser.
13. That the purchaser shall also be bound to raise construction with a provision of anti earthquake system including the provision for rain water harvesting and making provision according to rules of Fire fighting, if applicable to the size of demised plot.
14. That the purchaser shall have to obtain no objection for getting the map sanctioned from the Competent Authority for construction upon the demised land from the Nagar Nigam, State Government, Central Government and other organization as may be required according to Rules after paying proper fees as may be applicable there at his own cost and expenses.
15. That in case at any time it may be found that the purchaser 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 may also be cancelled according to law, and 50% of the sale price will be forfeited.
16. That the purchaser shall have no right to make transfer of land by making subdivision of the plot by metes and bounds allotted to him, though the whole plot may be transferred. However, after construction upon the land the constructed units can be separately sold to anybody according to law. The purchaser shall make use of land for the purposes it is meant for and any other use of land which is not permitted under the law the same shall

FOR SRV INFRASTATE PRIVATE LIMITED

Amrit Rathore
 प्रबन्धी अधिकारी महोदय
 लखनऊ विकास प्राधिकरण लखनऊ

DIRECTOR



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಬೆಂಗಳೂರು

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be restricted. 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 legal action as may be deemed fit and proper.

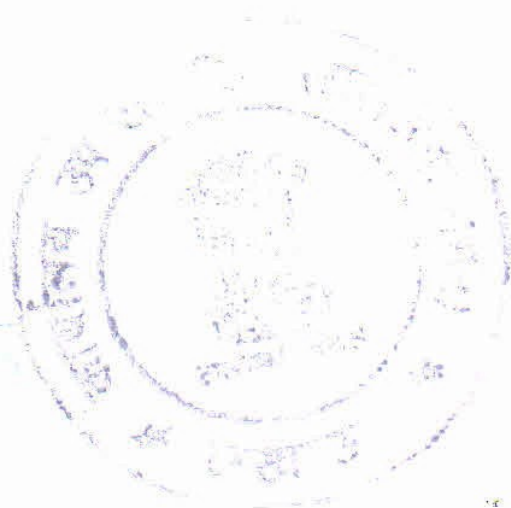
17. That after raising full constructions and complete development of the property over the land in question the purchaser shall have to obtain the completion certificate from the Competent Authority as provided under the provisions of U.P. Urban Planning and Development Act, 1973 and the rules for the same may require.
18. That the possession of the land in question has been delivered to the purchaser through this deed.
19. That the expenses for execution and registration of this deed shall be borne by the purchaser.
20. That it is to clarify that if at any time it is found that the purchaser have not paid the full amount as applicable, or it is revealed that due to any omission or misinterpretation of any rule or directions or miscalculation or any human or technical error, the consideration amount has been less charged by L.D.A. in all such circumstances, the purchaser covenant with the seller and has undertaken that in case it is found at any time, then 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.
21. That the valuation for the purposes of payment of stamp duty, the total consideration amount paid by the purchaser to the seller comes to Rs. 2,86,64,093/-. And for calculation of valuation according to circle rate list issued on 2015 by District Magistrate for Ruchi Khand-I, Rae Bareilly Road, Sharda Nagar Scheme, Lucknow, the rates for above 18 meter wide road are fixed @ Rs. 22500/- per square meter, since the land is corner, hence making 10% increasement it comes to

FOR SRV INFRAESTATE PRIVATE LIMITED

Anant Rathore
 बचारी बचिकारी समिति
 बचनक विकास बचिकरण लखनऊ.

[Handwritten Signature]

DIRECTOR



राज्य प्रशासन विभाग

राज्य प्रशासन विभाग
राज्य सरकार

Rs. 24750/- per sq. meter. The total area of the demised plot is 745.45 sq. meter, hence the valuation of 745.45 sq. meter land comes to Rs. 1,84,49,887.5/- which is lower in comparison to the actual sale consideration amount. Hence the stamp duty amounting to Rs. 20,06,486.51/- is payable upon the highest amount, as such the stamp duty worth Rs. 20,07,500/- has been paid herewith by the purchaser through e-stamp certificate No. IN-UP75063107061474T, dated 22, September, 2021 through this deed.

