



सत्यमेव जयते

IN-UP/20
INDIA NON JUDICIAL



Government of Uttar Pradesh

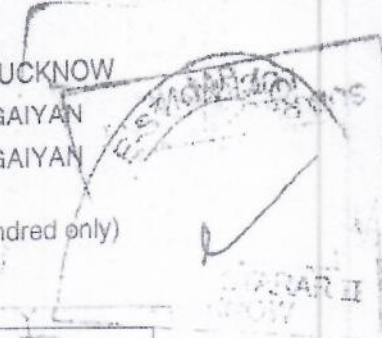
e-Stamp



Certificate No.
 Certificate Issued Date
 Account Reference
 Unique Doc. Reference
 Purchased by
 Description of Document
 Property Description
 Consideration Price (Rs.)
 First Party
 Second Party
 Stamp Duty Paid By
 Stamp Duty Amount(Rs.)

: IN-UP10051145231304S
 : 14-Oct-2020 03:17 PM
 : NONACC (BK)/ upucobk02/ GOMTI NAGAR
 : SUBIN-UPUPUCOBK0213957446427894S
 : PRASHANT BILGAIYAN AND ALKA BILGAIYAN
 : Article 23 Conveyance
 : SU/3026/B-3, SECTOR-1, GOMTI NAGAR EXTENSION, LUCKNOW
 : PRABHARI ADHIKARI SAMPATTI LDA LUCKNOW
 : PRASHANT BILGAIYAN AND ALKA BILGAIYAN
 : PRASHANT BILGAIYAN AND ALKA BILGAIYAN
 : 5,96,500
 : (Five Lakh Ninety Six Thousand Five Hundred only)

प्र-री अधिकारी कर्माली
जखनऊ विकास प्राधिकरण
जखनऊ



29226



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प्र-री अधिकारी कर्माली
जखनऊ विकास प्राधिकरण
जखनऊ

Handwritten signature and date: 3/3/2021

0002167189

Statutory Alert:

* The authenticity of this Stamp certificate should be verified at www.upce-stamp.com or upce-stamp.com, e-Stamp Mark - Dept of Govt. Printing and Stationery, in the portal on this Certificate and its available online website. Mobile: 9990888888

SALE DEED

I, Dharmendra Kumar Singh as Prabhari Adhikari (Sampatti), Lucknow Development Authority, Lucknow for and on behalf of the seller/L.D.A. and Sri PRASHANT BILGAIYAN aged about 40 years S/O Sri SURESH KUMAR BILGAIYAN and Smt. ALKA BILGAIYAN aged about 40 years W/O Sri PRASHANT BILGAIYAN resident of-9/3, Dalibagh Colony, Lucknow (UP) as purchaser, both have executed the present sale deed in respect of Flat No.SU/3026/B-3, Block-B-3 Type-B, Flat of **Three Bed Room**, bearing super area of **151.44 Sq. Mt.** of which built-up area is **133.17 Sq. Mt.** located in Saryu Apartments, situated at Sector-1, Gomti Nagar Extension, Lucknow with open parking no.GS-246 & covered parking no.B-437 situated at Saryu Apartments Sector-1, Gomti Nagar Extension, Lucknow. In total sale consideration amount of **Rs.85,14,111/-** which includes the amount paid towards 12% freehold charges in respect of undivided proportionate share of land, vested into the demised flat, on the terms and conditions as specifically mentioned in the printed deed attached here to with plan, which forms part of this

Cont.....3

प्रभारी अधिकारी लम्पसि
लखनऊ विकास प्राधिकरण
अखण्ड

Prashant Bilgaiyan
21/3/2011

Alka Bilgaiyan

(3)

Deed. This sale deed is executed subject to the condition that if at any stage, it is established that the cost of consideration or interest was not actually fully paid as was apparent from the deposit receipts, in such circumstances the purchaser shall be responsible to pay the deficit amount (including interest etc.) to Lucknow Development Authority, Lucknow. According to the G.O. N0. 645/9-AA-2-2001 dated 08.03.2001 the name of husband/wife has been included. Since the total sale consideration amount of the demised flat is Rs.85,14,111/- as such stamp duty worth Rs.5,96,500/- has been paid herewith by the purchaser according to the G. O. No. Ka.Ni.-7-440/11-2015-700(111)/13 Lucknow Dated 30.03.2015. Possession of the demised flat will be given after it's registry.

