

Onkar SINGH
Advocate
High Court Lucknow

Add: Advocate Chamber
Block-A, High Court,
Mob :- 9451088084
E-mail:- lawmitraonkarsingh@gmail.com

To,
The Technical Advisor,
U.P. Reaal Estate,
Regulatory Authority,
Lucknow.

Dated: 19 -07-2024

Subject :- Non encumbrance report and legal opinion of permission of creating an equitable mortgage upon the bearing all that Piece and Parcel of Commercial Plot No. 5-A(five-A), Measuring 6312 sqr. mtr. Situated at Ratan Khand, Sharda Nagar, Lucknow. Rajdeep Infra and Sales Pvt. Ltd. Office situated at 54 Guru Goving Singh Marg, Lucknow referred to as the proposed Project Developer.

Dear Sir,

As desired by you, the records present in the officer of Sub-Registrar Sarojaninagar Lucknow have been verified for investigation of the title in respect of property specified herein. On the basis of the documents provided to me, my report is given as under –

- 1- Description and area of the property proposed to be mortgage specified no. (s) and address of property along with boundaries and measurements. The Property proposed to be mortgage is the following :- **bearing all that Piece and Parcel of Commercial Plot No. 5-A(five-A), Measuring 6312 sqr. mtr. Situated at Ratan Khand, Sharda Nagar, Lucknow.**

Is a residential property, bounded as under –

East	:	30.0 mtr Wide Road
West	:	Plot No. C.P.- 5B
North	:	12.0 mtr Wide Road
South	:	45.0 mtr Wide Road

- 2- Nature of property (whether agricultural, Non agricultural, Commercial, Residential or Industrial, If Non agricultural, the reference and date of

Onkar Singh

conversion order from the competent authority should also be mentioned).

Ans. The said property is Residential.

- 3- Name the Mortgage/Owner and status in the account borrower or guarantor and whether Individual, sole, Proprietor, Partner Director, Karta or Trustee. In case the Owner is Partner/Director/Trustee who is mortgaging the property on behalf of partnership/ company/Trust, whether he/she has the authority, copy of the Resolution /Memorandum & Article of Association /Trust deed etc. whether examined and verified.

Ans. As per the documents-

Rajdeep Infra and Sales Pvt. Ltd. Office situated at 54 Guru Goving Singh Marg, Lucknow is referred to as the present owner and proposed mortgager.

- 4- Whether any minor lunatic or un-discharged insolvent is involved. Confirm that the Mortgage has sufficient capacity to contract. Precautionary steps to be taken.

Ans. No

- 5- Whether the property is freehold or Leasehold. If Leasehold then period of lease and if Freehold whether Urban Land Ceiling Act applies and permissions to be obtained.

Ans- Free hold property. Urban Land Ceiling Act has been abolished on dated 22-03-1999.

- 6- Source of Property ie Self acquired or Ancestral. If Ancestral then mode of succession and whether original will/probate is available.

Ans- Self Acquired.

- 7- Whether the Mortgager is co-owner and /or any partition of the property is made between the member of the family through partition Deed. If yes, whether original registered Partition. Deed is available it is only a family settlement.

Ans- Rajdeep Infra and Sales Pvt. Ltd. Office situated at 54 Guru Goving Singh Marg, Lucknow is referred to as the present owner and mortgager of the aforesaid property.

- 8- Whether the owner is in exclusive possessions of the property or it is leased/rented out to third party.

Ans- The owner is in exclusive possession of the property.

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9- Whether the property is mutated in municipal / revenue records and Mortgagor's name is reflecting and if not, the reason thereof.

Ans- Yes .

10-Whether any restriction for creation of Mortgage is Imposed under Central/State/ Local Laws. If yes, the specify whose consent or permission would be required for creation of mortgage.

Ans- No.

11-Whether the Advocate has personally visited the records.

Ans- Yes, Sub Registrar Sarojaninagar Lucknow.

12-Whether the search is being made for the period of 30years. If no, reason thereof.

Ans- I have perused the relevant records of the Sub Registrar Sarojaninagar Lucknow from 1994 to 18/07/2024 in respect of the aforesaid property. As per the standing instructions.

13-Details of documents examined/ scrutinized (this should be in chronological order with serial numbers, type/nature of document, date of execution date of registration details including the details of revenue/ society records etc.).

Ans- The undersigned has inspected the following documents.

Original Sale deed dated 07/07/2022 executed by Lucknow Development Authority Lucknow.

14-Tracing of Chain of title in favour of the Mortgagor/owner starting from the earliest document available. The nature of documents/Deed. Conveying the title should mentioned with description of parties along with the type of right it creates.

15- Ans- As per the Document referred to me, Lucknow Development Authority Lucknow was the Owner of **All that Piece and Parcel of Commercial Plot No. 5-A(five-A), Measuring 6312 sqr. mtr. Situated at Ratan Khand, Sharda Nagar, Lucknow**

And whereas Lucknow Development Authority Lucknow sold and transferred above said property in favour Of Rajdeep Infra and Sales Pvt. Ltd. Office situated at 54 Guru Goving Singh Marg, Lucknow represented through Director sri Raj kumar Mishra S/o Raj Kishore Mishra through registered Sale deed dated 07/07/2022 and dully registered in the office of sub-registrar

*Ratan Singh
Badr*

Sarojaninagar Lucknow at Bahi no. 1 Jild no. 8916 Page no. 329-354 on serial no. 24536.

On the basis of the registered sale deed dated 07/07/2022 Rajdeep Infra and Sales Pvt. Ltd. Office situated at 54 Guru Goving Singh Marg, Lucknow is referred to as the present owner and the mortgager of the aforesaid property.

16-Whether there is any doubt/suspicion about the genuineness of the original documents. If yes, then specify.

Ans- No.

17-The final Certificate of the Advocate confirming title of the Property (s) to be Mortgaged is examined by him and the same is/ are clear and marketable.

