भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

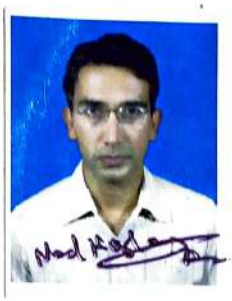
रु. 25000 पच्चीस हजार रुपये

Rs. 25000 TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH



Sale Consideration	**-**	**Rs.24,00,000/-**
Market Value	**-**	**Rs.15,00,609/-**
Stamp Duty	**-**	**Rs.1,68,000/-**
Ward	**-**	**Chinhat**

Brief Description of Document

1.	Type of Property	-	Residential
2.	Ward	-	Chinhat
3.	Mohalla	-	Vikalp Khand
4.	Details of Property	-	Flat No.308 "Third floor"
5.	Unit of measurement	-	Sq.mt.
6.	Super Area	-	120.817 sq.mt.
7.	Position of the road	-	On Haniman Crossing Road
8.	Other details	-	Not applicable
9.	Type of Property	-	Flat
10.	Total Covered Area	-	Area 102.88 sq.mt.

आदर्श
दिनांक 27/3/10
मूल्य 25000
नाम विनीता कुमार राय S/o श्री ए. के. राय
द्वारा
स० रोकड़िया मुख्य रोकड़िया

किस्त 24,00,000/- 10000/40 1040-200

[redacted] नाम आवंटन पत्र [redacted]
[redacted] 30-3-10
[redacted]

30/3/10

[redacted]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

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INDIA

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A.639588

11.	20% Common Area	-	Area 20.576 sq.mt.
12.	Finished/Semi Finished/Other	-	Finished
13.	Year of Construction	-	2010
14.	Sale Consederation	-	Rupees 24,00,000/-

15. **Bounderies**

East	-	Lift
West	-	Flat No.305
North	-	Open space of G-1
South	-	Corridor

15. No. of Sellers (1)

M/S Raj Ganga Developers, a registered partnership firm having its principal place of busjness at 4/19, Vishal Khand, Gomti Nagar, Lucknow. Through its managing partner and authorized singatory **Sri Manish Agarwal, son of Sri S. N. Agarwal,** resident of 4/19, Vishal Khand, Gomti Nagar, Lucknow

No. of Purchaser (1)

SRI. NITISH KUMAR RAI son of Sr. A.K. Rai permanent & postal address-356, Shakti Nagar, Gorakhpur presently residing at Civil Court, Bareilly

आर्टी ... नऊ
दि 29/3/10
मूल्य 250.00 ... खाता
नाम नितीश कुमार राय
द्वारा

सब रोकड़िया मुख्य रोकड़िया

30/3/10

30/3/10

PHOTO

Flat no.308 situated at Third Floor of the building known as "SURYA LAKE VIEW APARTMENT" having covered area measuring 102.88 sq.mt. which is constructed on Plot No. G-1 Vikalp Khand, Gomti Nagar, Lucknow

Signature of Seller

Signature of Purchaser.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 25000 पच्चीस हजार रुपये

Rs. 25000 TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH

25 MAR 2011

स. को. अ./कोषाधिकारी
कोषागार लखनऊ

SALE DEED

This deed of sale made and executed by **M/S Raj Ganga Developers**, a registered partnership firm having its principal place of business at 4/19, Vishal Khand, Gomti Nagar, Lucknow. Through its managing partner and authorized singatory **Sri Manish Agarwal, son of Sri S. N. Agarwal,** resident of 4/19, Vishal Khand, Gomti Nagar, Lucknow which is their present, permanent and postal addresses (hereinafter referred to as the Vendor which expression, unless repugnant to the context, shall always mean and include the vendor itself, its heirs, successors, legal representatives and assigns) of the **ONE PART.**