SCHEDULE OF PROPERTY

All that piece and parcel of Plot No. CP-II (CP-Two) for commercial purposes, bearing an area of 745.45 (Seven Hundred Forty Five point Forty Five) Square meter, situated at Ruchi Khand-I, Rae Bareilly Road, Sharda Nagar Scheme, Ward-Sharda Nagar, Lucknow, delineated and marked with Italic Lines in the annexed map plan which forms part of this deed. The boundaries of the demised plot are as under :-

North	:	Plot No. CP-I;
South	:	7.50 meter wide road;
East	:	Nursing Home;
West	:	24 meter wide road;

IN WITNESS WHEREOF, Shri Amit Rathore as Prabhari Adhikari (Sampatti), Lucknow Development Authority, Lucknow for and on behalf of the seller/first party and **Mohd. Moazzam**, in person as Director for and on behalf of the purchaser company, both have appended their hands to these presents in presence of

FOR SRV INFRAESTATE PRIVATE LIMITED

Amit Rathore
 प्रबारी अधिकारी सम्पत्ति
 लखनऊ विकास प्राधिकरण लखनऊ.

Mohd. Moazzam

DIRECTOR

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 34853

वर्ष: 2021

प्रतिफल- 28669593 स्टाम्प शुल्क- 2007500 बाजारी मूल्य - 18449887 पंजीकरण शुल्क - 286700 प्रतिलिपिकरण शुल्क - 80 योग : 286780

श्री इन्फ्रास्टेट प्रा० लि० द्वारा

मोहम्मद मोअज्जम अधिकृत पदाधिकारी/ प्रतिनिधि,

पुत्र श्री फखरेआलम

व्यवसाय : नौकरी

निवासी: एफ.537/52-ई शेरवानी नगर, सीतापुर रोड, लखनऊ



श्री इन्फ्रास्टेट प्रा० लि० द्वारा

मोहम्मद मोअज्जम अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 02/11/2021

एवं 05:52:42 PM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

निर्देश सिंह

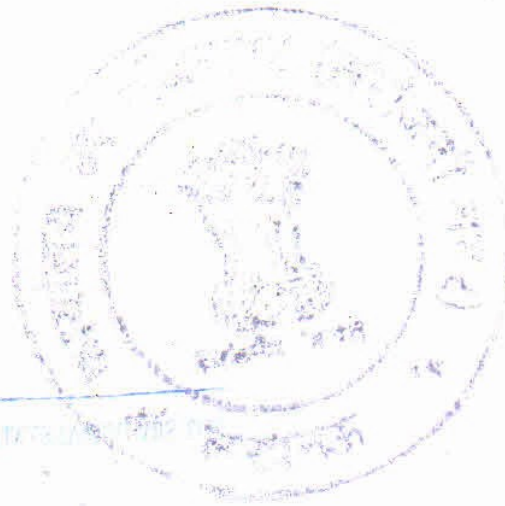
उप निबंधक : सरोजनीनगर

लखनऊ

02/11/2021

ओम प्रताप सिंह

निबंधक लिपिक



उत्तर प्रदेश सरकार

लखनऊ


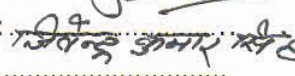
लखनऊ



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

Lucknow
Dated :




Witnesses :-

- Signature.....
Name : 
.....
L.D.A.

Amit R. Khore
29/12/2017
For and on behalf of
Seller/First Party
सर्व विकास प्राधिकरण लखनऊ
FOR SRV INFRAESTATE PRIVATE LIMITED
 



- Signature.....
Name Mohd. Alam Khan
Father's Name. Zikrullah Khan
Address. 631/21, Ahsan Nagar
Belali Masjid, Patel Nagar,
Indira Nagar, Lucknow.
Mob. 8887512341

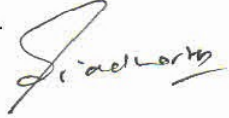
For and on behalf of
Purchaser/Second Party
(Mob. 9794756786)

Prepared by :

Drafted By :-



Dealing Assistant


(Siddharth Vikram Asthana)
Advocate
Counsel For L.D.A.




