

- 1-भूमि का प्रकार-
- 2-वार्ड परगना-
- 3-मोहल्ला/ग्राम-
- 4-सम्पत्ति का विवरण (सम्पत्ति नं०)-
- 5-मापन की इकाई (हेक्टेयर/वर्गमीटर)- वर्गमीटर में
- 6-सम्पत्ति का क्षेत्रफल- वर्गमीटर का
- 7-सड़क की स्थिति (परिशिष्ट के अनुसार)-
- 8-अन्य विवरण (9 मीटर रोड/कार्नेर इत्यादि)-
- 9-सम्पत्ति का प्रकार-प्लाट/फ्लैट/मकान/दुकान/कृषि-
- 10-कुल आच्छादित क्षेत्रफल-
- 11-स्थिति-फिनिशड/सेमीफिनिशड/अन्य-
- 12-पेड़ों का मूल्यांकन-
- 13- बोरिंग/कुआँ/अन्य
- 14- निर्मित क्षेत्रफल-
- 15- निर्माण का वर्ष-
- 16- सहकारी आवास समिति के सदस्य से संबंधित है-हाँ/नहीं-
- 17- प्रतिफल की धनराशि-रूपये में- /-

**चौहद्दी फ्लैट संख्या :-**

पूरब-	फ्लैट
पश्चिम-	फ्लैट
उत्तर-	गैप
दक्षिण-	गैप

प्रथम पक्ष की संख्या-1

द्वितीय पक्ष की संख्या-1

**प्रथम पक्ष/विक्रेता का विवरण-**

- 1- संस्था का नाम-

**द्वितीय पक्ष/केता का विवरण:-**

- 1-

STAMP FEES RS. ....

LEASE DEED OF PRAYAGRAJ DEVELOPMENT AUTHORITY, PRAYAGRAJ  
LAND FOR BUILDING PURPOSES

THIS INDENTURE made on this \_\_\_\_\_ day of \_\_\_\_\_ ..... between the Prayagraj Development Authority a body corporate under President Act No. 11 of the 1973 enacted in the Twenty fifth year of the republic of India through its \_\_\_\_\_ (hereinafter called the Lessor) which expression shall include their successors also of the one part and ----- (hereinafter called the Lessee) which expression shall include their heirs, executors, successors and Assigns of the second part.

WHEREAS under the rules relating to the disposal of the building sites in the ..... of the Second part, The Secretary, Prayagraj Development Authority to the plot of land hereinafter described to the lessee in manner hereinafter appearing and whose full cost to **Rs.** ...../- has since been paid to the lessor and the agreement has been confirmed by the Prayagraj Development Authority as required by the rules. NOW THIS INDENTURE WITNESSETH that in consideration of the sum of **Rs.** ...../- paid to the lessor towards premium in the lease hold receipt whereof is hereby acknowledged and of the lease rent hereinafter reserved and of the conveyents on the part of the lessee hereinafter contained, The Prayagraj Development Authority do hereby demised unto the lessee all that plot of land about ..... of the **built up** area ..... **sq. meter** at ....., PRAYAGRAJ which plot of land is more particularly described in the schedule herein under written and with the boundaries thereof is for greater clearness delineated on the plan annexed to these presents and whereon coloured red AND;

WHEREAS the Prayagraj Development Authority has already constructed residential flat **no.** ..... on the demised premises according to plan duly approved for providing housing facilities to person of INCOME GROUP and same has been allotted in favour of ..... That the Prayagraj Development Authority demised by a lease of flat no. .... the boundaries and area whereof specified at the foot of this lease deed in favour of ..... under the terms stated in this INDENTURE made on this \_\_\_\_\_ day of \_\_\_\_\_ .BETWEEN THE PRAYAGRAJ DEVELOPMENT AUTHORITY through its Secretary, Prayagraj Development Authority for the time being of the one part and ..... (hereinafter called the Lessee) of the other part. NOW THIS INDENTURE WITNESSETH that in consideration of the rent hereinafter specified and of the conveyents on the part of the lease hereinafter contained ..... do hereby lease unto the aforesaid lessee all that plot of land containing by measurement **1/7** of the **built up** area ..... **sq. meter** .....at ..... HOUSING SCHEME, ..... which said plot of land is more particularly described in the schedule hereunder together with all rights, easements and appurtenances whatsoever to the said plot of land to hold the premises hereby demised unto the said lease for the terms of 90 years from the date of possession. During the said term, lessee will pay all taxes and assessed charges as imposed upon the said premises hereby desire on the flat created thereon or may hereinafter be further erected by way of addition or alteration to the existing flat on the said plot provided further that it is hereby agreed that the said lessee, his/her executors, shall not assigns or underlet/sublet or otherwise part with land hereby demised or any part thereof without the permission of the Prayagraj Development Authority.

