E-5302/2020

सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No.	:	IN-UP07511793299637S
Certificate Issued Date	:	19-Mar-2020 04:32 PM
Account Reference	:	SHCIL (FI)/ upshcli01/ QAISERBAGH/ UP-LKN
Unique Doc. Reference	:	SUBIN-UPUPSHCIL01089614386182 33S
Purchased by	:	SURYA PRAKASH SINGH AND PRITI SINGH
Description of Document	:	Article 23 Conveyance
Property Description	:	VILLA NO.06, ORO CITY, SITUATED AT VILLAGE-MADIAON, TEHSIL-BAKSHI KA TALAB, DISTRICT-LUCKNOW.
Consideration Price (Rs.)	:	
First Party	:	ORO CONSTRUCTIONS PVT LTD AND AJIT CONSTRUCTIONS
Second Party	:	SURYA PRAKASH SINGH AND PRITI SINGH
Stamp Duty Paid By	:	SURYA PRAKASH SINGH AND PRITI SINGH
Stamp Duty Amount(Rs.)	:	3,81,500 (Three Lakh Eighty One Thousand Five Hundred only)

VERIFIED BY

Registration Clerk (B.K.T.)
LUCKNOW (U.P.)

Please write or type below this line

Ajit Tomar
Ajit Tomar

Surya Prakash Singh
Surya Prakash Singh

Priti Singh
Priti Singh

0001528915

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.shcilestamp.com/ [illegible] any discrepancy in the details on this Certificate and as available on the website render it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Surya Prakash Singh

Priti Singh

Trivedi

Nitin Tomar

BRIEF DETAIL OF SALE DEED

Nature of Land	:	Residential
Pargana	:	Mahona
Mohalla	:	Madiaon
Detail of Property	:	Villa No. 06 in "**ORO CITY**" an Integrated Township situated at Village-Madiaon, Pargana- Mahona, Tehsil- Bakshi Ka Talab, District-Lucknow.
Villa No.	:	06
Measurement Unit	:	Square Meter
Built-up Area	:	69.3 Sq. Mtr
Land Area	:	162 Sq. Mtr
Road	:	More than 500 mtr away from Kursi Road
Type of Property	:	Residential
Construction Year	:	2018-2020
Consideration	:	Rs. 55,89,401/-
Valuation	:	Rs. 26,43,300/-
Stamp duty	:	Rs. 3,81,500/-

BOUNDARIES OF THE PROPERTY

East	:	Group Housing
West	:	9 Mtr Wide Road
North	:	Villa No. 05
South	:	Villa No. 07

Ajit Tomar Surya Prakash Singh Priti Singh

Ajit Tomar Surya Prakash Singh Priti Singh

No. of Seller-2

1. M/S ORO CONSTRUCTIONS PVT. LTD. (PAN. AACCO3092R) a company incorporated under the Companies Act, 1956 having its Corporate office-200, Eldeco Greens, Gomti Nagar, Lucknow through its authorized signatory Mr. Rajeev Kumar Trivedi son of Sri Kamlesh Kumar Trivedi duly authorized by Board Resolution dated 22.01.2019 **2. AJIT CONSTRUCTIONS, (PAN. AATFA4499C)** a partnership firm, through its Partner **Mr. Ajit Kumar Maurya son of Late Girish Chandra Maurya resident of B-1/5, L Park, Mahanagar Extension, Lucknow,**

No. of Purchaser-2

1. **Mr. Surya Prakash Singh son of Mr. Prithvi Raj Singh(2)Mrs. Priti Singh wife of Mr. Surya Prakash Singh, Both resident of House No. J-33, Judges Compound Malkhan Nagar, Aligarh, Uttar Pradesh.**

SALE DEED

THIS SALE DEED is executed at Lucknow on this **15th day of June** 2020.

BY

1. M/S ORO CONSTRUCTIONS PVT. LTD. (PAN. AACCO3092R) a company incorporated under the Companies Act, 1956 having its Corporate office-200, Eldeco Greens, Gomti Nagar, Lucknow through its authorized signatory Mr. Rajeev Kumar Trivedi son of Sri Kamlesh Kumar Trivedi (Adahar No. 255383371182, Date of Birth 09.08.1981, Cont No. 7007922701, Profession-Job) (hereinafter referred to as the

Ajit Kumar Surya Prakash Singh Priti Singh
Ajit Kumar Surya Prakash Singh Priti Singh

Promoter, which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns) **2. AJIT CONSTRUCTIONS, (PAN- AATFA4499C)** a partnership firm, through its Partner **Mr. Ajit Kumar Maurya son of Late Girish Chandra Maurya resident of B-1/5, L Park, Mahanagar Extension, Lucknow, (Adahar No. 919769719409 Date of Birth 20.09.1963, Cont No. 9935096417, Profession-Business)** presented through his authenticated power of attorney holder Mr. Rajeev Kumar Trivedi son of Sri Kamlesh Kumar Trivedi, which is registered in the office of Sub Registrar-III, Lucknow at Bahi No. 6 Jild 11 pages 351 to 358 at serial No. 2 on 22.01.2019; (hereinafter referred to as "Owner") which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries, permitted assigns and consortium member included in consortium agreement registered at Serial No. 506 dated 09.08.2016 in office of SR-First, Lucknow) (M/S ORO Constructions Pvt. Ltd. and Ajit Constructions hereinafter collectively referred to as **"First Party/Seller"**);