Description of property here by sold through this document .

Type of property **Three Bed Room, Type-B**

Flat No. **SU/3026/B-3/Block-B-3**

Super Area **151.44 Sq. Mt.**

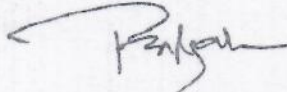
Built-up Area **133.17 Sq. Mt.**

Name of Apartment-**Block-B-3, Saryu Apartment,**
Sector-1, Gomti Nagar Extension, Lucknow

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प्रभारी अधिकारी सम्मति
जनक विकास प्राधिकरण
लखनऊ


3/3/2017





(4)

Boundaries where of are as under in Saryu
Apartment:-

ADJOINING :SU/3025/B-3/Type-A(3BHK)

ON TOP : SU/3036/B-3/Type-B(3BHK)

AT BOTTOM : SU/3016/B-3/Type-B(3BHK)

1- Witness

Name :- ~~Anwar Abbas~~

Age :- 59 Years

Father's Name :- ~~Late Abbas Husain~~ (Seller)

Occupation :- Service

Address :- L.D.A.

17-10-2020
जमिंदार
विकार
संयोजक
महोदय
संकरण

Prabhari Adhikari (Sampatti)

For and on behalf of
Seller/L.D.A.

2-Witness

Name :- ~~Vivek Tripathi~~

Age :- 41

