

PLOT
-1-

Stamp Rs...../-
Ward: Sharda Nagar

SALE DEED

Nature of Land : Residential
Ward & Pargana : Sharda Nagar, Lucknow
Mohalla : Udyan-II, Raksha Khand,
Lucknow.
Details : Plot No.
Area : in M²
Area of the Property :M²
Road : Mtr.
Type of Property : Residential
Consideration : Rs./-

BOUNDARIES OF THE PROPERTY

NORTH :
SOUTH :
EAST :
WEST :

Name of the Seller : **Prabhari Adhikarari (Sampatti)**
Lucknow Development Authority,
Lucknow.

Name of the Purchaser :
.....
.....

THIS SALE DEED made by Lucknow Development Authority, Lucknow (hereinafter referred to as LDA) a body corporate constituted under the provisions of Section-4 of the President's Act 11 of 1973 re-enacted and amended by U.P. Act 30 of 1974 through Prabhari Adhikari (Sampatti) Shri/Smt. (hereinafter referred to as SELLER/ 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.

IN FAVOUR OF

MR./MRS/MS..... S/o/W/o/D/o

Mr..... R/o

..... (hereinafter referred to as PURCHASER) which expression, unless repugnant to the context shall always mean and include the purchaser himself/herself, his/her heirs, successors, legal representatives and assigns) on the Other Part.-

WHEREAS for the planned development of Lucknow and to feed the Residential needs of the public the land was acquired under the provisions of Land Acquisition Act 1894, by L.D.A. through State of U.P. under Sharda Nagar Scheme, for the planned development of said acquired land a Zonal Plan was prepared by LDA dividing the said land into various Khands with infrastructure facilities & whereas one of such Khand namely Raksha Khand at Raebareilly Road, Lucknow was allotted by LDA to M/s. Eldeco Housing & Industries Ltd., on License for construction & internal development and to allot duly developed plot & houses to various interested buyers through their License **M/s. Eldeco Housing & Industries Ltd.**, on the terms & conditions stipulated in this regard.

AND WHEREAS, the Purchaser applied for obtaining a Residential plot after acknowledging the terms of allotment & in consequent thereof the Plot No..... Land area of sqmtres., in Eldeco Samridhi, situated at Udyan-II, Raksha Khand, Sharda Nagar Scheme, Raebareilly Road, Lucknow has been allotted in favour of the purchaser vide Allotment No..... dated for sale consideration amount Rs.....(Rupees.....) & other charges which stands paid by the purchaser to the Licensee who acknowledges the receipt of payment.

WHEREAS, as per Govt. G.O. No.1639/9-Aa-1-95-80-MIS/86-Awas section dated, 10-5-1995 provision has been made for the transfer of land as free hold by paying 12% of the premium amount as free hold charges.

And accordingly the purchaser has also paid the free hold charges in respect of the M² land amounting to Rs...../-

(Rupeesonly)

in L.D.A. datedLucknow.

Thus, the entire consideration amount has been paid by Purchaser to the Licensee & freehold charges Rs./- to L.D.A.

HENCE, THIS SALE DEED WITHNESETH AS UNDER:-

1. That in consideration of sum of the aforesaid sale consideration amount Rs...../- including Free hold charges paid by the Purchaser in the manner above mentioned, the seller do hereby sell, convey and assign absolutely all that land bearing layout Plot No., bearing an area ofsqmtres. in Eldeco Samridhi, situated at Raksha Khand, Sharda Nagar Scheme, Udyan-II, Raebareilly Road, Lucknow, boundaries whereof shown with red colour in the attached map plan with this deed, more specifically described in the schedule of property given at the foot of this deed, in favour of the purchaser to hold, possess and enjoy the same for ever as absolute

owner thereof, free from all encumbrances without any claim by Seller or any person claiming through Seller, with all easementary rights so far held & enjoyed by the seller.

2. That the possession of the property hereby sold transferred and conveyed through this document shall be delivered by the seller to the purchaser after registration of this document. Henceforth the purchaser shall have exclusive legal right to hold and enjoy the said land as absolute owner thereof.
3. That the purchaser covenant with the seller to use the plot hereby transferred strictly for residential purposes and shall always abide by the rules and regulations framed by the L.D.A. Board and Government Orders issued from time to time.
4. That the Purchaser shall be at liberty to get his/her name mutated in relevant records maintained by the local authorities regarding the demised property.
5. That the house tax, water tax or any other tax or charges as imposed by the local authority constituted under the provisions of law shall be payable by the purchaser regularly. The electricity & other service connection shall be taken by the purchaser at his own cost

and expenses and shall make the payment of entire charges, usage bills/cost, whichever may be lawfully imposed & demanded.