Ans – I further certify having verified the title deed submitted for legal scrutiny with the records maintained at sub-Registrar's office and I hereby opinion that to the best of my knowledge there are no prior Mortgages/ charges whatsoever as could be seen from the Non-encumbrance certificate.

In view of the above discussions, records, information and documents provided to me with respect to the status of the said property, I certify that said property is free from registered encumbrance and Rajdeep Infra and Sales Pvt. Ltd. Office situated at 54 Guru Goving Singh Marg, Lucknow is referred to as the present owner and the project develop By Rajdeep Infra and Sales Pvt. Ltd. Office situated at 54 Guru Goving Singh Marg, Lucknow Can be accepted for approval.

18-Whether any additional formalities in the completed by the proposed mortgage. If yes, state specifically in case of flats(s) property(s) in co-op societies, whether allotment letter, possession letter there certificate affidavit, power of attorney etc. is required.

Ans – N.A.

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19-Comments on Enforceability of property under SARFAESI Act act 2002 and RERA Act, 2016.

Ans- There is no bar on Enforceability of SARFAESI action and RERA Act on the said property .

Lucknow

Dated : 19 -07-2024

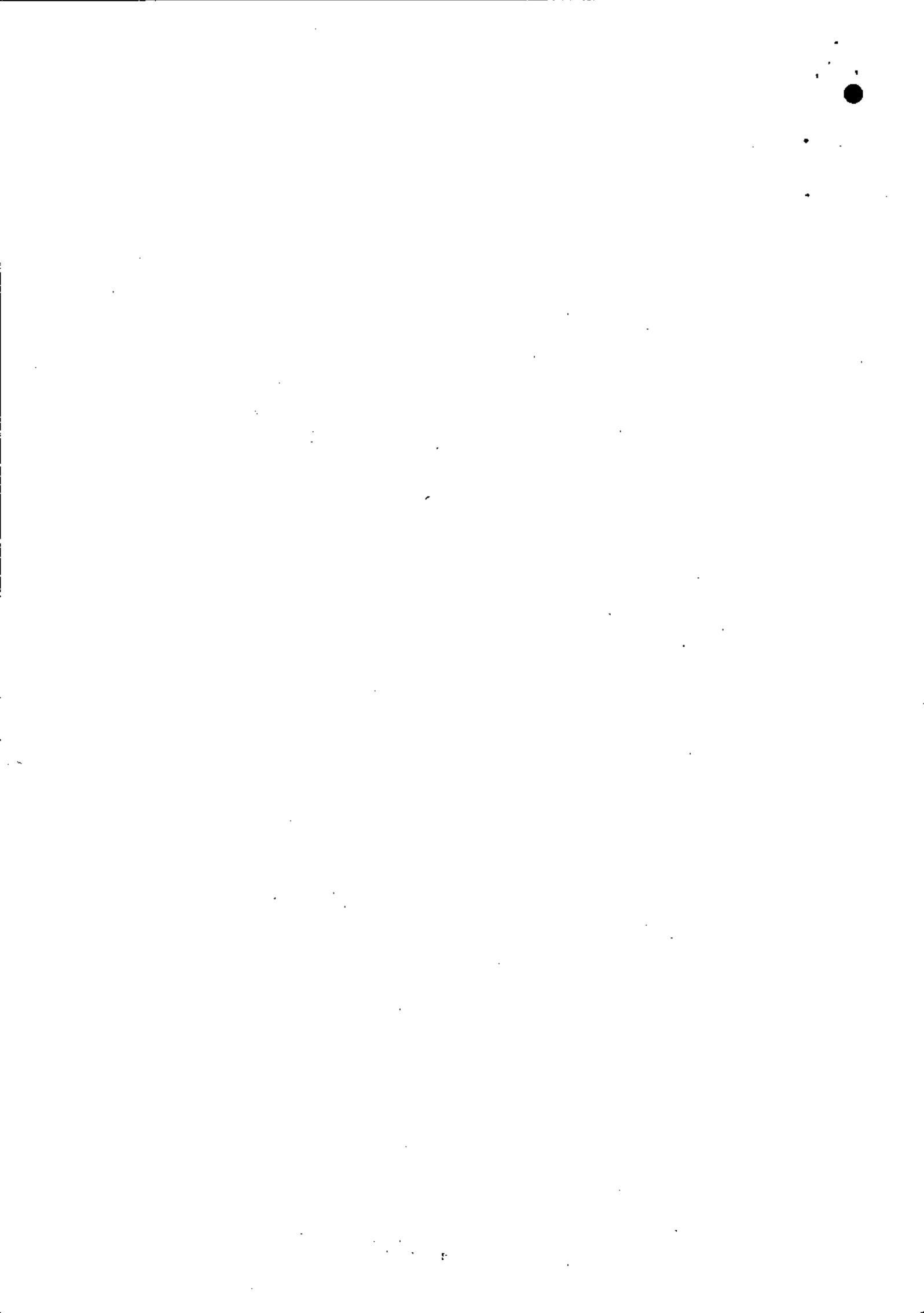
Note- That the Legal Scrutiny Report has been Signed and submitted by me, having experience of more than 10 years in lands and RERA Matters.