Father's Name :- ~~Awadhesh Prasad Tripathi~~

Occupation : Service

Address : 4/69 R

1- *Pragati*

2- *Alex*

Purchaser

Pan No:AWDPB2695R

Vineet Khand, Gombi Nagar
Lucknow

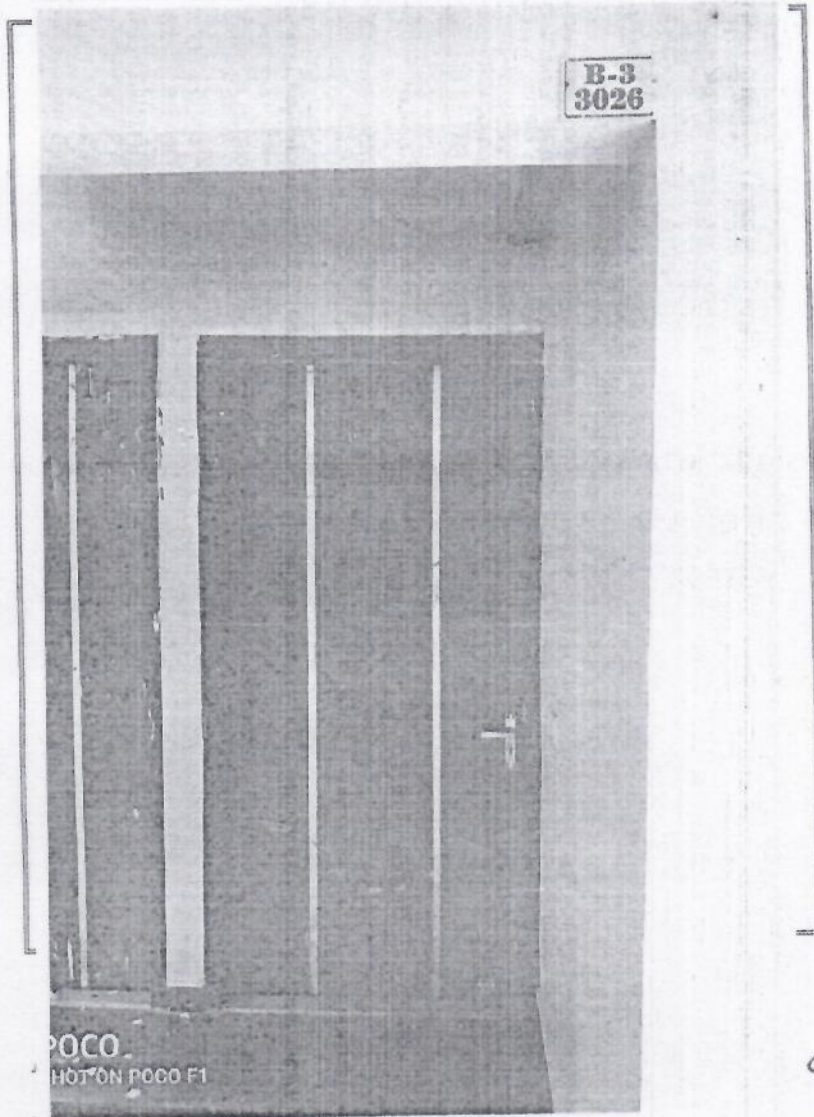


Scheme Asst./Deed Preparer
3625
2/12/2021

Pragati
3/12/2021

आवंटी का नाम—Sri Prashant Bilgaiyan & Smt. Alka Bilgaiyan

फ्लैट संख्या—SU/3026/B-3, 3BHK योजना का नाम—सरयू अपार्टमेंट, सेक्टर—1, गो०न०वि०यो०



लखनऊ विकास प्राधिकरण,
लखनऊ।

(क्रेता)

Prashant Bilgaiyan
Alka

[Signature]
प्रभारी अधिकारी, लखनऊ
लखनऊ विकास प्राधिकरण
लखनऊ

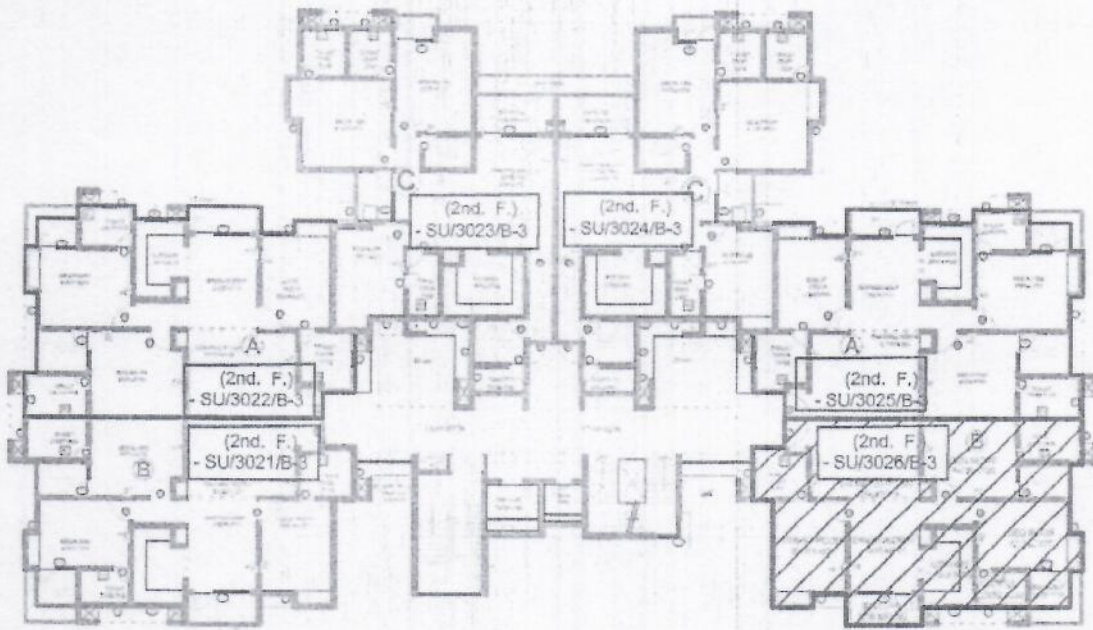
Prashant Bilgaiyan
2/3/2024

LUCKNOW DEVELOPMENT AUTHORITY

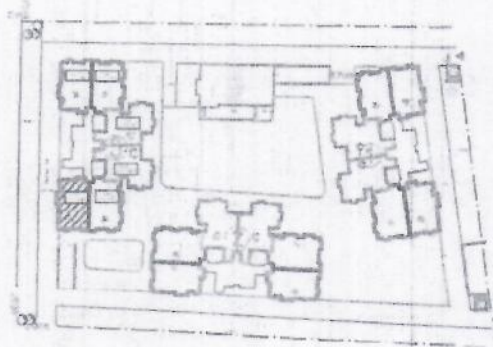
ALLOTTED TO SRI/SMT. :		
FLOT / HOUSE NO. :	SU/3026/B-3 TYPE-B(3BHK)	BOUNDARY:
BUILT UP AREA :	133.17 SQMT	ADJOINING : SU/3025/B-3 TYPE-A(3BHK)
SUPER AREA :	151.44 SQMT	ON TOP : SU/3036/B-3 TYPE-B(3BHK)
PROPORTIONAL LAND AREA : 47.61 SQMT		AT BOTTOM: SU/3016/B-3 TYPE-B(3BHK)



