



सत्यमेव जयते

INDIA NON JUDICIAL

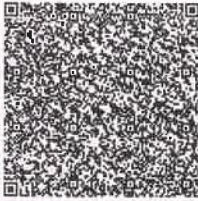
Government of Uttar Pradesh



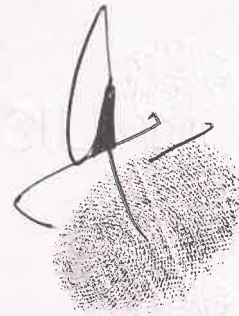
₹1,21,04,500

e-Stamp

**Certificate No.** : IN-UP01507258546069U  
**Certificate Issued Date** : 26-May-2022 06:12 PM  
**Account Reference** : NEWIMPACC (SV)/ up14183104/ LUCKNOW SADAR/ UP-LKN  
**Unique Doc. Reference** : SUBIN-UPUP1418310494215428103041U  
**Purchased by** : IFTIKHAR AHMED SON OF MOHD RAMZAN  
**Description of Document** : Article 23 Conveyance  
**Property Description** : PLOT NO-CP-4/32-A SECTOR-4 GOMTI NAGAR EXTENSION  
 WARD-RAFI AHMAD KIDWAI NAGAR,LUCKNOW  
**Consideration Price (Rs.)** :  
**First Party** : LUCKNOW DEVELOPMENT AUTHORITY  
**Second Party** : IFTIKHAR AHMED SON OF MOHD RAMZAN  
**Stamp Duty Paid By** : IFTIKHAR AHMED SON OF MOHD RAMZAN  
**Stamp Duty Amount(Rs.)** : 1,21,04,500  
 (One Crore Twenty One Lakh Four Thousand Five Hundred only)



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JD 0000735874

**Statutory Alert:**

1. The authenticity of the Stamp certificate should be verified at [www.stampsonline.com](http://www.stampsonline.com) or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the Stamp certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the authenticity is on the users of the certificate
3. in case of any discrepancy please inform the Competent Authority.

Amir R. Khosla  
सम्पत्ति अधिकार प्रमाणित

परिचय पत्र संख्या-00725



लखनऊ विकास प्राधिकरण

प्राधिकरण भवन, विमान जंक्शन, गोकर्णनगर, लखनऊ-20



शिव कुमार दूबे  
पुत्र स्व. श्री धरमराज दूबे  
लोवर डिविजन  
मो. : 9864023407

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कार्ड नं. १२३४५६

निर्गत अधिकारी का हस्ताक्षर



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अकेन्द्रीयत सेवा  
वेतन कोड- 1331

जन्म तिथि- 01 अप्रैल, 1985  
सेवा निर्गमि तिथि :- 31 मार्च, 2025

स्थाय पता  
वजीरगंज, गोकर्ण

इतिमान प्रमाण  
एल.2/864 विनय खण्ड गोकर्णनगर, लखनऊ

लखनऊ विकास प्राधिकरण

प्राधिकरण भवन, विमान जंक्शन, गोकर्णनगर, लखनऊ-20

फोन: 0522-230 3823, 2303824, 2303133

वेबसाइट : www.lkalucknow.co.in





भारत सरकार

GOVERNMENT OF INDIA



आधार



इफ्तखार अहमद

Iftikhar Ahmed

जन्म तिथि/DOB: 30/10/1963

पुरुष/ MALE

Mobile No: 9810288504

9726 1714 0677

मेरा आधार, मेरी पहचान



9810288504



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

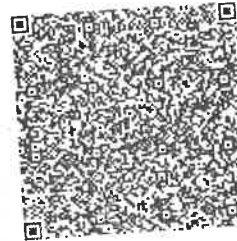


AADHAAR

पता:  
S/O: मो. रामज़ान, ए-1201, निराला, एडेन पार्क, डीपीएस  
इन्द्रपुरम के बगल में, अहिंसा खंड-2, इन्द्रपुरम, शिप्रा सन  
सिटी, गाज़ियाबाद,  
उत्तर प्रदेश - 201014

Address:  
S/O: Mohd. Ramzan, A-1201, Nirala, Eden  
park, Beside DPS Indrapuram, Ahinsa Khand-  
2, Indrapuram, Shipra Sun City, Ghaziabad,  
Uttar Pradesh - 201014