(Onkar Singh)
Advocate
Block-A
First Floor, Lucknow
Mob : 9044987610 9451088333

मै/हम एतद्वारा यह घोषणा करता हूँ/करते
है, कि यह फोटोस्टेट प्रति मूल दस्तावेज की
सही और यथार्थ प्रतिलिपि है।

Anand Rathore
प्रधानी विकास प्राधिकरण
वृहत् विकास प्राधिकरण, दिल्ली

Anand



Ward : Sharda Nagar
Consideration : Rs. 38,18,03,576/-
Stamp Paid : Rs. 2,67,27,500/-

Summary of Deed

1. Type of Land : Commercial/Agency/Godown
2. Ward : Sharda Nagar
3. Mohalla : Ratan Khand, Sharda Nagar Scheme,
Lucknow
4. Details of Property : Plot No. C.P.-5-B
5. Unit of Measurement in
(Hect./Sq. meter) : Sq. Meter
6. Area of Property : 6312 Sq. meter
7. Details of Road : No any
8. Other details : 30 meter wide road
(9 mtr. Road/corner etc.) & Corner
9. Type of Property : Commercial

Boundaries :

North : 30.0 Meter wide Road;
South : Plot No. C.P.- 5-B
East : 12.0 Meter wide Road;
West : 45.0 Meter 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)

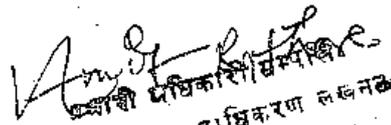
Details of Purchaser

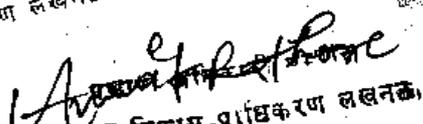
RAJDEEP INFRA AND SALES PVT. LTD., Office situated at 34 Guru
Govind Singh Marg, Lucknow (Uttar Pradesh), represented through
Director- Sri. Raj Kumar Mishra, S/o Sri Raj Kishore Mishra.

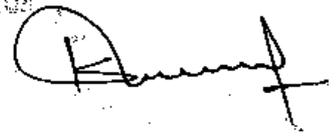
AGREEMENT TO SELL WITH POSSESSION

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

RAJDEEP INFRA & SALES PVT. LTD.


प्रभाषी अधिकाारी
लखनऊ विकास प्राधिकरण लखनऊ


लखनऊ विकास प्राधिकरण लखनऊ





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

RAJDEEP INFRA AND SALES PVT. LTD., Office situated at 54 Guru Govind Singh Marg, Lucknow (Uttar Pradesh), represented through Director Sri Raj Kumar Mishra, S/o Sri Raj Kishore Mishra (hereinafter referred to as the "**PURCHASER/SECOND PARTY**" which expression unless repugnant to the context shall always mean and include the purchaser company itself, its executors, administrators, 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 Times of India Lucknow edition, Hindustan Times Delhi edition (English Daily News Paper) and Hindustan New Delhi edition (Hindi Daily News Paper) dated 06.10.2020, and the same was also uploaded on the web-portal of Lucknow Development Authority fixing date of auction as 25.11.2020.

AND WHEREAS, the purchaser submitted its tender, pertaining to Plot No. 5-A at Ratan Khand, Sharda Nagar for Commercial purposes, and made the bid in the auction of Rs. 38,18,03,576/-, against the reserve price fixed of Rs. 13,08,03,576/-, which was the highest as out of 15 Bids, as such the bid of the purchaser was recommended by the Auction Committee, which was approved by the Vice-Chairman same day.

AND WHEREAS, the allotment letter pertaining to the said Commercial Plot No. C.P.- 5A was sent by Lucknow Development Authority to the purchaser vide dispatch No. 775/JS(D)/21, dated 08/01/2021. Informing the purchaser that the Estimated Cost of the Plot is Rs.38,18,03,576/- with interest, and after adjusting the amount deposited till date, the rest amount was required to be deposited in 21 (twenty one) quarterly installments with interest.

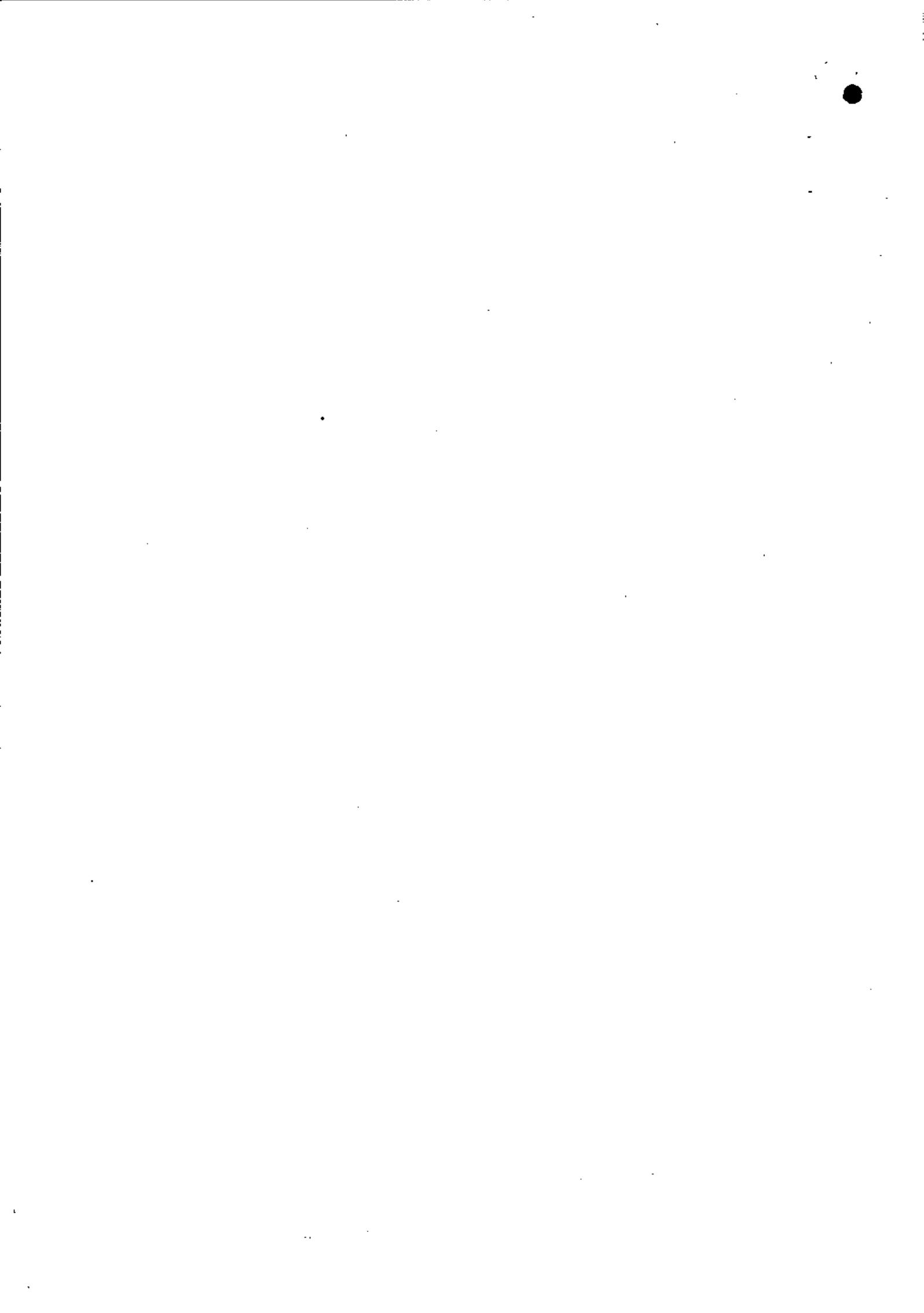
Anand Rathore
उत्तरी अधिकारी सम्पात
लखनऊ विकास प्राधिकरण लखनऊ.