SARYU APARTMENTS GOMTI VISTAR YOJNA SECTOR 1 LUCKNOW



BUILDING PLAN



LAYOUT PLAN

M

प्रभारी अधिकारी सम्पत्ति
 मुख्यमंत्रालय विकास प्राधिकरण
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Ales

FILE NO:- 1841/C.T.P /2020

DATE :-
04-06-2020

THIS DWG IS THE PART OF APPROVED
BY TECHNICAL MITTING DATE 24.02.2015
SCHEME GOMTI NAGAR VISTAR SECTOR-1

THIS SITE PLAN IS PREPARED ON
THE BASIS OF REPORT/AREA GIVEN BY
E.E ZONE -1 AFTER VERIFICATION ON
DATED 22.09.2017



SUKHBIR SINGH
 D.MAN

RITA RAWAT
 A.P.A

3/3/2020

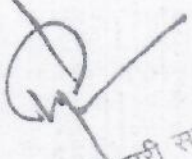


LUCKNOW DEVELOPMENT AUTHORITY

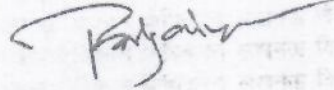
Ward : Rafi Ahmad Kidwai Nagar
Consideration amount : Rs. **85,14,111.00**
Stamp Paid : Rs. **5,96,500.00**
V-code :

SUMMARY OF SALE DEED

1. Type of Land : Group Housing
2. Ward/Pargana : Rafi Ahmad Kidwai Nagar
3. Mohalla/Village : Saryu Apartment, Sector-1
Gomti Nagar Extension, Lucknow
4. Details of Property : **Flat No.SU/3026/B-3/3BHK**
5. Unit of Measurement in : Sq. meter
6. Built-up area of demised Flat: **133.17** sq. meter
7. Super area of demised Flat : **151.44** sq. meter
8. Proportionate share of : **47.61** sq. meter
Un-divided land
9. Type of Property : Residential Flat
10. Total area of Property : **151.44** sq. meter
(In case of multistoried building)
11. Total covered area : **133.17** sq. meter
12. Status -Finished/Semi Finished : Finished


प्राथमिक अधिकारी सम्पत्ति
उक्त विकास प्राधिकरण
अखण्ड


3/3/2024





BOUNDARIES of the Demised Flat No. : SU/3026/B-3/3BHK

On Top : SU/3036/B-3/Type-B(3BHK)
At Bottom : SU/3016/B-3/Type-B(3BHK)
Adjoining : SU/3025/B-3/Type-A(3BHK)

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

LUCKNOW DEVELOPMENT AUTHORITY, through Prabhari Adhikari
Sampatti, Vipin Khand, Gomti Nagar, Lucknow.

**Number of Second Party (2)
Details of the Purchaser/s**

1. Name : **Sri PRASHANT BILGAIYAN**
Father/Husband : **Sri SURESH KUMAR BILGAIYAN**
Address : 9/3, Dalibagh Colony, Lucknow (UP)

PAN No. AWDPB2695R

2. Name : **Smt. ALKA BILGAIYAN**
Father/Husband : **Sri PRASHANT BILGAIYAN**
Address : 9/3, Dalibagh Colony, Lucknow (UP)

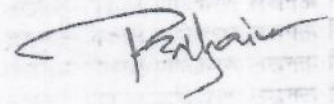
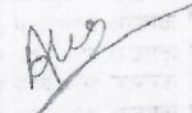
PAN No.

SALE - DEED

THIS **SALE DEED** entered between **LUCKNOW DEVELOPMENT AUTHORITY** a body Corporate constituted U/s 4 of the U.P. Urban Planning & Development Act, 1973, having its head office at Pradhikaran Bhawan, Vipin Khand, Gomti Nagar, Lucknow, represented through its Prabhari Adhikari Sampatti (hereinafter referred to as the "**Lucknow Development Authority/Seller**", which expression unless repugnant to the context shall always mean and include the Seller/L.D.A. itself, its executors, administrators, legal representatives and assigns) on the **ONE PART**.

