

प्रबन्धक 5/45-UP-NAGAR
यूपी बैंक एल.डा. गोमती नगर
UCO Bank Ltd. GOMTI NAGAR
LUCKNOW

9368



17/07/2019

INDIA NON JUDICIAL

Government of Uttar Pradesh



सत्यमेव जयते

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-UP06363125544450R
17-Jul-2019 01:54 PM
NONACC (BK)/ upucobk02/ GOMTI NAGAR/ UP-LKN
SUBIN-UPUPUCOBK0207578476751282R
SHIKHA SRIVASTAVA
Article 23 Conveyance
FLAT NO.- SG/G/401, SARGAM APARTMENT, SECTOR-J
EXTENSION, JANKIPURAM, LUCKNOW
PRABHARI ADHIKARI SAMPATTI LDA LUCKNOW
SHIKHA SRIVASTAVA
SHIKHA SRIVASTAVA
2,45,600
(Two Lakh Forty Five Thousand Six Hundred only)

Stamp Paper 1150
Sub Amt
Lucknow (U.P.)



Please write or type below this line

प्रभारी अधिकारी, सम्पत्ति
लेखन एवं विकास अधिकार
लखनऊ

Shikha
SR 0001153410


Statutory Alert:

- The authenticity of this Stamp Certificate should be verified at www.e-stamp.com. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

SALE DEED

I, Snigdha Chaturvedi as Prabhari Adhikari (Sampatti), Lucknow Development Authority, Lucknow for and on behalf of the seller/L.D.A. and **Smt. SHIKHA SRIVASTAVA** aged about 40 years W/O **Sri DIVYESH SINGH** resident of-A-46, Vaidehi Nagar, Faizabad (UP) as purchaser, both have executed the present sale deed in respect of Flat No.**SG/G/401, Block-G** Type of Flat **Three Bed Room** bearing super area of **147.58 Sq. Mt.** of which built-up area is **126.78 Sq. Mt.** located in Sargam Apartments, situated at Sector-J (Vistar), Jankipuram, Lucknow. In total sale consideration amount of **Rs.36,49,260/-** 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 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

Cont.....3


प्रभारी अधिकारी, सम्पत्ति
लखनऊ विकास प्राधिकरण
लखनऊ

Shikha

(3)

(including interest etc.) to Lucknow Development Authority, Lucknow. According to the G.O. NO. 645/9-AA-2-2001 dated 08.03.2001 the name of husband has been not included. Because according to affidavit given by allottee, the name of husband is excluded. Since the total sale consideration amount of the demised flat is **Rs.36,49,260/-** as such stamp duty worth **Rs.2,45,600/-** 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**


Flat No. **SG/G/401**

Super Area **147.58 Sq. Mt.**

Built-up Area **126.78 Sq. Mt.**

Name of Apartment-**Sargam Apartment, Sector-J**
(Vistar), Jankipuram, Lucknow.

Cont.....4


प्रभारी अधिकारी, सम्पत्ति
लखनऊ विकास प्राधिकरण
लखनऊ

Shikha

(4)

Boundaries where of are as under in Sargam

Apartment:-

ADJOINING : LIFT

ON TOP : SG/G/501/3BHK

AT BOTTOM : SG/G/301/3BHK

1- Witness



Name :- Anwar Abbas

Age :- 53 Years

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

Occupation : Service

Address :- L.D.A.

Prabhari Adhikari (Sampatti),

For and on behalf of

Seller/L.D.A.

