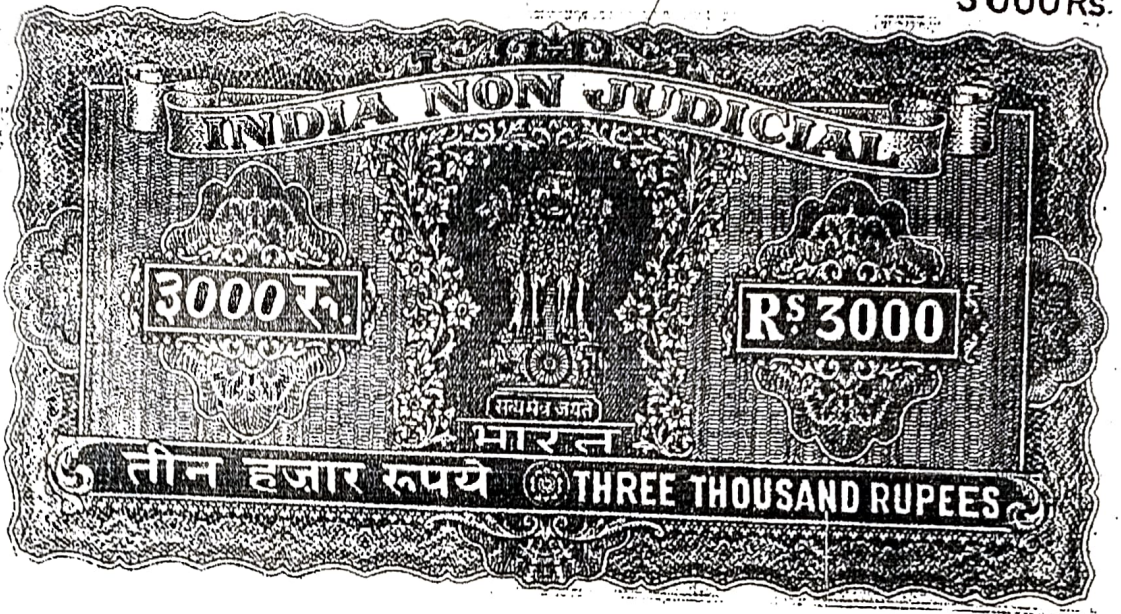


7345

3000Rs.



L. R.N. Singh as Prabhari

Adhikari ( Sampati )

Development Authority Lucknow

for and on behalf of the lessor

Prabhari ( Sampati )  
Development Authority,  
LUCKNOW

contd. 2

५/७/७१

दो जते स्टेट प्रति

F

सक

1035

पृष्ठ

361/382

पर कम अडवा

17894

पर रजिस्ट्री कृत किया गया।

०१

मुख्य उप निबन्ध

लखनऊ



Handwritten text at the top of the page, possibly a header or title.

Handwritten text in the upper left quadrant, including a date "19/4/91".

Handwritten text in the upper right quadrant, including "AR-493-50" and "P-49350".

Handwritten text in the center, including "85.00" and "10.00" with a horizontal line below them.

Handwritten text in the center-right, including "10/4" and "27/11/91".

Large handwritten text in the middle section, possibly a signature or a title.

Handwritten text below the middle section, including "27/11/91" and "4/5".

Handwritten text in the lower left quadrant, including "27/11/91" and some illegible characters.