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3/3/22

AND

- (1) **Sri PRASHANT BILGAIYAN** aged about 40 years, Son of/Daughter of/wife of **Sri SURESH KUMAR BILGAIYAN** and
- (2) **Smt. ALKA BILGAIYAN** aged about 40 years, Son of/Daughter of/wife of **Sri PRASHANT BILGAIYAN** Both resident of Address : 9/3, Dalibagh Colony, Lucknow (UP) (hereinafter referred to as "**PURCHASER/s**" which expression unless repugnant to the context shall always mean and include the Purchaser him/her/themselves, his/her/their heirs, successors, legal representatives and assigns) on the **OTHER PART**.

WHEREAS the Seller Lucknow Development Authority has acquired the land under Gomti Nagar Extension Scheme in the interest of public at large, under the provisions of Land Acquisition Act, 1894 and amongst other has developed the Gomti Nagar Extension Scheme, and as such, the seller is the lawful and bonafide owner and possession holder of the land in question, which is free from all encumbrances.

AND WHEREAS, to feed up the growing need of the public for residential purposes, the seller has launched the Scheme named "**Saryu Apartment**", Sector-1, Gomti Nagar Extension, Lucknow for construction of Multi-storeyed Residential Apartments of different categories, which has been got constructed by the Seller through reputed Builder.

AND WHEREAS upon the application moved by the purchaser, one residential flat in Gomti Nagar Extension Scheme, Sector-1, Lucknow, was allotted by the Seller to the Purchaser, full description whereof has been detailed in "Schedule of Property" given at the foot of this deed.

AND WHEREAS the purchaser has paid the required amount in respect of property in question to the Seller and has now requested for execution of sale deed.

HENCE THIS SALE DEED WITNESSES AS UNDER

1. That in consideration to the covenants given through this deed by the Purchaser including the price of un-divided share of land into the property in his favour with freehold charges, and the cost of structure having paid by the Purchaser as detailed in 'Schedule of Payment' given at the foot of this deed, the Seller has fully assigned, sold, transferred and conveyed the demised flat, including undivided proportionate share

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लखनऊ

Prashant Bilgaiyan

Prashant Bilgaiyan

Alka Bilgaiyan

of land into the property belonging to the aforesaid allotted flat, which description of demised property has been detailed in 'Schedule of Property' given at the foot of this deed, in favour of the Purchaser forever, free from all encumbrances, for residential purposes, to have, hold, use, possess and enjoy the same as absolute owner thereof subject to covenants, terms and conditions of this deed.

2. That the possession of demised property has been delivered by the seller to the purchaser through this deed. And the purchaser has acknowledged the same in full and satisfactory condition in every manner.
3. That the purchaser shall use the demised property for residential purposes only, and the same shall not be used for any trade, business and commercial purposes, in violation to the residential land use.
4. That the terms and conditions of the allotment letter, including the terms as contained in the registration booklet for allotment, shall also be equally applicable.
5. That since the demised property is located within Multi-storey Group Housing Residential Apartment, as such the provisions of the Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010 shall be fully applicable and the rights and duties of the owners/occupiers of the flats, including the demised property shall always be governed under the aforesaid Act.
6. That since the demised property is a Multi-storey Group Housing Residential Apartment, as such each flat owner shall possess the ownership rights pertaining to his own flat, coupled with the duties and obligations to be performed by the apartment owners, as contained in the U.P. Act No. 16 of 2010.
7. That the purchaser shall have right to use the common areas and facilities like other occupiers/owners of the flats, but nobody shall have any individual right to make separation of the same. And likewise any obstruction, nuisance, any construction either temporary or permanent nature in the common areas, including staircase and lobby etc., shall be strictly prohibited. In case of violation of the same, the penalty shall be imposed against wrong doer in accordance with discretion of the Vice Chairman, L.D.A. or any other Authority which may be declared as Competent Authority under the rules framed under the law.