प्रभारी अधिकारी, सम्पत्ति

लखनऊ विकास प्राधिकरण
लखनऊ

2- Witness Shweta



Name :- Shweta Srivastava

Age :- 40

Father's Name :- Sh Sanjay Kumar Singh

Occupation :

Address : 3/135 Vibhav

Khand- 3 Gomti Nagar
40

Purchaser

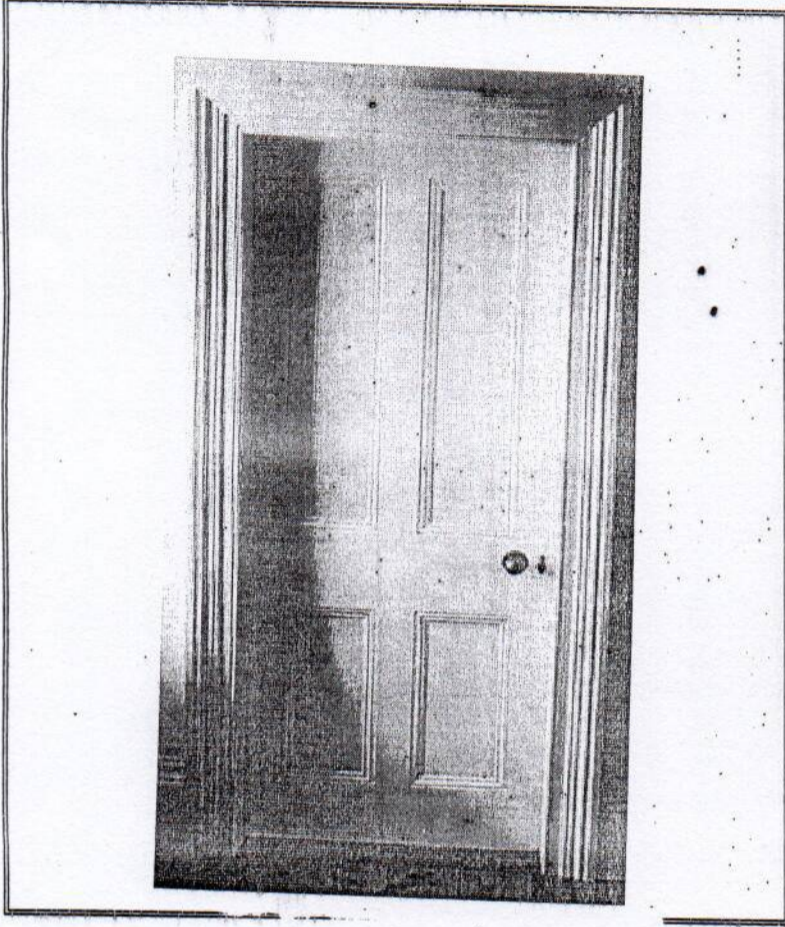
Pan No: BKDPS0905G




Scheme Asst./Deed Preparer

Name : Smt. Shikha Srivastava

Flat No.SG/G/401, Sargam Apartment, Sector-J Vistar, Jankipuram, Lko




विक्रेता की ओर से
प्रभारी अधिकारी, सम्पत्ति
लखनऊ विकास प्राधिकरण
लखनऊ विक्रय अधिकरण,
लखनऊ।

Shikha
(क्रेता)