IN FAVOUR OF

(1) **Mr. Surya Prakash Singh son of Mr. Prithvi Raj Singh,** PAN-BJOPS2260Q,Cont No. 9919237396, Profession- Govt Job

(2) **Mrs. Priti Singh wife of Mr. Surya Prakash Singh,** PAN-DOJPS6955C, Cont No. 9919237396, Profession- House wife

Both resident of House No. J-33, Judges Compound Malkhan Nagar, Aligarh, Uttar Pradesh (hereinafter referred to as the **"Purchaser/s"**), which expression shall, unless it be repugnant to the context or meaning thereof, mean and include

Ajit Kumar Surya Prakash Singh Priti Singh

Ajit Kumar Surya Prakash Singh Priti Singh

Trivedi

Trivedi

his/her/their respective legal heirs, executors, administrators, legal representatives and assigns, of the SECOND PART.

WHEREAS:

A. Promoter is developing a residential township on a land admeasuring 24.96 acres approx situated at Village-Madiaon, Pargana – Mahona, Kursi Road, Tehsil-Bakshi Ka Talab, District-Lucknow, (hereinafter referred to as "**Township**") in terms of Permit No. 41055 dated 31.01.2017 and revised on 24.08.2018 vide permit no. 428914 issued by the Lucknow Development Authority (hereinafter referred to as "**LDA**").

B. Promoter, by virtue of an inter-se-arrangement/s with the owners of land falling in Township developing the same under the name and style of "ORO City", as per approved Layout & Building Plan which inter – alia includes plotted development, independent built-up Villas, independent floors, commercial spaces, parks, utilities and other common services and facilities therein. Promoter has carried out the development of the Township by carving out the plots of different sizes and dimensions so as to allot, transfer and sell the same as such or by constructing thereon Villas, plots, commercial area etc and to realize the consideration in whole or in installments and issue receipts in acknowledgment thereof and to convey the duly developed villas, plot, commercial area etc to the intending purchasers by executing sale deed for the same and to do all acts, matters and deeds incidental thereto.

C. SELLER pursuant to the application of the Purchaser allotted a Villa No. 06, having a plot area of 162 sq. mtrs Builtup/Covered Area 69.3 Sq. Mt. situated at ORO City, a Township at Village Madiaon, Pargana- Mahona, Kursi Road Tehsil- Bakshi Ka Talab,

Surya Prakash Singh
Surya Prakash Singh
Preeti Singh
Preeti Singh

District- Lucknow (herein after referred to as **"Said Villa"**), in the Township on the terms and conditions contained in the Allotment Certificate/Builder Buyer Agreement dated 29.05.2017, (hereinafter referred to as **"Builder Buyer Agreement"**).

D. The Purchaser has paid the entire consideration amount and other charges as stipulated in respect of Said Villa prior to getting this Sale Deed executed in respect of Said Villa and therefore the Seller hereto executing sale deed in favour of Purchaser on the terms appearing hereunder.

NOW, THEREFORE, THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the Allotment Certificate/ Builder Buyer Agreement and in consideration of the amount of **Rs. 55,89,401/- (Rs. Fifty Five Lac Eighty Nine Thousand Four Hundred One Only)**, paid by the Purchaser, the receipt whereof the Seller hereby admits and acknowledges, and the Purchaser agreeing to observe and perform the terms and conditions herein contained and as contained in the Allotment Certificate/ Builder Buyer Agreement, referred in the recitals hereinabove, and undertaking to pay such further amount, as may at any time hereto after become payable in terms hereof, the Seller, by virtue of this Sale Deed doth hereby sell, convey, assure, assign and transfer to the Purchaser the Said Villa, more particularly described in Schedule-1 hereunder written, and for greater clearness delineated on the plan attached hereto, together with the right to use the common areas & facilities including all rights, liberties, privileges, benefits, advantages and easements whatsoever necessary for the enjoyment of the Said Villa, to have and to hold the same unto and to the use of the Purchaser absolutely and forever subject to the exceptions,

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Surya Prakash Singh Priti Singh

reservations, conditions, stipulations and covenants herein contained.

2. The vacant and peaceful possession of the Said Villa is being delivered to the Purchaser simultaneously with the signing of this Sale Deed and the Purchaser hereby confirms that he/she/they is/are satisfied as to the workmanship, quality of construction, material, fixture and fittings, area, dimensions, cost & allied charges including Preferential location charges (PLC), if any, in respect of the Said Villa.

3. The Said Villa hereby sold, conveyed and assured under this Deed is free from all encumbrances, liens or charges (except those created on request of the Purchaser to obtain loan for purchase of the same), transfers, easements, liens, attachments of any nature whatsoever and the Seller have unencumbered, good, marketable and transferable rights/title in the Said Villa.

4. The Builtup area of the said villa is measured from outer edge of the wall if the same is not common and from the centre of the wall if the same is common with an adjacent villa. Builtup/covered area includes (100% Balcony area, 100% of that part of terrace) area which is covered by projection at slab level, and 50% of all projections. It is clarified that terrace/balcony area shall remain open and any type of construction temporary/permanent on the Said Villa shall be raised thereupon by Purchaser & subsequent Transferee only after obtaining requisite approval/permission from the concerned authority(s).