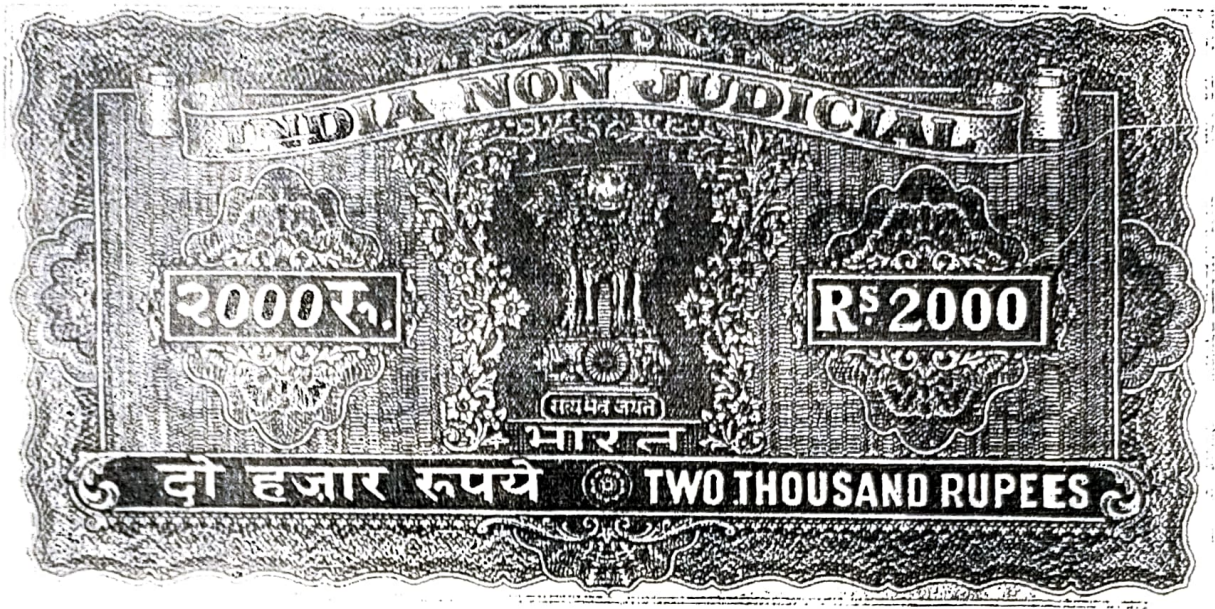
Large handwritten text in the lower right quadrant, including "27/11/91" and "16/11/91".

Handwritten text in the lower middle section, including "27/11/91".



Handwritten text at the bottom right, including "16/11/91".

2000Rs.




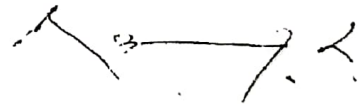
- 2 -

and Sri Durga Shankar Maiti

age about 59 years son of

contd. 3

  
Prabhari Anand Sampat  
Development Authority,  
LUCKNOW



2000Rs.




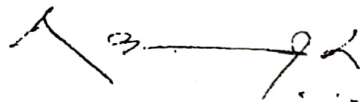
- 3 -

Late Mahendra Nath Maiti

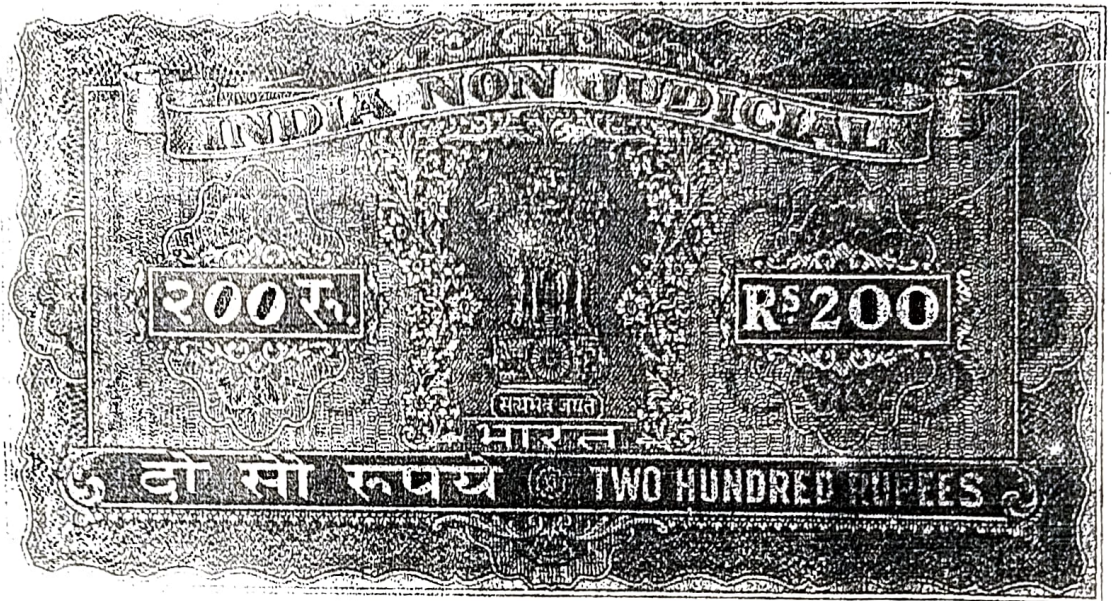
resident of C P- 14 , Sector C

contd...4

  
Prabhari Adhikari Sampat  
Development Authority,  
LUCKNOW



200Rs.



