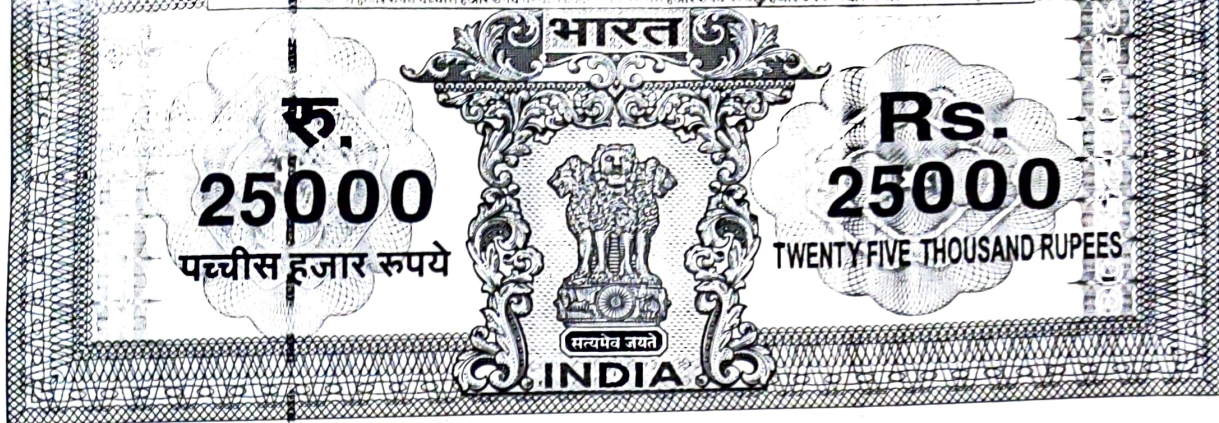


भारतीय गैर न्यायिक INDIA NON JUDICIAL



₹. 25000

पच्चीस हजार रुपये

Rs. 25000

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

D 052714

विष्णु कान्त हिंदेदी
कोषाधिकारी

17 MAY 2018

कोषागार, आगरा

AGRA DEVELOPMENT AUTHORITY, AGRA
LEASE DEED OF ADA HEIGHTS

Conti.-2

6726



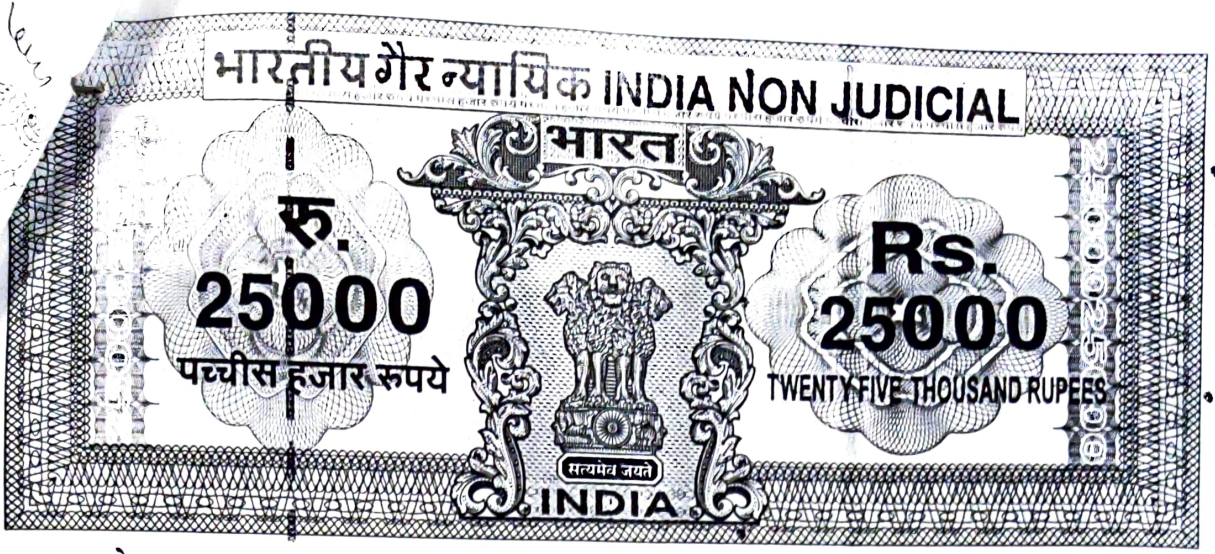
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राजीव शर्मा
सहायक अभियन्ता
(सम्पत्ति)