5. The Purchaser, through this Sale Deed, is being transferred the right, interest and title of Said Villa only. The Purchaser shall have no claim, right, title or interest of any nature whatsoever, in the

Ajit Tomar Surya Prakash Singh Geeti Singh
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facilities and amenities to or in the rest of the Township, except right of usage, ingress/egress over or in respect of all common areas & facilities. The use of such common areas & facilities within the Township shall always be subject to the covenants contained herein and up to date/ timely payment of maintenance charges dues etc, & or allied charges as may be levied from time to time for any other service (s)/facilities to be provided for common use of residents of the township.

6. The Township is under development & the development is being carried out as per the approved layout plan and the building plan, The Purchaser has seen the revised layout plan of the Township duly approved by LDA and is/are fully satisfied with the same and further consent not claim any compensation, damages etc, whatsoever against the Seller in this regard.

7. The Seller shall have the right to connect/link the amenities/facilities viz. water, sewer, electricity, drainage system etc of Township with the extended township, additional development and construction with the existing services and the Purchaser hereby consent not to raise any objection /claim etc in this regard.

8. The Purchaser shall use the Said Villa for residential purposes only and shall not carry on or permit to be carried on, in the Said Villa any trade or business whatsoever or to do or suffer to be done therein any act or thing whatsoever which in opinion of the Seller may be a nuisance, annoyance or disturbance to the other owners of the Township and persons living in the neighborhood.

9. The Purchaser shall not raise any additional construction on any part of the Said Villa or re-construct any part thereof, without

Rajiv tomar Surya Prakash Singh Baiti Singh
Rajiv tomar Surya Prakash Singh Baiti Singh

obtaining sanction from the concerned authorities and subject to receipt of prior written permission from SELLER/ Maintenance Agency. The Purchaser shall alone be responsible and liable for all consequences, claims, penalty, actions etc. arising out of any breach or non-compliance of applicable laws and rules in this regard. It is clearly understood by purchaser that tap water shall not be used by purchaser, in case of additional constructed in villa. The required water shall be provided by Seller/maintenance agency after paying water consumption charges.

10. The Purchaser or any person claiming through them shall not be entitled to subdivide the Said Villa and the land underneath the Said Villa or amalgamate the same with any other adjoining plot(s). In case of joint Purchaser(s), each Purchasers share in the Said Villa or land underneath shall always remain undivided, unidentified and impartiable and none of them shall be entitled to claim partition of its share therein.

11. The Purchaser for the purpose of availing the Maintenance Services in the Township enter into a maintenance agreement with Seller or any other body as may be appointed/nominated by Seller for the maintenance and upkeep of the Township (herein **'Maintenance Agency'**). The Purchaser agrees to abide by the terms and conditions of the Maintenance Agreement and to promptly pay all the demand/s, bills, and charges as may be raised by the Seller/Maintenance Agency from time to time. Default in payment towards the maintenance bills, other charges on or before due date, shall entitle the Seller/Maintenance Agency to discontinuation of maintenance services besides the remedy as may be available under the maintenance agreement. After possession, the purchaser is liable to pay maintenance charges;

Suraj Prakash Singh Priti Singh

Suraj Prakash Singh Priti Singh

either the unit is occupied or vacant. The purchaser shall not deny paying maintenance charges after taking possession or execution of this deed, whichever is earlier.

12. The Purchaser, whenever transfers the Said Villa in any manner whatsoever, all the terms and conditions of Allotment Certificate/ Builder Buyer Agreement, maintenance agreement, possession documents and this deed shall be mutatis mutandis applicable and binding upon the transferee(s), and he/she/they shall be liable and answerable in all respects thereof. The Purchaser shall before transferring/selling the Said Villa shall obtain a No Objection / No Due Certificate as regards clearance/payment of outstanding maintenance charges/other dues from the Seller or the Maintenance Agency and make payment of such administrative charges to Seller as may be prescribed in this regard.

13. The Purchaser shall not put any sign-board/name plate, neon-light, publicity or advertisement material etc. on the Said Villa or the common areas or on the roads of the Township and shall only be entitled to display his/her/their name(s) plate at the proper place provided in the Said Villa.

14. The Purchaser shall be entitled to let out the whole or any part of the Said Villa for residential purposes only & the tenant shall ensure that no nuisance is caused to the other tenant(s)/occupant(s) of the Township/ neighborhood. It shall be the liability of purchaser that the tenant should abide the terms and conditions of the maintenance agreement and pay the dues properly. In case of default it shall be the liability and responsibility of purchaser.

Rivedi Surya Prakash Singh Preeti Singh

Rivedi Surya Prakash Singh Preeti Singh

15. The Purchaser shall at all times, whether demanded or not, shall be liable to pay, on pro rata basis, all taxes, charges, assessments, levies of every description upon the Said Villa/Said Land/Township by Local Body(s), Civic Authority(s) or any lawful authority from the date of levy or as may be levied from time to time.

16. The Purchaser shall from time to time and at all times, pay directly to the Seller or its nominees/third party appointed by the seller, local or statutory authority, (as the case may be) all rates, taxes (including but not limited to municipal tax, property tax, water charges, sewerage tax), charges and assessments of every description which are assessed, charged, levied or imposed now or may be levied, imposed in future or retrospectively upon the Township/Said Villa and/or on the Seller and its nominee.

    So long as Said Villa is not be separately assessed for the taxes, charges etc. the Purchaser shall pay proportionate share of such dues, demands, charges, taxes, liabilities, if any, on pro rata basis, to the Seller/Maintenance Agency.

