

3/5
3/14

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक वक्ती का लखनऊ क्रम 2020234009476
आवेदन संख्या : 202000820007488

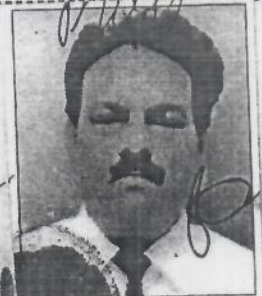
लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2020-06-16 00:00:00
प्रस्तुतकर्ता या प्रार्थी का नाम अच्छे लाल सरोज

लेख का प्रकार विक्रय पत्र
प्रतिफल की धनराशि 5589401 / 2643300

- 1. रजिस्ट्रीकरण शुल्क 55900
- 2. प्रतिलिपिकरण शुल्क 100
- 3. निरीक्षण या तलाश शुल्क
- 4. मुक़्तार के अधिप्रमाणी करण लिए शुल्क
- 5. कमीशन शुल्क
- 6. विविध
- 7. यात्रिक भत्ता

1 से 6 तक का योग 56000
 शुल्क वसूल करने का दिनांक 2020-06-16 00:00:00
 दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र वापस करने के लिए तैयार होगा 2020-06-16 00:00:00
 रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Please write or type below this line



Handwritten signature/initials

Handwritten text: All turner

Handwritten signature/initials

Handwritten text: Asanay



0001528914

2-5301/2020

2

Ann-No-4



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP07511773106124S
 Certificate Issued Date : 19-Mar-2020 04:31 PM
 Account Reference : SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
 Unique Doc. F eference : SUBIN-UPUPSHCIL0108961359998785S
 Purchased by : ACHCHHE LAL SAROJ AND ASHA SAROJ
 Description of Document : Article 23 Conveyance
 Property Description : VILLA NO.05, ORO CITY, SITUATED AT VILLAGE-MADIAON,
 TEHSIL-BAKSHI KA TALAB, DISTRICT-LUCKNOW.
 Consideration Price (Rs.) :
 First Party : ORO CONSTRUCTIONS PVT LTD AND AJIT CONSTRUCTIONS
 Second Party : ACHCHHE LAL SAROJ AND ASHA SAROJ
 Stamp Duty F aid By : ACHCHHE LAL SAROJ AND ASHA SAROJ
 Stamp Duty A mount(Rs.) : 3,81,500
 (Three Lakh Eighty One Thousand Five Hundred only)

VERIFIED BY



Registration Clerk (B.K T)
LUCKNOW (U.P.)

Please write or type below this line



All turner
All turner



Asaraj

RS 0001528914

Statutory Alert:

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

BRIEF DETAIL OF SALE DEED

Nature of Land : Residential
 Pargana : Mahona
 Mohalla : Madiaon
 Detail of Property : Villa No. 05 in "ORO CITY" an Integrated Township situated at Village-Madiaon, Pargana- Mahona, Tehsil- Bakshi Ka Talab, District- Lucknow.
 Villa No. : 05
 Measurement Unit : Square Meter
 Built-up Area : 69.3 Sq. Mtr
 Land Area : 162 Sq. Mtr
 Road : More than 500 mtr away from Kursi Road
 Type of Property : Residential
 Construction Year : 2018-2020
 Consideration : Rs. 55,89,401/-
 Valuation : Rs. 26,43,300/-
 Stamp duty : Rs. 3,81,500/-

BOUNDARIES OF THE PROPERTY

East : Group Housing
 West : 9 Mtr Wide Road
 North : Villa No. 04
 South : Villa No. 06

Rivedi

Ajii Kumar

for

Asad

4

No. of Seller-2

1. M/S ORO CONSTRUCTIONS PVT. LTD. (PAN. AACCO3092R) a company incorporated under the Companies Act, 1956 having its Corporate office-200, Eldeco Greens, Gomti Nagar, Lucknow through its authorized signatory Mr. Rajeev Kumar Trivedi son of Sri Kamlesh Kumar Trivedi duly authorized by Board Resolution dated 22.01.2019, 2. AJIT CONSTRUCTIONS, (PAN. AATFA4499C) a partnership firm, through its Partner Mr. Ajit Kumar Maurya son of Late Girish Chandra Maurya resident of B-1/5, L Park, Mahanagar Extension, Lucknow,

No. of Purchaser-2

1. Mr. Achchhe Lal Saroj son of Late Kedar Nath Saroj (2) Mrs. Asha Saroj wife of Mr. Achchhe Lal Saroj, Both resident of Village- Malikanpur, Post-Birbhanpur, Jaunpur, U.P.