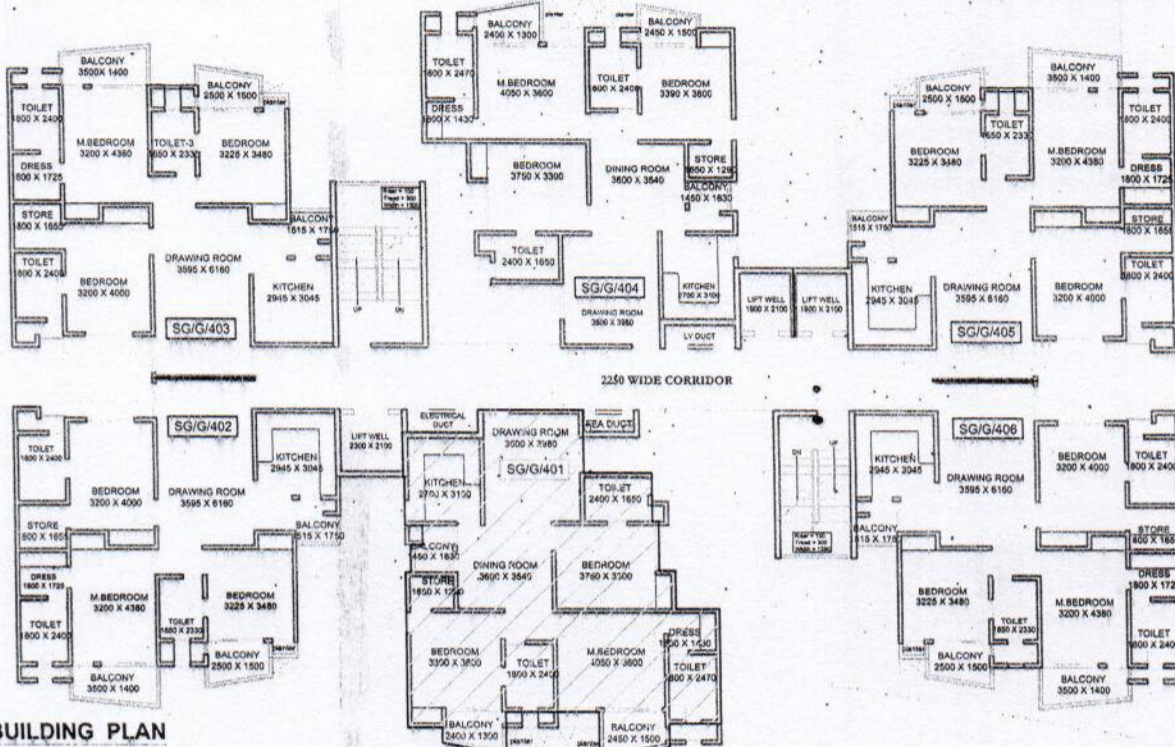
LUCKNOW DEVELOPMENT AUTHORITY

LEASE TO SRI/SMT. :
 FLAT /HOUSE NO. : SG/G/401/3BHK
 BUILT UP AREA : 126.78 SQ.MT.
 SUPER AREA : 147.58 SQ.MT.

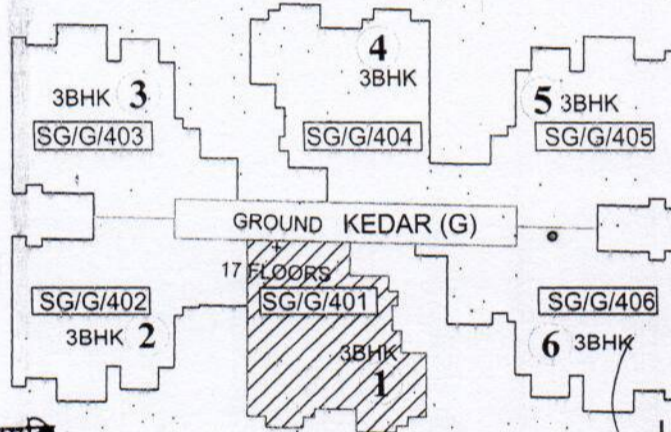


BOUNDARY:
 ADJOINING : LIFT.....
 ON TOP : SG/G/501/3BHK.....
 AT BOTTOM: SG/G/301/3BHK.....

SARGAM APARTMENTS AT , SEC.-J (VISTAR) ,JANKIPURAM SCHEME ,LUCKNOW.



BUILDING PLAN



LAY OUT PLAN

प्रभारी अधिकारी, सम्पत्ति

Shikha

REF FILE NO. 710/C.T.P/NDP/2019
 THIS DRAWING HAS BEEN PREPARED AS PER REPORT AND AREA CHART GIVEN BY E.E. नगरपालिका, NO. 762/A.A. ZONE -5 /2017-2018, ON DATED 30-01-2018.

DATE :- 12/02/2019

THIS SITE PLAN HAS BEEN PREPARED ON THE BASIS OF NUMBERING PLAN VERIFIED BY E.E. ZONE -05 & DRAWINGS PROVIDED BY THE ARINEM CONSULTANCY SERVICES PVT. LTD. OF SARGAM APARTMENT GROUP HOUSING SCHEME, AT SECTOR-J (VISTAR) JANKIPURAM SCHEME.