17. The Purchaser shall always abide all the rules framed by the Seller / Maintenance Agency and all laws, by-laws, rules and regulations stipulated by LDA, Municipal, Local and other Government or Statutory bodies and shall alone be responsible for any non-compliance or breach thereof and shall keep the Seller / Maintenance Agency and other occupiers of the Township indemnified and harmless against all costs, action, consequences, damages & penalties arising on this account.

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18. The Purchaser shall at its own cost and expenses apply and obtain service connections like telephone, water, sewer connection and other utilities from the concern authorities.

19. The Purchaser shall use & enjoy the Said Villa peacefully and shall not, in any manner litter, pollute or cause nuisance in the adjoining areas and ensure proper garbage and refuse disposal.

20. (a) The Purchaser acknowledges that the security & maintenance personnel deployed in the Township are meant for management of affairs of the Township and safety, security and maintenance of common equipments/plant & machinery installed in the Township. The Purchaser shall maintain and insure the Said Villa including the content lying therein at his /her/their own cost and expenses. The Purchaser shall always keep the Seller / Maintenance Agency or resident association/society harmless and indemnified for any loss and/or damages in respect thereof. The Purchaser agrees not to raise claim/damages against any third party liability.

(b) The Purchaser further agrees and undertakes not to raise any claim/compensation etc. or initiate any action/ proceeding against the Seller/Maintenance Agency on account of any harm, damage or loss caused due to theft/fire/accident etc. in the Said Villa.

21. The Purchaser shall not in any manner whatsoever cause damage to or encroach upon any part of the Township, common areas, limited use areas, other villas, plots etc and shall also have no right to use the facilities and services not specifically permitted to be used. All unauthorized encroachments or temporary/ permanent constructions carried out in the common areas or on any part of the Township by the Purchaser or any damage caused

Trivedi Ajit Kumar Surya Prakash Singh Priti Singh
Trivedi Ajit Kumar Surya Prakash Singh Priti Singh

to the common areas or on any part of the Township shall be liable to be removed / rectified by the Maintenance Agency/ Seller at the sole cost and expenditure of the Purchaser.

22. The Seller shall have absolute right to transfer/sell/deal/operate/run the community facilities, commercial area, school, club, nursing home etc., as may be provided in the Township in any manner, whatsoever. The Seller shall be free to dispose of the same on such terms and conditions, as it may deem fit and proper. The Purchaser shall not have any right to interfere in the manner of booking/allotment/sale of such community facilities, commercial premises, school etc to any person/s and also in their operation and management.

23. Seller has provided/made provisions for basic internal services like water, sewer, drainage, internal electrification in the Township. However, these services are to be joined with the external services like trunk sewer, water mains, nala to be provided by LDA, Jal Sansthan & other local bodies. In case, there is a delay in providing these external services by the local bodies/LDA which prevents the Seller from joining the said internal services with external services, the Purchaser shall not held the Seller liable for such delay & consequently shall not raise any claim/dispute against the Seller for delay in providing said external services by LDA/Local authorities.

24. The Purchaser shall not harm or cause any harm or damage to peripheral walls & walls common with adjacent Villas, front elevation of the Said Villa in any form. If purchaser wants to raise further construction over the common wall, boundary wall, common columns and beams of adjacent villa, the owner of adjacent villa and purchaser shall also have right to rebar the column, beams etc. for which both shall not raise any objection to each other. However, the party rebaring the column, beam shall ensure that no damage is caused to adjacent villa. If any damage occurs, the purchaser will repair the damage upto the satisfaction

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Ajit Kumar Surya Prakash Singh Priti Singh

of affected villa owner. The Purchaser shall also not change the colour scheme of the outer walls or painting of doors and windows and shall not carry out any change in the exterior elevation/façade, boundary wall and design of the Said Villa by causing any addition or alteration or otherwise. Any such breach shall be treated as default and the same shall attract disconnection of the common services & facilities apart from other recourses available.

25. The Purchaser shall pay on demand the amount as may be demanded by any authority/department/Seller on account of enhancement in the compensation payable to any authority/s etc due to any order/judgment of any court/authority/tribunal etc passed in respect of the land acquired in the Township.

26. The Purchaser agrees and understands that all the facilities and amenities in the Township will be developed/provided in phases. The completion of construction/provision of all these facilities/amenities may go as long as the completion of the entire Township and therefore any/all these facilities/amenities may not be available at the time of handing over possession of the Said Plot and the Purchaser agrees not to raise any objection/dispute in this regard.

27. The Purchaser shall keep indemnified, defend and hold the Seller/Maintenance Agency harmless against any/all actions, proceedings, third party claim/s or any losses, costs, charges, penalties, expenses or damages incurred and suffered by or caused to the Seller / Maintenance Agency / other occupants of the Township, by reason of any breach, non-observance, non-performance of the conditions contained herein and/or due to non-compliance with any rules & regulations and/or non-payment of municipal taxes, levies, charges and other outgoings.

28. That the Vendor is in bona fide belief that all the payments made at all time to the Vendor by the Purchaser has been generated

Ajit Kumar Surya Prakash Singh Priti Singh
Ajit Kumar Surya Prakash Singh Priti Singh

Trivedi
Trivedi

from legal sources and is not involved in any illegal activities relating to terrorism, money laundering etc. and also adhering strict compliance of laws relating to Money laundering Act, Foreign Exchange management Act, Reserve Bank of India Act and/or any other law governing this transaction including remittance of payments in India and acquisition of immovable properties in India. The Vendor in any case shall not be responsible for any violation of aforesaid laws, rules and regulation. All financial and penal consequences (if any) for violation of any law or rule shall be borne exclusively by the Purchaser himself. The Purchaser shall always indemnify for any loss arising to the Vendor due to such violation.