आदर्श ... लखनऊ

दिनांक 29/3/10

मूल्य 250.00

नाम नितीश कुमार राय

द्वारा

स० रोकड़िया

मुख्य रोकड़िया

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 25000 पच्चीस हजार रुपये

Rs. 25000 TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH

आदर्श कोषागार
25 MAR 2010
स. को. अ./कोषाधिकारी
कोषागार लखनऊ

IN FAVOUR OF

SRI. NITISH KUMAR RAI son of Sr. A.K. Rai permanent & postal address 356, Shakti Nagar, Gorakhpur presently residing at Civil Court, Bareilly, which is his present and postal addresses (hereinafter referred to as the Vendee which expression, unless repugnant to the context, shall always mean and include the Vendee himself, his heirs, successors, legal representatives and assigns) of the **OTHER PART.**

AND WHEREAS the partners of M/S Raj Ganga Developers had purchased the plot situated at G-1 VIKALP KHAND, GOMTI NAGAR, LUCKNOW from Lucknow Development Authority measuring 6309.33 sq mts by virtue of registered sale deed which is duly registered on Book no. 1 Vol. 5726 Pages 335/614 at S.NO. 4068/06 Dated 08-05-2006

29/3/10
25000 नितीश कुमार राय

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 25000 पच्चीस हजार रुपये

Rs. 25000 TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH

25 MAR 2010

AND WHEREAS the vendor had developed and constructing multistoried housing project on the said property named SURYA LAKE VIEW APARTMENT, to which the vendor is completely authorized/entitled in this regard, and possesses all the rights to sell the proposed building to various prospective purchasers portion wise along with proportionate share in land, and whereas the vendor with the said objective had submitted the project plan for construction at G-1 VIKALP KHAND, GOMTI NAGAR, LUCKNOW which has duly been sanctioned by the authorities concerned.

AND WHEREAS the vendee has offered to purchase **Flat no.308 having covered area measuring 102.88sq.mt. at Third Floor in the said "SURYA LAKE VIEW APARTMENT"** including common area (rest super area) is 17.937 sq.mt. for the total sale consideration of **Rupees 24,00,000/- (Rupees Twenty four Lacs Only)** and the vendor has agreed to sell out the aforesaid flat alongwith the undivided share in land to

आदेश

29/3/10

25000 नितीश कुमार राय

स० लेखापाल

मुख्य लेखाधिकारी

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 25000 पच्चीस हजार रुपये

Rs. 25000 TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH

the vendee and has also received the full sale consideration amount of **Rupees 24,00,000/- (Rupees Twenty Four Lacs Only)** from the vendee, receipt of which is hereby acknowledged by the vendor through this document.

NOW THIS DEED WITNESSETH AS UNDER

1- **That** the vendor is the lawful owner and in possession of the land bearing Plot No. G-1 VIKALP KHAND, GOMTI NAGAR, LUCKNOW.

2- **That** subject to stipulation hereinafter the vendor hereby sell and vendee purchase the covered area of periphery walls and half of the area common with the adjoining walls of **Flat no.308 situated at Third Floor of the building known as "SURYA LAKE VIEW APARTMENT" having covered area measuring 102.88 sq.mt. which is**

आद

29/3/10

25000 नितीश कुमार राय

स० रोकड़िया

मुख्य रोकड़िया

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH

P 653530

26 MAR

constructed on Plot No. G-1 Vikalp Khand, Gomti Nagar, Lucknow (hereinafter referred to as the "said property") morefully in detail described at the foot of this deed which is shown in the site plan annexed with this sale deed and the same shall form part of this deed, for sum of **Rupees 24,00,000/- (Rupees Twenty four Lacs Only)** which has been paid by vendee to the vendor as per details given below, the receipt of which the vendor hereby acknowledge.

3- **That** said flat hereby being sold is not under mortgage, surety, attachment or any litigation and as such is free from all encumbrances whatsoever.

क्रम संख्या 1165-

दिनांक 29-3-10

स्टाम्प क्रय करने का प्रयोजन ..... रसीद .....