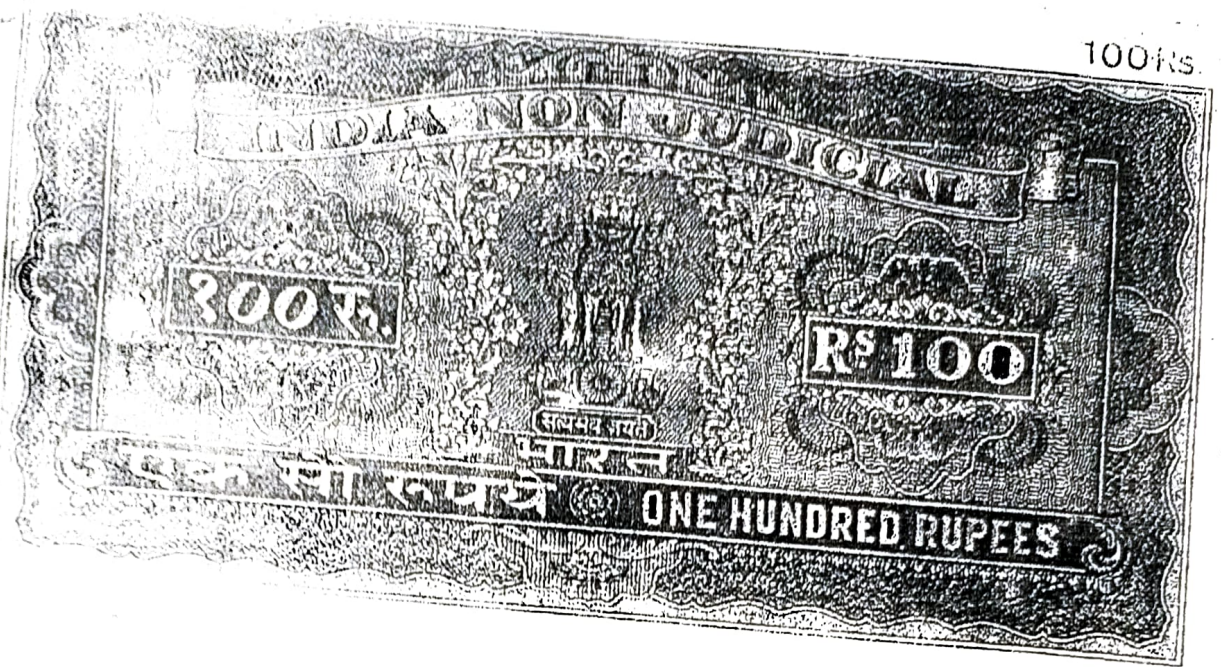
- 4 -

Aliganj Lucknow as lessee

have executed the lease deed

contd...5

Prabhari Aditkari Sampati  
Development Authority,  
LUCKNOW



- 5 -

in respect of plot No. C -1/331 Sector G  
situated in Sitapur road scheme Lucknow  
in consideration of premium amounting to  
Ra. 49350/- only on an yearly rent of