29. The Stamp duty, registration fee and other all incidental charges required for execution and registration of this deed have been borne and paid by the Purchaser.

30. The property transferred hereby is a villa having 162 sq. mtr. of land with 69.3 sq. mtr. of the built-up/covered structure thereupon. The Said Villa is situated on 9 mtr wide road. The valuation of the land is @ Rs 9,900/- per sq. mtr. works out to be Rs. 16,03,800/-. The said Villa is not bounded with park and not situated on Corner.The valuation of built-up area being construction of 'A' category @ Rs. 15,000/- per sq. mtr. of the built-up area works out to be Rs. 10,39,500/-. Thus the total valuation of the Said Villa (land + built-up area) works out to be Rs. 26,43,300/-. The sale Consideration is Rs. 55,89,441/. Since both the Purchasers have equal shares in the said property. The half share of Consideration Value comes to Rs. 27,94,720.50/-, and the purchaser No. (2) is a lady therefore as per G.O. No. S.V.K.Ni.-5-2756/11-2008-500 (165) 2007 dated 30.06.2008 of

Surya Prakash Singh Priti Singh

Surya Prakash Singh Priti Singh

Sansthagat Vitt. Kar Evam Nibandhan Anubhag-5, the stamp duty @ 6% on the amount of Rs. 10,00,000/- comes to Rs. 60,000/- & on rest amount Rs. 17,94,720.50/- the stamp duty @ 7% comes to Rs. 1,25,700/-. The half share of Consideration Value comes to Rs.27,94,720.50/-. The stamp duty @ 7% comes to Rs. 1,95,800/- .Therefore total stamp duty has been paid Rs. 3,81,500/-vide e-Stamp Certificate No. IN-UP07511793299637S dated 19.03.2020 on Consideration Amount which is higher than Market Value.

SCHEDULE OF SAID VILLA

The Said Villa bearing No. 06, having a plot area 162 sq mtrs and built – up/covered area of 69.3 sq. mtrs situated at ORO City, a Township at Village Madiaon, Pargana- Mahona, Kursi Road, Tehsil- Bakshi Ka Talab, District- Lucknow, alongwith the right to use the common areas & facilities including all rights and easements whatsoever necessary for the enjoyment of the Said Villa the bounded as under:

BOUNDARIES OF THE PROPERTY

East	:	Group Housing
West	:	9 Mtr Wide Road
North	:	Villa No. 05
South	:	Villa No. 07

PAYMENT SCHEDULE

1. Seller has received Rs. 55,89,401/- (Rs. Fifty Five Lac Eighty Nine Thousand Four Hundred One Only) from purchaser and Seller has acknowledges the receipt.

2. Seller has deposited 1% TDS amount.

Surya Prakash Singh Priti Singh

Surya Prakash Singh Priti Singh

आवेदन सं०: 202000820007494

विक्रय पत्र

बही स०: 1 रजिस्ट्रेशन स०: 5302 वर्ष: 2020

प्रतिफल- 5589403 स्टाम्प शुल्क- 381500 बाजारी मूल्य - 2643300 पंजीकरण शुल्क - 55900 प्रतिलिपिकरण शुल्क - 100 योग : 56000

श्री सूर्य प्रकाश सिंह - Surya Prakash Singh
पृथ्वी राज सिंह
व्यवसाय : नौकरी
निवासी: हाउस नं जे 33, जजेस कंपाउंड, मलखान नगर, अलीगढ़
उत्तर प्रदेश

ने यह लेखपत्र इस कार्यालय में दिनाँक 16/06/2020 एवं
10:50:55 AM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दीप्ति शुक्ला
उप निबंधक :बक्शी का तालाब
लखनऊ
16/06/2020

सर्वेश कुमार सिंह
निबंधक लिपिक

Note- The Sellers, Purchasers, Wittnesses and advocate are Medically fit, and having arogya setu app on their Mobile.

IN WITNESS WHEREOF the Seller and the Purchaser have hereunto set their hands, the day, month and the year first above written and on the presence of following witnesses:

In presence of:

Witnesses:

1.
Achchhe Lal Saroj
Son of Late Kedar Nath Saroj
R/o Village-Malkhanpur,
Post-Birbhanpur, Disst-Jaunpur(UP)
Mob-9455878727; Job

2.
Asha Saroj
Wife of Achchhe Lal Saroj
R/o Village-Malkhanpur,
Post-Birbhanpur, Disst-Jaunpur(UP)
Mob-9455878727; Housewife

SELLER

Suryo Prakash Singh

PURCHASER/S

Priti Singh

Drafted & Typed By

(Benkat Raman Singh)

(Advocate)