9726 1714 0677  
9197 4608 8315 5176



1947

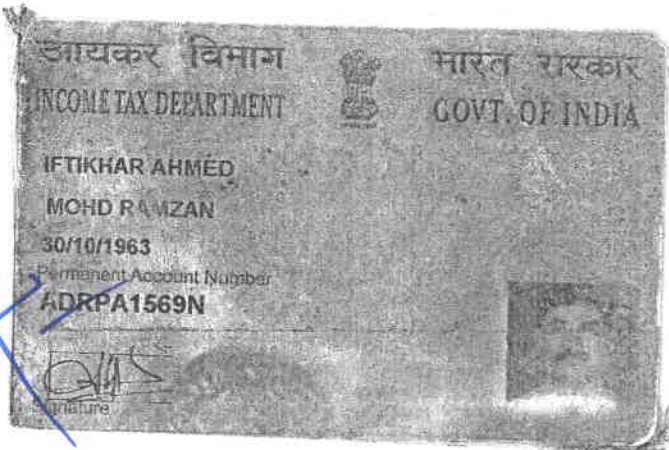


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9810288504



भारत सरकार  
GOVERNMENT OF INDIA



सतीश कुमार  
Satish Kumar  
जन्मतिथि /DOB: 05/08/1983  
पुरुष / MALE  
Mobile No: 9919187861



8338 7836 2337  
VID : 9186 5495 5657 8856

मेरा आधार, मेरी पहचान



Satish Kumar  
9919187861



आधार

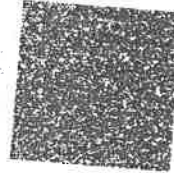
भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
आत्मज: बुधिराम चौधरी, 210, अमरौली शुमाली, बस्ती,  
उत्तर प्रदेश - 272190

QR Code With Photograph

Address:

S/O: Budhiram Chaudhary, 210, S/O: Budhiram  
Chaudhary, 210, Amarauli Shumali, Basti, Uttar  
Pradesh - 272190



1800 300 1347

help@uidai.gov.in

www.uidai.gov.in

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

Satish Kumar

Ward : Rafi Ahmad Kidwai Nagar  
Consideration Amount : Rs. 17,29,16,766/-  
Advance paid : Rs.4,40,85,677/-  
Stamp Paid : Rs. 1,21,04,500/-

### **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-4/32-A,
5. Unit of Measurement in : Sq. meter  
(Hect./Sq. meter)
6. Area of Property : 2185.86 Sq. meter
7. Details of Road : No any  
(As per Schedule)
8. Other details : 30 meter wide Road  
(9 mtr. Road/corner etc.)
9. Type of Property : Commercial Plot

### **BOUNDARIES :**

North : Commercial Plot No. 4/33;  
South : Commercial Plot No. 4/32;  
East : C Types Plots  
West : Green Belt then 30 Mts Wide Road;

### **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**

**Iftikhar Ahmed aged about 59 years S/O Mohd. Ramzan**,  
R/O A-1201 Nirala, Eden park, Ahinsa Khand-2, Indrapuram  
Beside DPS Indrapuram Shipra Sun City Ghaziaband U.P.

**PAN : ADRPA1569N**

**Mob. No. : 9810288504**

**Occupation : Business**

### **AGREEMENT TO SELL WITH POSSESSION**

**THIS AGREEMENT TO SELL** entered between **LUCKNOW DEVELOPMENT AUTHORITY** Lucknow through **Prabhari Adhikari**

*Amir Rathore*  
प्रभारी अधिकारी सम्पत्ति  
लखनऊ विकास प्राधिकरण

*[Signature]*

(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.**

**AND**

**Iftikhar Ahmed aged about 59 years S/O Mohd. Ramzan**, R/O A-1201 Nirala, Eden park, Ahinsa Khand-2, Indrapuram Beside DPS Indrapuram Shipra Sun City Ghaziaband U.P. (hereinafter referred to as the "**PURCHASER/SECOND PARTY**" which expression unless repugnant to the context shall always mean and include the purchaser himself, his heirs, successors, 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 "Hindustan" Hindi news paper, "Hindustan Times" English news paper Lucknow edition and "Times of India" English news paper New Delhi edition dated 05.07.2016 and the said information was also uploaded on the official web-portal of the LDA, fixing date of auction as 28.12.2021.