contd. 6


Prabhari Aamhari Sampati  
Development Authority,  
LUCKNOW

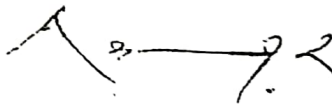


- 6 -

of Rs. 493.50 paisa only on the terms  
and conditions given in the printed

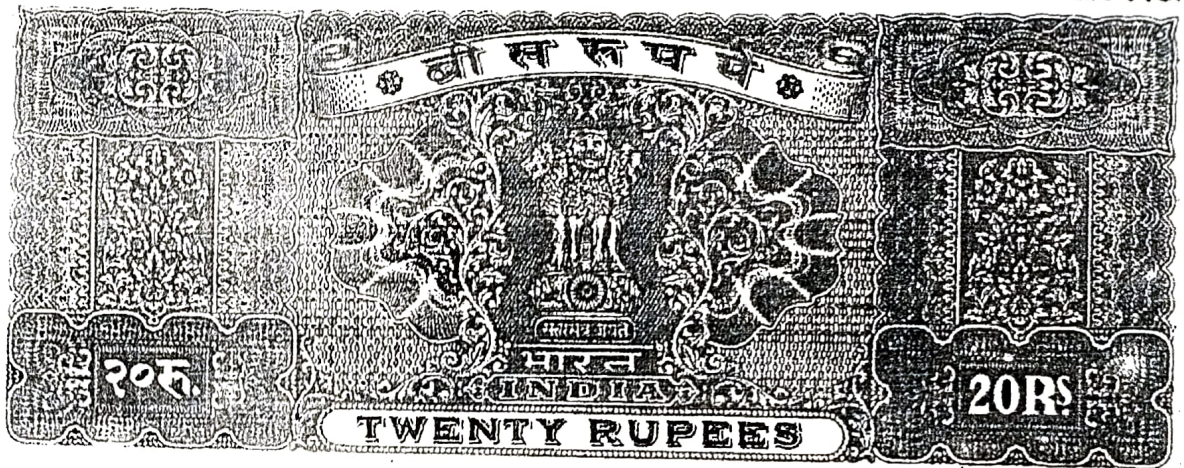
contd. 7

  
Prabhari Aditya Sampati  
Development Authority,  
LUCKNOW






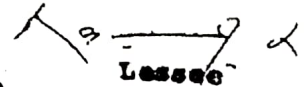
20 Rs.

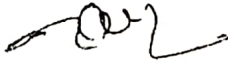


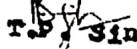
- 7 -

lease deed for attached hereto with plan.


  
For Lessor, Sampati  
Prathari Adhikari (Sampati)  
Development Authority Lucknow  
LUCKNOW

  
Lessee

  
1. Witness ( B.N. Srivastava )  
Address L. D. A. Lucknow

  
2. Witness ( T.S. Singh )

Address H F C Ltd. B / 1 / 41 Sector F  
Aliganj Lucknow.

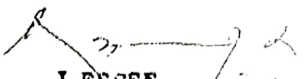
  
Typed by ( S. Husain )

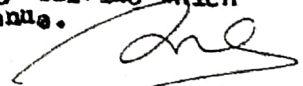
8

A And in view of the fact that at the time of allotment of plots in a scheme of planned Development ( in which rights in land had been acquired under the Land Acquisition Act) and also at the time of consequent execution and registration of the Deed of Lease the premium and rent are fixed offered and charged by the lessor on the basis inter alia of compensation estimated by the Lessor to be likely to be awarded by the special Land Acquisition Officer and in view of the fact that such compensation may be increased some times years after the awards by the special Land Acquisition Officer either by the District Judge or by the Hon'ble High Court or by the Hon'ble Supreme Court, the parties agree that if such contingencies occur and the amount of compensation, solatium and/or interest on these items are increased by any of the said authorities the liability of the increase will automatically shift to the lessee to be borne according to the ratio which the demised area bears to the total area of the scheme however subject to the percentage of increase or decrease because of the purpose of the demise as detailed below:-

- |    |  |                      |
|----|--|----------------------|
| 1% | Residential house/plot for individual as well as institution             | 100% of the increase |
| 2% | Economically weaker section and site and services.                       | 50% of the increase  |
| 3% | Office/ commercial   | 200% of the increase |
| 4% | Industrial   | 100% of the increase |
| 5% | Schools, Police Station Educational institutions and Govt. dispensaries. | 50% of the increase  |

And the lessee shall be bound to pay the increase in compensation as additional premium within three months of the receipt of the letter or demand from the lessor failing which it shall be recoverable as arrears of land revenue.

  
LESSEE

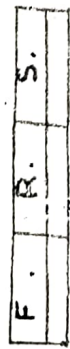
  
Prabhari Aahikari Sampati  
Development Authority,  
LUCKNOW

9

LUCKNOW DEVELOPMENT AUTHORITY  
 PART LAY-OUT PLAN OF SITAPUR ROAD SCHEME  
 SHOWING PLOT NO: 1/331 SECTOR-G. *Sri Durgas Shankar Market*  
 LEASED TO SRI / SMT / *H.F.C. Karmachari Sakshi Arora*

SCALE - 1:1000.