THE PROJECT WAS APPROVED BY VICE CHAIRMAN IN TECHNICAL COMMITTEE DATED 18-06-2011 ON ITEM NO. 22, JANKIPURAM SEC.-J (VISTAR) SARGAM APARTMENT GROUP HOUSING SCHEME.



AMAR SINGH
 DRAUGHT'S MAN

I.P. SINGH
 T.P.



LUCKNOW DEVELOPMENT AUTHORITY

Ward - Sector-J (Vistar) Jankipuram

Consideration amount - Rs. 36,49,260.00

Stamp Paid - Rs. 2,45,600.00

Stamp Paid

V-code

SUMMARY OF SALE DEED

- 1. **Type of Land - Group Housing**
- 2. **Ward/Pargana - Sector-J (Vistar) Jankipuram**
- 3. **Mohalla/Village - Sector-J (Vistar) Jankipuram**
- 4. **Details of Property - Flat No: SG/G/401/3BHK**
- 5. **Unit of Measurement in - Sq. meter**
- 6. **Built-up area of demised Flat - 126.78 sq. meter**
- 7. **Super area of demised Flat - 147.58 sq. meter**
- 8. **Proportionate share of - sq. meter**
- 9. **Un-divided land**
- 10. **Total area of Property (in case of multistoried building) - 147.58 sq. meter**
- 11. **Total covered area - 126.78 sq. meter**
- 12. **Status - Finished/Semi Finished - Finished**

प्रभारी अधिकारी, सम्पत्ति लखनऊ विकास प्राधिकरण लखनऊ

Sukha

BOUNDARIES of the Demised Flat No. : SG/G/401/3BHK

On Top : SG/G/501/3BHK

At Bottom : SG/G/301/3BHK

Adjoining : LIFT

**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 (1)
Details of the Purchaser/s**

1. Name : Smt. SHIKHA SRIVASTAVA

Father/Husband : Sri DIVYESH SINGH

Address : A-46, Vaidehi Nagar, Faizabad (UP)

PAN No. BKDPS0905G

2. Name : _____

Father/Husband : _____

Address : _____

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.

(2)

Signature

प्रभारी अधिकारी, सम्पत्ति

खण्ड विकास प्राधिकरण

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AND

(1) Smt. SHIKHA SRIVASTAVA aged about 40 years, Son of/Daughter of/wife of Sri DIVYESH SINGH

(2) aged about 40 years, Son of/Daughter of/wife of

Nagar, Faizabad (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 Sector J (Vistar) Jankipuram Scheme, Lucknow in the interest of public at large, under the provisions of Land Acquisition Act, 1894 and amongst other has developed the Jankipuram Yojana, and as such, the seller is the lawful and bonfide 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 "Sargam Apartment" Sector-J (Vistar) Jankipuram Scheme, Lucknow for construction of Multi-storied 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 Jankipuram Scheme, Kursi Road, 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

(3)

Shikha

प्रसारी अधिकारी, सम्पत्ति

लखनऊ विकास प्राधिकरण

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 monthly charges @ Re 1/- per sqft. have been 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.

(5)

प्रबन्धी अधिकारी, सम्प्रति
लखनऊ विकास प्राधिकरण
लखनऊ

Signature

Transaction Details

PUNJAB NATIONAL BANK
RAIBAREILLY (MAIN)
RAE BAREILLY-299001
Phone Number-0535-2213046,2210221

Report Date:19-03-2020 Email Id:
A/c no: 0303010400020021
Telephone number - +91(0)9415140979,+91(0)9415140979
KUM SHIKHA,
CIVIL COURT,LKO, A-46, VAIDEHI NAGAR,,
FAIZABAD, UP
FAIZABAD
UTTAR PRADESH
|Kindly update your latest communication|
|address with Pin Code and Telephone No. |