स्टाम्प क्रेता का नाम व पूरा पता ..... नितीश कुमार राम S/o एन. के. राय

..... गोरखपुर

स्टाम्प की धनराशि 5000/-

मो० दिलशाद (स्टाम्प विक्रेता)
लाइसेन्स नम्बर-174 मो० 9415212
लाइसेन्स की अवधि 31-3-2014
कलेक्ट्रेट कोर्ट, लखनऊ

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

P 633919

उत्तर प्रदेश UTTAR PRADESH

4- **That** the purchaser has understood all limitations and obligations in respect of the above mentioned flat.

5- **That** by virtue of the present sale deed the entire proprietary rights in respect of the demised flat have been sold by the vendor in favour of the vendee. The vendee shall have every right to use, occupy, possess and enjoy all the benefits out of the aforesaid flat as the lawful owner thereof.

6- **That** the vendee shall not keep or store or cause to be stored any article, things, material and goods in the landing, lobbies, open place and other common passages of the building and shall not obstruct the ingress and egress of the other occupants of the said building.

12328

स्टाम्प विक्रय की तिथि 29-03-10

स्टाम्प क्रय करने वाले का नाम सदि

स्टाम्प क्रेता का नाम तथा पता नितीश कुमार राम पि० स्व० के. राम.
गो० रक्सौल

स्टाम्प की राशि 5000/-

मो० आमिर

साक्षरता की
चौकन मो० आमिर

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH

P 633920

7- **That** the vendee shall make his own arrangement either by himself or through the flat owners' society for regular upkeep of water supply, sewage, cleaning of common passage, lifts, staircase, fire fitting equipments and other common facilities leading to the ingress and egress of the flat.

8- **That** the vendee shall have no right or claim on the roof of the property hereby sold and the vendee will use and enjoy the floor and roof of the demised premises in such a way that no damage or inconvenience is caused to the other occupants of the building who may occupy the flat below the floor of the said flat or above the roof of the said flat, if any.

स्टाम्प विक्रेता का नाम .....

स्टाम्प क्रय करने वाले का नाम .....

स्टाम्प किस प्रयोजन के लिए .....

.....

स्टाम्प की धनराशि .....

मो० आफिस सिंपेप (स्टाम्प विक्रेता)

लाइसेन्स नम्बर 20/03

लाइसेन्स की अवधि 31-3-2014

चौदन पो० आफिस सिंपेप जि०, पलामू

रवि

नितीश कुमार राम पि० स्व० के० राम

गोरखपुर

5000/-

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH

कोषागार लखनऊ से जारी
L 429312
25 MAR 2010
स. को. अ./कोषाधिकारी
कोषागार लखनऊ
कलेक्ट्रेट लखनऊ

9- **That** the vendee has satisfied himself about the quality of work and material etc. in the building and vendee shall have no objection/claim whatsoever against the vendor with regard to quality of work and material etc.

10- **That** the land on which the aforesaid building, including the said flat sold, stands constructed, shall be the common joint property of the vendor and the other occupants/ occupiers/purchasers and their transferees or assignees.

11- **That** save and except as provided in this deed, the vendee shall have no claim, right, title or interest of any nature or kind except right of ingress and egress in respect of all or any of common areas such as staircases, lobbies, terrace, roofs etc. which shall remain the property of the vendor.

12330

29-03-10

स्टाम्प विक्रेता की नि०

स्टाम्प क्रय करने वाले का नाम सदि० नितीश कुमार राय पि० स्व० के० राय

स्टाम्प क्रेता के हस्ताक्षर

गोरखपुर

स्टाम्प की धनराशि 100/-

मो० आमेर सिद्दिकी (स्टाम्प विक्रेता)

लाइसेन्स नम्बर 26/03

लाइसेन्स की अवधि 31-3-2004

चौदन पो० आकिल सिंघिया जि०, रामपुर

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH

L 429313

कोषागार लखनऊ से जारी

25 MAR 2010

स. को. अ./कोषाधिकारी

कोषागार लखनऊ

कलेक्ट्रेट लखनऊ (उत्तर प्रदेश)

12- **That** the vendee shall not at any cost demolish or damage the area of any part thereof acquired by him at any time and also he shall not make additions or alteration of whatsoever nature except making provisions/installation or air-conditioning, false flooring and false roofing or other such provisions without affecting the structural stability of the building. Vendee will also not close the common verandah, passage lounges.