ने निष्पादन स्वीकार किया । जिनकी पहचान

पहचानकर्ता : 1

श्री अच्छे लाल सरोज , पुत्र श्री स्व० केदार नाथ सरोज

निवासी: ग्राम मलखानपुर, पोस्ट बीरभानपुर, जिला जौनपुर

व्यवसाय: नौकरी

पहचानकर्ता : 2

श्रीमती आशा सरोज , पुत्री श्री अच्छे लाल सरोज

निवासी: ग्राम मलखानपुर,पोस्ट बीरभानपुर जिला जौनपुर

व्यवसाय: गृहिणी

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

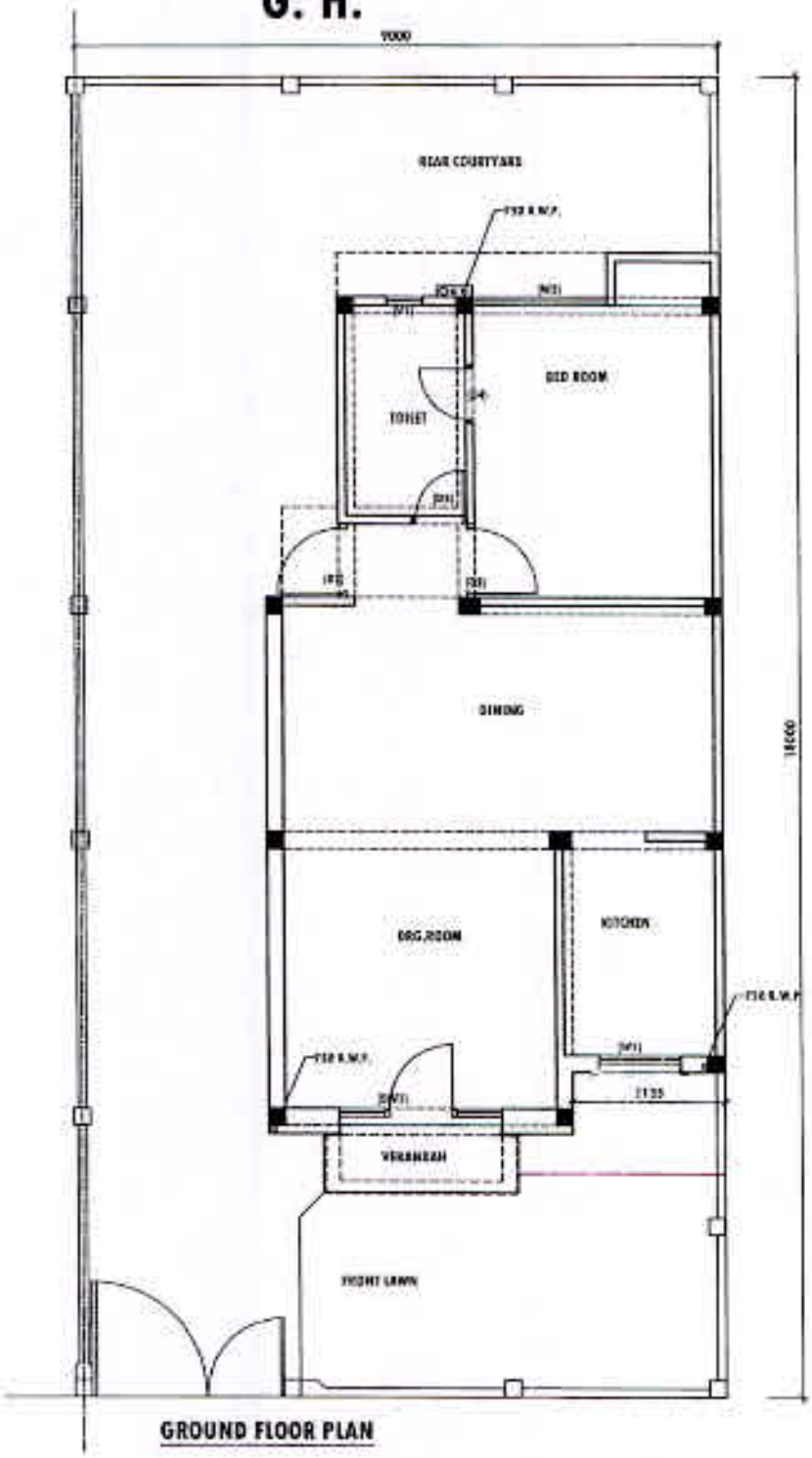
ने की । प्रत्यक्षत:भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए है ।

टिप्पणी :

दीप्ति शुक्ला
उप निबंधक : बक्शी का तालाब
लखनऊ

सर्वेश कुमार सिंह
निबंधक लिपिक

G. H.



Unit 5

Unit 7

GROUND FLOOR PLAN

9.0 mtr wide Road

Rivedi

Rivedi

Ajit Kumar

Ajit Kumar

Surya Prakash Singh

Surya Prakash Singh

Priti Singh

Priti Singh

Villa No.6

आवेदन सं०: 202000820007494

बही सं०: 1 रजिस्ट्रेशन सं०: 5302 वर्ष: 2020

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

विक्रेता: 1

श्री ओरो कंस्ट्रक्शन्स प्राइवेट लिमिटेड के द्वारा राजीव कुमार त्रिवेदी , पुत्र श्री कमलेश कुमार त्रिवेदी

निवासी: 200, एल्डिको ग्रीन्स गोमती नगर लखनऊ

व्यवसाय: नौकरी


विक्रेता: 2

श्री अजीत कंस्ट्रक्शन्स द्वारा पार्टनर अजीत कुमार मौर्या के द्वारा राजीव कुमार त्रिवेदी , पुत्र श्री कमलेश कुमार त्रिवेदी