SALE DEED

THIS SALE DEED is executed at Lucknow on this 15th day of June 2020.

BY

1. M/S ORO CONSTRUCTIONS PVT. LTD. (PAN. AACCO3092R) a company incorporated under the Companies Act, 1956 having its Corporate office-200, Eldeco Greens, Gomti Nagar, Lucknow through its authorized signatory Mr. Rajeev Kumar Trivedi son of Sri Kamlesh Kumar Trivedi (Adahar No. 255383371182, Date of Birth 09.08.1981, Cont No. 7007922701, Profession-Job) (hereinafter referred to as the Promoter, which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successors,

Trivedi

2/11/2020

Aj *Ash*

wholly owned subsidiaries and the permitted assigns) **2. AJIT CONSTRUCTIONS, (PAN- AATFA4499C)** a partnership firm, through its Partner **Mr. Ajit Kumar Maurya son of Late Girish Chandra Maurya resident of B-1/5, L Park, Mahanagar Extension, Lucknow, (Adahar No. 919769719409 Date of Birth 20.09.1963, Cont No. 9935096417, Profession-Business)** presented through his authenticated power of attorney holder Mr. Rajeev Kumar Trivedi son of Sri Kamlesh Kumar Trivedi, which is registered in the office of Sub Registrar-III, Lucknow at Bahi No. 6 Jild 11 pages 351 to 358 at serial No. 2 on 22.01.2019; (hereinafter referred to as "Owner") which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries, permitted assigns and consortium member included in consortium agreement registered at Serial No. 506 dated 09.08.2016 in office of SR-First, Lucknow) (M/S ORO Constructions Pvt. Ltd. and Ajit Constructions hereinafter collectively referred to as "**First Party/Seller**");

IN FAVOUR OF

- (1) **Mr. Achchhe Lal Saroj son of Late Kedar Nath Saroj,**
PAN- ANKPS5232R, Cont No. 9455878727, Profession- Govt Job
 - (2) **Mrs. Asha Saroj wife of Mr. Achchhe Lal Saroj,**
PAN- HXPPS4290M, Cont No. 9455878727, Profession- House wife
- Both resident of Village-Malikanpur, Post-Birbhanpur, Jaunpur, U.P.,(hereinafter referred to as the "Purchaser/s"),** which expression shall, unless it be repugnant to the context or

Trivedi

Ajit Kumar

Ashu *Ashu*

the purchaser No. (2) is a lady therefore as per G.O. No. S.V.K.Ni.-5-2756/11-2008-500 (165) 2007 dated 30.06.2008 of Sansthatgatt Vitt. Kar Evam Nibandhan Anubhag-5, the stamp duty @ 6% on the amount of Rs. 10,00,000/- comes to Rs. 60,000/- & on rest amount Rs. 17,94,720.50/- the stamp duty @ 7% comes to Rs. 1,25,700/-. The half share of Consideration Value comes to Rs. 27,94,720.50/-. The stamp duty @ 7% comes to Rs. 1,95,800/-. Therefore total stamp duty has been paid Rs. 3,81,500/- vide e-Stamp Certificate IN-UP07511773106124S date- 19.03.2020 on Consideration Amount which is higher than Market Value.

SCHEDULE OF SAID VILLA

The Said Villa bearing No. 05, having a plot area 162 sq mtrs and built - up/covered area of 69.3 sq. mtrs situated at ORO City, a Township at Village Madaon, Pargana- Mahona, Kursi Road, Tehsil- Bakshi Ka Talab, District- Lucknow, alongwith the right to use the common areas & facilities including all rights and easements whatsoever necessary for the enjoyment of the Said Villa, the bounded as under:

BOUNDARIES OF THE PROPERTY

East : Group Housing
West : 9 Mtr Wide Road
North : Villa No. 04
South : Villa No. 06

PAYMENT SCHEDULE

1. Seller has received Rs. 55,89,401/- (Rs. Fifty Five Lac Eighty Nine Thousand Four Hundred One Only) from purchaser and Seller has acknowledged the receipt.
2. Seller has deposited 1% TDS amount.