13- **That** the vendee shall not store in the said flat any goods of hazardous or combustible nature or which are so heavy so as to effect the construction or structure of the said building.

12331 29-03-10

स्टाम्प विक्रेता

स्टाम्प संख्या ..... रु० ..... नितीश कुमार राय पु० स्व० के० राय

स्टाम्प का मूल्य ..... गोरखपुर

स्टाम्प की कीमत 10000/-

मो० आमिर सिद्दीकी (स्टाम्प विक्रेता)

लाइसेन्स नम्बर 209/03

लाइसेन्स की अवधि 31-3-2014

चौदन पो० आफिस सिधौर जि०, लखनऊ

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH

आदर्श कोषागार
L 429314
कोषागार लखनऊ से जारी
25 MAR 2010
स. को. अ./कोषाधिकारी
कोषागार लखनऊ
कलेक्ट्रेट लखनऊ (उत्तर प्रदेश)

14- **That** the vendee shall maintain the flat hereby acquired by him in the good condition and will abide by all laws, bye-laws, rules and regulations of the Govt. or any other authorities and will attend/answer and be responsible for all deviations, failures or breach of any of the conditions or bye-laws or laws, rules and regulations and will keep the sellers indemnified, secured and harmless against all cost and consequence damage arising due to noncompliance of the said laws/bye-laws, rules and regulations.

15- **That** the vendor shall have right to make alterations, additions, renovation including structural changes such as additions and additional construction etc. and also that additional construction and structure shall be the sole property of the vendor, who shall be entitled to deal with

12332

स्टाम्प निकाले की तिथि 29-03-10

स्टाम्प क्रय करने वाले का नाम सदि

स्टाम्प क्रेता का नाम पूरा पता जितेश कुमार राम S/o एल० के० राम

गोरखपुर

स्टाम्प की धनराशि 1000/-

मो० आमिर सिद्दीकी (स्टाम्प विक्रेता)
लाइसेन्स नम्बर 209/03
लाइसेन्स की अवधि 31-3-2014
चाँदन पो० आफिस सिधैप जि०, लखनऊ

the disposal of the same in any way or manner as the vendor may choose. The vendor under such circumstances shall be entitled to take/utilize the connections of water pipe and tank drainage and sewage and other convenience and amenities of the structures of the said building.

16- **That** the vendee shall not throw or accumulate any dirt, garbage, rubbish, rags or other refuge or permit the same to be thrown/accumulated in the flat purchased or in the compound or in any part of the building campus, except at a place specifically provided for the same.

17- **That** the vendee shall not be entitled to change the name of the building.

18- **That** the vendee shall have right to get the flat space hereby sold, assessed in Nagar Nigam in their names separately and pay the house tax.

19- **That** the vendee shall take his own electricity meter from LESA and will pay the electricity consumed for his portion or premises.

20- **That** from the date the possession of the property hereby sold is handed over to the vendee and till separate assessment is done directly to the vendee, the vendee shall be liable to pay proportionate municipal taxes etc. or such other taxes as may be imposed on the premises by the Govt. or any other local authority from time to time.

21- **That** no agreement to sale was registered in respect of above said property between vendor and vendee.

22- **That** the said flat being hereby sold which is residential, the vendee will use the said flat hereby sold only for residential purpose and under circumtances, the vendee shall use the flat other than for residential purpose.

23- **That** the said building is situated on Haniman Crossing to Chinhat Tiraha Road (Faizabad Road).