राजीव शर्मा
सहायक अभियन्ता
(सम्पत्ति)



उत्तर प्रदेश UTTAR PRADESH

D 052715

विष्णु काजल द्विवेद
वैवाहिकारी

1997 MAY 20 1998

(2)

कोटागढ़, अजमेर

THIS INDENTURE is made this 21 day

Conti.-3



राजीव शर्मा
सहायक न्यायाधीश
(1997)

S. ...
Chief Cashier
Treasurer, ...

₹. 25000
पच्चीस

2.635.326.00 पट्टा विलेख (90 वर्ष) 10,000.00 20 10,020.00 800
श्री प्रतिफल मालियत ओसत वार्षिक किराया फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग
रमन बाबू अग्रवाल वहे0 मुख्तार राजीव शर्मा ए ई

व्यवसाय नौकरी
निवासी स्थायी लिपिक ए डी ए आगरा
अस्थायी पता
ने यह लेखपत्र इस कार्यालय में दिनांक 21/5/2013 समय 3:29PM
वजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर
मु0 यासीन प्र0
उप निबन्धक तृतीय
सदर आगरा.
21/5/2013

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रू. प्रलेखानुसार उक्त
पट्टा दाता पट्टा गृहीता
श्री रमन बाबू अग्रवाल वहे0 मुख्तार राजीव शर्मा ए श्री अजय कुमार
ई पुत्र श्री प्रभू सिंह
पेशा नौकरी निवासी गंगा नगर मेरठ
निवासी लिपिक ए डी ए आगरा



Handwritten signature



ने निष्पादन स्वीकार किया।
जिनकी पहचान श्रीमती पारूल वर्मा
पत्नी श्री अजय कुमार
पेशा नौकरी
निवासी गंगा नगर मेरठ
व श्री हर्ष गुप्ता
पुत्र श्री वेद प्रकाश गुप्ता
पेशा नौकरी
निवासी पुरानी विजय नगर कालोनी आगरा
ने की।

Handwritten signature

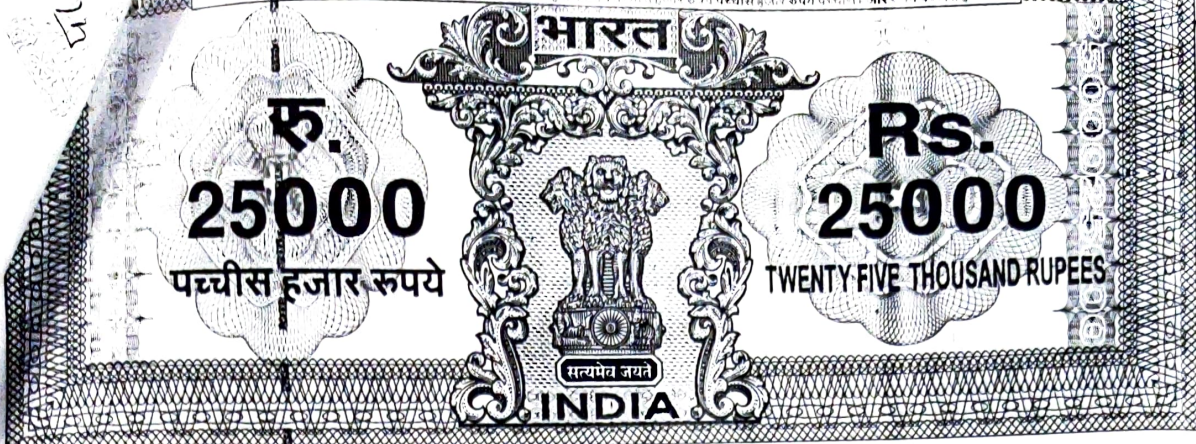


प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिपे गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर
मु0 यासीन प्र0
उप निबन्धक तृतीय
सदर आगरा
21/5/2013