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[Signature]
DIRECTOR

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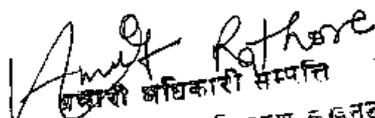
AND WHEREAS, at the time of sending the allotment letter, the calculation was made regarding expected area of land as 6312 (Six Thousand Three Hundred Twelve) sq. meters, and at the time of preparation of lease plan, the land area of the said plot remained same so there was no need to pay any extra amount for that. In the quarterly installments for five years, the First Installment of Rs.8,23,70,536/- was due on 22/02/2021 and remaining installments of Rs. 1,96,95,018/- were to be started from 08/04/2021, which information was sent by L.D.A. to the purchaser through the Allotment letter. The purchaser was also required to deposit the processing charges Rs. 1000/- processing charges and Rs.5000/- towards water sewer charges, before the date of execution of agreement to sell.

AND WHEREAS, the required amount of Rs.21,59,59,923/- has been deposited by the purchaser which includes Free hold charges, processing charges and water sewer charges. Since the processing charges and water sewer charges are not included in the sale consideration amount so the purchaser has paid a sum of Rs.21,59,53,923/- towards the Sale consideration for the Plot. The purchaser has requested to deliver the possession of land and to pay the rest amount in 7(Seven) quarterly installments Rs.2,97,66,490/- with interest for which purposes the terms and conditions were required to be reduced into writing by way of a document in the nature of agreement, as such the necessity for execution of the present agreement to sell.

HENCE THIS AGREEMENT TO SELL WITNESSETH AS UNDER

1. That in consideration amounting to the premium amount of Rs.21,59,53,923/- (Rupees Twenty One Crore Fifty Nine Lac Fifty Three Thousand Nine Hundred Twenty Three Only) which includes 50% of the estimated Sale Consideration of Rs. 38,18,03,576/- (Rupees Thirty Eight Crore Eighteen Lakh Three Thousands Five Hundred and Seventy Six only) along with interest and the freehold charges having received from the purchaser the seller has allotted the land bearing Commercial Plot no. 5-A (Five -A), bearing an area of 6312 Sq. meter (Six Thousand Three Hundred Twelve) Square meter for

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प्रकारी अधिकारी सम्पत्ति
सखनक विकास प्राधिकरण लखनऊ.


DIRECTOR
प्रकारी अधिकारी सम्पत्ति
सखनक विकास प्राधिकरण लखनऊ.



Commercial purposes situated at Ratan Khand, Sharda Nagar, Lucknow in favour of the purchaser, morefully described in schedule of property given at the foot of this Deed and marked with Italic lines in the annexed plan which forms part of this deed.

2. That out of the premium amount the purchaser has already deposited above 50% amount of estimated sale consideration and for the rest payment of Rs. 20,83,65,430/- (Rupees Twenty Crore Eighty Three Lakhs Sixty Five Thousand Four Hundred Thirty) has been requested to be paid by the purchaser by way of installments, as such according to rules, the purchaser has been permitted to make payment of the rest amount by way of 7 (Seven) quarterly installments with interest @ Rs. 8.95% per annum. Hence upon costing for payment in this regard each installment becomes payable @ Rs. 2,97,66,490/- (Rupees Two Crore Ninety Seven Lakh Sixty Six Thousand Four Hundred Ninety).
3. That according to costing for payment of rest amount, the quarterly installments have been started from 08.01.2022. In this manner all the 7 (Seven) quarterly installments payable by the purchaser with 8.95% per annum interest and the due date for payment thereof shall be paid in the following manner as mentioned in the payment Schedule as given hereunder:-