24- **That** the entire complex is multistoried housing project (basement, stilt floor plus Ten storeys). The total super area of the flat is **120.817 sq.mt.** total flat is covered which is transferred under this deed is 102.88 sq.mt. and common area (rest Super area) is **17.937 sq.mt.** is less than 20% covered area. So the 20% common area (rest super area) of covered area is **102.88X20%=20.576sq.mt.** The circle rate of flat is **Rs.12000/- per sq.mt.** but the transferred flat is situated at **Third Floor** of the said building so the value of the said flat deduct 15% (Rs.1800/-) comes to **Rs.10,200/- per sq.mt.** Thus the total value of the said flat, i.e. [total covered areaXcircle rate+common area{rest super area}xcircle rate/2] in this manner the total value of the flat come to **102.88X10,200/-+20.576x5,100/-=Rs.11,54,314/-** on which 30% extra for other services (i.e. Jacuzzi, proposed swimming pool, Health Club and shop) which is **Rs.3,46,295/-**, That the total value of said flat comes to **Rs.11,54,314/-+Rs.3,46,295/-=Rs.15,00,609/-**. **But the sale consideration is higher on which stamp duty of Rs.1,68,000/- is being paid by purchaser** vide G.O.No.-S.Vi.K.Ni-5-2756/11-2008-500(165)/2007 dated 30-06-2008 (@ 70/- per thousand)

25- **That** it is further agreed between the parties to this, that whenever such interpretation would be requisite to give fullest possible scope and effect any contract or covenant herein contained, the expression "The Vendor" and "The Vendee" hereinbefore used shall mean and always mean and include their representatives, administrators, successors, heirs and successors in office and assignees and all the covenants and conditions of this agreement shall be binding on them and against all such person or persons who may claim any right or rights in respect of the property hereby sold through either the party.

DESCRIPTION OF THE PROPERTY SOLD

Flat no.308 situated at Third Floor of the building known as "SURYA LAKE VIEW APARTMENT" having covered area measuring 102.88 sq.mt. which is constructed on Plot No. G-1 Vikalp Khand, Gomti Nagar, Lucknow bounded as below:-

BOUNDARY OF FLAT

East	-	Lift
West	-	Flat No.305
North	-	Open space of G-1
South	-	Corridor

DESCRIPTION OF THE PAYMENT MADE BY THE VENDEE TO THE VENDOR

1- **Rupees 11,000/-** through cash dated 07.03.2010.

2- **Rupees 23,89,000/-** through cheque no.818991 dated 27-03-2010 issued by State Bank of India, Lucknow.

Total Sale Consideration of **Rupees 24,00,000/- (Rupees Twenty four Lacs Only)** has been received by the vendor from the vendee.

IN WITNESS WHEREOF the parties to this sale deed have put their signatures in their sound disposition of mind without any coercion, influence, pressure from anybody whomsoever on this the 29th day of March 2010 at **LUCKNOW,** in presence of the following witnesses.

Witnesses

1- Name Manoj Kumar Shukla
Son of - Sri. T. P. Shukla
Add. - C/133/26 Humayunpur North, Gorakhpur

2- Name Awdesh Kumar Rai
Son of - Late Sri S.S. Rai
Add. - 356, Shakti Nagar Colony, Rustampur, Gorakhpur