6. That the purchaser shall neither use nor permit to be used the said premises for any public religious purposes nor shall make and cause to be done such act on the said premises in the part of upon the whole thereof which may be or may create nuisance annoyance or any kind of damage to the other purchasers owners of occupiers and the persons of the locality.
7. That the land transferred herewith through this document is free hold but keeping the view in mind that land was acquired according to provisions of Land Acquisition Act hence in case due to any judgment and order or direction passed by any court of law making increasement in the quantum of the compensation and solatium or regarding the interest in such circumstances the purchaser is giving the undertaking through this document and covenant with the seller that he/she shall make the payment of increased compensation according to proportionate area of the demised property out of the layout plan area, on demand note prepared by L.D.A. in this regard and sent to the purchaser, the same shall be properly paid off failing which the seller shall have a right to realize the said amount as mentioned in the demand note from the purchaser as arrears of land

revenue. In acceptance of the above covenant and undertakings as stated in the present paragraph the purchaser has put his/her hands to there presents.

8. That in case of any dispute regarding the demised property the courts situated within the territory of Lucknow shall have exclusive jurisdiction to hear and decide the case. However, at the option of both the parties the dispute may be referred to the Chairman, L.D.A. for arbitration and the award given by the said Arbitrator shall be legally binding upon both the parties.
9. That the cost of land is Rs...../- the freehold charges are Rs...../- thus consideration cost of plot including freehold charges comes to Rs...../- for the purpose of payment of stamp duty upon which a sum of Rs...../- as stamp duty is being herein paid by the Purchaser vide G.O. No. KA-NI-7-440(2)/11-2015-700(III)/13/dated 30 March 2015.

SCHEDULE OF PROPERTY

All that Plot No.....bearing an area of sqmtres, boundaries whereof shown in red colour in the attached map plan with this document in Eldeco Samridhi, situated at Udyan-II, Raksha Khand, Sharda Nagar Scheme, Raebareilly Road, Lucknow measuringmtrs in the North mtrs in the South mtrs in the East and mtrs on the West. Boundaries whereof as under:-

NORTH :
SOUTH :
EAST :
WEST :

IN WITNESS WHEREOF I, Prabhari Adhikari (Sampatti) (Bulk Sale) for and on behalf of the seller and the purchaser in their sound state of body and mind without any undue influence or coercion have set their hands to these presents in ratification and confirmation of the covenants and contents of this deed at Pradhikaran Bhawan, Vipin Khand, Gomti Nagar Scheme, Lucknow in presence of the witnesses on the day, month and year below written.

WITNESS:

For and on behalf of the

1-

**SELLER
(Prabhari Adhikari (Sampatti)
(Bulk Sale)**

2-

PURCHASER

Typed by :

Stamp Rs...../-
Ward: Sharda Nagar

SALE DEED

Nature of Land : Residential
Ward & Pargana : Sharda Nagar, Lucknow
Mohalla : Udyan-II, Raksha Khand, Lucknow.
Details : House No.....
Area : in M²
Area of the Property : M²
Constructed Area : M²
Road : Mtr
Type of Property : Residential
Consideration : Rs.-/-

BOUNDARIES OF THE PROPERTY

NORTH :
SOUTH :
EAST :
WEST :

Name of the Seller : **Prabhari Adhikari (Sampatti)**
Lucknow Development Authority,
Lucknow.

Name of the Purchaser : Mr./Mrs./Miss.....
S/o/W/o/D/o.....
.....
.....

THIS SALE DEED made by Lucknow Development Authority, Lucknow (hereinafter referred to as LDA) a body corporate constituted under the provisions of Section-4 of the President's Act 11 of 1973 re-enacted and amended by U.P. Act 30 of 1974 through Prabhari Adhikari (Sampatti) Shri/Smt. (hereinafter referred to as SELLER/ 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.

IN FAVOUR OF

Mr/MRS/MISS.....S/o/W/o/D/o.....
.....R/o.....
.....(hereinafter referred to as PURCHASER)

which expression, unless repugnant to the context shall always mean and include the purchaser himself/herself, his/her heirs, successors, legal representatives and assigns) on the Other Part.

WHEREAS for the planned development of Lucknow and to feed the Residential needs of the public the land was acquired under the provisions of Land Acquisition Act 1894, by L.D.A. through State of U.P. under Sharda Nagar Scheme, for the planned development of said acquired land a Zonal Plan was prepared by LDA dividing the said land into various Khands with infrastructure facilities & whereas one of such Khand namely

Raksha Khand at Raebareilly Road, Lucknow was allotted by LDA to M/s. Eldeco Housing & Industries Ltd., on License for construction & internal development and to allot duly developed plot & houses to various interested buyers through their License **M/s. Eldeco Housing & Industries Ltd.**, on the terms & conditions stipulated in this regard.

AND WHEREAS, the Purchaser applied for obtaining a Residential house after acknowledging the terms of allotment & in consequent thereof the House No..... within Land area of..... sqmtres., in Eldeco Samridhi situated at Udyan-II, Raksha Khand, Sharda Nagar Scheme, Raebareilly Road, Lucknow has been allotted in favour of the purchaser vide Allotment

No. dated for sale consideration amount Rs.....(Rupees.....
.....only) & other charges which stands paid by the purchaser to the Licensee who acknowledges the receipt of payment.