निवासी: बी 1/5, एल पार्क महानगर विस्तार लखनऊ

व्यवसाय: नौकरी


क्रेता: 1

श्री सूर्य प्रकाश सिंह, पृथ्वी राज सिंह

निवासी: हाउस नं जे 33, जजेस कंपाउंड, मलखान नगर, अलीगढ़ उत्तर प्रदेश

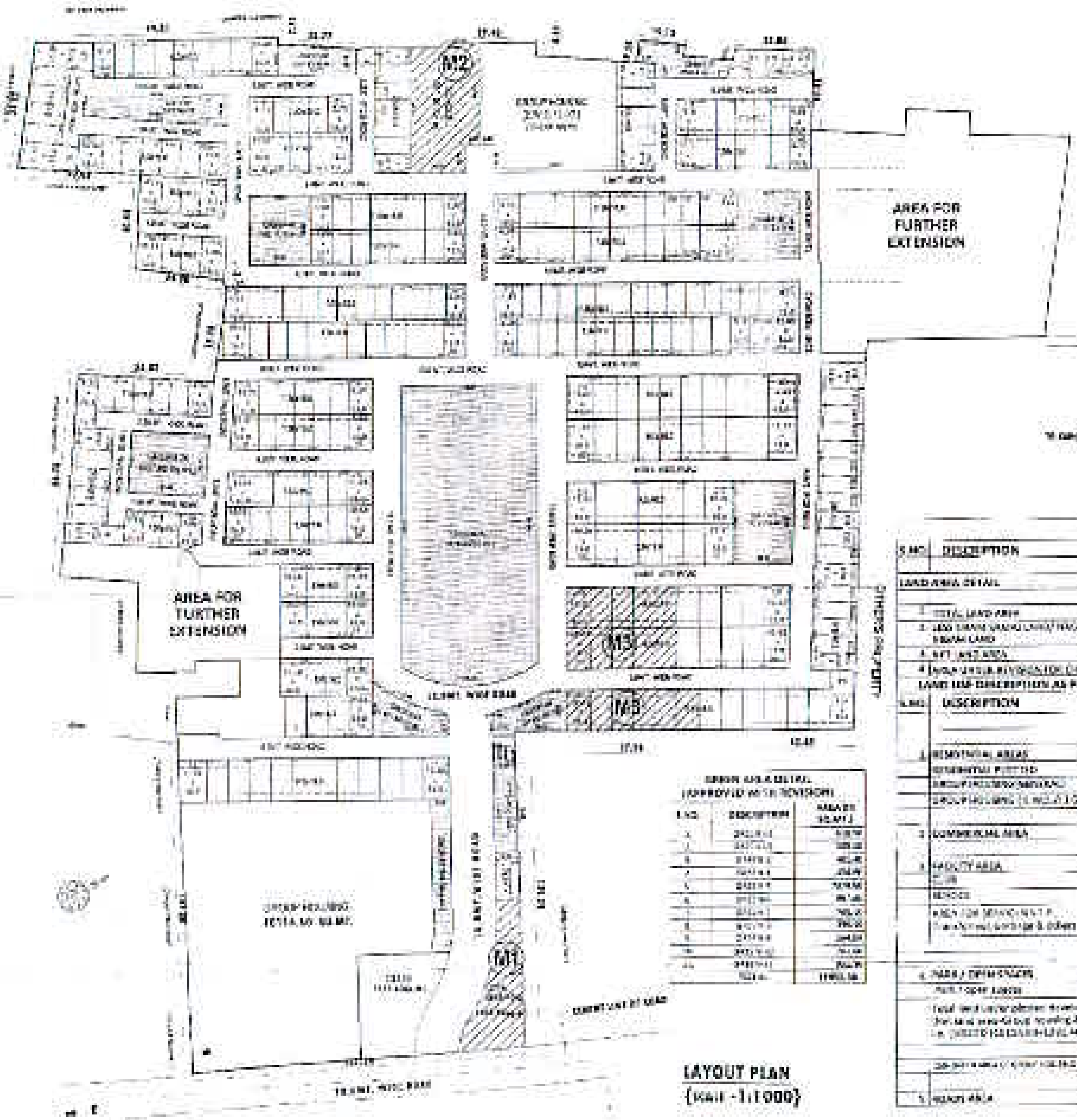
व्यवसाय: नौकरी


क्रेता: 2

श्रीमती प्रीती सिंह, पत्नी श्री सूर्य प्रकाश सिंह

निवासी: हाउस नं जे-33, जजेस कंपाउंड, मलखान नगर अलीगढ़

व्यवसाय: गृहिणी

GREEN AREA DETAIL (APPROVED WITH REVISION)

S.NO.	DESCRIPTION	AREA IN SQ.MT.
A	[illegible]	[illegible]
B	[illegible]	[illegible]
C	[illegible]	[illegible]
D	[illegible]	[illegible]
E	[illegible]	[illegible]
F	[illegible]	[illegible]
G	[illegible]	[illegible]
H	[illegible]	[illegible]
I	[illegible]	[illegible]
J	[illegible]	[illegible]
K	[illegible]	[illegible]
L	[illegible]	[illegible]
	TOTAL	[illegible]

LAYOUT PLAN
(SCALE - 1:1000)

REVISED LAYOUT

PROJECT TITLE:

PROJECT: MINI TOWNSHIP-ORO CITY,
JANKIPURAM EXTENSION, GRAM-MADIAON,
TEHSIL-BAKSHI KA TALAB, KURSI ROAD, LUCKNOW

SCALE: 1:1000
DATE: [illegible]

LAND DETAIL:
VILLAGE- MADIAON
KHASRA NOS.
610,611,607,606,605,601,[illegible],
[illegible]
[illegible]

LAND OWNER:
AJIT MEHTA & OTHERS

DEVELOPER/PROMOTER:
M/S ORO CONSTRUCTIONS PVT. LTD.