भारतीय गैर न्यायिक INDIA NON JUDICIAL

2013



उत्तर प्रदेश UTTAR PRADESH

D 052716

रणु कान्त द्विवेदी
कोषाधिकारी
17 MAY 2013
बागार, आगरा

(3) 2013

between the Conti.-4

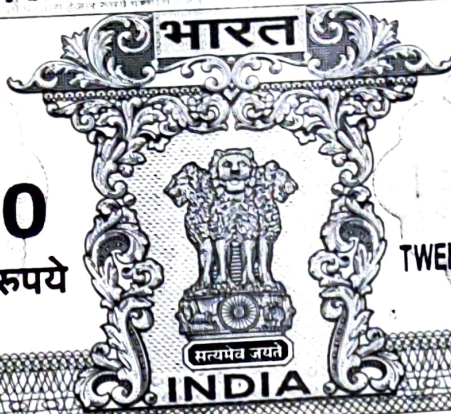
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राजीव हासी
बहादुर अशियन्ता
(सम्पत्ति)

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

D 052717

उत्तर प्रदेश UTTAR PRADESH

विष्णु कान्त
श्री राजेश काशी
17 MAY 2018

जगतपुरा
AGRA
HOUSE,

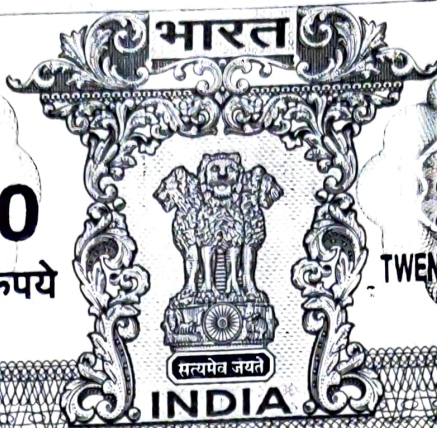
(4)
DEVELOPMENT AUTHORITY JAIPUR
AGRA through Shri Rajeev Sharma,
Conti.-5

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राजेश शर्मा
सहायक नि. नि.
(स.स.स.)

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

D 052718

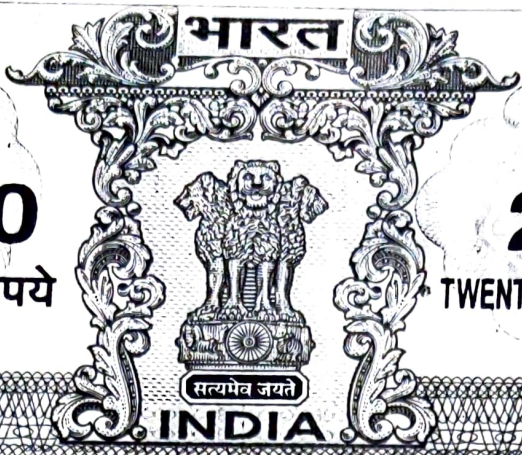
(5)

Assistant Engineer (Property) (hereinafter called "the lessor") of the one part and Shri Ajay Kumar S/o Shri Prabhu Singh, R/o - A-325/B, Ganga Nagar, Meerut (Uttar Pradesh) and Present Address-Distt. & Session Court, Etawah(Uttar Pradesh)

Conti.-6



भारतीय गैर न्यायिक INDIA NON JUDICIAL



₹.
25000
पच्चीस हजार रुपये

Rs.
25000
TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश-UTTAR PRADESH

D 052719

(6)
(hereinafter called "the Lessee")

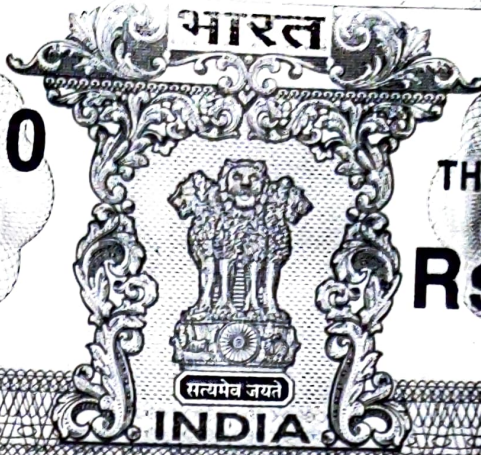
Conti.-7

राजीव शर्मा
सहायक प्रियंका
(सम्पत्ति)

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 20000

बीस हजार रुपये



TWENTY THOUSAND RUPEES

Rs. 20000

उत्तर प्रदेश UTTAR PRADESH

A 698985

(7)
of

Conti.-8



राज्यीय राजा
उत्तर प्रदेश प्रशासन
(उत्तर प्रदेश)