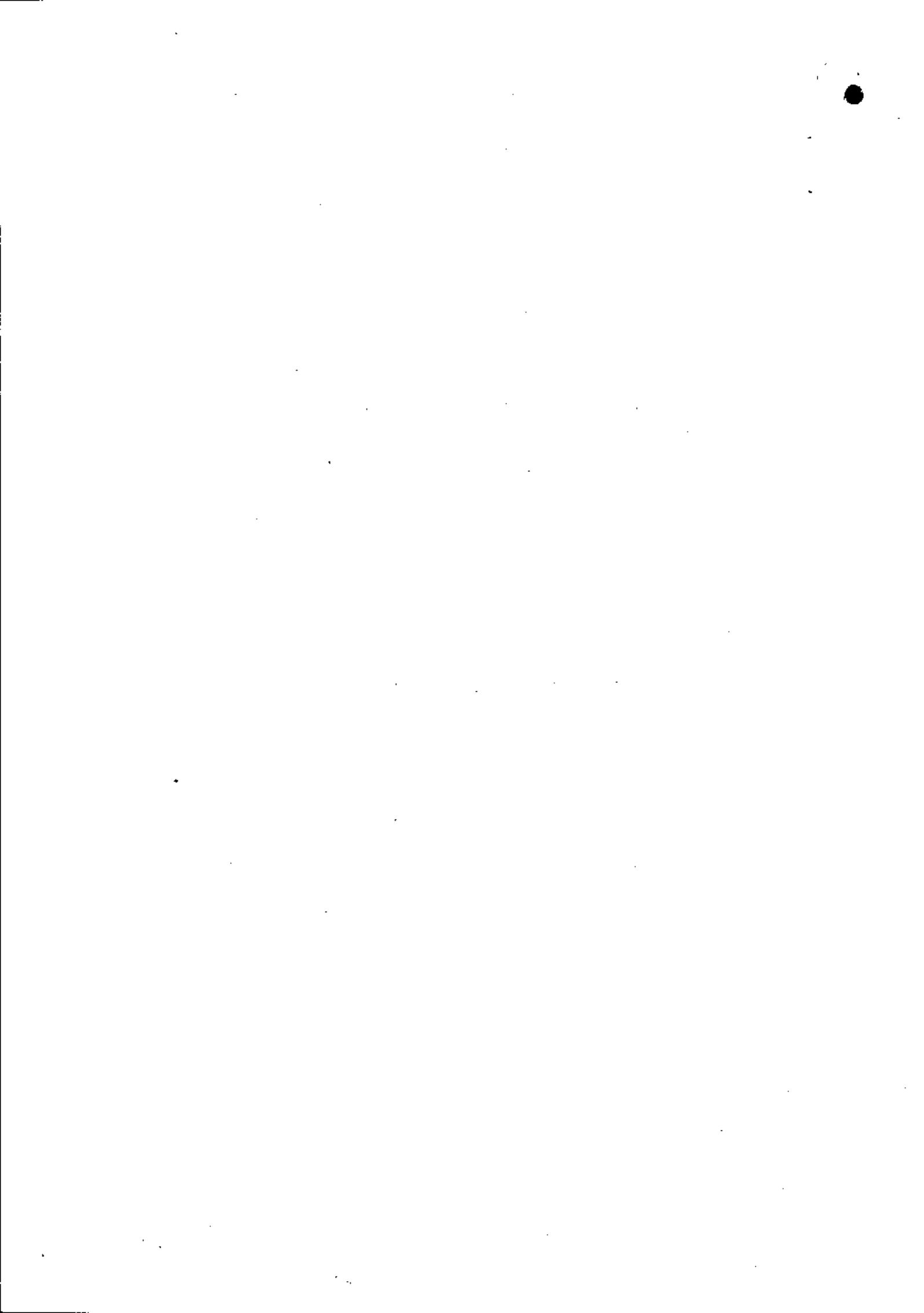
Payment Schedule

Quarterly Installment	Amount (in Rs.)	Due date
I.	2,97,66,490/-	08.01.2022
II.	2,97,66,490/-	08.04.2022
III.	2,97,66,490/-	08.07.2022
IV.	2,97,66,490/-	08.10.2022
V.	2,97,66,490/-	08.01.2023
VI.	2,97,66,490/-	08.04.2023
VII.	2,97,66,490/-	08.07.2023

RAJDEEP INFRA & SALES PVT. LTD.

Anil Kothore
प्रधानी अधिकारी सम्पत्ति
बल्लभ विकास प्रा.सि.व.रण लखनऊ.

Anil Kothore
DIRECTOR
प्रधानी अधिकारी सम्पत्ति
बल्लभ विकास प्रा.सि.व.रण लखनऊ.



4. That it shall be compulsory for the purchaser to make payment of each installment strictly on due date and if the purchaser may fail to deposit the installment on due date then the penal interest @ 10.95% simple Interest shall be charged. But if all the installments are not being deposited till 08/07/2023 along with penal interest in that case the remaining amount will be converted in to 10 quarterly installments with Simple Interest @13% and in case of further delay the purchaser shall be liable to pay additional penal interest @16% compounded yearly.
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 50% of the Sale consideration amount which have been deposited by the purchaser, as such 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 as freehold by Lucknow Development Authority in favour of the purchaser.
6. That in case of default in making payment of consideration amount as mentioned in "Schedule of Payment" given in Para-3 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 four consecutive installments then the Vice-Chairman shall have power to pass any 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.