Privedi

Ajit Kumar

Asar

आवेदन सं०: 202000820007488

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 5301

वर्ष: 2020

प्रतिफल- 5589401 स्टाम्प शुल्क- 381500 बाजारी मूल्य - 2643300 पंजीकरण शुल्क - 55900 प्रतिलिपिकरण शुल्क
- 100 योग : 56000

श्री अच्छे लाल सरोज,
स्व० केदार नाथ सरोज
व्यवसाय : नौकरी
निवासी: ग्राम मालिकानपुर, पोस्ट बीरभानपुर, जिला
जौनपुर



ने यह लेखपत्र इस कार्यालय में दिनांक 16/06/2020 एवं
10:47:32 AM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दीप्तिशुक्ला
उप निबंधक : बकशी का तालाब
लखनऊ
16/06/2020

सर्वेश कुमार सिंह
निबंधक लिपिक



Note- The Sellers, Purchasers, Witnesses and advocate are Medically fit, and having arogya setu app on their Mobile.

IN WITNESS WHEREOF the Seller and the Purchaser have hereunto set their hands, the day, month and the year first above written and on the presence of following witnesses:

In presence of:

Witnesses:

1. Surya Prakash Singh
Mr. Surya Prakash Singh
Son of Sri Prithvi Raj Singh
R/o Village-Bhupati Patti,
Post-Shivapar, Disst-Jaunpur(UP)
Mob-9919237396; Job



2. Priti Singh
Mrs. Priti Singh
Wife of Mr.Surya Prakash Singh
R/o Village-Bhupati Patti,
Post-Shivapar, Disst-Jaunpur (UP)
Mob-9913237396; Housewife



SELLER

[Signature]

[Signature]



PURCHASER/S

Drafted & Typed By

[Signature]

(Surya Prakash Singh)

(Advocate)

ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता : 1

श्री सूर्य प्रकाश सिंह, पुत्र श्री पृथ्वी राज
सिंह

निवासी: ग्राम भूपति पट्टी, पोस्ट
शिवपुर, जिला जौनपुर

व्यवसाय: नौकरी



पहचानकर्ता : 2 *Surya Prakash Singh*

श्रीमती प्रीती सिंह, पत्नी श्री सूर्य प्रकाश
सिंह

निवासी: ग्राम भूपति पट्टी, पोस्ट शिवपुर,
जिला जौनपुर

व्यवसाय: गृहिणी



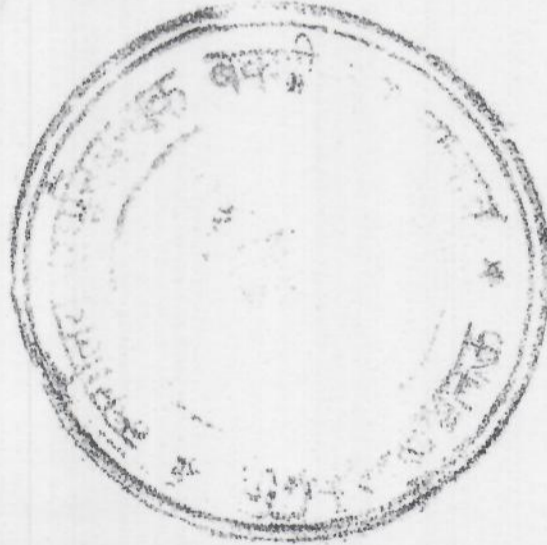
Priyati Singh

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान
अंगूठे नियमानुसार लिए गए हैं।
टिप्पणी :