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH

AK 076090

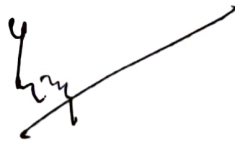
सत्येन्द्र पाल

15 MAY 2013

बीबापिपरी
बाववा

(8)
the

Conti.-9





उत्तर प्रदेश-UTTAR PRADESH

AK 076091

सुरेन्द्र पाण्डे
18 MAY 2013
कीर्तिधारी
राजपा

(9)
other

Conti.-10

राजीव राजा
सहायक पुलिसावर
(विभागीय)

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

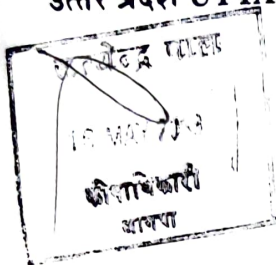
FIVE THOUSAND RUPEES

INDIA

सत्यमेव जयते

AK 076092

उत्तर प्रदेश UTTAR PRADESH



(10)
Part.

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राज्य सरकार
सचिव, न्यायिक
सहायता

This INDENTURE is made on this day of between AGRA DEVELOPMENT AUTHORITY, JAIPUR HOUSE, AGRA through its..... (hereinafter called the lessor) of the one part and shri/smt./km.....

..... S/o/W/o/D/o Caste Resident of (hereinafter called the lessee) of the other part.

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.....
.....

Where the PART I has constructed of its own acquired land RESIDENTIAL APPARTMENTS in A.D.A. Heights comprising ~~STUDIO, DELUXE, SUPER DLX-I, SUPER DLX-II, ULTRA DELUXE AND PENTA HOUSE FLATS~~ situated in Taj Nagri Phase - II, Fatehabad Road, Agra.

AND WHEREAS the PART I has agreed to lease out ADA HEIGHTS..... Flat No. BT-2/602 on SIXTH Floor super area measuring 142.17 Sq. meter situated in A.D.A. HEIGHTS, TAJ NAGARI, PHASE-II, Agra for a period of 90 years to PART II subject to rights and restrictions, covenants and stipulations, terms and conditions hereinafter expressed, mentioned in application Form of A.D.A. HEIGHTS and registration Booklet of A.D.A. HEIGHTS.

AND WHEREAS the said flat shall be used only for residential purposes and any activity leading to pollution, transmission of diseases or foul smells is totally restricted. In case of violation of this, AGRA DEVELOPMENT AUTHORITY, AGRA is fully competent and shall have full right to cancel the Allotment of the Flat.

AND WHEREAS the PART II has fully and physically inspected the Flat before taking its possession as agreed between the parties hereto and that the PART II shall not question the specification and the workmanship or material and the facilities of the Flat.

AND WHEREAS under the lease cum sale scheme the PART II is willing to purchase the said Flat No. BT-2/602 of ADA HEIGHTS Type DELUXE on SIXTH Floor.....

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.....
.....

(2)

AND WHEREAS the allottee shall have to comply with the rules and regulations provided under the Apartment Act and will also abide by the directions issued in this regard by the Govt. from time to time.

AND WHEREAS the PART II will bind himself/herself to be governed by the provisions of Uttar Pradesh Ownership of Flats Act of 1975 (U.P. Act No. 1950 of 1975) or / and amendments thereof which may be made from time to time by the State Government or by any other enactment framed by the Government from time to time.

AND WHEREAS the said Flat will be allotted on the basis of lease for a period of 90 years.


AND WHEREAS the Allottee pay all taxes or fees imposed by State Govt., Nagar Nigam Agra, Agra Development Authority, Agra or any statutory body / authority. In this regard the allottee shall also pay the taxes which are being paid by Agra Development Authority, Agra on behalf of the allottee. In case the Allottee does not make such payment, the authority shall have the right to recover the same as land revenue for which the allottee shall bear recovery charges separately.

AND WHEREAS Agra Development Authority Agra shall preserve/maintain the scheme till basic amenities (Road, Sewerage, Park, Water Supply, Drainage, Street Light, Power Supply etc.) of the Scheme are transferred to Nagar Nigam Agra / Jal Snsathan Agra/UPPCL(Torrento). The Allottee shall have to pay the maintenance charges to the Authority prevalent at the relevant time.