Vendor

(Manish Agarwal)
PAN No.AAIFR7233G

Vendee

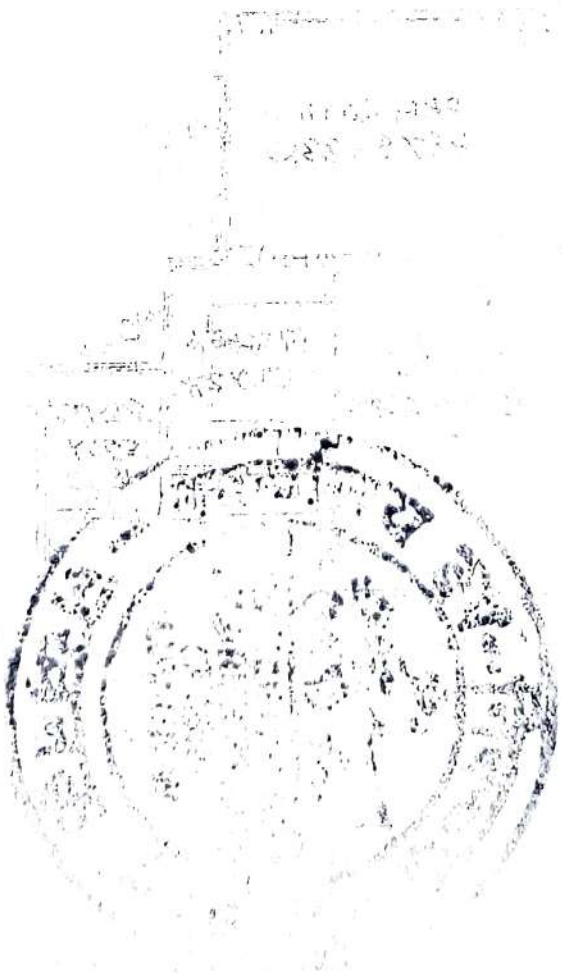
(Nitish Kumar Rai)
PAN No. AIUPR6759F

Typed by

(M.Aleem)
Collectorate, Lucknow

Drafted by

(Nand Kishore Agarwal)
Advocate



EXISTING PLAN FLAT No. 308 ON THIRD FLOOR OF SURYA LAKE VIEW APARTMENT AT G-1, VIKALP KHAND, GOMTI NAGAR, LUCKNOW

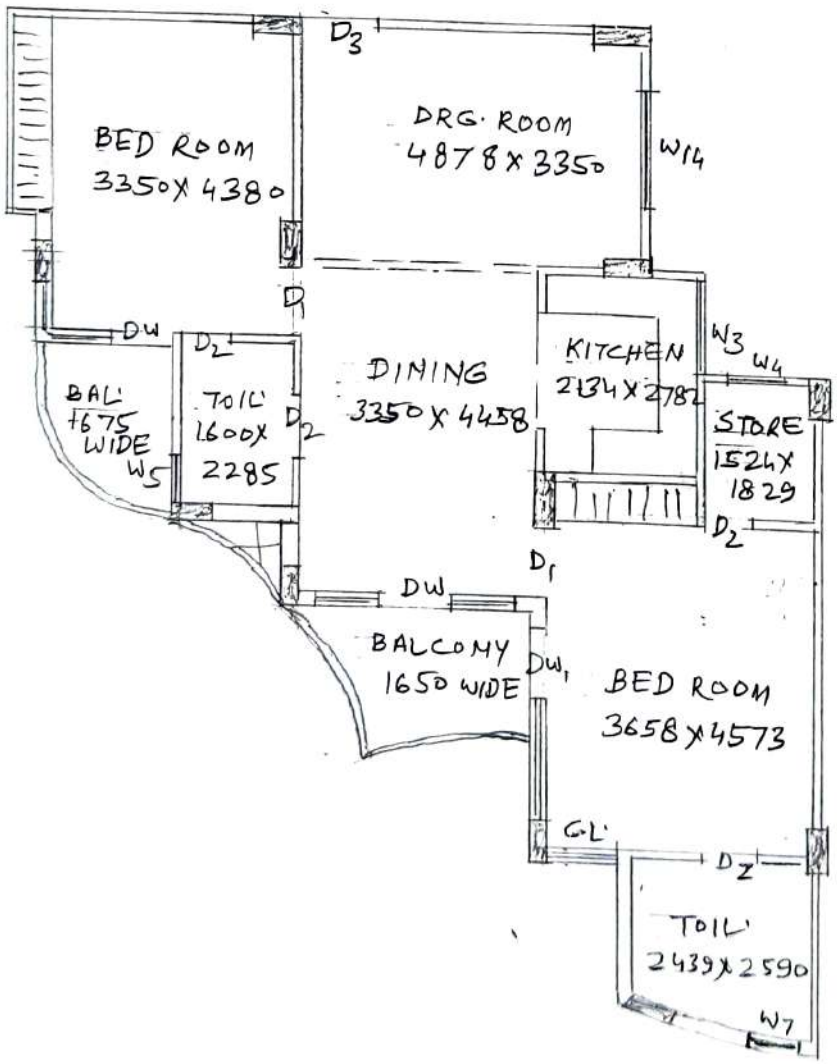
BOUNDARY -
NORTH - OPEN SPACE OF G-1
SOUTH - CORRIDOR
EAST - LIFT
WEST - FLAT No. 305

N

AREA STATEMENT

COVERED AREA	PROPORTIONATE LAND AREA
102.88 SQ.M.	38.88 SQ.M.