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नगर विकास प्राधिकरण
जयपुर

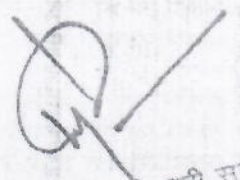
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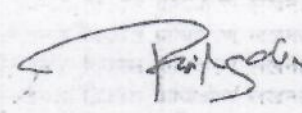
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8. That all common areas like lobby, staircase, terrace, ground lawn and all other space which is under common use including common amenities like lift, fire equipment, power backup and entire management of common space and common areas, machines, tools, assets which are used and required in maintaining the common area and common space in the constructed block, wherein the demised flat is located, shall be maintained and managed by the Seller for three years from the date of completion of the Multi-storey Group Housing Residential Apartment Building, for which the requisite monthly charges shall be charged separately.
9. That a 'Society' shall be formed and constituted out of the Flat Owners of the concerned residential apartment block building and each flat owner shall compulsorily be the member of the aforesaid Welfare Society, which shall be registered according to law and the Committee constituted out of the said Welfare Society, shall have legal right and duty bound to maintain the common areas and common space and common amenities of the concerned residential apartment building, who shall have legal right to take over the maintenance work including the amenities from the Seller, within three year maximum period, as mentioned here in above paragraph.
10. That owner/occupier of each flat shall be bound to make payment of maintenance charges on the super area, to the 'Maintaining Agency', per month as may be demanded by L.D.A. However the aforesaid rate shall always be subject to revision from time to time, as may be fixed by the Maintaining Agency in this regard.
11. That all dispute pertaining to rights, title and interest including the obligation and duties or any other thing except criminal arising out of or in connection with the present deed, between the Seller and Purchaser shall always be decided by way of arbitration by referring the disputes to the Arbitrator, appointed by the vice chairman Lucknow Development Authority. And the decision given by such Arbitrator shall be final and binding upon both the parties.
12. That in any case, it is further clarified that all disputes shall be subject to jurisdiction of the courts situated within the territory of District Lucknow, Uttar Pradesh only.

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 एवं विकास प्राधिकरण
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 3/3/2021


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13. That as and when the GOMTI NAGAR EXTENSION SCHEME is handed over by the Lucknow Development Authority to the Lucknow Municipal Corporation and the House Tax and Water Tax imposed by the Nagar Nigam, Lucknow then for payment of the aforesaid charges, each flat holder shall be liable to make payment of the same, directly to the Nagar Nigam pertaining to his own separate flat, till then the aforesaid charges in form of maintenance and water charges can be charged by Maintaining Agency. The owner will be liable to pay the said charges.
14. That the Purchaser shall have legal right to get his name mutated in respect of the demised property/flat apartment, in the records maintained by the Local authority or in the records of any Government Agency, where-so-ever the Purchaser may deem fit and proper to do so as the case may be.
15. That the purchaser shall neither do, nor cause to be done any such destruction, construction or any other thing, which may cause damage to the roof and floor of the demised flat. Fifty Percent depth of the periphery walls shall belong to the concerned flat owners. But the flat owner shall have no right to cause destruction to the said walls.
16. That the necessary work relating to maintenance, repair and modification or relocation of the common areas and facilities and the making of any addition or improvements thereto, shall be carried out only in accordance with the provisions of the U.P. Act No. 16 of 2010 rules and bye-laws.
17. That the Maintaining Agency/the Association of Apartment Owners shall have the irrevocable right to be exercised by the Board or Manager to have access to each apartment from time to time during reasonable hours for the maintenance, repairs or replacement or any of the common areas or facilities therein, or accessible there from or for making emergency repairs therein necessary to prevent damage to the common areas and facilities or to any other apartment or apartments.
18. That each apartment owner shall comply strictly with the bye-laws and with the covenants, conditions and restrictions set forth in the Deed of Apartment and failure to comply with any of them shall be a ground for action to recover sums due for damages or for injunctive relief, or both, by the Manager or Board on behalf of the Association of Apartment Owners or in a proper case, by an aggrieved apartment owner.
19. That no apartment owner shall do any such work, which would be prejudicial to the soundness or safety of the property or reduce the value thereof or impair and easement or heriditament or shall aid any material structure or excavate any additional basement or cellar or alter

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प्रकारी अधिकारी सम्पत्ति
नऊ विकास प्राधिकरण
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3/3/2024

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the external façade, without first obtaining the consent of all the apartment owners.