ARCHITECT:

LOCATION IN MASTER PLAN
(NOT TO SCALE)

LOCATION PLAN
(NOT TO SCALE)

Suraj Prakash Singh
Priti Singh

Rivedi
Rivedi

REVISION AREA SHOWN THUS

S.NO.	DESCRIPTION	AREA IN SQ.MT.
	[illegible]	[illegible]
	[illegible]	[illegible]
	[illegible]	[illegible]
	TOTAL AREA	[illegible]

▨ MORTGAGE AREA [illegible]

AREA STATEMENT

S.NO.	DESCRIPTION	APPROVED AREA (IN SQ.MT.)		REVISED AREA (IN SQ.MT.)	
	LAND AREA DETAIL				
1	TOTAL LAND AREA	[illegible]		[illegible]	
2	LESS GRAM SAMAJ LAND/ NAGAR NIGAM LAND	[illegible]		[illegible]	
3	NET LAND AREA	[illegible]		[illegible]	
4	LAND UNDER REVISION FOR CHANGES			[illegible]	
	LAND USE DESCRIPTION AS PER LAYOUT PLAN				
S.NO.	DESCRIPTION	AREA (IN SQ.MT.)	%	AREA (IN SQ.MT.)	%
1	RESIDENTIAL AREAS	[illegible]	[illegible]	[illegible]	[illegible]
	RESIDENTIAL PLOTTED	[illegible]		[illegible]	
	GROUP HOUSING (GENERAL)	[illegible]		[illegible]	
	GROUP HOUSING (E.W.S./L.I.G.)	[illegible]		[illegible]	
2	COMMERCIAL AREA	[illegible]	[illegible]	[illegible]	[illegible]
3	FACILITY AREA	[illegible]	[illegible]	[illegible]	[illegible]
	CLUB			[illegible]	
	SCHOOL	[illegible]		[illegible]	
	AREA FOR SERVICES/S.T.P. (Transformer, Garbage & others)	[illegible]		[illegible]	
4	PARKS / OPEN SPACES				
	PARK / OPEN SPACES	[illegible]		[illegible]	[illegible]
	Total land under planned development [illegible]	[illegible]		[illegible]	
	[illegible]				
5	ROADS AREA	[illegible]	[illegible]	[illegible]	[illegible]

DENSITY CALCULATION (APPROVED WITH REVISION)

GROUP HOUSING (GENERAL)

DESCRIPTION	APPROVED	REVISED
AREA OF GROUP HOUSING	[illegible] SQ.MT. [illegible] HAC.	[illegible] SQ.MT. [illegible] HAC.
PERMISSIBLE GROUND COVERAGE	[illegible]	[illegible]
PERMISSIBLE FAR	[illegible]	[illegible]
PERMISSIBLE DENSITY PERMISSIBLE UNITS	[illegible]	[illegible]
PERMISSIBLE POPULATION @ 5 PERSONS PER UNIT	[illegible]	[illegible]
	GROUP HOUSING FOR E.W.S./L.I.G.	
AREA OF GROUP HOUSING	[illegible] SQ.MT. [illegible] HAC.	[illegible] SQ.MT. [illegible] HAC.
PERMISSIBLE GROUND COVERAGE	[illegible]	[illegible]

PLOTTED DEVELOPMENT

PLOT SIZE	LENGTH	WIDTH	NOS.	PLOTS	PERSONS PER PLOT	POPULATION	NOS.	PERSONS PER PLOT	POPULATION
				APPROVED			REVISED		
[illegible]	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	-	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]					[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	-	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]					[illegible]	[illegible]	[illegible]
TOTAL				[illegible]		[illegible] persons	[illegible]		[illegible] persons

PROVISION OF E.W.S./L.I.G.

	APPROVED	REVISED
TOTAL NO. OF UNITS (PLOTTED+GROUP HOUSING) [illegible]	[illegible]	[illegible]

	REQUIRED NO.	PROVIDED %	REQUIRED NO.	PROVIDED %
EWS	[illegible]	[illegible]	[illegible]	[illegible]
LIG	[illegible]	[illegible]	[illegible]	[illegible]

POPULATION AND DENSITY ACHIEVED

	APPROVED		REVISED	
TOTAL POPULATION INCLUDING [illegible]	[illegible]	[illegible]	[illegible]	[illegible]
DENSITY ACHIEVED (POPULATION / NET LAND AREA)	[illegible]	[illegible]	[illegible]	[illegible]

- OWNERSHIP / POSSESSION OF LAND TO BE INSURED & VERIFIED BY THE DEVELOPER/LAND OWNER [illegible]

Ajit Kumar
Ajit Kumar

आवेदन सं०: 202000820007494

बही संख्या 1 जिल्द संख्या 12192 के पृष्ठ 39 से 76 तक क्रमांक 5302 पर दिनाँक 16/06/2020 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दीप्ति शुक्ला
उप निबंधक : बक्शी का तालाब
लखनऊ
16/06/2020