Summary of accounts held under Customer Id:ALQ000182 As On :19-03-2020
I. OPERATIVE ACCOUNT

TYPE OF ACCOUNT	ACCOUNT NUMBER	BALANCE(Rs)
Saving F	0303010400020021	1,18,798.71 Cr
TOTAL		1,18,798.71 Cr

II. TERM DEPOSIT

A/c Number	Open Date	Dep. Amt	ROI	Dep. Period	Mat. Amt	Mat Date	Balance
							0.00
Total Deposit Balance as on 31-03-2019							Rs. 1,18,798.71 Cr
Operative A/c Balance as on 31-03-2019							Rs.

** Maturity value is subject to change due to Tax Deducted at Source(TDS) wherever applicable **

Statement of Transaction in Saving F A/c No : 0303010400020021
For the period 01-02-2019 to 31-03-2019

DATE	PARTICULARS	CHQ-NO	Withdrawals	Deposits	Auto Sweep	Rev. Sweep	Available Bal.
				953.00			4,12,742.71 Cr
105-02-2019	NEFT RAEBARELI TREASURY		200.00				4,13,695.71 Cr
106-02-2019	ECOM 267188649879 TATASKY						4,13,495.71 Cr
114-02-2019	LIC HOUSING FINANCE LIMIT	822347	24580.00	4188.00			3,88,915.71 Cr
125-02-2019	NEFT JAWAHAR BHAWAN TREASURY LUC						3,93,103.71 Cr
	KNOW			50000.00			4,43,103.71 Cr
126-02-2019	IMPS-IN/905710312124/9415039615/ AMAR NATH SRIVASTA						67,111.29 Dr
126-02-2019	NEFT:PUNBH19057402302/LDA COLLEC	1217765	510215.00				82,888.71 Cr
	TION AC			150000.00			0.00 Cr
126-02-2019	NEFT Mrs SHALINI SAXENNA		82888.71	82888.71			82,888.71 Cr
127-02-2019	Ac xfr from Sol 617700 to 091700			82888.71			72,888.71 Cr
127-02-2019	Ac xfr from Sol 617700 to 091700		10000.00				80,888.71 Cr
128-02-2019	ATM WDR 1225 PNB LIC BUILDING C			8000.00			83,833.71 Cr
	ANAL ROA \DRAEBA			2945.00			87,712.71 Cr
106-03-2019	NEFT RAEBARELI TREASURY			3879.00			
106-03-2019	NEFT RAEBARELI TREASURY						1,07,495.71 Cr
111-03-2019	INTT. 0303010400020021:01-12-201			19783.00			1,43,817.71 Cr
	8to28-02-2019			36322.00			1,43,717.71 Cr
111-03-2019	NEFT RAEBARELI TREASURY						
111-03-2019	NEFT RAEBARELI TREASURY		100.00				1,19,137.71 Cr
111-03-2019	ECOM 267313109393 TATASKY						1,18,798.71 Cr
113-03-2019	LIC Housing Finance Limit	822348	24580.00				
122-03-2019	ECOM 267353074921 TATASKY		339.00				
Cumulative total			652902.71	358958.71	0.00	0.00	

Statement of Linked Term Deposits for Operative A/c no.: 0303010400020021
For the period 01-02-2019 To 31-03-2019

Term Deposit A/c	Date	Details	Debit (Rs.)	Credit (Rs.)	Balance (Rs)
		Opening Balance			1,18,798.71
122-03-2019		ECOM 267353074921 TATASKY	0.00		1,18,798.71
122-03-2019		ECOM 267353074921 TATASKY	0.00		1,18,798.71

Summary of TDS/Interest on Term Deposit for Customer 0
TDS Details During The period 01-02-2019 To 31-03-2019

A/c Number	Date of Payment / Credit	Interest Paid Credited	Tax Deducted
Total		0.00	0.00