**AND WHEREAS**, the purchaser submitted its tender, pertaining to **Commercial Plot No. CP-4/32-A**, Secotor-4, Gomti Nagar Extension, Lucknow and the bid of the purchaser was the highest @ **Rs. 17,29,16,766/-**, which was Rs. 20,00,000/- higher than the reserve price fixed by L.D.A. @ Rs.17,09,16,766/- for disposal of the said plot. And since there was no other contender 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. As such the purchaser was informed regarding highest bid of the purchaser pertaining to the aforesaid plot of land approved by the Vice-Chairman. The purchaser was further informed that according to terms and conditions by way of auction, the purchaser is required to deposit a sum of 25% amount for issuance of allotment letter, hence after adjustment of the token money/earnest money deposited by the purchaser, the purchaser was further required to deposit the difference amount, so that the deposit of 25% amount may be done and thereafter the allotment letter may be issued by Lucknow Development Authority in favour of the purchaser. The purchaser was further informed that if the said amount is not deposited within stipulated period as provided under the rules then the token money deposited by the purchaser shall be forfeited.

*Anand Rathore*  
प्रमारी अधिकारी सचिव  
लखनऊ विकास प्राधिकरण

*[Signature]*

**AND WHEREAS,** the purchaser has deposited **Rs. 1,70,91,677/-**. And as such the allotment letter in respect of the said plot of land through **Dispatch No. 1257/vya.sale/22, dated 07.01.2022** was issued in favor of the purchaser. And through the aforesaid allotment letter, the Estimated cost pertaining to commercial Plot No. CP-4/32-A, Secotor-4, Gomti Nagar Extension, Lucknow, bearing the estimated area 2185.86 sq. meter was informed to be Rs. 17,29,16,766/-, through the same letter the purchaser was required to deposit the rest 75% amount with interest by way of 20 quarterly installments, commencing from 06.03.2022 to 06.03.2027.

**AND WHEREAS,** since the purchaser has already deposited a total sum of **Rs.4,40,85,677/-** which includes the freehold charges which amount is more than 25% amount of the cost/premium amount land in question and has also deposited the water, sewer and processing charges Rs. 6000/- 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 with possession pertaining to the said land as provided under the rules/terms and conditions for disposal of commercial 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. And since in addition to deposit of the above mentioned 25% amount alongwith 12% freehold charges, the purchaser has also deposited the **first installment of Rs.2,61,37,515/-** due date whereof was **06.03.2022**, hence the necessity for execution of the present deed.

**HENCE THIS AGREEMENT TO SELL WITNESSETH AS UNDER**

1. That in consideration total amounting to **Rs. 17,29,16,766/- (Rupees Seventeen Crore Twenty Nine Lac Sixteen Thousand Seven Hundred Sixty Six Only)** payable towards cost/premium amount of land, in which the freehold charges are also included, the seller after allotment has agreed to sell, the **Commercial Plot No. CP-4/32-A, Secotor-4, Gomti Nagar Extension, Lucknow, bearing an area of 2185.86 (Two Thousand One Hundred Eighty Five point Eighty Six) 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.

*Anand Rathore*  
प्रमारी अधिकारी सम्पत्ति  
लखनऊ विकास प्राधिकरण

*[Signature]*



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 75% of premium amount by way of quarterly installments with interest within 5 years i.e. in 20 installments. And after making 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. It is clarified that the amount payable by the purchaser by way of 20 quarterly installments has already been mentioned and informed in the allotment letter issued to the purchaser on **07.01.2022**. As such it is agreed between both parties that the quarterly installments are payable by the purchaser to the L.D.A. with interest in the following manner :-

S.No.	Installment Amount	Due Date
1.	Rs.81,14,206/-	06.06.2022
2.	Rs.81,14,206/-	06.09.2022
3.	Rs.81,14,206/-	06.12.2022
4.	Rs.81,14,206/-	06.03.2023
5.	Rs.81,14,206/-	06.06.2023
6.	Rs.87,36,337/-	06.09.2023
7.	Rs.87,36,337/-	06.12.2023
8.	Rs.87,36,337/-	06.03.2024
9.	Rs.87,36,337/-	06.06.2024
10.	Rs.87,36,337/-	06.09.2024
11.	Rs.87,36,337/-	06.12.2024
12.	Rs.87,36,337/-	06.03.2025
13.	Rs.87,36,337/-	06.06.2025
14.	Rs.87,36,337/-	06.09.2025
15.	Rs.87,36,337/-	06.12.2025
16.	Rs.87,36,337/-	06.03.2026
17.	Rs.87,36,337/-	06.06.2026
18.	Rs.87,36,337/-	06.09.2026
19.	Rs.87,36,337/-	06.12.2026
20.	Rs.87,36,337/-	06.03.2027