SETBACK-

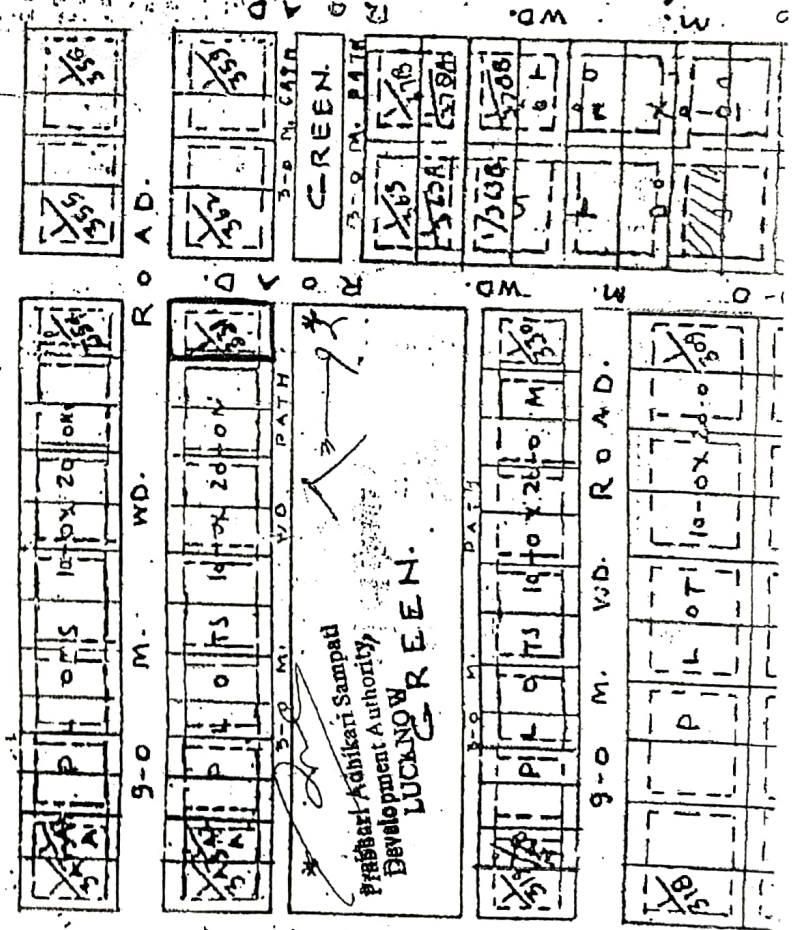


BOUNDARY -  
 NORTH 9.0 M. W.D. Path  
 SOUTH 3.0 M. W.D. Path  
 EAST 9.0 M. W.D. Path  
 WEST 9.0 M. W.D. Path



AREA STATEMENT.