Branch Manager/Incumbent In-Charge
19-03-2020

विवरण
 Particulars
 ड्रा की गई रकम
 DR Amount
 बका की गई रकम
 CR Amount
 शेष बका राशि
 Balance

दिनांक Date	चेक संख्या Cheque No.	विवरण Particulars	ड्रा की गई रकम DR Amount	बका की गई रकम CR Amount	शेष बका राशि Balance
13-06-2019*		By Interest (091700)		1,690.00	4,11,338.64 Cr ##
13-06-2019		By NEFT RAEBARELI TREASURY (006200)		17,897.00	4,29,235.64 Cr ##
19-06-2019		To POS 36033 DIAMOND SILKS (091700)	6,200.00		4,23,035.64 Cr ##
19-06-2019		To POS 35722 mushtaq ahmad char (091700)	855.00		4,22,180.64 Cr ##
19-06-2019		To ATM WDR 917015480764 SRINAGA (091700)	10,000.00		4,12,180.64 Cr ##
19-06-2019		To ATM WDR 917015481231 SRINAGA (091700)	10,000.00		4,02,180.64 Cr ##
20-06-2019*		By MREF/W01/350810/7554200 (516500)		5.29	4,02,185.93 Cr ##
20-06-2019		To ATM WDR 917118007138 SBI RAN (091700)	10,000.00		3,92,185.93 Cr ##
20-06-2019		To ATM WDR 917118023879 SBI RAN (091700)	5,000.00		3,87,185.93 Cr ##
25-06-2019		By IMPS-IN/917611804887/94 (091700)		1,00,000.00	4,87,185.93 Cr ##
25-06-2019		To NEFT:PUNBH19176838707-C	3,42,611.00		1,44,574.93 Cr
01-07-2019		By NEFT RAEBARELI TREASURY (006200)		1,27,051.00	2,71,625.93 Cr ##
09-07-2019		To SMS CHRG FOR:01-04-2019to30- (091700)	17.70		2,71,608.23 Cr ##
11-07-2019		To NEFT:PUNBH1919284531-C	2,45,600.00		26,008.23 Cr
12-07-2019		To LIC Housing Finance Limit (198600)	24,580.00		1,428.23 Cr ##
02-08-2019		By NEFT RAEBARELI TREASURY (006200)		1,27,051.00	1,28,479.23 Cr ##
03-08-2019		To ATM WDR 921516030805 SUPER M (091700)	10,000.00		1,18,479.23 Cr ##
03-08-2019		To ATM WDR 921516030984 SUPER M (091700)	5,000.00		1,13,479.23 Cr ##
03-08-2019		To POS 588228 Jain Motors (091700)	1,500.00		1,11,979.23 Cr ##
03-08-2019		To ECOM 267831122831 TATA SKY (091700)	350.00		1,11,629.23 Cr ##
09-08-2019*		By MREF/W01/822803/7554200 (516500)		11.25	1,11,640.48 Cr ##
10-08-2019		To POS 741562 MAJOR AMIYA (091700)	1,500.00		1,10,140.48 Cr ##
11-08-2019		To POS 103228 MINISO P R VENTUR (091700)	1,175.00		1,08,965.48 Cr ##
11-08-2019		To ATM WDR 922313006360 SBI MA (091700)	2,000.00		1,06,965.48 Cr ##
14-08-2019		To AMIT SIMHA (198600)	25,000.00		81,965.48 Cr ##
14-08-2019		To ATM WDR 922615007374 SARAS M (091700)	8,000.00		73,965.48 Cr ##
15-08-2019		To POS 765183 MAJOR AMIYA (091700)	2,000.00		71,965.48 Cr ##
15-08-2019		To POS 549126 EAST DAY (091700)	1,870.00		70,095.48 Cr ##
20-08-2019*		By MREF/W01/156210/7554200 (516500)		11.25	70,106.73 Cr ##

Carried Over to next page

Account No. 0303010400020021 Value dated 11/08/2019

आगे ले जाई गई रकम Carried Over 70,106.73 Cr