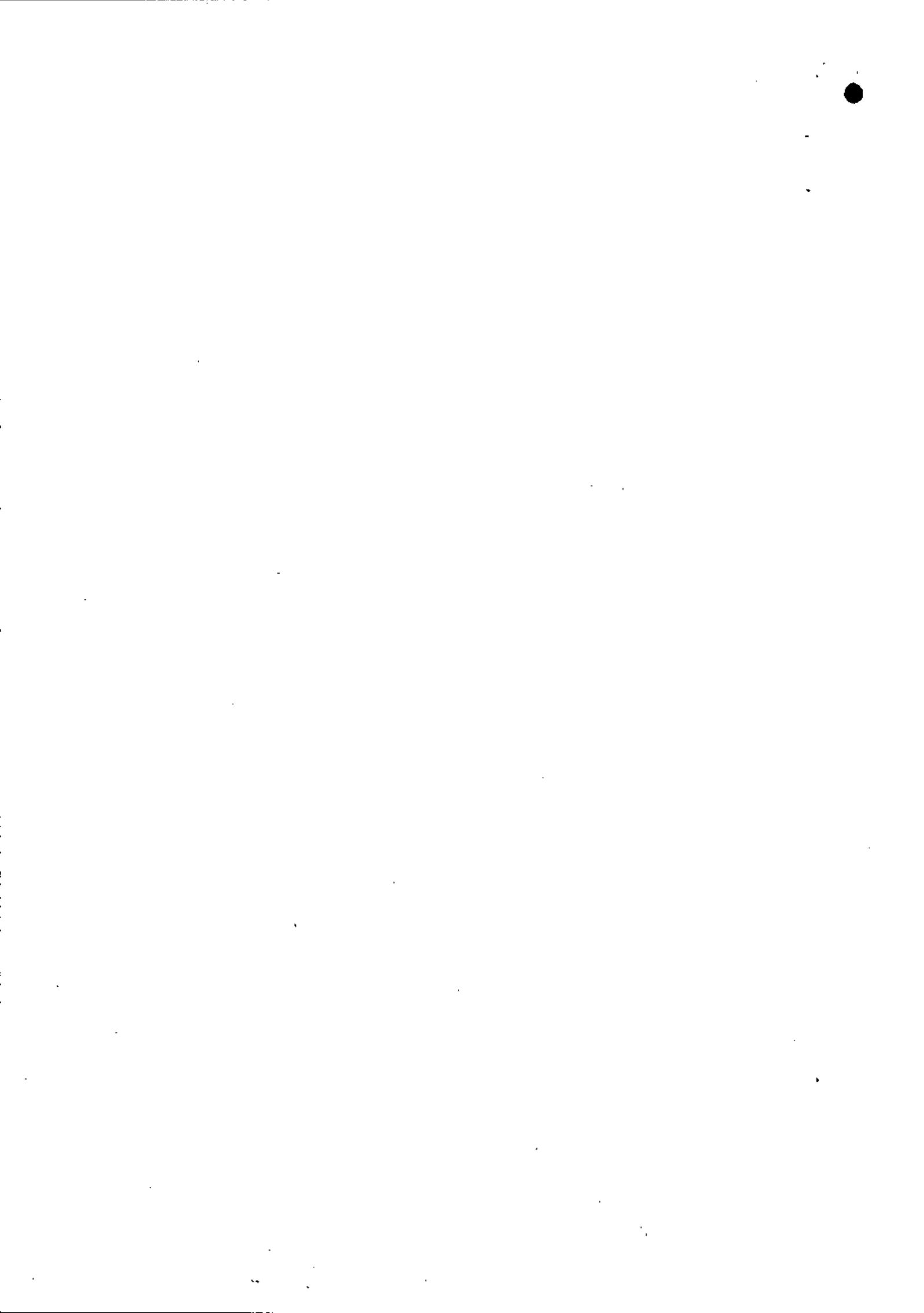
RAJDEEP INFRA SALES PVT. LTD.

Anmit Raghore
 प्रकाशी अधिकारी सम्पत्ति
 लखनऊ विकास प्राधिकरण लखनऊ

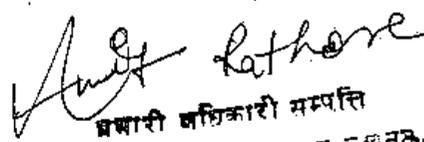
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[Signature]
 DIRECTOR

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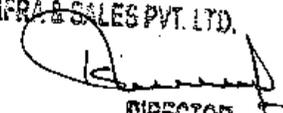


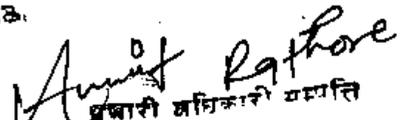
9. That possession of land has been delivered to the purchaser at the time of execution of the present deed.
10. That the second party shall raise constructions according to plan duly approved in this regard from the competent authority L.D.A. Lucknow for Commercial purposes preferably within a period 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 a case may be shall be obtained by the purchaser/second party at his own 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 shall be permissible maximum 60% of the land area and the FAR shall be 1.50.
15. That the set backs shall be applicable in accordance with भवन निर्माण एवं विकास उपविधि 2000.
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"


प्रभारी अधिकारी सम्पत्ति

नखनड विकास प्राधिकरण लखनऊ.

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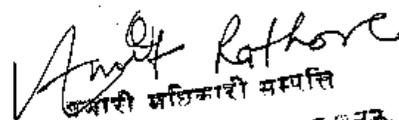

DIRECTOR


प्रभारी अधिकारी सम्पत्ति

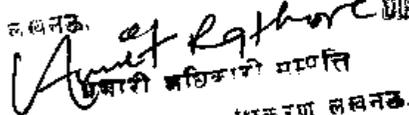
नखनड विकास प्राधिकरण लखनऊ.



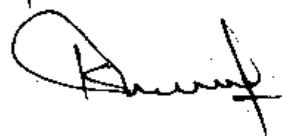
18. That the purchaser shall also be bound to raise construction with a provision of anti earth quack system including the provision for rain water harvesting and making provision according to rules of Fire fighting.
19. That after raising full constructions and complete development of the property over the land in question the purchaser shall have to obtain the Completion Certificate from the Competent Authority as provided under the provisions of U.P. Urban Planning and Development Act, 1973.
20. That the purchaser shall neither before nor after execution of sale deed pertaining to Plot No. C.P-8A 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


Anand Rathore
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RAJDEEP INFRA & SALES PVT. LTD.


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उपकारी अधिकारी सम्पत्ति
सखनड विकास प्राधिकरण लखनड.

DIRECTOR

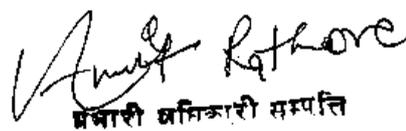




pertaining to increased amount of compensation payable to the farmers in proportionate manner and upon such demand in future, the purchaser shall be liable to make payment of the aforesaid amount lawfully demanded by L.D.A. for making payment to farmers towards increased amount of compensation. And the purchaser covenant to abide by the same.