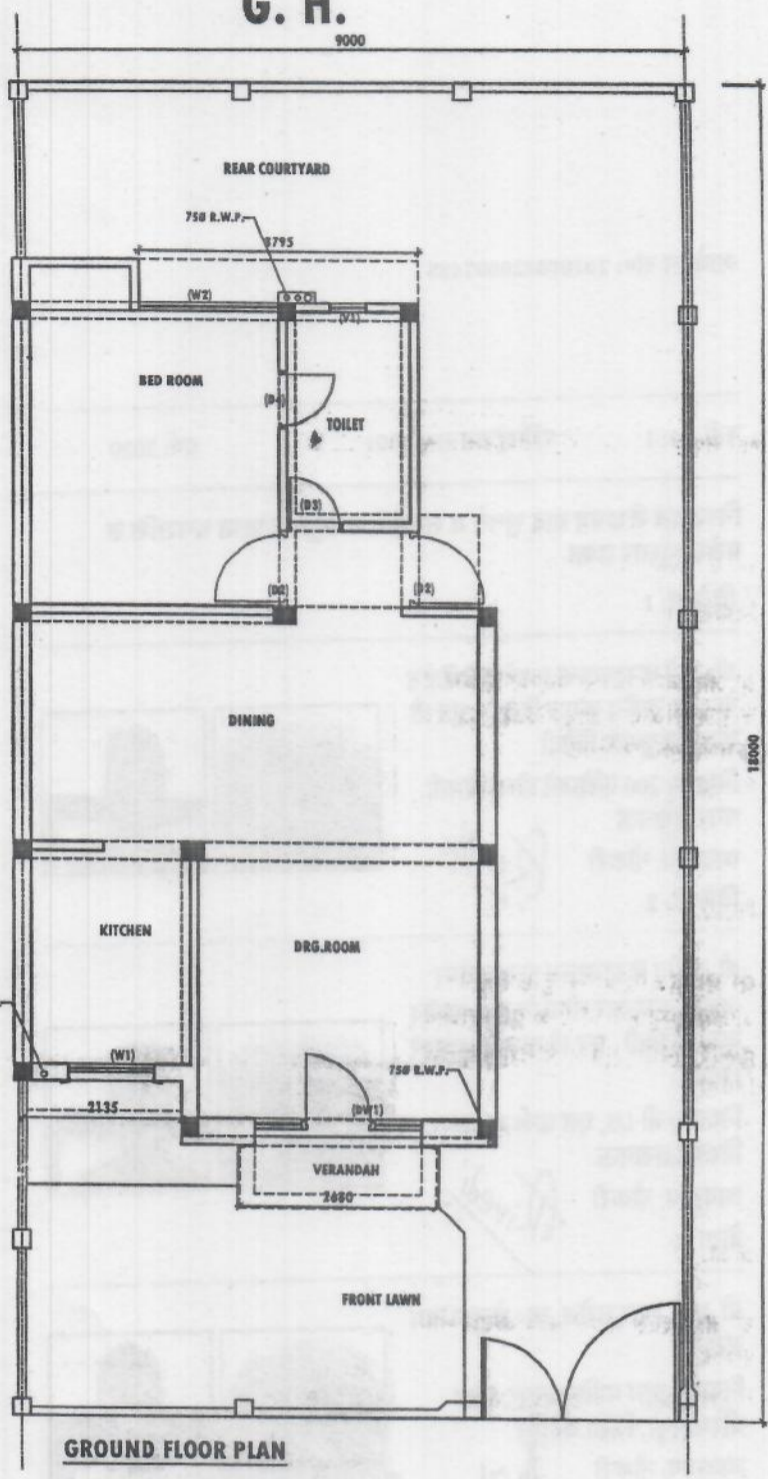
दीप्ति शुक्ला
उप निबंधक, बेवशी का तालाब
तखनऊ

सर्वेश कुमार सिंह
निबंधक लिपिक



G. H.

9000



Unit 4

Unit 6

10000

9.0 mtr wide Road

Armed

Quatoma

Ar

Asana

Villa No.5

आवेदन सं०: 202000820007488

बही सं०: 1

रजिस्ट्रेशन सं०: 5301

वर्ष: 2020

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

विक्रेता: 1

श्री ओरो कंस्ट्रक्शन्स प्राइवेट लिमिटेड
के द्वारा राजीव कुमार त्रिवेदी, पुत्र श्री
कमलेश कुमार त्रिवेदी

निवासी: 200 एलडिको ग्रीन्स गोमती
नगर लखनऊ

व्यवसाय: नौकरी

विक्रेता: 2

Rivedi



श्री अजीत कंस्ट्रक्शन्स द्वारा पार्टनर
अजीत कुमाआर मौर्या के द्वारा राजीव
कुमार त्रिवेदी, पुत्र श्री कमलेश कुमार
त्रिवेदी

निवासी: बी 1/5, एल पार्क महानगर
विस्तार लखनऊ

व्यवसाय: नौकरी

क्रेता: 1

Rivedi



श्री अच्छे लाल सरोज, स्व० केदार नाथ
सरोज

निवासी: ग्राम मालिकानपुर, पोस्ट
बीरभानपुर, जिला जौनपुर

व्यवसाय: नौकरी

क्रेता: 2

Asury



श्रीमती आशा सरोज, पुत्री श्री अच्छे
लाल सरोज

निवासी: ग्राम मालिकानपुर, पोस्ट
बीरभानपुर, जिला जौनपुर

व्यवसाय: गृहिणी

Asury



PROJECT: PROJECT MINI TOWNSHIP - ORO CITY, ANKIP BRAM EXTENSION, GRAM-MANION, TERESH, - BAKSHI KA YALAN, KURSHI ROAD, JALCROW