PLT NO	PLT SIZE	AREA.	PLT NO	PLT SIZE	AREA.
1/329	12-5X24-0M	300.50M	1/340	10-0X20-0M	200.50M
1/300	12-5X24-0M	300.50M	1/341	10-0X20-0M	200.50M
1/301	12-5X24-0M	300.50M	1/342	10-0X20-0M	200.50M
1/302	12-5X24-0M	300.50M	1/343	10-0X20-0M	200.50M
1/303	12-5X24-0M	300.50M	1/344	10-0X20-0M	200.50M
1/304	12-5X24-0M	300.50M	1/345	10-0X20-0M	200.50M
1/305	12-5X24-0M	300.50M	1/346	10-0X20-0M	200.50M
1/306	12-5X24-0M	300.50M	1/347	10-0X20-0M	200.50M
1/307	12-5X24-0M	300.50M	1/348	10-0X20-0M	200.50M
1/308	12-5X24-0M	300.50M	1/349	10-0X20-0M	200.50M
1/309	12-5X24-0M	300.50M	1/350	10-0X20-0M	200.50M
1/310	12-5X24-0M	300.50M	1/351	10-0X20-0M	200.50M
1/311	12-5X24-0M	300.50M	1/352	10-0X20-0M	200.50M
1/312	12-5X24-0M	300.50M	1/353	10-0X20-0M	200.50M
1/313	12-5X24-0M	300.50M	1/354	10-0X20-0M	200.50M
1/314	12-5X24-0M	300.50M	1/355	10-0X20-0M	200.50M
1/315	12-5X24-0M	300.50M	1/356	10-0X20-0M	200.50M
1/316	12-5X24-0M	300.50M	1/357	10-0X20-0M	200.50M
1/317	12-5X24-0M	300.50M	1/358	10-0X20-0M	200.50M
1/318	12-5X24-0M	300.50M	1/359	10-0X20-0M	200.50M
1/319	10-0X20-0M	200.50M	1/360	10-0X20-0M	200.50M
1/320	10-0X20-0M	200.50M	1/361	10-0X20-0M	200.50M
1/321	10-0X20-0M	200.50M	1/362	10-0X20-0M	200.50M
1/322	10-0X20-0M	200.50M	1/363	10-0X20-0M	200.50M
1/323	10-0X20-0M	200.50M	1/364	10-0X20-0M	200.50M
1/324	10-0X20-0M	200.50M	1/365	10-0X20-0M	200.50M
1/325	10-0X20-0M	200.50M	1/366	10-0X20-0M	200.50M
1/326	10-0X20-0M	200.50M	1/367	10-0X20-0M	200.50M
1/327	10-0X20-0M	200.50M	1/368	10-0X20-0M	200.50M
1/328	10-0X20-0M	200.50M	1/369	10-0X20-0M	200.50M
1/329	10-0X20-0M	200.50M	1/370	10-0X20-0M	200.50M
1/330	10-0X20-0M	200.50M	1/371	10-0X20-0M	200.50M
1/331	10-0X20-0M	200.50M	1/372	10-0X20-0M	200.50M
1/332	10-0X20-0M	200.50M	1/373	10-0X20-0M	200.50M
1/333	10-0X20-0M	200.50M	1/374	10-0X20-0M	200.50M
1/334	10-0X20-0M	200.50M	1/375	10-0X20-0M	200.50M
1/335	10-0X20-0M	200.50M	1/376	10-0X20-0M	200.50M
1/336	10-0X20-0M	200.50M	1/377	10-0X20-0M	200.50M
1/337	10-0X20-0M	200.50M	1/378	10-0X20-0M	200.50M
1/338	10-0X20-0M	200.50M	1/379	10-0X20-0M	200.50M
1/339	10-0X20-0M	200.50M	1/380	10-0X20-0M	200.50M



Prabhat Adhikari Sampati  
 Development Authority  
 LUCKNOW GREEN.

4-0 M W.D. ROAD

आव दिनांक ५/७/१९६१

परस संख्या E

संख्या ३६१/३८२

पर रजिस्ट्री किया गया।

को फोटो स्टेट प्रति

१०३५

१७८९५

मुख्य उप निबन्धक

सचयक



# LUCKNOW DEVELOPMENT AUTHORITY

Sita Rai Road

SCHEME

## LEASE DEED

24627

THIS INDENTURE made between the Lucknow Development Authority Lucknow, through its Prabhari Adhikari Sampat therein after called the "Lessor") of One Part and Shree Durga Shankar Nath age about 59 years son/douglter/wife of Lat Mahendra Nath resident of C.P. 14 Sector C Aligarh Lucknow (hereinafter called the 'Lessee') of the other part, showeth that.

Whereas the Lessee applied to the Lessor for allotment of a plot of land and,

Whereas the Development Authority of the Lessor duly allotted plot No. C-1/331 in Sita Rai Road by admeasurement letter No. 846/J.S.D the Lessee vide allotment letter No. 16-12-05 Dated 16-12-05