L-978

बही सं०: 1

रजिस्ट्रेशन सं०: 34853

वर्ष: 2021

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 के द्वारा अमित राठौर, प्रभारी अधिकारी सम्पत्ति

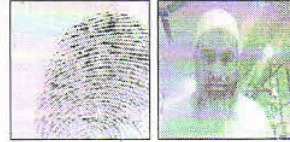
ने अपने पद के अधिकार से किया है इसलिए उनकी उपास्तथि और हस्ताक्षरों की आवश्यकता नहीं हैं और लेखपत्र रजिस्ट्रीकरण के लिए स्वीकार किया गया।



क्रेता: 1

श्री इन्फ्रास्टेट प्रा०लि० के द्वारा मोहम्मद मोअज्जम, पुत्र श्री फखरेआलम

निवासी: एफ, 537/52-ई शेरवानी नगर, सीतापुर रोड, लखनऊ
व्यवसाय: नौकरी

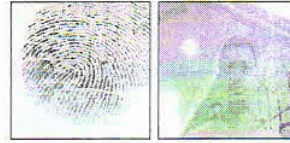


ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री आलम खान, पुत्र श्री जिकरुल्लाह खान

निवासी: बेलाली मस्जिद पतेल नगर लखनऊ
व्यवसाय: नौकरी



पहचानकर्ता: 2

श्री प्रदीप कुमार केसरवानी, योजना सहायक

निवासी: लखनऊ विकास प्राधिकरण लखनऊ
व्यवसाय: नौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अगूठे नियमानुसार लिए गए हैं।

टिप्पणी:

निर्मल सिंह

उप निबंधक: सरोजनीनगर

लखनऊ

ओम प्रदीप सिंह

निबंधक लिपिक

LUCKNOW DEVELOPMENT AUTHORITY

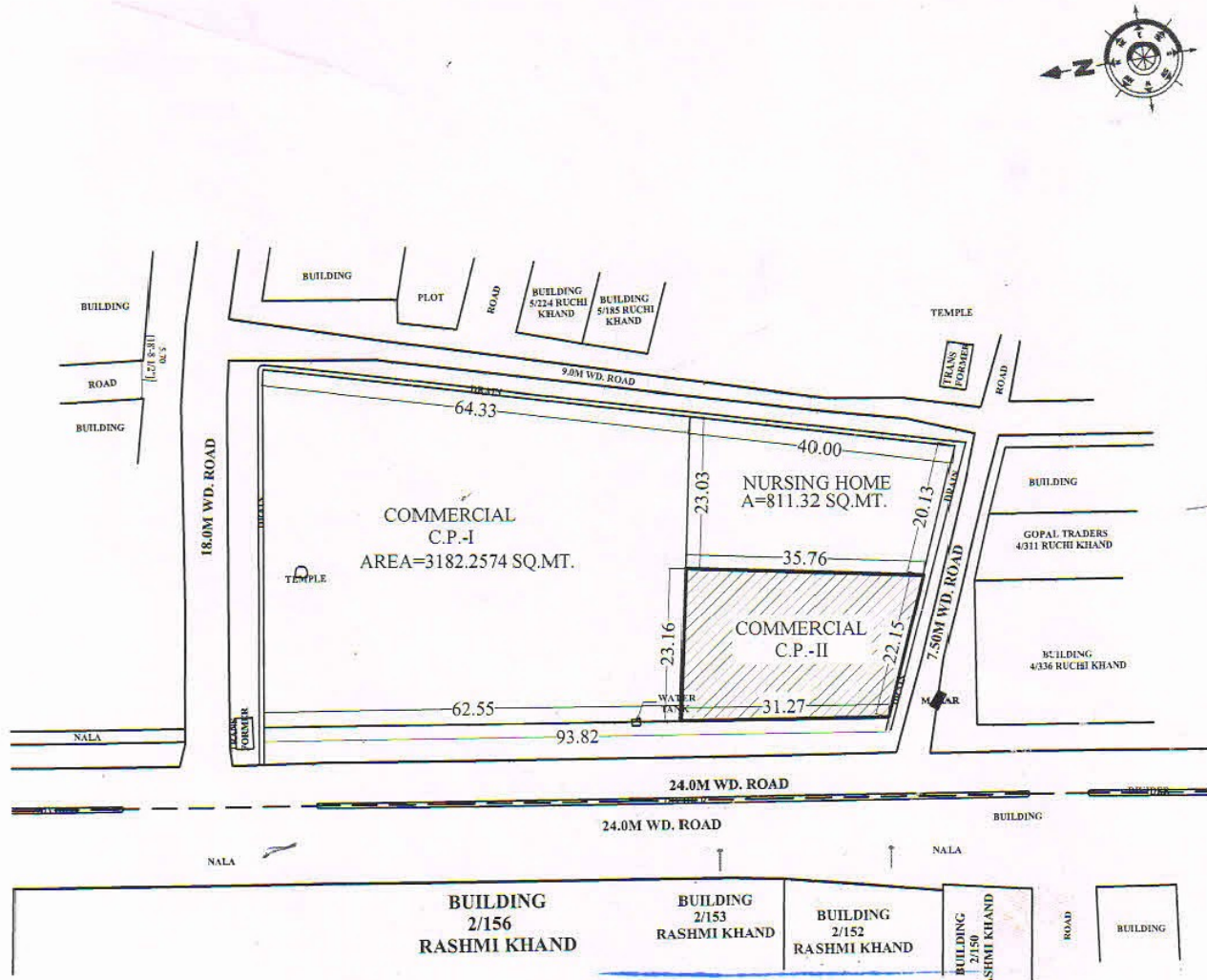
LEASE TO SRI/SMT. : *जय. आर. वी. इन्फ्रास्टेट प्रा. लि.*
 PLOT/HOUSE NO. : PLOT NO.- C.P.-II
 SIZE : AS PER SITE
 AREA : 745.45 SQ.MT.



BOUNDARY:
 NORTH : COMMERCIAL
 SOUTH : 7.50 MT. WD. ROAD
 EAST : NURSING HOME
 WEST : 24.00 MT. WD. ROAD

57
C.P.-1
V.C.O.

RUCHI KHAND, RAIBARELLY ROAD, LUCKNOW.



FOR SRV INFRAESTATE PRIVATE LIMITED

Anil Rathore
 जयशंकर विकास प्रा. लि.
 मुख्य विकास अधिकारी लखनऊ.

DIRECTOR

REF. NO. :- 772/ C.T.P./INDEX/2017
 DEALT BY- R.K. UPADHAYA DATE :-
 THIS LEASE PLAN IS PREPARED ON THE BASIS OF APPROVED LAYOUT OF RUCHI KHAND, LUCKNOW.
 THIS PLAN IS PREPARED AS PER REPORT GIVEN BY E.E.-02

T.P. Singh
T.P. SINGH
 T.P.

R.G. Singh
R.G. SINGH
 C.T.P.

आवेदन सं०: 202101041044858

बही संख्या 1 जिल्द संख्या 7413 के पृष्ठ 201 से 222 तक क्रमांक
34853 पर दिनांक 02/11/2021 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

~~निर्मल सिंह~~
उप निबंधक : सरोजनीनगर
लखनऊ
02/11/2021



REGISTRAR, SAROJINI NAGAR, LUCKNOW

संलग्न दस्तावेजों के लिए
अनुबंधन कार्यालय, सरोजनीनगर, लखनऊ