PROVIDED ALWAYS it is hereby declared that if said lease rent or any part thereof shall at any time be in arrears and unpaid for the space of the one calendar month next after any of the said days where on the same shall have become the whether the said shall been lawfully demand or not or if there shall be any breach of non observance by or on his/her part to the observed and performed that and is any such case it shall be lawful for the Prayagraj Development Authority notwithstanding the waiver of any previous cause or right of re-entry to enter into or upon the said demised premises and building or any part thereof whereof whereupon the same shall remain to the use of and be vested in the Prayagraj Development

Authority and this demise shall absolutely determine. PROVIDED ALWAYS that such renewed lease shall be granted only at such enhanced rents within a percentage or enhancement of the premises hereby demised shall contain such of the covenants provisions and conditions in these presents contained shall be applicable.

Any difference in amount of final calculation of the cost will be payable by either party as required. It is also made clear under this Lease Deed that if the cost of land increases due to compensation awarded by the Judge under reference cases, the allottee shall be bound to pay the cost of the land etc. accordingly, and in case, the allottee fails to pay the cost as above, the same shall be recoverable, as arrears of land revenue, along with interest. Any dispute regarding registration/ allotment/ possession/ development and construction etc. is subject to the jurisdiction of the Civil Court at Allahabad.

PROVIDED that the lessee aforesaid shall not sub divide part with or sub lease the land of demised premises hereby demises to him/her.

IN WITNESS whereof the parties hereto have set their hands this day and year first above written.

FLAT NO. .... INCOME GROUP, ..... HOUSING SCHEME, ..... AS SHOWN IN RED IN THE ATTACHED SITE PLAN. .... OF THE BUILTUP AREA ..... SQ. METER LEASE RENT **RS.** ...../- PREPAID FOR THE PERIOD OF 90 YEARS.

**BOUNDARIES OF FLAT NO.**

EAST : \_\_\_\_\_

WEST ;

NORTH :

SOUTH:

नोट:- यह लीज डीड शासनादेश संख्या क०नि०-7-440/11-2015-700 (111)/13 दिनांक 30 मार्च, 2015 के क्रम में निष्पादित की जा रही है। प्रस्तुत लीज डीड में भूमि के मूल्य रु० एवं 10 प्रतिशत लीजरेन्ट रु० /- कुल धनराशि रु० /- पर 7 प्रतिशत की दर से रु० /- का स्टैम्प अदा किया गया है, जिसका नम्बर दिनांक है। निर्मित क्षेत्रफल की सेल डीड अलग से निष्पादित की गयी है, जिसपर रु० ..... का ई स्टैम्प अदा किया गया है। लीज डीड निष्पादन के पश्चात् कब्जा दिया जायेगा।

WITNESSES:-

1-

2-

LESSEE

JOINT SECRETARY /ZONAL OFFICER

- भूमि का प्रकार-
- 2-वार्ड परगना-
- 3-मोहल्ला/ग्राम-
- 4-सम्पत्ति का विवरण (सम्पत्ति नं०)-
- 5-मापन की इकाई (हेक्टेयर/वर्गमीटर)- वर्गमीटर में
- 6-सम्पत्ति का क्षेत्रफल- वर्गमीटर
- 7-सड़क की स्थिति (परिशिष्ट के अनुसार)-
- 8-अन्य विवरण (9 मीटर रोड/कार्नर इत्यादि)-
- 9-सम्पत्ति का प्रकार-प्लॉट/फ्लैट/मकान/दुकान/कृषि-
- 10-सम्पत्ति का कुल क्षेत्रफल(बहुमंजिला भवन की स्थिति में)-
- 11-कुल आच्छादित क्षेत्रफल-
- 12-स्थिति-फिनिशड/सेमीफिनिशड/अन्य-
- 13-पेड़ों का मूल्यांकन-
- 14- बोरिंग/कुआँ/अन्य
- 15- निर्मित क्षेत्रफल-
- 16- निर्माण का वर्ष-
- 17- सहकारी आवास समिति के सदस्य से संबंधित है-हाँ/नहीं-
- 18- प्रतिफल की धनराशि-रूपये में-

**चौहद्दी फ्लैट संख्या \_\_\_\_\_ :-**

- पूरब-
- पश्चिम-
- उत्तर-
- दक्षिण-

प्रथम पक्ष की संख्या-1

द्वितीय पक्ष की संख्या-1

प्रथम पक्ष/विक्रेता का विवरण-

1-

द्वितीय पक्ष/क्रेता का विवरण:-

1-

STAMP FEES RS. ....../-

**SALE DEED OF PRAYAGRAJ DEVELOPMENT AUTHORITY, PRAYAGRAJ**

THIS INDENTURE made on this \_\_\_\_\_ day of \_\_\_\_\_ ..between the Prayagraj Development Authority a body corporate under President Act No. 11 of the 1973 enacted in the Twenty fifth year of the republic of India through its .....(hereinafter called the Vendor) which expression shall include their successors also of the one part and (hereinafter called the Vendee) which expression shall include their heirs, executors, successors and Assigns of the second part.