3. That after deposit of aforesaid installments 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 installments after due date belatedly and due to such

*Anand Lathore*  
 प्रमारी अधिकारी सम्पत्ति  
 लखनऊ विभागीय प्रशासन

*[Signature]*

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 three months 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 installments 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 installments 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 of consideration amount as mentioned in "Schedule of Payment" given in Para-2 above 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 three consecutive installments, then the Vice-Chairman shall have power to cancel the allotment or to pass any other suitable order against the purchaser under the Rules of L.D.A.
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, 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.

*Anant R. Khanna*  
 प्रमारी अधिकारी सम्पत्ति  
 लखनऊ विकास प्राधिकरण

*[Signature]*

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 is 50 and FAR is 1.75 pertaining to land in question shall be permissible as mentioned in the tender notice and according to Rules as may be applicable and effective at the relevant time.
15. That the set-backs shall be applicable in accordance with भवन निर्माण एवं विकास उपविधि 2008.
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 on the following principle as "पार्किंग - प्रति 100 वर्गमीटर तल क्षेत्रफल समान कार स्थल 1.5" if for the Commercial Complex 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 earth quack system including the provision for rain water harvesting and making provision according to rules of Fire fighting.

*Anmit Rathore*  
 प्रमोदी उद्योग समिति  
 लखनऊ विभाग प्रियदर्शन

*[Signature]*

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. 4/32-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.
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

*Amrit R. Thore*  
 प्रमारी अधिजाती सम्पत्ति  
 लखनऊ विकास प्राधिकरण

*[Signature]*

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.

Anand Rathore  
 जमीनी अधिकारी समिति  
 लखनऊ विकास प्राधिकरण





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 Vice Chairman L.D.A. 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 by way of installments comes to Rs. 17,29,16,766/-, upon which stamp duty worth Rs. 1,21,04,173.62/- becomes payable, hence the stamp duty amounting to Rs. 1,21,04,500/- has been paid herewith by the purchaser, through e-stamp certificate No. IN-UP01507258546069U, dated 26-May-2022. 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. As such upon completion of payment of installments, the formal sale deed shall be executed by the seller in favour of the purchaser without charging any further stamp duty.

#### **SCHEDULE OF PROPERTY**

All that piece and parcel of **Commercial Plot No. CP-4/32-A, Secotor-4, Gomti Nagar Extension, Lucknow, bearing an area of 2185.86 (Two Thousand One Hundred Eighty Five point Eighty Six) Square meter**, 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 :-

*Anand Rathore*  
प्रमारी अधिकारी सम्पत्ति  
लखनऊ दिनांक प्रमाणिकरण

*[Signature]*

विक्रय अनुबंध विलेख (कब्जा)

बही सं०: 1

रजिस्ट्रेशन सं०: 9908

वर्ष: 2022

प्रतिफल- 172916766 स्टाम्प शुल्क- 12104500 बाजारी मूल्य- 172916766 पंजीकरण शुल्क - 1729170 प्रतिलिपिकरण शुल्क - 80 योग : 1729250

श्री इफ्तिखार अहमद,  
पुत्र श्री मो० रमजान  
व्यवसाय : व्यापार

निवासी: ए-1201 निराला इडेन पार्क इन्दिरापुरम शिप्रा सन सिटी गाजियाबाद उ०प्र०



ने यह लेखपत्र इस कार्यालय में दिनांक 31/05/2022 एवं 02:55:18 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रेशन अधिकारी के हस्ताक्षर