AND WHEREAS the maintenance of common services of Apartment shall be done by the Authority till the proper formation of the Society of the Allottees, for such period the allottee shall pay the maintenance charges prevalent at the relevant time. On proper formation of the Society, the Apartment will be handed over to the Society for their maintenance. It will be essential and compulsory for the Allottees to become the member of the Society and to pay the maintenance charges as fixed by the Society.






रामेश्वर राम
उपनिवेशक अधिकारी
(अपार्टमेंट)

(3)

NOW THIS DEED WITNESSESH and the parties hereto hereby mutually agree as follows :-

That in consideration of the premium amounting to Rs. 260,550/- (Rupees TWENTY SIX LACS FIVE THOUSAND FIVE HUNDRED SIX ONLY) having been paid by the PART-II to the PART-I and in consideration of the rent hereinafter reserved and of the covenants on the part of the PART-II hereinafter contained and performed the PART-I hereby demises to PART-II Flat No. BT-2/602 on ADA HEIGHTS Floor SIX Type DELUXE super area measuring 142.17 Sq. meter in A.D.A. HEIGHT Scheme situated at TAJ NAGARI, PHASE-II, FATEHABAD ROAD, AGRA, which is more particularly described in SCHEDULE - A hereto and with the boundaries hereto to hold the said Flat for the term of 90 years from 15th MAY 2008 RENDERING THEREFORE in consideration of entire 90 year lease rent amount to Rs. 29,820/- (Rupees TWENTY NINE THOUSAND EIGHT HUNDRED TWENTY ONLY) has been paid by the lessee to the lessor (receipt when of the lessor have by acknowledges).

2. That the PART-II shall peacefully surrender and yield the said Flat on the expiration of the term of this lease or upon determination of the lease by PART-I who thereafter may either take the Flat upon a valuation or allow the PART-II to remove it within one calendar month from the date of receipt of the notice sent by PART-I.
3. That the PART-I has put the PART-II in possession of the said Flat and the PART-II hereby acknowledges delivery of possession to him/her of the said Flat.
4. That it has been specifically agreed between the parties that the PART-II shall not question the amount of sale consideration on the ground of any defective specification, workmanship or material in the Flat.



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(4)

that the PART-II has now become the absolute owner of the Flat put in the land apartment to the said building and beneath it has only the lessee's right as mentioned in the preceding portion of these presents. The PART-I guarantees good title to the PART-II in respect of the said Flat and assures the PART-II quite and peaceful enjoyment of the same subject to the terms and conditions mentioned in the presents.

6. That in order to secure the payment of any outstanding amount for the demised Flat, the PART-II has agreed that all his lessee rights in the Flat hereby demised shall remain hypothecated and mortgaged in favor of the PART-I and the PART-II agrees that the PART-II lease rights shall remain hypothecated and mortgaged with the PART-I till final payment of the Flat.
7. That in case of any dispute regarding the meaning and interpretation of the stipulations, covenants, provisions, restrictions, terms and conditions of the lease the matter shall be referred to the arbitrator/arbitrators by Vice-Chairman of Agra Development Authority Agra for adjudication of the dispute under the provisions contained in Arbitration & Conciliation Act, 1996.
8. That in case of violation or non-do servance of the stipulations, covenants, restrictions, provisions, terms and conditions mentioned in the lease deed and the Registration Booklet, Vice-Chairman of Agra Development Authority Agra or any officer authorised by him shall be empowered to terminate the lease as per provisions of the law.
9. That all the costs and expenses incidental to the execution and registration of this lease shall be born by the PART-II.
10. That PART-I and PART-II both shall follow the statutory provisions which are enforced at the relevant time to the premises in question.



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(5)

That the above said covenants have been reached between the PART-I and PART-II by mutual and free consent and they have put their hands on these indentures in the presence of witnesses.

WITNESSES :

1.  PARUL VERMA. LESSOR PART-I
DISTRICT & SESSIONS COURT (हजूरत)
ETAWAH

2.  LESSEE PART-II


SCHEDULE - A


Flat No. BT-2/602 of A.D.A HEIGHTS type DELUXE
on SIXTH floor measuring 142.17 Sq.M. In residential
Appartments of A.D.A. Height Scheme situated at Taj Nagari, Phase - II, Fatehabad Road, Agra
bounded as under :


East : Block No. BT.1

West : FLAT NO 601

North : GREEN AREA BELOW

South : OPEN TO SKY & STAIRS


राजीव शर्मा
हजूरत (हजूरत)


राजीव शर्मा
हजूरत (हजूरत)