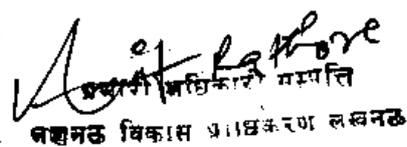
23. That in case at any time it may be found that the second party have obtained the allotment by fraud or mis-representation, undue influence etc. then the allotment will be cancelled and if a sale deed is executed on the basis of such allotment obtained by fraud, undue influence etc. then the sale 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 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.
26. That as already mentioned above the purchaser shall have to raise construction upon the allotted land for Commercial purposes in accordance with the Map sanctioned from the Competent Authority and after raising constructions the purchaser can make allotment of constructed units to prospective buyers, but sale deed in favour of the prospective buyer shall not be executed by the purchaser till the purchaser gets the sale deed executed from Lucknow Development Authority, pertaining to land in question after making full and final payment.

RAJDEEP INFRA & SALES PVT. LTD.


प्रभारी अधिकारी सम्पत्ति

नखनड विकास प्राधिकरण लखनऊ.


DIRECTOR


प्रभारी अधिकारी सम्पत्ति

नखनड विकास प्राधिकरण लखनऊ



27. That no legal proceedings of any kind may be commenced beyond the territorial limits of Lucknow Jurisdiction.
28. That the expenses for execution and registration of this deed shall be borne by the purchaser.
29. 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 estimated consideration amount becomes payable. As such the valuation for the purposes of payment of stamp duty, the land in question has been allotted in consideration to the premium amount of Rs. 38,18,03,576/- which includes free hold charges. In this manner the total consideration payable by the purchaser to the seller including freehold charges comes to Rs. 38,18,03,576/-, upon which stamp duty worth Rs. 2,67,26,250.32/- becomes payable, hence the stamp duty total amounting to Rs. 2,67,27,500/- has been paid herewith by the purchaser, through e-stamp certificate No. IN-UP42596049825514U, dated 14 Mar-2022 of Rs.1,51,17,500/- and e-stamp certificate No. IN-UP78552524185888U, dated 29 Apr-2022 of Rs.1,16,10,000/- 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. 5-A (Five -A), bearing an area of 6312 Sq. meter (Six Thousand Three Hundred Twelve) Square meter, situated at Ratan Khand, Sharda 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	:	30.0 Meter wide Road;
South	:	Plot No, C.P.- 5-B
East	:	12.0 Meter wide Road;

Anand Pathore
 प्रभासी मचिन्की मणपति
 लखनऊ विकास प्राधिकरण लखनऊ

RAJDEEP INFRA & SALES PVT. LTD.

Anand Pathore
 DIRECTOR

Anand Pathore
 प्रभासी मचिन्की मणपति
 लखनऊ विकास प्राधिकरण लखनऊ

आवेदन सं: 202201041030506

विक्रय पत्र

पृष्ठ सं: 1

रजिस्ट्रेशन सं: 24536

वर्ष: 2022

प्रतिफल- 381803576 स्टाम्प शुल्क- 26727500 बाजारी मूल्य - 381804000 पंजीकरण शुल्क - 3818040 प्रतिनिधिकरण शुल्क - 80 योग : 3818120

श्री राजदीप इन्फ्रा एंड प्रांलि० द्वारा
राज कुमार मिश्रा अधिकृत पदाधिकारी/ प्रतिनिधि
पुत्र श्री राज किशोर मिश्रा
व्यवसाय : व्यापार
निवासी: 54,एफ गोविन्द सिंह लखनऊ उ०प्र०

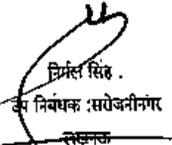


श्री, राजदीप इन्फ्रा एंड प्रांलि० द्वारा

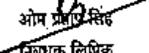
राज कुमार मिश्रा अधिकृत पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 07/07/2022 एवं 12:35:04 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


रजेंद्र सिंह
के निबंधक : सरोजनीनगर
संभल

07/07/2022


ओम प्रकाश सिंह
निबंधक लिपिक
07/07/2022

West : 45.0 Meter wide Road;

IN WITNESS WHEREOF, Sri Amit Rathore as Prabhari Adhikari (Sampatti), Lucknow Development Authority, Lucknow for and on behalf of the seller/first party and Sri Raj Kumar Mishra, as Director for and on behalf of the purchaser, have appended their hands to these presents in presence of the witnesses at Pradhikaran Bhawan, Vipin Khand, Gomti Nagar Scheme, Lucknow on the day, month and year mentioned below.

Lucknow/Dated :

Amit Rathore
For and on behalf of
Seller/L.D.A. (First Party)
बिक्रेता के लिये



Witnesses :-

1. Signature..... *[Signature]*
.....
Office Superintendent
L.D.A., Lucknow

For and on behalf of
Purchaser/ Second Party

RAJDEEP INFRA & SALES PVT. LTD.

[Signature]
DIRECTOR

2. Signature..... *[Signature]*
Rajesh Kumar Dixit
S/o Late Kailash Nath Dixit
R/o 566/41 Jaiprakash Nagar
Alambagh, Lucknow
Occupation : Service
Mob. No. 9984921000



[Signature]
[Fingerprint]

Prepared By

Drafted By :-



[Signature]
(Alok Nath)
Dealing Clerk
(ALOK NATH)
SCHEM... ..
LUCKNOW DEVELO... .. AUTHORITY

(Siddharth Vikram Asthana)

Advocate

Counsel for L.D.A.