Now this Indenture that in consideration witnesseth of the premium amounting to Rs. Fourty Nine thousand three hundred (Rupees 49350/-) paid by the Lessee to the Lessor, (the receipt of which is hereby acknowledged and of the rent hereinafter reserved and of the covenants on the part of the Lessee hereinafter contained the Lessor both hereby demise with effect from the expiry of Fifteen months from the 16 day of the month of Dec 1985 (the date of allotment) into the Lessee ALL THAT part of land with all its advantages and disabilities or obvious contentment by admeasurement 100 Sq ft equivalent Bigha 100 Biswa 100 Biswas only situated in said Sita Rai Road 100 Biswas on the North 100 ft on the South 200 ft on the East and 200 ft on the West which said plot land is more particularly described in the schedule hereunder written and with the boundaries thereof is for the delineated on the plan annexed these presents and thereon coloured red and numbered as C-1/331 the possessor of which plot this day been delivered to the Lessee, together with all rights easements, and appurtenances whatsoever to the said plot of land belonging or in any wise appertaining to Hold the same for a term of thirty years with a right of renewal to two more period of thirty years each the rent being enhanchable at each renewal with due regard to the circumstances of the plot and market value of similar plots in the neighbourhood to 50% of the rent payable during the period immediately preceding the renewal. The Lessee reading thereof (for the said demise) during the said term the yearly rent of Rs. 49350/- (Rupees Fourty Nine thousand three hundred) 1% of the premium of amount of plot, the rent being payable by yearly payment on a first day of April in each year at the central office of Lucknow Development Authority, or at such other place as the Lessor shall from time to time appoint in this behalf And the Lessee both hereby convenent with the Lessor that the Lessee shall during the term hereby granted pay to the Lessor the yearly rent hereby reserved on the days and in the manner herein before appointed and shall from time to time and at all times during the said term pay and discharge all rates, taxes charges and assessments of every description which are now or may at any time hereafter during the said term be assessed or imposed the said premises hereby demised or upon the buildings or structure to be created thereon on or upon the land lord or tenants in respect thereof and also shall in or good substantial and workman like manner and to the like manner and to the satisfaction of the Vice-chairman of the Lessor or his delegate erect and completely finish fit for habitation and use on the said plot of land a dwelling house, cottage or bungalow, according to a plan and elevation to be approved by the Vice Chairman of the Lessor or his delegate as per building Byelaws in force, for the time being and also as per conditions regulating the construction of buildings on land of the Sita Rai Road Scheme in five year from the date of allotment. Provided that only one dwelling house along with its out house shall be built on the said plot of land and also THAT the Lessee shall not without the previous consent in writing of the Lessor erect or suffer to be erected on any part of the said demised premises any building structure other than and except the building hereby convented to be erected, and will not without such consent as aforesaid make any alteration in the plan or elevation of the said building. And the Lessee will have to start construction within three years from the date of Registration else the plot will be forfeited. And the Lessee shall not be entitled without such consent as aforesaid to make any sub-division of the said demised premises or to transfer or assign it in parts, though the whole plot as laid out and leased by the Lessor may on the expiry of five years from the date of registration of this deed, but in on case before expiry of such period be assigned or transferred to any party other than the Lessor without the previous consent in writing of Lessor, and also that if the Lessee is desirous of assigning or transferring his lease hold right in the said plot before the expiry of the said period of five years from the date of the registration of this deed and if the plot is free from any encumbrance whatsoever he/she may make a written offer to the Lessor for surrendering the tenancy hereby created where upon the Lessor shall be bound to accept the surrender and refunding before the Sub-Registrar at the time of Registration of the agreement provided that of premium which has been paid, by the Lessor, to the Lessor, under the Rules before the execution of the agreement provided that if the Lessee has already constructed any building or structure on the said plot before the expiry of the said period of five years, in accordance with the terms and conditions of this agreement and wants to part with the lease hold rights in the said plot and/or with the rights of ownership of the said building or structure and all of them are free from any encumbrances whatsoever he/she shall have to make the said offer to the Lessor for surrender of the Lease-hold rights in the said plot as well absolute transfer of the building structures standing there on in which case the Lessor shall be bound to accept the surrender and to refund the amount of premium, paid as aforesaid by the Lessee under the Rules before the Sub Registrar at the time Registration of the deed of surrender of the tenancy rights in the said plot and transfer of absolute rights of ownership of the building and structures, standing on the plot as well as to pay at the same time in cost of construction of the building structures, standing on the land as estimated, (with deduction or depreciation) by the Adhishasti Abhiyanta of the Lessor, And also that the Lessor his/her assignee, or transferee will not transfer his/her rights under the demise until he/she has paid all the arrears of the rent due from him/her to the Lessor upto