WHEREAS, as per Govt. G.O. No.1639/9-Aa-1-95-80-MIS/86-Awas section dated, 10-5-1995 provision has been made for the transfer of land as free hold by paying 12% of the premium amount as free hold charges and accordingly the purchaser has also paid the free hold charges in respect of theM² land amounting to Rs...../- (Rupees only) to L.D.A. Vide Challan No. dated Bank L.D.A. Gomti Nagar, Lucknow. Thus, the entire consideration amount Rs...../- has been paid to the Licensee & freehold charges Rs...../- to L.D.A. This entire consideration sum & free hold charges stand paid.

HENCE, THIS SALE DEED WITHNESETH AS UNDER:-

1. That in consideration of sum of the aforesaid sale consideration amount Rs...../- including Free hold charges paid by the Purchaser in the manner above mentioned, the seller do hereby sell, convey and assign absolutely all that land bearing layout House no., bearing an area of sqmtrs. & constructed area sqmtrs, situated at Raksha Khand, Sharda Nagar Scheme, Udyan-II, Raebareilly Road, Lucknow, boundaries whereof shown with red colour in the attached plan with this deed, more specifically described in the schedule of property given at the foot of this deed, in favour of the purchaser to hold, possess and enjoy the same for ever as absolute owner thereof, free from all encumbrances without any claim by Seller or any person claiming through Seller, with all easementary rights so far held & enjoyed by the Seller.

2. That the possession of the property hereby sold transferred and conveyed through this document shall be delivered by the seller to the purchaser after registration of this document. Henceforth the purchaser shall have exclusive legal right to hold and enjoy the said land as absolute owner thereof.

3. That the purchaser covenant with the seller to use the plot hereby transferred strictly for residential purposes and shall always abide by the rules and regulations framed by the L.D.A. Board and Government Orders issued from time to time.
4. That the Purchaser shall be at liberty to get his/her name mutated in relevant records maintained by the local authorities regarding the demised property.
5. That the house tax, water tax or any other tax or charges as imposed by the local authority constituted under the provisions of law shall be payable by the purchaser regularly. The electricity & other service connection shall be taken by the purchaser at his own cost and expenses and shall make the payment of entire charges, usage bills/cost, whichever may be lawfully imposed & demanded.
6. That the purchaser shall neither use nor permit to be used the said premises for any public religious purposes nor shall make and cause to be done such act on the said premises in the part of upon the whole thereof which may be or may create nuisance annoyance or any kind of damage to the other purchasers owners of occupiers and the persons of the locality.

7. That the House transferred herewith through this document is free hold but keeping the view in mind that land was acquired according to provisions of Land Acquisition Act hence in case due to any judgment and order or direction passed by any court of law making increase in the quantum of the compensation and solatium or regarding the interest in such circumstances the purchaser is giving the undertaking through this document and covenant with the seller that he/she shall make the payment of increased compensation according to proportionate area of the demised property out of the layout plan area, on demand note prepared by L.D.A. in this regard and sent to the purchaser, the same shall be properly paid off failing which the seller shall have a right to realize the said amount as mentioned in the demand note from the purchaser as arrears of land revenue. In acceptance of the above covenant and undertakings as stated in the present paragraph the purchaser has put his/her hands to there presents.

8. That in case of any dispute regarding the demised property the courts situated within the territory of Lucknow shall have exclusive jurisdiction to hear and decide the case. However, at the option of both the parties the dispute may be referred to the Chairman, L.D.A. for arbitration and the award given by the said Arbitrator shall be legally binding upon both the parties.

9. That the cost of land is Rs...../- and cost of Construction is Rs..... the freehold charges are Rs...../-, thus consideration cost of Plot including freehold charges comes to Rs...../- for the purpose of payment of stamp duty upon which a sum of Rs...../- as stamp duty is being herein paid by the Lady Purchaser vide G.O. No. KA-NI-7-440(2)/11-2015-700(III)/13/ dated 30 March 2015.

SCHEDULE OF PROPERTY

All that House No., bearing an area of sqmtres & constructed area sqmtr, boundaries whereof shown in red colour in the attached map plan with this document, situated at Udyan-II, Raksha Khand, Sharda Nagar Scheme, Raebareilly Road, Lucknow measuring mtrs in the North mtrs in the South mtrs in the East andmtrs on the West. whereof as under:-

NORTH	:
SOUTH	:
EAST	:
WEST	:

IN WITNESS WHEREOF I, Prabhari Adhikari (Sampatti) (Bulk Sale) for and on behalf of the seller and the purchaser in their sound state of body and mind without any undue influence or coercion have set their hands to these presents in ratification and confirmation of the covenants and contents of this deed at Pradhikaran Bhawan, Vipin Khand, Gomti Nagar Scheme, Lucknow in presence of the witnesses on the day, month and year below written.

WITNESS:

For and on behalf of the

1-

SELLER
(Prabhari Adhikari (Sampatti))
(Bulk Sale)

2-

PURCHASER

Typed by :