Mob. No. 9889844757



Amit Rathore
प्रभारी अधिकारी सम्पत्ति
लखनऊ विकास प्राधिकरण लखनऊ

आवेदन सं०: 202201041030506

पृष्ठी सं०: 1

रजिस्ट्रेशन सं०: 24536

वर्ष: 2022

निष्पादन लेखपत्र बाद सुनने व समझने मजदुर व प्राप्त घनराशि ८ प्रलेखानुसार उक्त

विक्रेता: 1

इस बात से संतुष्ट हो जाने पर कि इस लेखपत्र का निष्पादन श्री लखनऊ विकास प्राधिकरण लखनऊ के द्वारा अभित राठौर, प्रभाषी अधिकारी सम्पत्ति 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 राजदीप इन्द्रा एंड प्रा० लि० के द्वारा राज कुमार मिश्रा, पुत्र श्री राज किशोर मिश्रा

निवासी: 54, गुरु गोविन्द सिंह लखनऊ च० प्र०

व्यवसाय: व्यापार



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री राजेश कुमार दीक्षित, पुत्र श्री कैलाश नाथ दीक्षित

निवासी: जय प्रकाश नगर अपोजिट सचदेवा ट्रेडर्स आलमबाग लखनऊ

व्यवसाय: नौकरी



पहचानकर्ता: 2

श्री प्रदीप कुमार फेसरवानी, योजना सहायक

निवासी: लखनऊ विकास प्राधिकरण लखनऊ

व्यवसाय: नौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

निरमल सिंह

उप निबंधक; सरोजनीनगर

लखनऊ

07/07/2022

ओम प्रदीप सिंह

निबंधक लिपिक लखनऊ

07/07/2022

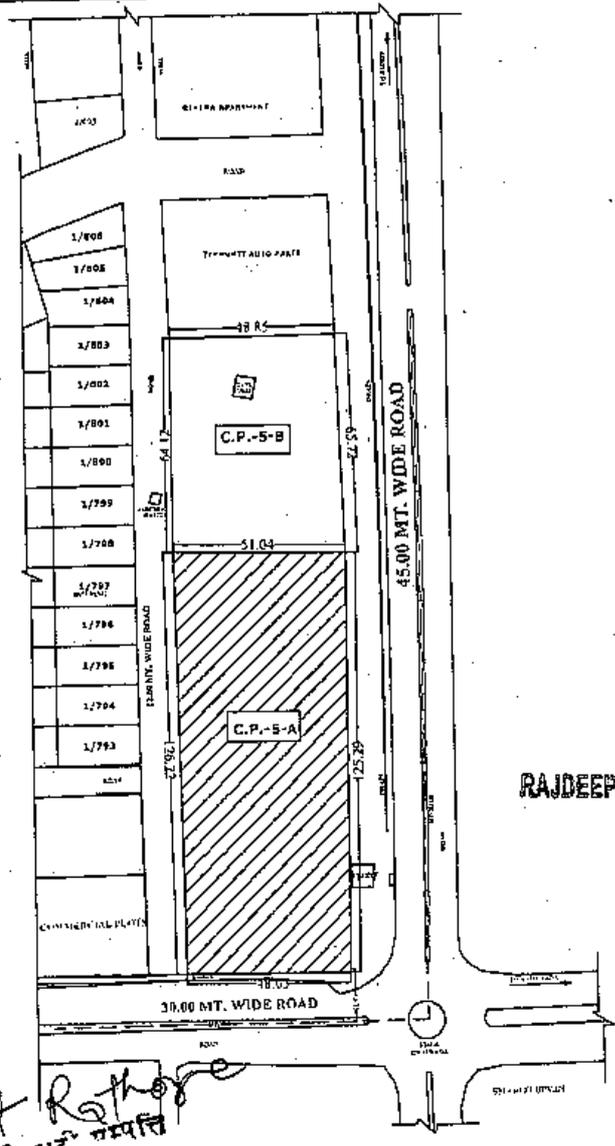
ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगुठे नियमानुसार लिए गए हैं।

टिप्पणी:

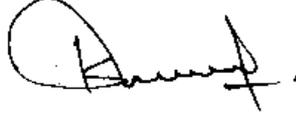
LUCKNOW DEVELOPMENT AUTHORITY

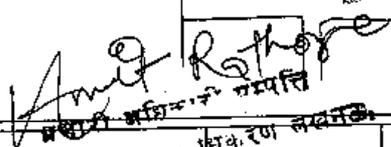
ALLOTTED TO SRL/SMT. : <u>RAJDEEP INFRA AND SALES PVT LTD</u> COMM. PLOT NO. : <u>PLOT NO.-C.P.-5-A</u> SIZE : <u>AS PER DRG.</u> AREA : <u>6312.00 SQ.MT.</u>		BOUNDARY: NORTH : <u>30.00 MT. WIDE ROAD</u> SOUTH : <u>PLOT NO.- C.P.-5-B</u> EAST : <u>12.00 MT. WD. ROAD</u> WEST : <u>45.00 MT. WD. ROAD</u>
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RATAN KHAND-1, RAIBARELLY ROAD, LUCKNOW.

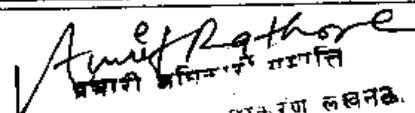


RAJDEEP INFRA & SALES PVT. LTD.

DIRECTOR



 वसन्त विकास प्राधिकरण लखनऊ

REF. FILE NO.-354/C.T.P./INDEX/2020	DATE-28.05.22
DRG. NO.-SUB/CP-5/RATAN KHAND/2020	
THIS SITE PLAN IS PREPARED AS PER DRG. NO.- SUB/CP-5/RATAN KHAND /2020. SANCTIONED BY DATE -04-09.2020.	
THIS SITE PLAN ISSUED AS PER C.T.P.ORDER GIVEN ON FILE NO.- E-30 RATNAKAR KHAND DT. 11-09-19 BY A.P.A. LEVEL.	


 वसन्त विकास प्राधिकरण लखनऊ
MURARI LAL
D.MAN 28/5/2022


VIKRAM SINGH
A.P.A.

आवेदन सं०: 202201041030506

बही संख्या 1 जिल्द संख्या 8916 के पृष्ठ 329 से 354 तक क्रमांक 24536 पर दिनांक 07/07/2022 को
रजिस्ट्रीकृत किया गया।

**PREETI
VIKRAM**

Digitally signed
by PREETI VIKRAM
Date: 2024.07.12
15:23:21 +05'30'

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

निर्मल सिंह

उप निबंधक : सरोजनीनगर

सखनऊ

07/07/2022