20. That the common areas and facilities shall not be transferred and remain always undivided and no apartment owner or any other person shall bring any action for partition or division of any part thereof, and any covenant to the contrary shall be void.
21. That each apartment owner may use the common areas and facilities in accordance with the purposes for which they are intended, without hindering or encroaching upon the lawful rights of the other apartment owners. And he shall have no right to cause obstruction of any kind upon the common areas. If the purchaser violates then the obstruction so caused shall be removed and purchaser shall also be liable for fine and any penalty imposed by the Competent Authority.
22. That all expenses pertaining to execution and registration of this deed like payment of stamp duty and other miscellaneous and incidental charges thereto shall be borne by the purchaser.
23. That vide Government Notification order No. 13/KN-7-440/11-2015-700(111)/13 dated 30 March 2015 issued by Kar Evam Nibandhan Anubhag-7, Uttar Pradesh Shashan, Lucknow, the stamp duty is payable upon the actual consideration amount as the possession of demised property has been given today through this deed.
24. That the total payment made by the purchaser to the seller including interest accrued against him, due to delayed payment, if any, towards consideration amount comes to **Rs.85,14,111.00** upon which the stamp duty worth **Rs.5,96,500.00** is payable, which stands paid by the purchaser.

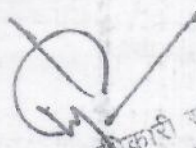
SCHEDULE OF PROPERTY HEREBY SOLD TO THE PURCHASER

In **SARYU APARTMENT**, Sector-1, Gomti Nagar Extension, Lucknow, Multi Storey Group Housing Residential Apartment, Flat No. **SU/3026/B-3**, bearing built-up area **133.17** sq. meters and super area whereof is **151.44** sq. meter, including undivided proportionate share of freehold land into the building, which flat has been delineated and marked with Red Colour in the annexed Map Plan which forms part of this deed. Boundaries of which Flat are mentioned below :


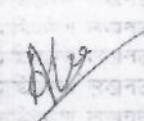
BOUNDARIES OF THE DEMISED FLAT:

On Top : SU/3036/B-3/Type-B(3BHK)
At Bottom : SU/3016/B-3/Type-B(3BHK)
Adjoining : SU/3025/B-3/Type-A(3BHK)

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प्रभारी अधिकारी सम्पत्ति
जनक विकास प्राधिकरण
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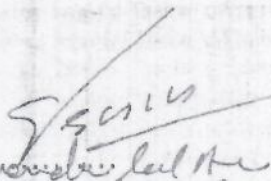

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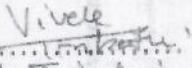



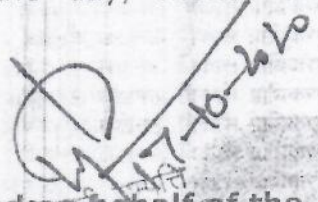
IN WITNESS WHEREOF, Sri Dharmendra Kumar Singh, as Prabhari Adhikari (Sampatti), Lucknow Development Authority, Lucknow for and on behalf of the Seller/LDA and **Sri Prashant Bilgaiyan & Smt. Alka Bilgaiyan** as Purchaser In person, both have appended their hands to these presents in presence of the witnesses on the day, month and year mentioned below.

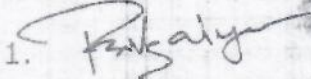
Lucknow
Dated :

Witnesses :-

1. Signature 
Name :- ~~Anwar Abbas~~ **Tara Ram Ang**
Father's Name :- ~~Late Abbas Husain~~
Address :- L.D.A.

2. Signature 
Name **Vivek**
Father's Name **A. W. D. Prasad Tripathi**
Address **4/69, 4th, V. Khand
Gomti, Nagpur, Lucknow**


For and on behalf of the
Seller/LDA.

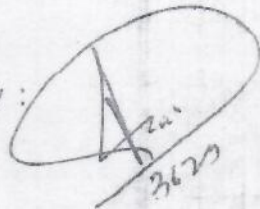
1. 

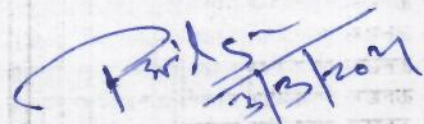
2. 

Purchaser

PAN No:AWDPB2695R

Prepared By :


3625


3/3/2017