AS PER SLIP ATTACHED

Prabhari Adhikari Sampat  
Development Authority

the date of such assignment or transfer. And that the Lessee will not transfer or assign his right in leased land to a third party without the previous consent of the Lessor and that in particular cases the Lessor if it thinks fit will give consent after the Lessee pays 50% profit of the land at Sale price i.e. difference between premium price and market value of the said land existing on that date. If the house is not constructed within specified time 2% Levy at market rate will be charged annually. And that if the Lessee his/her assignee or transferee makes any such assignment or transfer of the said rights without first paying all the arrears of rent due from him/har to the Lessor such assignee or transfer shall also be equally liable for all the arrears of rent due on the date of such assignment or transfer. And also that Lessee will not at any time carry on or Permit to be carried on or upon the said premises any trade or business whatsoever or use the same or permit the same to be used for any religious purpose or any purpose other than private residence and will not do or suffer to be done on the whole or any part of the demised premises or of the building or structure standing thereon, any act or things which may be or grow to be a nuisance or may cause any inconvenience or damage to the Lessor the Lessee or the owners, or occupiers of other premises in the neighbourhood, PROVIDED ALWAYS that the Lessee shall peaceably surrender and yield up the said demised premises with the said building or structures thereon in such good and substantial repair as aforesaid on the expiration or sooner determination of the said term in to the Lessor. Who may in case of expiry of term either take the buildings upon a valuation or the Lessee will have the right to remove it. And will so often as the said premises shall by assignment or death or by operation of law or otherwise, howsoever, become assigned inherited or transferred during the pendency of the term hereby granted, within one calendar month from date of such assignment inheritance transfer to the Lessor setting forth the names and description of the parties to every such assignment and the particulars and affects there together with the every such assignment every probate of a will or letters of Administration decree, order, certificate or other documents effecting or evidencing such assignment inheritance or transfer and the documents, as aforesaid accompanying the said notice shall remain for seven days at last at the office of the Lessor, And also that if the said demised premises and the building or structures to be erected thereon as aforesaid and to inspect and view the condition thereof and if any defect or want of repair shall on any such inspection be found and discovered to give to the Lessee or leave upon the said premises notice in writing to make good and restore the same and that the Lessee shall within three calendar months next after such notice well and sufficiently make good and restore the same such notice will and sufficiently make good hereby declared that if the said yearly rent hereby reserved or any part thereof shall at any time be in arrears and unpaid for the space of one calendar months next after and of the days whereon the same shall have become due whether the same shall have been lawfully demanded or not or, if there shall be any breach or non-observance whatsoever by the Lessee of any of the convenants hereinbefore contained on his/her part to be observed and/or performed then and in any such case it shall be lawful for the Lessor not with standing the waiver of any previous cause or right of re-entry to enter into and upon the said demised premises and the building or structures so to be erected as aforesaid or into or upon any part thereof in the name of the whole and there upon same shall revert to the use of and be vested in the Lessor Provided also that the expression the "Lessor" and "Lessee" hereinbefore used shall unless such an interpretation be inconsistent with the context include in the case of the minor, its successors and/or assigns and in the case of the latter his/her heirs, executors, Vice Chairman, representatives and/or assigns AND IT IS HEREBY AGREED between the parties hereto that all costs and expenses incidental to the execution and/or assigns of this deed or the renewal shall be payable by the Lessee.

IN WITNESS WHEREOF the Prabhari Adhikari Sampati for and on behalf of the Lessor and the Lessee in person have hereunder set their hands on the day and year written below :

The Schedule referred to above :-

Plot of land, No. P-1/331 in Suba Puri Road Scheme Lucknow, measuring 200 sq. ft equivalent to Bigha: 10-25-11 Biswa: 10-25-11 and Kachwanis 20-40-11 with sides measuring on the North 10-25-11 on the South 20-40-11 on the East and 20-40-11 on the West, and bounded as follows :-

East 9-m wide Road North 9-m wide Road  
 West P.No. - 1/332 South 3-m wide Path  
 Correction Note

WITNESS  
 1. Name Shri B.M. Srivastava  
 Parentage Late K.P. Srivastava  
 Occupation Retired  
 Residence L.P.D.A.  
 Date

2. Name Shri (Smt. T.R. Singh)  
 Parentage Late Rajendra Singh  
 Occupation Retired  
 Residence H.F.C. Model B-1/41 Sector  
 Date Aligarh Uto.

Prepared by  
 Checked by

1. LESSOR  
 for and on behalf of the Lessor

Prabhari Adhikari Sampati  
 Prabhari Adhikari Sampati  
 Development Authority Lucknow  
 Lucknow

Date of Signature 27-4-71

2. LESSEE

Lessee [Signature]

Date of Signature 27-4-71

Prabhari Adhikari Sampati  
 Development Authority  
 LUCKNOW

[Signature]