WHEREAS the said vendor have constructed flat for person of the **HIGHER INCOME GROUP** and now owned by the ..... and whereas vendor are full owner of the said flat with absolute power of disposal of the same.

AND WHEREAS aforesaid flat have been constructed under the **HIGHER INCOME GROUP** for also to the person qualifying himself /herself in one lump sum full price thereof amounting Rs. /- under the said scheme AND;

WHEREAS aforesaid second party being qualified to get one of these flat have applied for the flat no. \_\_\_\_\_ in whose favour the aforesaid flat was allotted vide Secretary's order dated \_\_\_\_\_ and the vendor first party being satisfied that aforesaid second party fulfills the conditions for getting one of the aforesaid built up flat.

WHEREAS the second party has paid to the vendor first party the sale price of the said flat in full amounting **Rs.** /- and vendor has put the original allottee in full possession thereof with effect from **registration of sale deed** and the vendee second party now wants the requisite sale deed on the same being executed in his/her favour on the terms and conditions of the said flat a copy of which has been obtained by him/her AND; Actual possession letter given by **PRAYAGRAJ DEVELOPMENT AUTHORITY** after registration of Sale Deed.

WHEREAS the vendee second party has further agreed to bear the entire expenses of conveyances and registration of sale deed by the vendor first party in his/her favour and agreed to take lease of the site of the said flat on the usual terms and conditions of lease from the date of possession on prescribed lease rent.

WHEREAS the **PRAYAGRAJ DEVELOPMENT AUTHORITY** has sanctioned the transfer of the said flat in favour of the vendee second party.

Any difference in amount of final calculation of the cost will be payable by either party as required. It is also made clear under this sale deed that if the cost of building increases due to any reason, the allottee shall be bound to pay the cost of the building etc. accordingly, and in case, the allottee fails to pay the cost as above, the same shall be recoverable, as arrears of land revenue, along with interest. Any dispute regarding registration/ allotment/ possession/ development and construction etc. is subject to the jurisdiction of the Civil Court at Allahabad.

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of **Rs.** /- paid to the said vendor by the said vendee the receipt whereof the said vendor does hereby acknowledge subject to the condition of **HIGHER INCOME GROUP HOUSING SCHEME** for the built up flat the first party hereby transfer conveys and assigns unto the vendee all the hereditaments and \_\_\_\_\_ constructed on an area of more or less **sq. meter** of the lease hold land bounded as under:-

**BOUNDARIES OF FLAT NO. :-**

EAST :

WEST ;

NORTH :

SOUTH:

नोट:- यह सेल डीड शासनादेश संख्या क०नि०-7-440/11-2015-700 (111)/13 दिनांक 30 मार्च, 2015 के क्रम में निष्पादित की जा रही है। प्रस्तुत सेल डीड में चारों फ्लैट के निर्मित क्षेत्रफल के मूल्य रु० /-, कार पार्किंग मूल्य रु० /-, जी०एस०टी० रु० /-, सर्विस चार्ज रु० /-, कार्पस फण्ड रु० /- एवं सर्विस टैक्स रु० /- सहित कुल धनराशि रु० /- पर 7 प्रतिशत की दर से रु० /- का ई स्टैम्प अदा किया गया है, जिसका नम्बर दिनांक है। फ्लैट के भूमि क्षेत्रफल की लीज डीड अलग से निष्पादित की गयी है, जिसपर रु० /- का ई स्टैम्प अदा किया गया है। फ्लैट का कब्जा सेल डीड के निष्पादन के पश्चात् दिया जायेगा। विक्रय प्रतिफल धनराशि रु० /-, कार पार्किंग मूल्य रु० /- एवं सर्विस चार्ज रु० /- कुल धनराशि रु० /- पर एक प्रतिशत टी०डी०एस० की धनराशि रु० /- चालान संख्या दिनांक एवं चालान संख्या दिनांक के द्वारा जमा की गयी है।

**WITNESSES:-**

1-

2-

VENDEE

JOINT SECRETARY /ZONAL OFFICER