SCALE: 1:1000

DATE: 04.04.2018

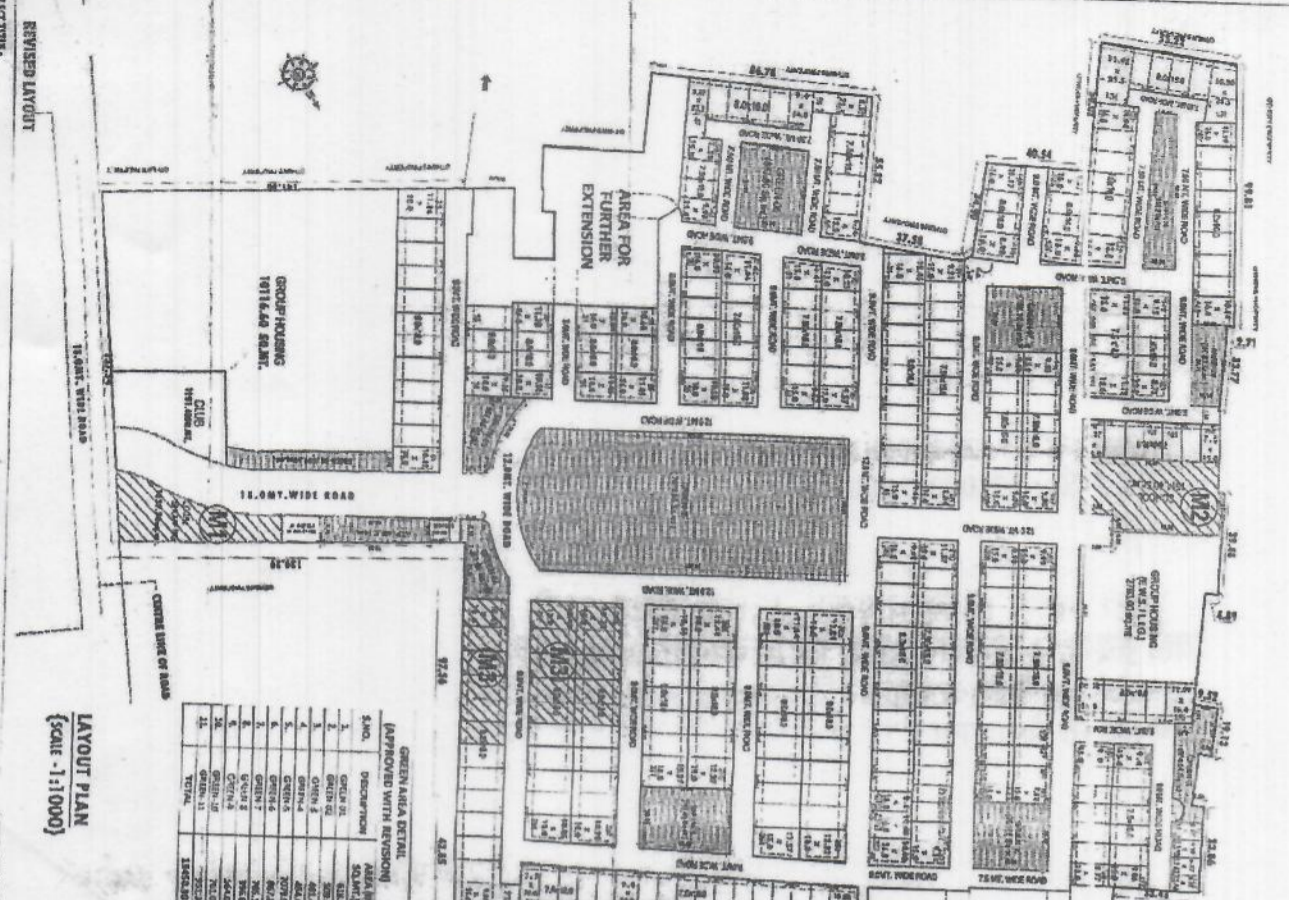
LAND DETAIL: VILLAGE - MASHAM KHASRA NOS. 610, 611, 607, 606, 605, 601, 592, 586, 587, 588A, 587, 641, 637, 636, 635, 634, 633, 632, 631, 630, 627, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

LAND OWNER: KAJI MAHUREYA & OTHERS

DEVELOPER/PROMOTER: M/S OMO CONSTRUCTIONS PVT. LTD.

