

आवेदन संख्या : 202000822028250

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2020-12-11 00:00:00

प्रस्तुतकर्ता या दागी का नाम प्रदीप कुमार शुक्ला

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 7815210 / 5610000.00

1. रजिस्ट्रीकरण शुल्क 78160
2. प्रतिलिपिकरण शुल्क 120
3. निरीक्षण या तलाश शुल्क
4. मुकतार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 78280

शुल्क वसूल करने का दिनांक 2020-12-11 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र वापस करने के लिए तैयार होगा 2020-12-11 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

स्व प्रभाकर  
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D 387

21/12/2020



सत्यमेव जयते

**INDIA NON JUDICIAL**  
**Government of Uttar Pradesh**

**e-Stamp**

Certificate No. : IN-UP14874235666981S  
Certificate Issued Date : 04-Dec-2020 12:23 PM  
Account Reference : SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN  
Unique Doc. Reference : SUBIN-UPUPSHCIL0123329197812682S  
Purchased by : MR PRADEEP KUMAR SHUKLA  
Description of Document : Article 23 Conveyance  
Property Description : RESIDENTIAL PLOT NO.D-387, DLF GARDEN CITY, RAEBARELI ROAD, LUCKNOW.  
Consideration Price (Rs.) : 78,15,210  
(Seventy Eight Lakh Fifteen Thousand Two Hundred And Ten only)  
First Party : DLF LIMITED  
Second Party : MR PRADEEP KUMAR SHUKLA  
Stamp Duty Paid By : MR PRADEEP KUMAR SHUKLA  
Stamp Duty Amount(Rs.) : 5,47,100  
(Five Lakh Forty Seven Thousand One Hundred only)

STAMP PAPER USED

Sub Registrar (Mohantaigang)  
Lucknow



-----Please write or type below this line-----

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*Shukla*  
0003558645

**Statutory Alert**

1. The authenticity of this Stamp certificate should be verified at [www.shcil.up.gov.in](http://www.shcil.up.gov.in) or using e-Stamp Mobile App of Stock Holding Corporation of India. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The responsibility of checking the legitimacy is on the users of the certificate.
3. The users of this document should please inform the Competent Authority.



<b>CIRCLE VALUE</b>	<b>Rs. 56,10,000.00/-</b>
<b>SALE CONSIDERATION</b>	<b>Rs. 78,15,210.00/-</b>
<b>STAMP DUTY</b>	<b>Rs. 5,47,150.00/-</b>

**Circle Rate @ 17,000/- per sq. meter.**

**Plot Situated at 50 meters from Raibareilly Road**

**THIS DEED OF CONVEYANCE** is made at Lucknow on this 11<sup>th</sup> day of December 2020

**Between**

**M/s. DLF Ltd.** (PAN AAACD3494N), a Company incorporated under the Companies Act, 1956, having its Registered Office at DLF Shopping Mall , 3<sup>rd</sup> Floor , Arjun Marg , DLF City Phase-1, Gurgaon-122002 (hereinafter referred to as "Vendor-" which expression shall, unless repugnant to the context or meaning thereof, include its successors, nominee, agency and assigns), through its duly Authorised Signatory **Shri K Rama Rao Subudhi , S/o Shri K M Subudhi & Shri Ravish Abbas S/o Shri Mohd. Saeed** authorised vide Board Resolution dated 21<sup>st</sup> MAY, 2019 of the First Part,

रविवर 16/12/20  
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DLF LIMITED

Authorised Signatory



*Shri K R*

IN FAVOUR OF

1) MR. PRADEEP KUMAR SHUKLA S/O MR. KAMLA PATI SHUKLA R/o GRAM-JORAI(PATEL NAGAR), POST-GYANPUR, SANT RAVIDAS NAGAR 221304, Uttar Pradesh, INDIA PAN - FBRPS5342L (hereinafter called the "Vendee/s", which expression shall unless repugnant to the meaning or context thereof include his/her/their legal heirs, executors, administrators, successors, nominees and assigns) of the Second Part.

"hereinafter 'Vendor' & 'Vendee/s' are collectively referred to as the **"Parties"** and individually as a **"Party"**.

WHEREAS the Vendor owns and possesses various parcels of land admeasuring about 208.01 acres (hereinafter referred to as the **"Said Land"**) falling in village Purseni Tehsil, Mohanlalganj, Distt Lucknow, Uttar Pradesh.

AND WHEREAS the Uttar Pradesh Awas Evam Vikas Parishad has granted to the Vendor License NoLA04/NV-101/HIS-01/PDR-43/54-A dated 20/08/2011 to develop an Integrated Residential Township of 252.69 Acres under Integrated Residential Township Policy 2014 along with various approvals ( annexed with Plot Allotment letter as Annexure I) for development of the Said Land into a residential/commercial /plotted/ /group housing colony under the name of **'Garden City'**, situated at village Purseni, Tehsil Mohanlalganj, Distt Lucknow, Uttar Pradesh, (hereinafter referred to as the **"Said Township"**).

WHEREAS the Vendor is the absolute owner in possession of and otherwise well and sufficiently entitled to sell all that piece and parcel of land, being Free Hold Plot **D-387** admeasuring **330.00 Sq.Mtrs. (394.68 Sq. Yds.)**.

29/5/2018 5/17  
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DLF LIMITED  
Authorised Signator

*Shukla*

(hereinafter referred to as the 'Said Plot') in the Said Township. The Said Plot is more particularly described in Schedule-I.

AND WHEREAS prior to the signing of the Plot Allotment Letter elaborated here in below and Application for allotment, the Vendee/s had demanded from the Vendor and the Vendor had allowed the Vendee/s, inspection of layout of the Said Township, ownership record of the Said Land and all other documents relating to the title, competency and all other relevant details. The Vendee/s is/are fully satisfied in all respects with regard to the right, title and interest of the Vendor in the Said Township in which the Said Plot is situated and has/have understood all limitations and obligations of the Vendor in respect thereof. The Vendee/s acknowledges and confirms that the Vendee/s is/are fully satisfied of the title, competency of the Vendor to execute this Conveyance Deed.

AND WHEREAS the Vendee/s after having been fully satisfied in all respects and solely relying upon its own judgment and investigation in purchasing the Said Plot and not relying upon any literature, sales plan, sale brochure, advertisement, representation, statement or estimate of any nature whatsoever whether written or orally made by the Vendor or any of its agent regarding the Said Plot and the facilities to be made available to the Vendee/s or any other data except as specifically contained in this Conveyance Deed has/have desired to purchase the Said Plot.

AND WHEREAS the Vendee/s reconfirms and reaffirms that he/she/it/they has/have understood all limitation and obligations of the Vendor in respect of the Said Free Hold Plot and its usage and is/are fully satisfied.

AND WHEREAS the Vendee/s had entered into a Plot Allotment Letter date **12/06/2020** (referred to as 'Allotment

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DLF LIMITED

Authorised Signatory

*[Handwritten Signature]*

Letter )with the Vendor for purchase of the Said Free Hold Plot, which is more particularly described in Schedule-II for the price of **Rs.78,15,210.00/- (Rupees Seventy-eight lakhs fifteen thousand two hundred ten only)** "the details whereof are mentioned in Schedule-II" and on other terms and conditions stipulated in the Allotment Letter , including the payment/s made by the Vendee/s, pro-rata of the charges levied or to be levied by any Government or Authority for provision of external and/or peripheral services, and of the charges for maintaining various services and facilities in the Said Township until the same is handed over to a local body for maintenance. The Vendee/s has/have also agreed to bear and pay all the expenses and outgoings for the completion of sale for the Said Plot, including stamp duty, registration and execution charges and the like:

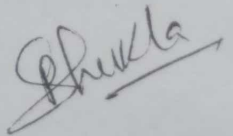
AND WHEREAS nobody else besides the Vendor has any sort of interest, right or claim of any kind whatsoever in the Said Plot which on the date hereof is free of all legal disputes and all encumbrances of any kind whatsoever and the Vendor has full and unrestricted right and power to convey, assign, transfer, alienate and sell the same;

AND WHEREAS the Vendor represents that the Said Free Hold Plot is free from any agreement, charge, lien, litigation, mortgage, lease, notice, requisition, acquisition proceedings, will, loan, security, stay order, collaboration, joint venture or encumbrance of any other kind and the title of the Said Plot is clear and marketable and there is no encumbrance or charge of any kind whatsoever qua the Said Plot.

AND WHEREAS the Vendor is now desirous of conveying the Said Plot unto the Vendee/s.

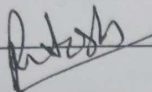
राज्य विनि

DLF LIMITED  
  
 Authorised Signatory



**IN WITNESS WHEREOF** the Parties have put their respective hands the day and year first above written.

Witness:

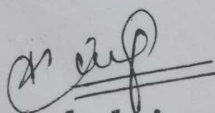
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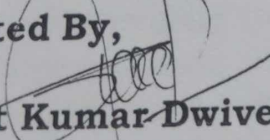
1. **Ritesh Kumar Arya**  
S/o Mr. Khushal Ram  
R/o- C -2211, C Block , Indira Nagar,  
Lucknow

**DLF LIMITED**  
**Vendor**  
Authorised Signatory



2.   
**Abhishek dwivedi**  
S/o Mr. Saraj kumar dwivedi  
R/o Vill & post Neemtikar  
Raibareli



**Drafted By,**  
  
**(Amit Kumar Dwivedi)**  
Advocate  
Ph +91-9956553333

रजिस्ट्रार  
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**Vendee**

भारतीय गैर न्यायिक

पचास  
रुपये

रु.50



FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

CF 243256

SCHEDULE-I

**THE SAID PLOT REFERRED TO ABOVE**

ALL THAT Plot No **D-387** in the Said Township admeasuring about 252.69 acres or thereabout, falling in the DLF Garden city , Raibarielly Road , Lucknow , having Plot Area of **330.00 Sq. Mtrs.** in the plan annexed hereto and bounded as under:

On or towards the NORTH	:	9 mtr road+Park
On or towards the SOUTH	:	D-406
On or towards the EAST	:	D-386
On or towards the WEST	:	D-388

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26/5/2017  
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11/12/2020 8

प्रदीप कुमार शुकला  
संत रविदास नगर

आवेदन सं: 202000822028250

Rajendra Prasad  
Group Vendor No. 04  
Sant Ravidas Nagar

विक्रय पत्र

बही सं: 1

रजिस्ट्रेशन सं: 21132

वर्ष: 2020

प्रतिफल- 7815210 स्टाम्प शुल्क- 547150 बाजारी मूल्य - 5610000 पंजीकरण शुल्क - 78160 प्रतिलिपिकरण शुल्क - 120 योग : 78280

श्री प्रदीप कुमार शुकला,  
पुत्र श्री कमला पति शुकला  
व्यवसाय : नौकरी  
निवासी: ग्राम- जोराइ(पटेल नगर), पोस्ट- ज्ञानपुर, संत रविदास नगर, उ०प्र०

Shukla



ने यह लेखपत्र इस कार्यालय में दिनांक 11/12/2020 एवं 12:27:19 PM बजे निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अशोक कुमार गुप्ता (प्रभारी)  
उप निबंधक : मोहनलालगंज  
लखनऊ  
11/12/2020

कमलेश कुमार पाठक  
निबंधक लिपिक

शुद्धभाषित

## SCHEDULE-II

### (DETAILS OF PAYMENTS MADE BY THE VENDEE/S TO THE VENDOR)

Details of total credit in party's account

SNo	Receipt/Cr. Advice No	Date	Amount
1	GDNCRB0320/00048	19/03/2020	600,000.00
2	GDNCRB0620/00005	09/06/2020	1,000,000.00
3	GDNCRB0720/00041	21/07/2020	200,000.00
4	GDNCRB0820/00039	26/08/2020	1,000,000.00
5	GDNCRB0820/00042	27/08/2020	515,210.50
6	GDNCRB0820/00045	27/08/2020	4,499,999.50
<b>Total amount</b>			<b>: 78,15,210.00</b>

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Shukla

PLC LIMITED  
AW  
Authorized Signatory

बही सं०: 1

रजिस्ट्रेशन सं०: 21132

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त विक्रेता: 1

श्री डीएलएफ लि० के द्वारा के रामा राव सुबुद्धि, पुत्र श्री के० एम० सुबुद्धि  
निवासी: डीएलएफ शापिंग माल, डीएलएफ सिटी, गुडगाव ।  
व्यवसाय: नौकरी

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विक्रेता: 2

श्री डीएलएफ लि० के द्वारा रविश अब्बास, पुत्र श्री मो० सईद  
निवासी: डीएलएफ शापिंग माल, डीएलएफ सिटी, गुडगाव ।  
व्यवसाय: नौकरी

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क्रेता: 1

श्री प्रदीप कुमार शुक्ला, पुत्र श्री कमला पति शुक्ला  
निवासी: ग्राम- जोराइ(पटेल नगर), पोस्ट- ज्ञानपुर, संत रविदास नगर, उ०प्र० ।  
व्यवसाय: नौकरी

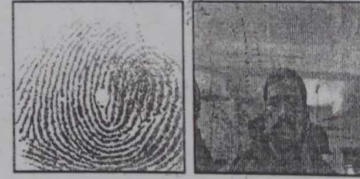
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ने निष्पादन स्वीकार किया । जिनकी पहचान पहचानकर्ता : 1

श्री रितेश कुमार आर्य, पुत्र श्री खुशाल राम  
निवासी: सी-2211, इन्दिरा नगर, लखनऊ ।  
व्यवसाय: नौकरी

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पहचानकर्ता : 2

श्री अभिषेक द्विवेदी, पुत्र श्री सरज कुमार द्विवेदी  
निवासी: नीमटीकर, रायबरेली ।  
व्यवसाय: अध्ययन

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रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

अशोक कुमार गुप्ता (प्रभारी)  
उप निबंधक : मोहनलालगंज  
लखनऊ

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कमलेश कुमार पाठक  
निबंधक लिपिक



आवेदन सं०: 202000822028250

बही संख्या 1 जिल्द संख्या 12300 के पृष्ठ 337 से 386 तक  
क्रमांक 21132 पर दिनांक 11/12/2020 को रजिस्ट्रीकृत किया गया।

अशोक कुमार गुप्ता  
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रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अशोक कुमार गुप्ता (प्रभारी)  
उप निबंधक : मोहनलालगंज  
लखनऊ  
11/12/2020