कंचन मिश्रा

उप निबंधक :सदर द्वितीय

लखनऊ

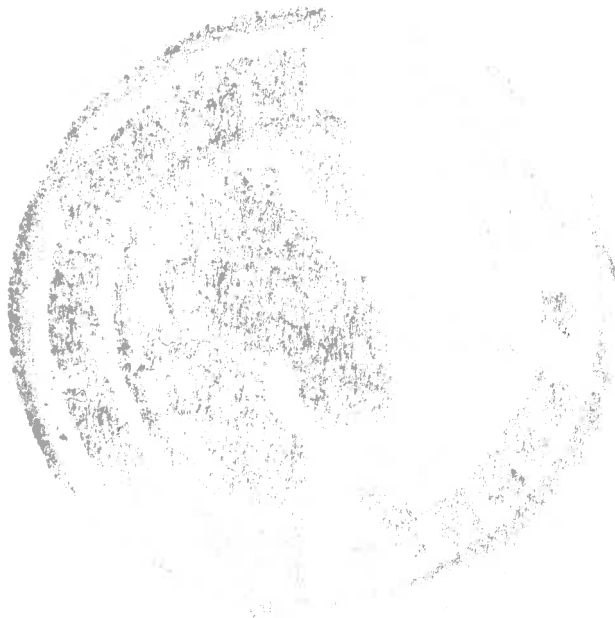
31/05/2022

वीरेन्द्र कुमार वर्मा

निबंधक लिपिक

31/05/2022

प्रिंट करें



North : Commercial Plot No. 4/33;  
 South : Commercial Plot No. 4/32;  
 East : C Types Plots  
 West : Green Belt then 30 Mts Wide Road;

**IN WITNESS WHEREOF, Sri Amit Rathore** as Prabhari Adhikari (Sampatti)/Joint Secretary, Lucknow Development Authority, Lucknow for and on behalf of the seller/first party and **Iftikhar Ahmed**, as 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 : .2022

**Witnesses :-**

1. Signature.....  
 Jitendra Singh  
 Section Officer  
 L.D.A., Lucknow

*Amit Rathore*  
 29/5/2022  
 For and on behalf of  
 Seller/L.D.A./First Party



2. Signature.....  
 Name : Satish Kumar  
 S/O : Sri Budiram Chaudhari  
 R/O : 210, Amrauli Shumali,  
 Basti, U.P.  
 Mob. No. :9919187861  
 Occupation : Busines

*Satish Kumar*  
 For and on behalf of  
 Purchaser/Second Party



Prepared By :-

*K.B. Sahu*  
**(K.B. Sahu)**  
 Dealing Clerk

Drafted By :-

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

बही सं०: 1

रजिस्ट्रेशन सं०: 9908

वर्ष: 2022

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

विक्रेता: 1

इस बात से संतुष्ट हो जाने पर कि इस लेखपत्र का निष्पादन

श्री लखनऊ विकास प्राधिकरण द्वारा प्रभारी अधिकारी सम्पति अमित राठौर,

लखनऊ विकास प्राधिकरण लखनऊ

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।



क्रेता: 1

श्री इफ्तिखार अहमद, पुत्र श्री मो० रमजान

निवासी: ए-1201 निराला इडेन पार्क इन्दिरापुरम शिप्रा सन सिटी गाजियाबाद  
उ०प्र०

व्यवसाय: व्यापार



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1 Satish Kumar

श्री सतीश कुमार, पुत्र श्री बुद्धीराम चौधरी

निवासी: 210 अमरौली सुमाली बस्ती उ०प्र०

व्यवसाय: व्यापार



पहचानकर्ता: 2

श्री शिव कुमार दूबे, पुत्र श्री स्व० धर्मराज दूबे

निवासी: योजना सहायक लखनऊ विकास प्राधिकरण लखनऊ

व्यवसाय: नौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कचन मिश्रा

उप निबंधक : सदर द्वितीय

लखनऊ

31/05/2022

वीरेन्द्र कुमार वर्मा

निबंधक लिपिक लखनऊ

31/05/2022

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

टिप्पणी:

प्रिंट करें

# LUCKNOW DEVELOPMENT AUTHORITY

ALLIOTTED TO SRI/SMT. : Hikhar Ahmad

COMMERCIAL PLOT NO. : 4/32-A

SIZE : 34.00MX(64.26M+64.32M)/2

AREA : 2185.86SQMT

BOUNDARY:

NORTH : COMMERCIAL PLOT NO:- 4/33

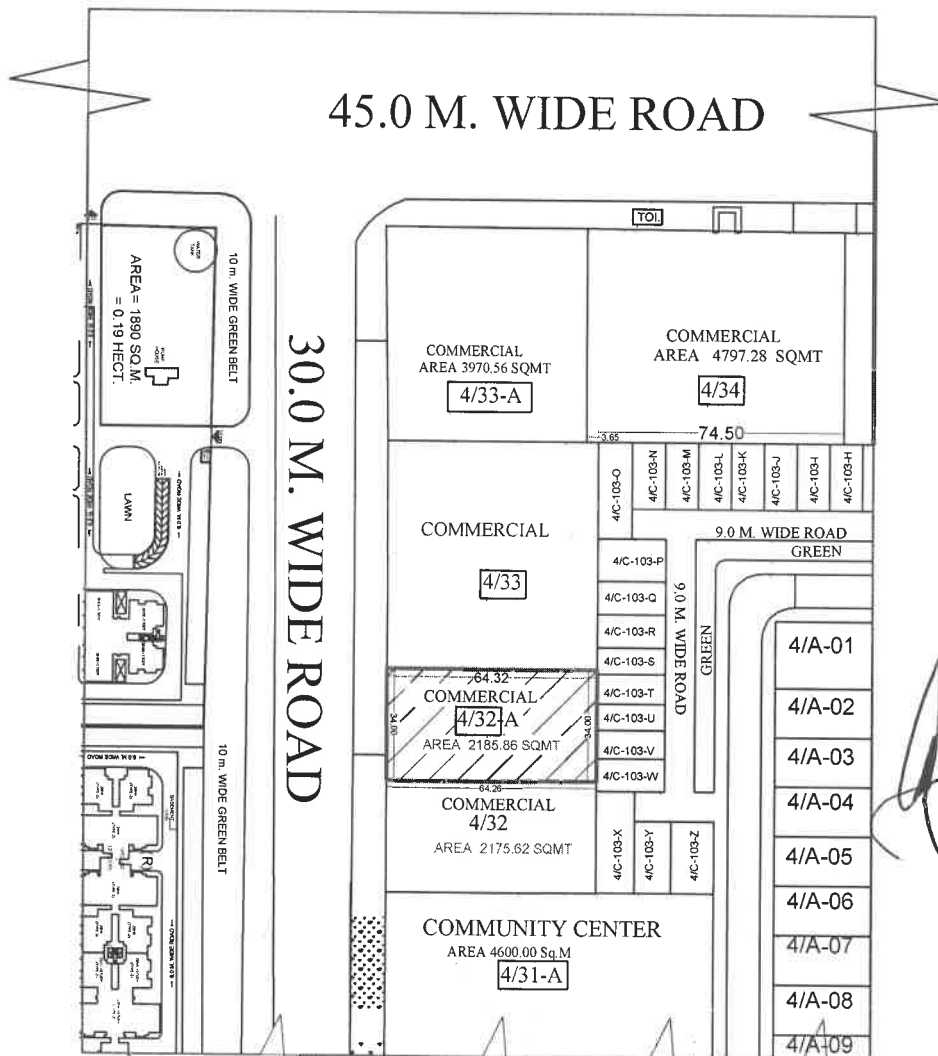
SOUTH : COMMERCIAL PLOT NO:- 4/32

EAST : C TYPES PLOTS

WEST : GRREN BELT THAN 30.00 MT. WIDE ROAD.



## SECTOR-4, GOMTI NAGAR EXTENTION, LUCKNOW.

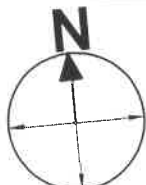


FILE NO. :- 53/C.T.P/2022

DATE :-08.03.2020

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, VERIFICATION  
DATED 25.02.2022, & APPROVED BY V.C ON DATED 24.07.2021



NORTH :-

*(Handwritten signature)*

SUKHBIR SINGH  
D/MAN

*(Handwritten signature)*

RITA RAWAT  
A.P.A



आवेदन सं०: 202200821036489

बही संख्या 1 जिल्द संख्या 26116 के पृष्ठ 143 से 166 तक क्रमांक 9908 पर दिनांक  
31/05/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कंचन मिश्रा .

उप निबंधक : सदर द्वितीय

लखनऊ

31/05/2022

प्रिंट करें



भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर द्वितीय लखनऊ क्रम 2022228026034

आवेदन संख्या : 202200821036489

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2022-05-31 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम इफ्तिखार अहमद

लेख का प्रकार विक्रय अनुबंध विलेख

प्रतिफल की धनराशि 172916766 / 172916766.00

1. रजिस्ट्रीकरण शुल्क 1729170
2. प्रतिलिपिकरण शुल्क 80
3. निरीक्षण या तलाश शुल्क
4. मुस्तार के अधिप्रमाणी करण लिए शुल्क
5. कमीशन शुल्क
6. विनिध
7. यात्रिक भत्ता

1 से 6 तक का योग 1729250

शुल्क बसूल करने का दिनांक 2022-05-31 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2022-05-31 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर