

4077

129



382

उत्तर प्रदेश UTTAR PRADESH

77AB 473596

**CERTIFICATE**

In pursuance of the order of the collector No. 59.....  
 dated 11.04.2012..... passed under Section 10-A at the stamp  
 act is certified that an amount of **Rs. 1,54,12,500/-** in words  
**(Rupees One Crore Fifty Four Lacs Twelve Thousand Five  
 Hundred Only)** has been paid by **M/s NBCC Ltd. Lodhi Road,  
 New Delhi-03** in cash as stamp duty in respect of this instrument  
 in the State Bank of India Lucknow by Challan No. **G-100048**  
 dated 16.03.2013 a copy of which is annexed herewith.

Dated : 29.03.2013

Chief Treasury Officer  
Lucknow

हस्ताक्षर

29/03/2013

मुख्य कोषाधिकारी  
आदर्श कोषानगर  
कलेक्ट्रेट, लखनऊ

Sale Deed of Commercial Plot No. 1/15,  
Sector-1, Gomti Nagar Extension, Lucknow is  
annexed herewith.

Alok Rastogi  
GM. NBCC Ltd.

GM. NBCC Ltd.

①  
②

क्र. संख्या ..... 11872  
राज्य शिक्षण बोर्ड .....  
राज्य का नाम .....

22. 3-13

जन. 9/10 सी. सी. ए. शिक्षण

कार्यक्रम का नाम .....  
संस्था का नाम .....  
संस्था का पता .....

CERTIFICATE



वित्तीय निव्वम संग्रह खण्ड-5, भाग-2

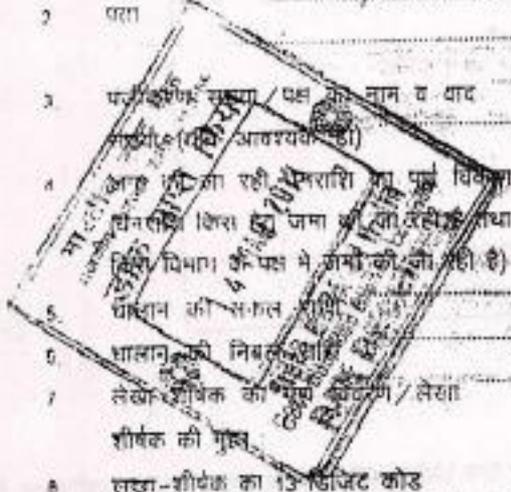
कोषागार प्रपत्र-209 (1)

प्रपत्र : संख्या-43 ए (1)

(प्रस्तर 417 एवं 478 देखिए)

**धनराशि जमा करने का धालान फार्म**

उपकोषागार/बैंक का नाम व शाखा SBI Govt. Business Branch  
 जिस व्यक्ति (पदनाम यदि आवश्यक हो) या M/S NBCC Ltd, New Delhi-03  
 सरचा के नाम से धनराशि जमा की जा रही है उसका नाम M/S NBCC Ltd, Lodhi Road, New Delhi-03  
 परा



Registration Fees (General Stamp)  
 L D A for Graman Nagar, Vistha  
 Yojana Vardan Akhanda Se  
 1, Commercial Complex II  
 M 1, 54, 12,500/-

परिभाषित संख्या / धन के नाम व धातु  
 आंक (यदि आवश्यक हो)  
 आंक में जो रही धनराशि का पूरा बिकला  
 धनराशि किरा हो जमा की जा रही है तथा  
 किरा विभागे के फार्म में जमा की जा रही है)  
 धालान की संख्या  
 धालान की निबन्धन शर्तें  
 लेखा शीर्षक को धनराशि / लेखा  
 शीर्षक की गुण  
 लखा-शीर्षक का 13 डिजिट कोड  
 मुख्य लेखा-शीर्षक उप मुख्य-शीर्षक लघु-शीर्षक  
 5030-स्टाम्प तथा बर्गीकरण शुल्क  
 02-न्यायिकतर  
 108-स्टाम्पों की संख्या  
 0802-(SAS)  
 04-नया स्टाम्प  
 उप-शीर्षक ब्यौरवार-शीर्षक धनराशि (अकों में)

1030	02	102	02	04	154/2500 =

धनराशि (शब्दों में) One Crore fifty four Lac  
Twelve thousand five hundred only योग 1,54,2500/-

धालान में लेखाशीर्षक की पृष्टि करने पर  
 विभागीय अधिकारी के हस्ताक्षर [Signature] किमंक का नाम व हस्ताक्षर [Signature]

48

**केवल उपकोषागार/बैंक के प्रयोगार्थ**

धालान संख्या 154/2500 अकों में लेखा 154/2500  
 दिनांक 16 MAR 2013 पिट्टों में लेखा 154/2500  
 प्राप्त किया  
 प्राप्तकर्ता के हस्ताक्षर उपकोषागार/  
 [Signature]

Alok Rastogi  
 GM, NBCC Ltd.

विवरण (विवरण सहित)

(धनराशि रुपये में)

1000 x Union Bank  
 500 x 11097.5 dt-22/2/2013  
 100 x Lathi Colony  
 50 x Syndicate Bank  
 20 x Lathi Road  
 10 x dt-6/3/2013  
 5 x S.D.No-134973  
 2 x  
 1

Rs 1,53,48,000.00  
 Rs 64500.00  
 Rs 154,12,500.00

रक (पूर्ण विवरण के साथ)  
योग

टिप्पणी

- जिन विभागों में अधिक संख्या में चसलानों द्वारा धनराशि जमा होती है (जैसे व्यापार कर, स्टाम्प एवं पंजीकरण, शिक्षा लोक सेवा आयोग आदि) उन्हें बजट साहित्य के खण्ड-4 अथवा लोक सेवा खण्ड-2 के अनुसार लेखा शीर्षक मुद्रित कराना उचित होगा। अन्य प्रकरणों को बजट साहित्य के खण्ड-2 (लोक सेवा) तथा खण्ड-4 (राजस्व एवं पूंजी लेखों की प्रतिलिपि) में दर्शाये गये लेखा-शीर्षक के तहत के अनुसूच विभागीय अधिकारी द्वारा प्रमाणित किया जायगा।
- जिन जमा धनराशियों के लिए विज्ञापन द्वारा सार्वजनिक रूप से प्रसारित लेखाशीर्षक में धनराशि जमा करने हेतु निर्देशित किया गया है तो ऐसी दशा में चालाना फार्म को लेखा-शीर्षक को सत्यापित करना आवश्यक नहीं होगा।
- यदि जमा की जाने वाली धनराशि में पैसे का कोई अंश है तो 50 पैसे से कम की धनराशि को छोड़ दिया जायेगा। एवं 50 पैसे उससे अधिक की धनराशि का अंश चत्वार रूपये पर पूर्णांकित कर धनराशि जमा की जायेगी।

that Rs. 154,12,500.00 =  
 one crore fifty four thousand five hundred and fifty  
 for head 0050  
 16/03/13  
 NBCC LTD  
 Treasury Officer  
 Integrated, Lucknow  
 one crore fifty four thousand five hundred  
 Treasury Officer  
 Collectorate, Lucknow



Ward : Rafi Ahmad Kidwai Nagar  
 Sale Consideration : Rs. 22,01,71,840/-  
 Valuation : Rs. 12,74,83,200/-  
 Stamp Duty : Rs. 1,54,12,500/-

**SUMMARY OF DEED**

- 1. Type of Land : Commercial
- 2. Ward/Pargana : Rafi Ahmad Kidwai Nagar
- 3. Mohalla/Village : Sector-1 Gomti Nagar Extension, Lucknow
- 4. Details of Property : Plot No. 1/15
- 5. Unit of Measurement in (Hect./Sq. meter) : Sq. meter
- 6. Area of Property : 7264 Square meter
- 7. Details of Road (As per Schedule) : About 2 km and above from Faizabad Road
- 8. Other details (9 mtr. Road/corner etc.) : 45 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. 22,01,71,840/-



*[Signature]*  
**Alok Rastogi**  
 GM. NDCC Ltd.

Call



संस्थापक अध्यक्ष  
संस्थापक सदस्य  
सदस्य

संस्थापक समिति

संस्थापक अध्यक्ष  
संस्थापक सदस्य  
सदस्य

संस्थापक अध्यक्ष  
संस्थापक सदस्य  
सदस्य



संस्थापक अध्यक्ष  
संस्थापक सदस्य  
सदस्य



Ward : Rafi Ahmad Kidwai Nagar  
 Sale Consideration : Rs. 22,01,71,840/-  
 Valuation : Rs. 12,74,83,200/-  
 Stamp Duty : Rs. 1,54,12,500/-

**SUMMARY OF DEED**

- 1. Type of Land : Commercial
- 2. Ward/Pargana : Rafi Ahmad Kidwai Nagar
- 3. Mohalla/Village : Sector-1 Gomti Nagar Extension, Lucknow
- 4. Details of Property : Plot No. 1/15
- 5. Unit of Measurement in (Hect./Sq. meter) : Sq. meter
- 6. Area of Property : 7264 Square meter
- 7. Details of Road (As per Schedule) : About 2 km and above from Faizabad Road
- 8. Other details (9 mtr. Road/corner etc.) : 45 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. 22,01,71,840/-

  
**Alok Rastogi**  
 GM, NBCC Ltd.



Faded, illegible text, possibly a header or address block.

Faded, illegible text, possibly a title or section header.

Faded, illegible text, possibly a list or description.

Handwritten text: "6PST" with a checkmark.



**BOUNDARIES :**

North : Plot No. 1/14 (Commercial)  
 South : Green then 45.0 meter wide road  
 East : Green then 30.0 meter wide road  
 West : Plot No. 1/16 (Group Housing),

**Number of First Party (1)****Details of Seller**

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

**Number of Second Party (1)****Details of Purchaser**

**National Building Construction Corporation Ltd.**, office situated at NBCC Bhawan, Lodhi Road, New Delhi-110003, represented through General Manager (Real Estate) Alok Rastogi.

**SALE - DEED**

**THIS SALE DEED** entered between **LUCKNOW DEVELOPMENT AUTHORITY Lucknow through Prabhari Adhikari (Sampatti) Smt. Santosh Murdiya, 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**

**National Building Construction Corporation Ltd.**, office situated at NBCC Bhawan, Lodhi Road, New Delhi-110003, represented through General Manager (Real Estate) Alok Rastogi, a Government of India Enterprise, Ministry of Urban Development (hereinafter referred as the "**PURCHSER/SECOND PARTY**"), which expression unless repugnant to the context shall always mean and include the purchaser itself, its executors, administrators, legal representatives and assigns) on the **OTHER PART.**

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

बनानी अति  
 प्रमुख अधिकारी  
 प्रमुख

Alok Rastogi  
 GM, NBCC Ltd.



under the Ujarloan Housing Scheme and after acquisition of land the seller has developed the land popularly known as Sector-1, Gomti Nagar Extension, Lucknow and as such the seller possess the land free from all encumbrances. And the purchaser is a Corporation duly incorporated under the Law, which is a Govt. of India Enterprise, Ministry of Urban Development, and as such the purchaser is competent to purchase the property in its own name through their duly authorized representatives according to law, and the purchaser required the land for construction of building at Lucknow. And;

**WHEREAS**, the tenders for disposal of Commercial Plots of Lucknow Development Authority in various places, were invited by making publication in the "Daily News Paper" Times of India, dated 03.11.2011 which auction was held on 22.11.2011 and against the reserve price fixed @ of Rs. 24,500/- per sq. meter, the purchaser was the highest bidder @ Rs. 28,000/- per sq. meter, hence upon the recommendation made by the Committee dated 28.11.2011 for allotment, the same was finally approved by the Vice Chairman same day on 28.11.2011. And in such manner the purchaser is the bonafide allottee of land from LDA according to law, And;

**WHEREAS**, the Purchaser has deposited the entire amount as required and demanded by the seller in respect of the allotted piece of land bearing an area of 7264 (Seven Thousand Two Hundred Sixty Four) sq. meter, total amounting to Rs. 22,01,71,840/- (Rupees Twenty Two Crore One Lac Seventy One Thousand Eight Hundred Forty only). The purchaser has also deposited the water, sewer and processing charges amounting to Rs. 5,500/- in such manner the entire deposit made by the purchaser comes to Rs. 22,01,77,340/- (Rupees Twenty Two Crore One Lac Seventy Seven Thousand Three Hundred Forty only) but water, sewer and processing charges is not included as consideration amount, hence the actual consideration amount of the plot of land comes to Rs. 22,01,71,840/- (Rupees Twenty Two Crore One Lac Seventy One Thousand Eight Hundred Forty only), receipt of which is hereby acknowledged through this deed, hence the necessity of the present deed.

**HENCE THIS SALE DEED WITNESSETH AS UNDER**

1. That in total consideration amount of premium with freehold charges including the interest, if any, payable thereto amounting to Rs. 22,01,71,840/- (Rupees Twenty Two Crore One Lac Seventy One

एलक रास्तोगी  
 एलक रास्तोगी लिमिटेड  
 एलक रास्तोगी लिमिटेड

Alok Rastogi  
 GM, NBCC Ltd.



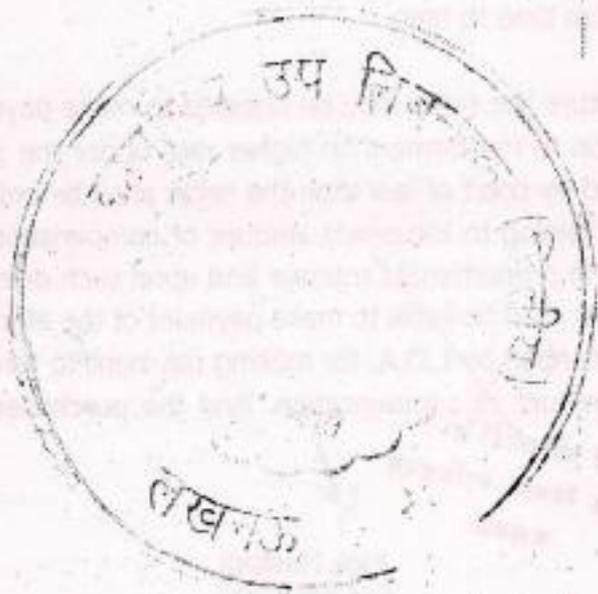
123

Thousand Eight Hundred Forty only), in respect of Commercial Plot No. 1/15 (One upon Fifteen), Sector-1, Gomti Nagar Extension, Lucknow. The seller does hereby transfer the aforesaid plot of land as freehold in favour of the purchaser through this deed. Details of which have been mentioned in Schedule of Property given at the foot of this deed.

2. That as such in consideration to the said amount as well as the covenants made by the purchaser with the seller through this deed, the seller has fully sold and transferred the aforesaid plot of land to the purchaser for commercial purposes and the purchaser shall be legally entitled to use the same for the said purposes as provided in the Lucknow Master Plan-2021.
3. That the terms and conditions of the allotment as well as contained in the tender notice and the Rules & Regulations of the Seller shall be fully applicable upon the purchaser, who shall abide by the same.
4. That the land has been allotted on the principle of as it is where it is basis and only external development like approach road, S.W. Drain, Trunk Sewer and source of electricity shall be provided. The seller shall not be responsible for any water system or source and purchaser shall have to develop its own plot out of its own cost and expenses.
5. 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.
6. 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.
7. 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

इकारी अधिकारी  
बनक विकास प्राधिकरण  
बनक

Alok Rastogi  
GM, NBCC Ltd.



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.

- 8. 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.
- 9. That no legal proceedings of any kind may be commenced beyond the territorial limits of Lucknow Jurisdiction.
- 10. 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.
- 11. That the ground coverage and FAR shall be permissible according to Rules.
- 12. That the set backs shall be applicable in accordance with भवन निर्माण एवं उपविधि 2008
- 13. 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.
- 14. 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.
- 15. That the purchaser shall have to obtain the permission regarding construction from Nagar Nigam, State Government, Central Government and other organization as may be required after paying proper fees as may be applicable there at his own cost and expenses.

हजारी बलिकारी का  
 भवनक निर्माण प्राधिकरण  
 लखनऊ



Alok Rastogi  
 GM, NBCC Ltd.

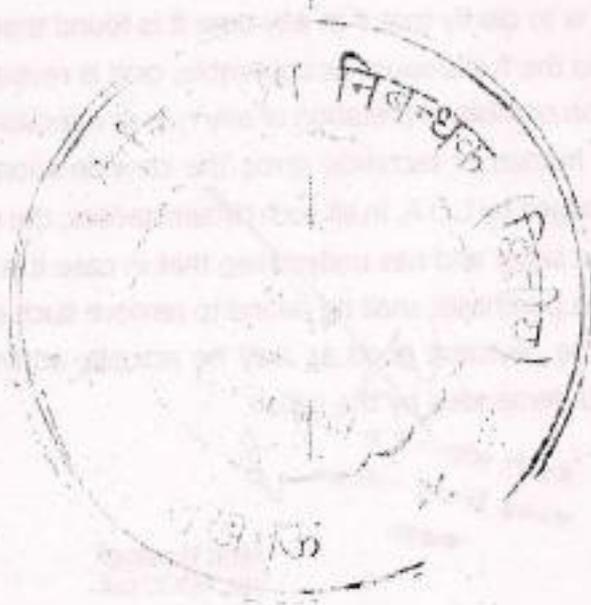


- 16. That in case at any time it may be found that the purchaser have obtained the allotment by fraud or mis-representation, undue influence etc. then the allotment will be cancelled and if a sale deed is executed on the basis of such allotment obtained by fraud, undue influence etc. then the sale deed may also be cancelled according to law, and 50% of the sale price will be forfeited.
- 17. 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 but the transfer of constructed units will not 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.
- 18. 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.
- 19. That the possession of the land in question has been delivered to the purchaser through this deed.
- 20. That the expenses for execution and registration of this deed shall be borne by the purchaser.
- 21. That it is to clarify that if at any time it is found that the purchaser has 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.

इसका लक्ष्य है  
 प्रत्येक विभाग अधिकारी  
 के समक्ष

Alok Rastogi  
 GM, NBCC Ltd.

14. That in case of any dispute...  
15. That the Government...  
16. That the Government...  
17. That the Government...  
18. That the Government...  
19. That the Government...  
20. That the Government...



22. That the valuation for the purposes of payment of stamp duty, the total consideration amount with freehold charges, charged from the purchaser by the seller comes to Rs. 22,01,71,840/-, while valuation according to circle rate list fixed by District Magistrate for Sector-1, Ward-Rafi Ahmad Kidwai Nagar, Lucknow is @ Rs. 13,000/- per square meter, the land is corner and situated on 45 meter wide roads, hence making increasement @ 35% in the circle rate it comes @ Rs. 17,550/- per square meter. Since the area of land is 7264 square meter, hence the valuation of land comes to Rs. 17,550 × 7264 = Rs. 12,74,83,200/- which is less than actual consideration amount. As such the stamp duty upon the highest valuation comes to Rs. 1,54,12,040/-, As such the stamp duty worth Rs. 1,54,12,500/- has been paid herewith by the purchaser, through Challan No. G-100048, dated 16.03.2013 in State Bank of India, Lucknow, the certificate whereof is issued by Chief Treasury Officer Lucknow on 22.03.2013 to the said effect in pursuance of the order of the Collector No. 59, dated 11.04.2012, passed U/s. 10-A of the Stamp Act. The land is not situated upon any road as mentioned in the Schedule of Circle Rate List and it is above 2 km. away from main Faizabad Road, Lucknow.

#### SCHEDULE OF PROPERTY

All that piece and parcel of commercial Plot No. 1/15 (One upon Fifteen), bearing an area of 7264 (Five Seven Thousand Two Hundred Sixty Four) Square meter, situated at Sector-1, Gomti Nagar Extension, Ward- Rafi Ahmad Kidwai Nagar, Lucknow, delineated and marked with *Italic Lines* in the annexed map plan which forms part of this deed. The boundaries of the allotted land are as under :-

North	:	Plot No. 1/14 (Commercial)
South	:	Green then 45.0 meter wide road
East	:	Green then 30.0 meter wide road
West	:	Plot No. 1/16 (Group Housing),

इसका अधिकारी सम्पत्ति  
उ. नं. विकास प्राधिकरण  
लखनऊ

Alok Rastogi  
GM, NBCC Ltd.

220,171,840.00 / 127,483,200.00

विक्रय पत्र

10,000.00 40 10,040.00 2,000

प्रतिफल बालियत

फीम रजिस्ट्री नकल व प्रति मुल्य वोग शब्द लगवण

नेशनल बिल्डिंग कान्स.कार्पो.लि.द्वारा जन.मैने.आलोक रस्तोगी

पुत्र श्री जे0पी0रस्तोगी

व्यवसाय नौकरी

निवासी स्थायी लोधी रोड नई दिल्ली

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 4/4/2013 समय 1:50PM

वने निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राजेश कुमार (प्रभारी)  
उप-निबन्धक (द्वितीय)

लखनऊ  
4/4/2013

निष्पादन लेखपत्र वाद सुनने व समझने बजमन व प्राप्त धनराशि रु प्रलेखानुसार उक्त  
विशेषता केता

इस बात से संतुष्ट हो जाने पर कि इस लेखपत्र का निष्पादन श्री सन्तोष मुर्दिया प्र0अ0स0ल0वि0प्रा0लखनऊ ने अपने पद के अधिकार से किया है इसलिये उनकी उपस्थिति और हस्ताक्षरों की आवश्यकता नहीं है, और लेखपत्र रजिस्ट्रीकरण के लिए स्वीकार किया गया।

नेशनल बिल्डिंग कान्स.कार्पो.लि.द्वारा  
जन.मैने.आलोक रस्तोगी  
पुत्र श्री जे0पी0रस्तोगी  
पेशा नौकरी  
निवासी लोधी रोड नई दिल्ली

ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री जी0ए0फातमी

पुत्र श्री स्व0सुल्तान अहमद फातमी

पेशा नौकरी

निवासी ग्राम व पो0 सट्टी जिला कानपुर

व श्री शिव कुमार दूबे योजना सहायक ल0वि0प्रा0लखनऊ

पेशा नौकरी

निवासी

ने की।

प्रत्यक्ष मद्र गांधी के निज़ान अंगूठे नियमानुसार लिखे गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राजेश कुमार (प्रभारी)  
उप-निबन्धक (द्वितीय)  
लखनऊ  
4/4/2013

**IN WITNESS WHEREOF**, Smt. Santosh Murdiya as Prabhari Adhikari (Sampatti), Lucknow Development Authority, Lucknow for and on behalf of the seller/first party and Sri Alok Rastogi as General Manager for and on behalf of the Purchaser, both have appended their hands to these presents in presence of the witnesses at Pradhikaran Bhawan, Vipin Khand, Gomti Nagar Scheme, Lucknow on the day, month and year mentioned below.

Lucknow  
Dated :

**Witnesses :-**

1. Signature.....  
Name : Atal Behari Tiwari  
Office Superintendent-L.D.A.

*[Signature]* 13  
For and on behalf of  
**Seller/LDA/First Party**  
बिचारी बालकृष्ण सम्पत्ति  
लुधना विकास प्राधिकरण  
लुधना

2. Signature.....  
Name.....  
Father's Name.....  
Address.....  
.....

*[Signature]*  
For and on behalf of  
**Purchaser/Second Party**  
**PAN - AAACN3053B**  
Alok Rastogi  
GM, NBCC Ltd.

*[Signature]*

Drafted By :-  
*[Signature]*  
**(Anoop Kumar Asthana)**  
Advocate  
Chief Retainer L.D.A.

विक्रेता

Registration No.: 4877

Year: 2013

Book No.:

1

0101 सन्तोष मुडिया प्र०अ०स०ल०वि०प्रा०लखनऊ

श्रीकरी



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AAACN3053B



नाम /NAME

NATIONAL BUILDINGS CONSTRUCTION CORPORATION  
LTD

निर्माण/गठने की तिथि /DATE OF INCORPORATION/FORMATION

15-11-1960

*R. Singh*

आयकर निदेशक (पद्धति)  
DIRECTOR OF INCOME TAX (SYSTEMS)

*[Signature]*  
बकारी अधिकारी सम्पदा  
बकनठ विकास प्राधिकरण  
राजपुत्र

*[Signature]*

Alok Rastogi  
GM, NBCC Ltd.

क्रेता

Registration No. : 4877

Year : 2,013

Book No. : 1

0201 नेशनल बिल्डिंग कान्स. कार्पो. लि. द्वारा जन. मैने. आलोक रस्तोगी  
जे०पी०रस्तोगी  
लोधी रोड नई दिल्ली  
नौकरी



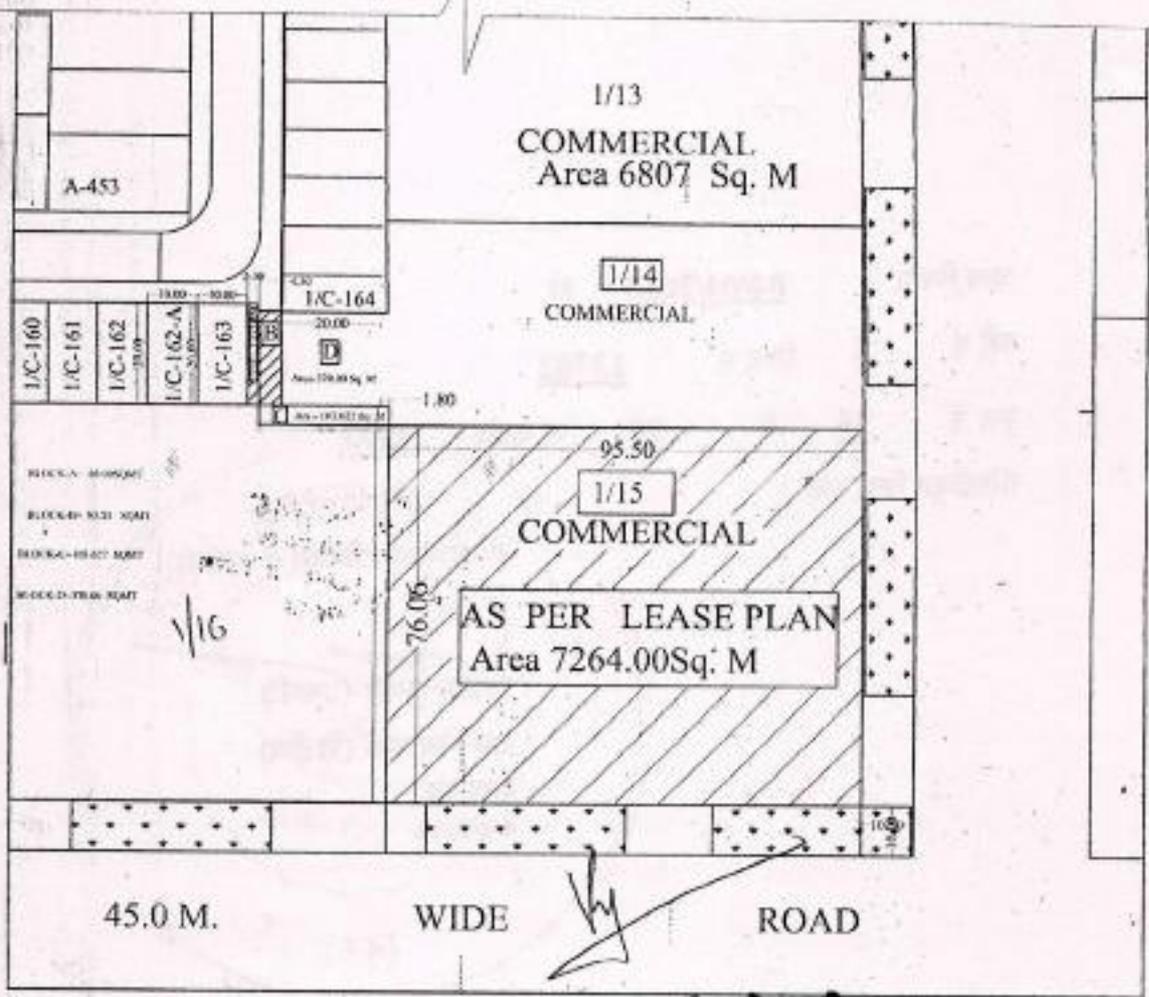
# LUCKNOW DEVELOPMENT AUTHORITY

46  
117

TO ER/SMT. : *श्रीमती. वि. वि. का. का. का.*  
 HOUSE NO. : 1/15 (COMMERCIAL) *700*  
 SIZE : 95.50 M. X 76.06 M.  
 AREA : 7264.00 SQM.

BOUNDARY:  
 NORTH : PLOT NO.-1/14 (COMMERCIAL)  
 SOUTH : GREEN THEN 45.0 M. WIDE ROAD  
 EAST : GREEN THEN 30.0 M. WIDE ROAD  
 WEST : PLOT NO.-1/16 (GROUP HOUSING)

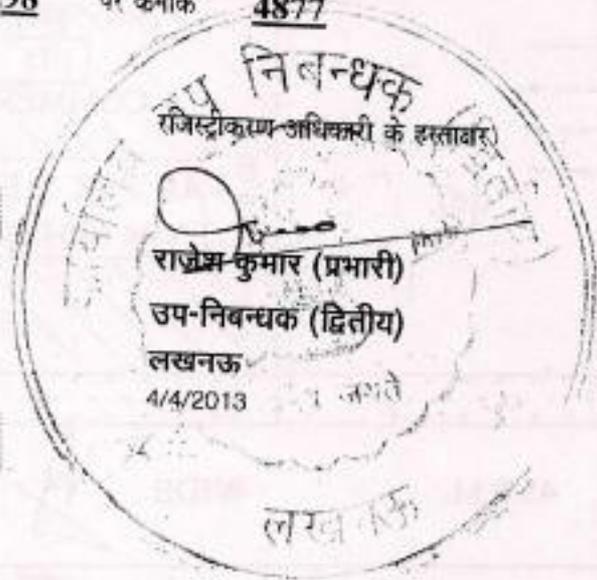
## SECTOR-1, GOMTI NAGAR EXTENTION, LUCKNOW.



आचार्य विद्यापीठ संस्थान  
 अखिल भारतीय प्रौद्योगिकी

THIS LEASE PLAN IS THE PART OF APPROVED DWG. NO:-GNE/REVISION-1/06-07, LAYOUT OF SEC-1, GOMTI NAGAR VISTAR SCHEME.	DATE :-  NORTH :-  	<div style="text-align: right;"> <p><i>(Alok Rastogi)</i> GM, NBCC</p> <p>Alok Rastogi GM, NBCC</p> </div> <div style="text-align: center;"> <p><i>Rita</i> RITA A/P.A</p> <p><i>J.N. Reddy</i> J.N. REDDY T.P</p> </div>
THIS LEASE PLAN IS PREPARED WITH ACCORDING TO THE DIM GIVEN BY DIV.3.		127

आज दिनांक 04/04/2013 को  
वही सं. 1 जिल्द सं. 13782  
पृष्ठ सं. 75 से 98 पर क्रमांक 4877  
रजिस्ट्रीकृत किया गया।



PHOTOGRAPH OF PLOT NO. 1/15  
VARDAN KHAND SECTOR-1  
GOMTI NAGAR VISTAR LUCKNOW



Alok Rastogi  
GM, NBCC Ltd.

PLOT NO 1/15

*[Signature]*  
Alok Rastogi

१  
१९३३  
१९३३  
१९३३



१९३३

**SCHEDULE OF PAYMENT**

Generated By: RAJENDRA SINGH

115

19/03/2013

1. Allotee Name : NATIONAL BUILDING CONSTT.CORP.LTD.  
 2. Registration No : 3105337  
 3. Property Id : 292568 Type Sub Type  
 4. Property No : 1/15 COMM/AGENCY/GODOWN ( 5000 SQMT COMM PLOT)  
 5. Scheme Name : GOMTI NAGAR  
 6. Sector Name : SECTOR 1  
 7.a) Cost Of Property : 203,392,000.00  
 b) Intt. Due on Property  
 c) Other Dues  
 8. Area as per Lease Plan : 7,264.00  
 9. Total Cost Of Property with interest (Consideration) : 220,171,840.00 Excess Money Deposited Rs  
 10. Amount of Stamps : PROCESSING CHARGES 500.00  
 WATER & SEWER CHARGES 5,000.00  
 11. Total Deposit Amount : 220,177,340.00