ARCHITECT: OMO CONSTRUCTIONS PVT. LTD.

OWNERSHIP / POSSESSION OF LAND TO BE PRECISELY DEFINED

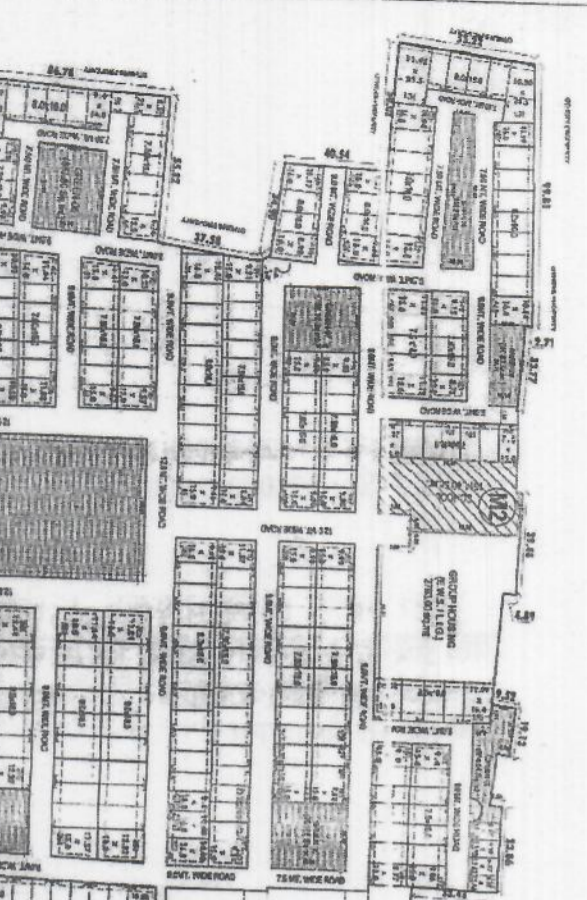


LAND USE DESCRIPTION AS PER LAYOUT PLAN

S.NO.	DESCRIPTION	APPROVED AREA (IN SQ.MT.)	REVISED AREA (IN SQ.MT.)	%
1.	RESIDENTIAL AREAS	2288.10	2288.10	100%
2.	COMMERCIAL AREA	1000.00	1000.00	100%
3.	FACTORY AREA	1000.00	1000.00	100%
4.	CLUB	1000.00	1000.00	100%
5.	OPEN SPACES	1000.00	1000.00	100%
6.	ROADS	1000.00	1000.00	100%
7.	UTILITIES	1000.00	1000.00	100%
8.	OTHERS	1000.00	1000.00	100%
9.	TOTAL	10000.00	10000.00	100%

AREA STATEMENT

S.NO.	DESCRIPTION	APPROVED AREA (IN SQ.MT.)	REVISED AREA (IN SQ.MT.)	%
1.	TOTAL LAND AREA	20000.00	20000.00	100%
2.	LESS GRAM SAKALI/PAVILION/MEGAR	1000.00	1000.00	5%
3.	NET LAND AREA	19000.00	19000.00	95%
4.	LAND UNDER REVISION FOR CHANGES	1000.00	1000.00	5%
5.	LAND USE DESCRIPTION AS PER LAYOUT PLAN	10000.00	10000.00	50%



DENSITY CALCULATION (APPROVED WITH REVISION)

DESCRIPTION	APPROVED	REVISED
AREA OF GROUP HOUSING	10000.00 SQ.MT.	10000.00 SQ.MT.
PERMISSIBLE GROUND COVERAGE	40%	40%
PERMISSIBLE FLOOR AREA	4000.00 SQ.MT.	4000.00 SQ.MT.
PERMISSIBLE DENSITY	400 UNITS/HA	400 UNITS/HA
PERMISSIBLE UNITS	1600 UNITS	1600 UNITS

APPROVED WITH REVISION

DATE: 04.04.2018

SCALE: 1:1000

आवेदन सं०: 202000820007488

बही संख्या 1 जिल्द संख्या 12192 के पृष्ठ 1 से
38 तक क्रमांक 5301 पर दिनांक 16/06/2020 को
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दीप्ति शुक्ला

उप निबंधक : बकशीका तालाब

लखनऊ

16/06/2020