TOTAL PLOT AREA = 6309.33 SQ.M.
TOTAL COVERED AREA = 16696.14 SQ.M.



SIGN OF SELLER'S

SIGN OF PURCHASER'S

MANISH AGARWAL
B. E. (Civil) M. Tech.
4/19, Vishal Khand
Gomti Nagar, Lucknow

SIGN OF ARCHITECT

[illegible]

[illegible] Developer[illegible]

[illegible] 4/19, Vishra[illegible]

[illegible] and authorized signatory [illegible]

[illegible] of Sri S. N. Agarwal, resident of 4/19, Vishrai Khand [illegible]

[illegible] के हस्ताक्षर

[illegible] के हस्ताक्षर

[illegible]

[illegible]-Sri MITISH KUMAR RAI son of Sri. A.K. Rai

[illegible] Postal address 326, Sakti Nagar, Deoraiyapur

[illegible] residing at C/o Court, Bareilly

[illegible] के हस्ताक्षर

[illegible] के हस्ताक्षर

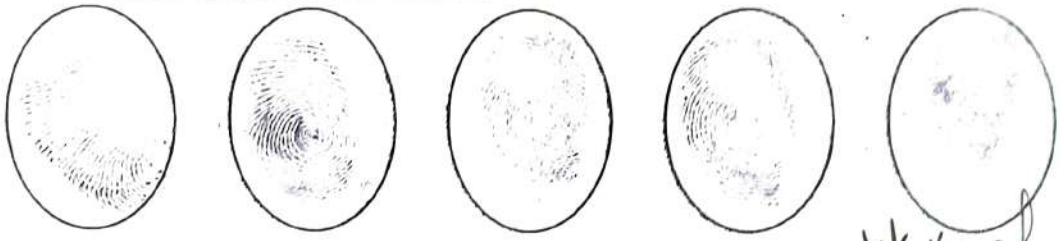
[illegible]

रजिस्ट्रेशन अधिनियम–1908 की धारा–32–ए, के अनुपालन हेतु फिंगर्स प्रिन्टस्

विक्रेता का नाम/पता–**M/S Raj Ganga Developers**, a registered partnership firm having its principal place of business at 4/19, Vishal Khand, Gomti Nagar, Lucknow. Through its managing partner and authorized singatory **Sri Manish Agarwal, son of Sri S. N. Agarwal,** resident of 4/19, Vishal Khand, Gomti Nagar, Lucknow

बायें हाथ के अंगुलियों के चिन्ह–

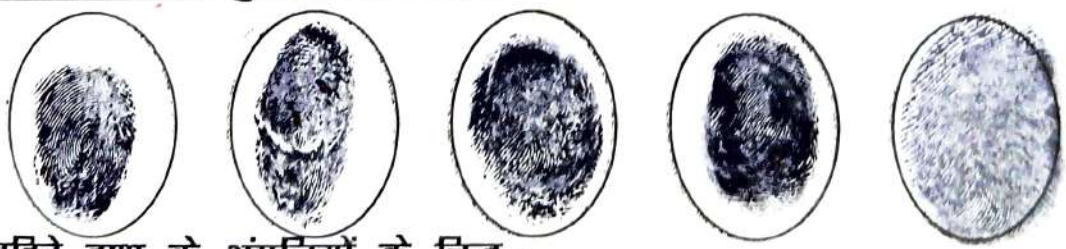
दाहिने हाथ के अंगुलियों के चिन्ह–



विक्रेता के हस्ताक्षर

क्रेता का नाम/पता–**SRI. NITISH KUMAR RAI son of Sr. A.K. Rai permanent & postal address 356, Shakti Nagar, Gorakhpur presently residing at Civil Court, Bareilly**

बायें हाथ के अंगुलियों के चिन्ह–



दाहिने हाथ के अंगुलियों के चिन्ह–

क्रेता के हस्ताक्षर