- पास में डेपॉजिट शुद्ध लाभ सतहना [छात्र] लोक से फॉलो -

12. Details of Payment

Sl. No	Date	Amount	Bank Name	Branch Name	Non Nodal Branch Name
136300	25/11/2011	17,796,800.00	UCO BANK	MAIN BRANCH HAZRATGUNJ LUCKNOW	LDA EXTN(G NAGAR) इल
1310529	17/12/2011	33,051,200.00	UCO BANK	MAIN BRANCH HAZRATGUNJ LUCKNOW	LDA EXTN(G NAGAR)
1193253	09/02/2012	152,544,000.00	UCO BANK	MAIN BRANCH HAZRATGUNJ LUCKNOW	LDA EXTN(G NAGAR) रक
1237679	26/02/2013	15,864,576.00	UCO BANK	LDA EXTN(G NAGAR)	1547/C.A.C
3158743	14/03/2013	920,764.00	UCO BANK	LDA EXTN(G NAGAR)	2231

It is certified that aforesaid amount has been deposited in the account of L.D.A. by the transferee and has been duly verified.

Checked By: [Signature]

अधिकारी (उप निदेशक) को सहायक निदेशक (आ.स.स.) द्वारा सत्यापित किया गया है।  
 19/03/13

A.O. (Accounts Officer)  
 उपाय निदेश अधिकारी

It is also certified that necessary documents are available in file and Entries regarding allotment / deposits are entered in PROPERTY DISPOSAL REGISTER.

[Signature]  
 19/03/13

[Signature]  
 19/03/13  
 SO. RAJENDRA SINGH

[Signature]  
 19/03/13  
 Property Officer (Incharge)

16

# लखनऊ विकास प्राधिकरण, लखनऊ,

प्रेषक-

संयुक्त सचिव,  
लखनऊ विकास प्राधिकरण,  
विपिन खण्ड, गोमती नगर,  
लखनऊ।

सेवा में,

सब रजिस्ट्रार,  
निबन्धन कार्यालय,  
लखनऊ।

संख्या- 255/डी.एस.(एम)/13  
दिनांक- 30/03/2013

- : विषय : -

जि.नं. 78/उपा0का/2005 योजना स्थित व्यवसायिक भूखण्ड संख्या-15-7264-वर्गमास्टर निबन्धन के सम्बन्ध में।

महोदय,

कृपया प्राधिकरण के अभिलेखों को पंजीकृत कराये जाने विषयक उपाययुक्त महोदय के पत्रांक-78/उपा0का/2005 दिनांक-20.01.2005 का अवलोकन करने का कष्ट करें, संदर्भित पत्र में दिये गये निर्देशों के अनुसार लो वि० प्रा० की योजना स्थित व्यवसायिक भूखण्ड संख्या-15-7264-वर्गमास्टर का फी-होल्ड निबन्धन पक्ष में किया जाना है। निबन्धन किये जाने हेतु प्राधिकरण द्वारा निष्पादित विलेख प्रपत्र के साथ संलग्न हैं।

अतः आपसे अनुरोध है कि संलग्न विलेख प्रपत्र का फी-होल्ड निबन्धन निष्पादित करने का कष्ट करें।

संलग्नक-यथोपरि।

भवदीय,

  
(वृजराज सिंह यादव)  
संयुक्त सचिव  
30/3/13

भाग 1

| प्रस्तुतकर्ता अपना प्रार्थी द्वारा रखा जाने वाला |

उप निबंधक कार्यालय  
लखनऊ

कम सं० 18097

लेख या प्रत्येक पर प्रस्तुत करने का दिनांक

04-Apr-2013

प्रस्तुतकर्ता का प्रार्थी का नाम

नेशनल बिल्डिंग कान्स.कार्पो.लि.द्वारा जन.मैने.आर

लेख का प्रकार

विक्रय पत्र

प्रतिफल की धनराशि

220,171,84 / 127,483,200.0

- 1. रजिस्ट्रेशन शुल्क 10,000.0
- 2. प्रतिनिधित्व शुल्क 40
- 3. निरीक्षण या तलाश शुल्क
- 4. मुहाराफत के अतिप्रभाषी करण के लिए शुल्क
- 5. कमिशन शुल्क
- 6. विविधि
- 7. साविक भत्ता



1 से 6 तक का योग

10,040.00

शुल्क वसूल करने का दिनांक

04-Apr-2013

दिनांक जब लेख प्रतिनिधि या तलाश प्रमाण पत्र

वापस करने के लिए तैयार किया

04-Apr-2013