

INDIA NON JUDICIAL

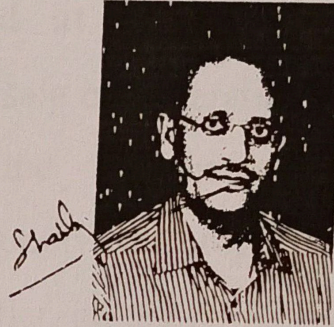
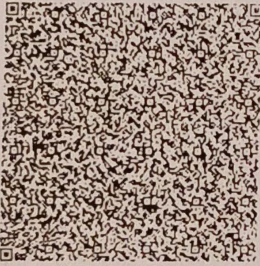


सत्यमेव जयते

# Government of Uttar Pradesh

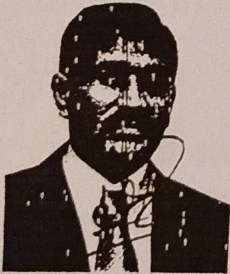
## e-Stamp

Certificate No. : IN-UP00422572105744M  
Certificate Issued Date : 18-Jun-2014 11:32 AM  
Account Reference : SHCIL (FI)/ upshcil01/ LUCKNOW/ UP-LKN  
Unique Doc. Reference : SUBIN-UPUPSHCIL0100502915688642M  
Purchased by : SHAILOJ CHANDRA  
Description of Document : Article 23 Conveyance  
Property Description : RH/B/903, 2BHK, RIVER VIEW APARTMENT, GOMTI NAGAR VISTAR, LUCKNOW  
Consideration Price (Rs.) : 36,01,930  
(Thirty Six Lakh One Thousand Nine Hundred And Thirty only)  
First Party : PRABHARI ADHIKARI SAMPATTI LDA LKO  
Second Party : SHAILOJ CHANDRA  
Stamp Duty Paid By : SHAILOJ CHANDRA  
Stamp Duty Amount(Rs.) : 2,57,000  
(Two Lakh Sixty Seven Thousand only)



Please write or type below this line

### SALE DEED



I Ashok Pal Singh as Prabhari Adhikari  
(Sampatti), Lucknow Development Authority

प्रभारी अधिकारी सम्पत्ति  
लखनऊ विकास प्राधिकरण  
लखनऊ



Cont-.....?  
Shailoj Chandra

0000353410


Ratna.

#### Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy in the details of 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.

(2)

Lucknow for and on behalf of the seller/L.D.A. and Sri SHAILOJ CHANDRA aged about 46 years S/O Sri MAHESH CHANDRA and Smt. RATNA URF RENU NIGAM aged about 40 years W/O Sri SHAILOJ CHANDRA resident of 213/12, KUNWAR HARPRASAD SINGH MARG, KATRA BANDA, (U.P.) as purchaser, both have executed the present sale deed in respect of Flat No. RH/903, B Block Type-I of Flat Two Bed Room, bearing super area of 102.726 Sq. mt. which built-up area is 88.528 Sq. mt. located in River View Enclave Rohini Apartment with covered parking no. BB-10, situated at Sector-4, Gomti Nagar Extension Lucknow. In total sale consideration amount of Rs. 21,89,317.00 which includes the amount paid towards 12% freehold charges in respect of undivided proportionate share of land, vested into the demised flat, on the terms and conditions as specifically mentioned in the printed deed attached here to with plan, which forms part of this Deed. This sale deed is executed subject to the condition that if at any stage, it is established that the cost of consideration or interest was not

  
प्रभारी अधिकारी  
लखनऊ विकास प्राधिकरण



Cont-.....3  
Shailoj Chandra  
Ratna.


(3)

actually fully paid as was apparent from the deposit receipts, in such circumstances the purchaser shall be responsible to pay the deficit amount (including interest etc.) to Lucknow Development Authority, Lucknow. According to the G.O. No. 645/9-AA-2-2001 dated 08.03.2001 the name of wife/husband has been included. Since the total sale consideration amount of the demised flat is Rs. 21,89,317.00 and as per D.M. Circle rate list, the valuation comes to Rs. 36,01,930.00 as such stamp duty worth Rs. 2,67,000.00 upon the higher valuation has been paid herewith by the purchaser according to law.

**Description of property here by sold through this document**

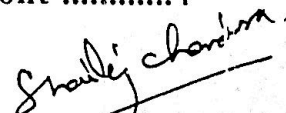
Type of property	Two Bed Room, Type-I
Flat No.	RH/903, B Block
Super Area-	102.726 Sq mt.
Built-up Area-	88.528 Sq mt.

Name of Apartment - Block - B, Rohini Apartment,  
River View Enclave Scheme, Sector -4, Gomti Nagar  
Extension, Lucknow.

  
प्रभारी अधिकारी लखनऊ  
लखनऊ विभाग प्रभारी  
लखनऊ

Cont.....4



  
Ratna

(4)

Boundaries where of are as under in ROHINI

Apartment:-

ADJOINING : RH/902/9th FL./B/TYPE-I  
ON TOP : RH/1003/10th FL./B/ TYPE-I  
AT BOTTOM : RH/803/8th FL./B/ TYPE-I

1. Witness Moham. Bhatia

Name : Moham. Bhatia.

Age : 56 year.

Father's Name : Lati B.R. Bhatia.

Occupation : Service Senior.

Address : LDA

Prabhari Adhikari (Sampatti)

For and on behalf of

Seller/L.D.A.

(Seller)

2. Witness Ajit Tiwari

Name : AJIT TIWARI

Age : 43

Father's Name : Late V.K. Tiwari

Occupation : Advocate

Address : O-605, Eldeco Park  
View Apartments,  
Sitapur Road, Lucknow

1. Shaily Chandra  
Ratna

2.   
Purchaser  
Pan No: ABTPC8822E

Pravin  
Scheme Asstt./Deed Prepareor


RH/903, B Block,  
Rohini Apartment, 2BHK, Type-I

कुल प्लॉट एरिया × विक्रीत प्लॉट का कवर्ड एरिया	12000.15	×	88.528	
कुल कवर्ड एरिया				28262.18

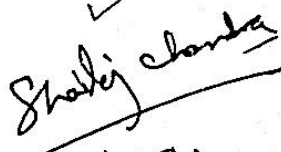
अनुपातिक भूमि	37.59	वर्ग मीटर	×	30000	= Rs.	1127700 /-
विक्रीत प्लॉट का कवर्ड एरिया	88.528		×	30000	= Rs.	2655840 /-
Total					= Rs.	3783540 /-

नौवें तल की छूट @ 15%	- Rs.	567531 /-
छूट घटाने के बाद मूल्य	= Rs.	3216009 /-
सुविधायें लिफ्ट, पावर ब्रेक कवर्ड पार्किंग एवं गार्ड @ 12%	+ Rs.	385921 /-
Total	= Rs.	3601930 /-

स्टैम्प ड्यूटी की धनराशि @ 7% = Rs. 267000 /-

  
प्रभारी अधिकारी सम्पत्ति  
लखनऊ विकास अधिकरण  
लखनऊ



  
Retna,



# LUCKNOW DEVELOPMENT AUTHORITY

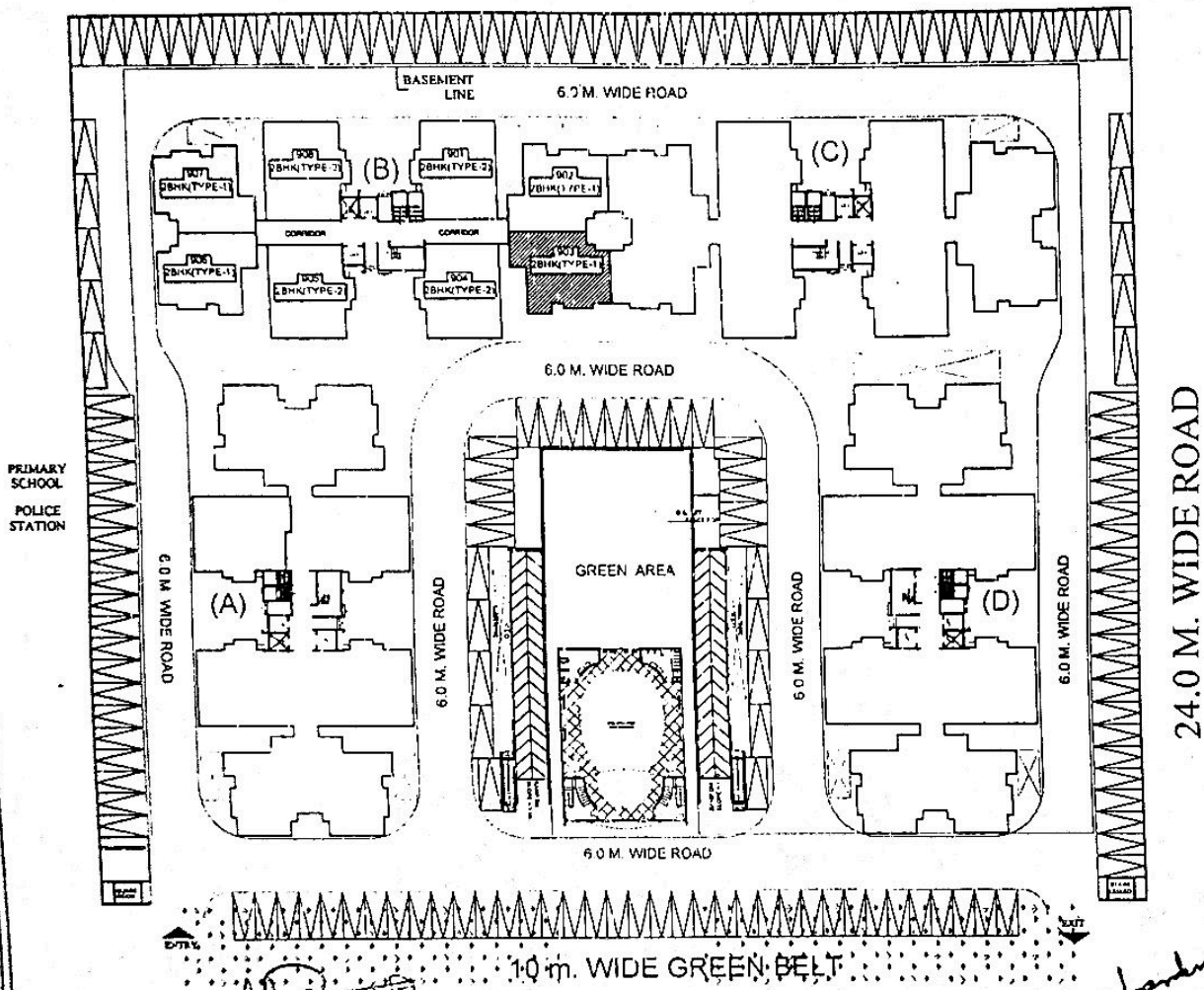
LEASE TO SRI/SMT. : .....  
 RH/FLAT NO-903/BL.-B/  
 FLAT /HOUSE NO. : 9th FL./TYPE-1  
 BUILT UP AREA : 88.528 SQ.MT.  
 SUPER AREA : 102.726 SQ.MT.



BOUNDARY:  
 ADJOINING : RH/902/9th FL./B/TYPE-1  
 ON TOP : RH/1003/10th FL./B/TYPE-1  
 AT BOTTOM: RH/803/8th FL./B/TYPE-1

ROHANI APARTMENTS, RIVER VIEW ENCLAVE-2 SEC-4, GOMTI NAGAR EXT., LUCKNOW.

18.0 M. WIDE ROAD



प्रभारी अधिकारी  
 लखनऊ निगम  
 सहायक निरीक्षक

30 MT. WIDE ROAD

Shobh Chandra  
 Ratna.

FILE NO. : 799/C.T.P./PL/SEC./2013

DATE :-  
 26.10.2013

THIS IS THE PART OF APPROVED  
 DWG. NO:- RLP/SEC-4/09 SEC-4,  
 GOMTI NAGAR VISTAR SCHEME.  
 APPROVED BY BOARD MEETING  
 ON DATED -23/04/2010.

THIS LEASE PLAN IS PREPARED ON THE  
 BASIS OF REPORT AND AREA GIVEN BY  
 EE-3 ON DATED :-20-09-2013.



J. KAUR  
 D.M.



ANITA SRIVASTAVA  
 A.T.P.

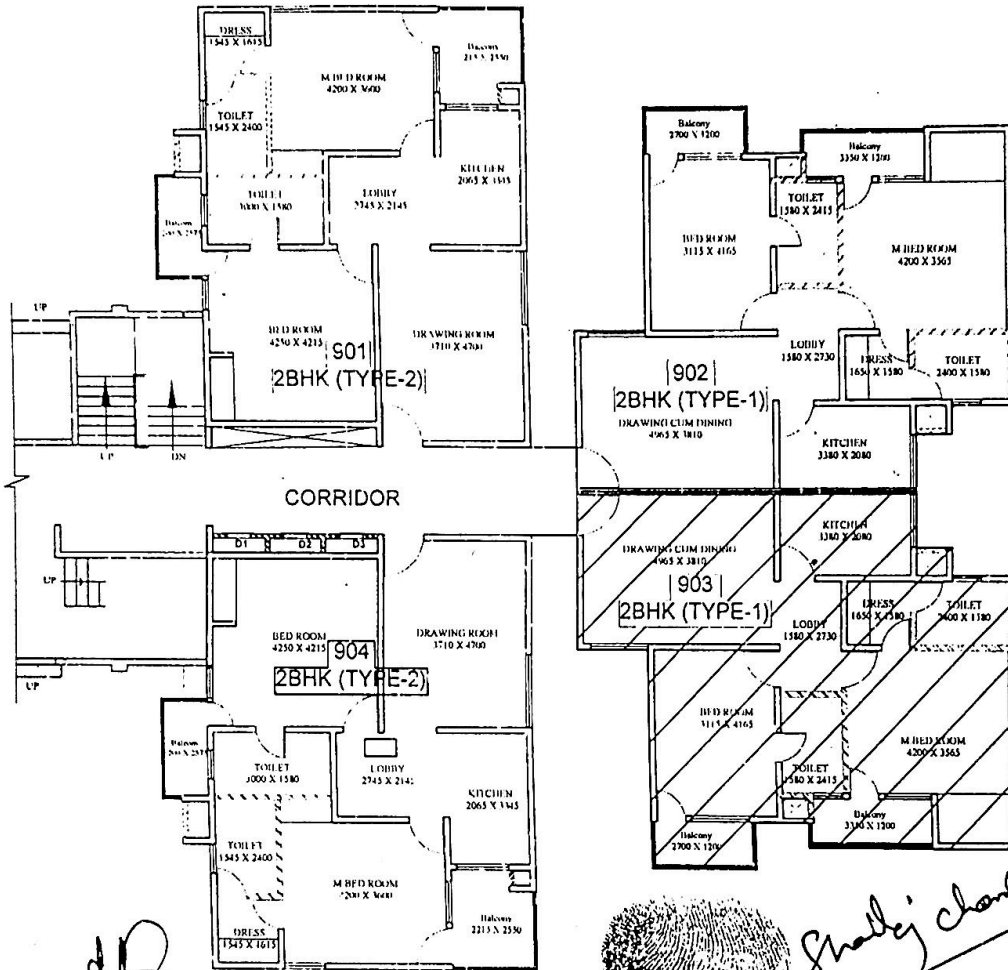
T D G A O T B E M

LEASE TO SRI/SMT. : .....  
 RH/FLAT NO-903/BL-B/  
 FLAT/HOUSE NO. : 9th FL./TYPE-1  
 BUILT UP AREA : 88.528 SQ.MT.  
 SUPER AREA : 102.726 SQ.MT.



BOUNDARY:  
 ADJOINING : RH/902/9th FL./B/TYPE-1  
 RH/1003/10th FL./B/TYPE-1  
 ON TOP : .....  
 AT BOTTOM: RH/803/8th FL./B/TYPE-1

ROHANI APARTMENTS, RIVER VIEW ENCLAVE-2 SEC-4, GOMTI NAGAR EXT., LUCKNOW.



*[Handwritten Signature]*  
 प्रमारी अधिकारी सम्मति  
 लुकरा विभागा प्रो.करण



*[Handwritten Signature]*  
 Ratna.

FILE NO. : 799/C.T.P./PL/SEC/2013

THIS IS THE PART OF APPROVED  
 DWG. NO:- RLP/SEC-4/09 SEC-4,  
 GOMTI NAGAR VISTAR SCHEME.  
 APPROVED BY BOARD MEETING  
 ON DATED -23/04/2010.

DATE :-  
 26.10.2013

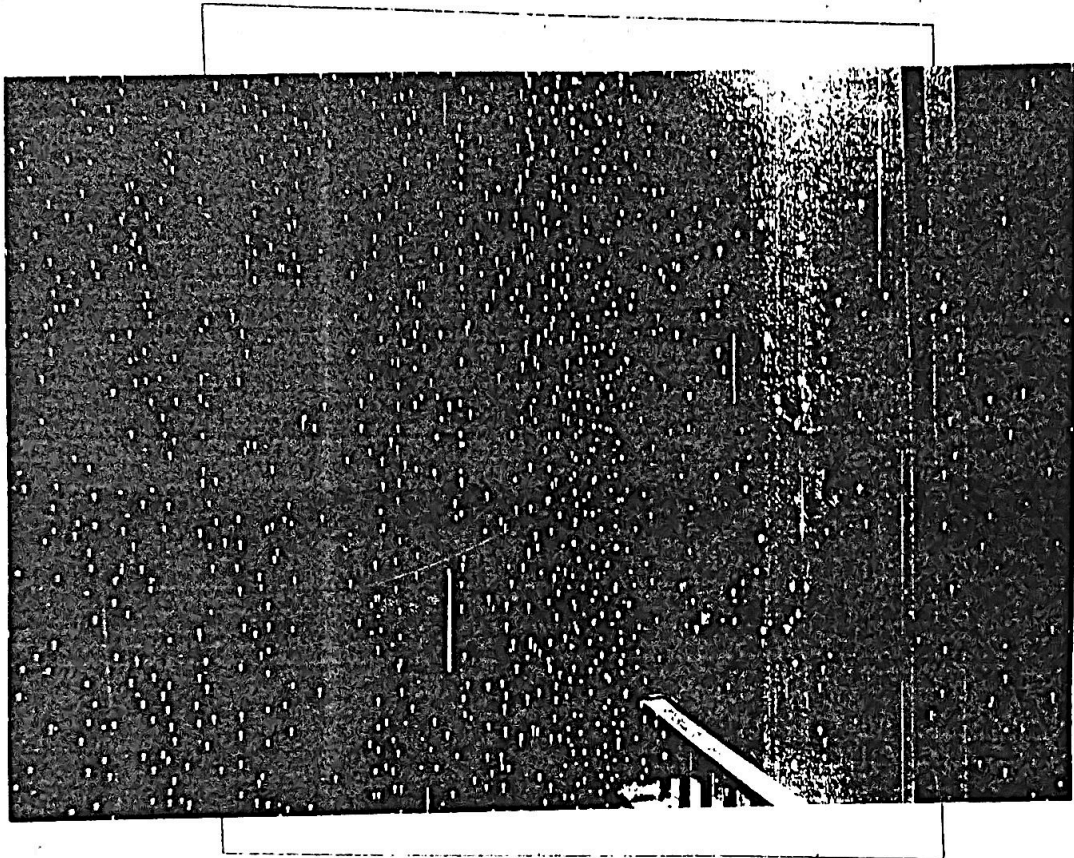
THIS LEASE PLAN IS PREPARED ON THE  
 BASIS OF REPORT AND AREA GIVEN BY  
 EE-3 ON DATED :-20-09-2013.


*[Handwritten Signature]*  
 J. KAUR  
 D.M.



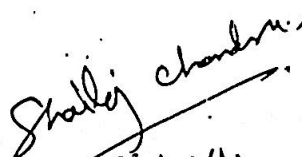
*[Handwritten Signature]*  
 ANITA SRIVASTAVA  
 A.T.P

आवंटी / क्रेता का नाम:- श्रीलाल चंद्रा एवं श्रीमती रतना उषा शू.नेगम  
फ्लैट संख्या-RM/B/403सेक्टर 04 गौ 0 न०दि० - योजना लखनऊ।  
102.726वर्गमीटर।



  
प्रभारी अधिकारी (सम्पत्ति)  
लखनऊ विकास प्राधिकरण,  
लखनऊ।



  
Ratna.  
(क्रेता)





## LUCKNOW DEVELOPMENT AUTHORITY

Ward : Gomti Nagar Extension

Consideration Amount : Rs. **21,89,317.00**.....

Valuation : Rs. **36,01,930.00**.....

Stamp paid : Rs. **2,67,000.00**.....

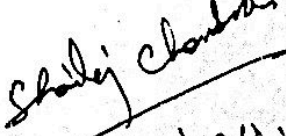
### SUMMARY OF DEED

1. Type of Land : Group Housing
2. Ward / Pargana : Gomti Nagar Extension
3. Mohalla / Viilage : River View Enclave, Sector-4
4. Block : **'B' Rohini Apartment**
5. Type : **1, 2BHK**
6. Details of Property : Flat No. : **RH/903, B Block**
7. Unit of Measurement in : Sq. meter
8. Built-up area of demised flat : **88.528** sq. mts.
9. Super area of demised flat : **102.726** sq. mts.
10. Proportionate share of un-divided land : **N.A.** sq. mts.
11. Type of Property : Residential Flat
12. Total area of Property : **102.726** sq. mts.  
(in case of multistoried building)
13. Total Covered Area : **88.528** sq. mts.
14. Status- Finished/ Semi-finished/ other : **Finished** sq. mts.
15. Year of construction : 2010

  
प्रमारी  सम्पत्ति  
लखनऊ विकास प्राधिकरण  
लखनऊ

(1)



  
Ratna.



16. Consideration : Rs. 21,89,317.00

17. Valuation : Rs. 36,01,930.00

**BOUNDARIES OF THE BLOCK**

North : X  
South : X  
East : X  
West : X

**BOUNDARIES OF DEMISED FLAT No. RH/903, B Block**

North : Adjoining - RH/902/9th FL./B/TYPE-I  
South : On Top - RH/1003/10th FL./B/ TYPE-I  
East : At Bottom - RH/803/8th FL./B/ TYPE-I  
West : X

**Number of First Party (1)**

**Details of Seller**


LUCKNOW DEVELOPMENT AUTHORITY, through Prabhari Adhikari Sampatti, Shri Ashok Pal Singh, Vipin Khand, Gomti Nagar Scherne, Lucknow.

Number of Second Party (..... 2, Two .....) )

**Details of Purchaser**

Name : Sri SHAILOJ CHANDRA  
Father's Name : S/O Sri MAHESH CHANDRA  
Address : 213/12, KUNWAR HARPRASAD SINGH MARG, KATRA BANDA, (U.P.)

PAN No. : ABTPC8822E

  
प्रभारी अधिकारी सम्पत्ति  
लखनऊ विकास प्राधिकरण  
लखनऊ

( 2 )



*Shailoj Chandra*  
Ratna.



Name : Km./Smt. .... Smt. RATNA URF RENU NIGAM .....

Father's / Husband's Name : .... W/O Sri SHAILOJ CHANDRA .....

Address : .... 213/12, KUNWAR HARPRASAD SINGH MARG, KATRA BANDA, (U.P.) .....

PAN No. : .....

### SALE DEED

THIS SALE DEED made between LUCKNOW DEVELOPMENT AUTHORITY, a body corporate constituted u/s 4 of the UP Urban Planning & Development Act 1973, having its head office at Pradhikaran Bhavan, Vipin Khan, Gomti Nagar, Lucknow represented through its Prabhari Adhikari Sampatti Shri Ashok Pal Singh (hereinafter referred to as Lucknow Development Authority / Seller which expression unless repugnant to the context shall always mean and include the Seller itself, its executors, administrators, legal representatives and assigns) on the one part.

And


(1) .... Sri SHAILOJ CHANDRA ..... aged about ..... 46 ..... yrs.

Son of / Daughter of / Wife of ..... S/O. Sri. MAHESH. CHANDRA .....

(2) .... Smt. RATNA URF RENU NIGAM ..... aged about ..... 40 ..... yrs.

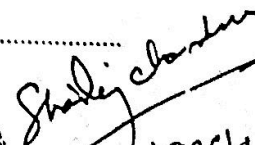
Son of / Daughter of / Wife of ..... W/O. Sri. SHAILOJ. CHANDRA .....

R/O ..... 213/12, KUNWAR HARPRASAD SINGH MARG, KATRA BANDA, (U.P.) .....

  
प्रभाषी अधिकाारी सम्पत्ती  
लखनऊ: दिनांक ३०/०५/२०१३

(3)



  
Ratna




(hereinafter referred to as Purchaser, which expression unless repugnant to the context shall always mean and include the Purchaser him/her/themselves, his/her/their heirs, successors, legal representatives and assigns) on the other part.

WHEREAS, the Seller Lucknow Development Authority has acquired the land under Ujariyaon Housing Scheme in the interest of public at large, under the provisions of Land Acquisition Act, 1894 and amongst others has developed the Gomti Nagar Extension Scheme, And as such, the Seller is the lawful and bonafide owner and possession holder of the land in question, which is free from all encumbrances.

AND WHEREAS, to feed up the growing need of the public for residential purposes, the Seller has launched the Scheme named 'River View Enclave' in Sector-4 of Gomti Nagar Extension Scheme, Lucknow for construction of Multi Storeyed Residential Apartments of different categories, which has been got constructed by the Seller through reputed Builder.

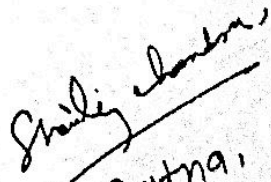
AND WHEREAS, upon the application moved by the purchaser, one residential flat of Type - ..... in Ganga / Yamuna / Sharda / Saraswati / Rohini ..... RH/903; B Block ..... in Sector-4, Gomti Nagar Extension, Lucknow was allotted by the Seller to the Purchaser, full description whereof has been detailed in Schedule of Property given at the foot of this Deed.

AND WHEREAS, the Purchaser has paid the required amount in respect of property in question to the Seller and has now requested for execution of Sale Deed.

  
प्रभाकर प्रकाश  
लखनऊ विकास प्राधिकरण  
लखनऊ

(4)




  
Ratna,



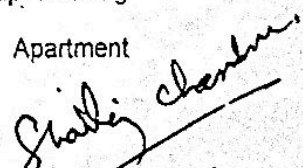
**HENCE THIS SALE DEED WITNESSES AS UNDER**

1. That in the consideration to the covenants given through this deed by the Purchaser including the price of un-divided share of land into the property in his favour with freehold charges, and the cost of structure having paid by the Purchaser as detailed in 'Schedule of Payment' given at the foot of this deed, the Seller has fully assigned, sold, transferred and conveyed the demised flat, including undivided proportionate share of land into the property belonging to the aforesaid allotted flat, which description of demised property has been detailed in 'Schedule of Property' given at the foot of this deed, in favour of the Purchaser forever, free from all encumbrances, for residential purposes, to have, hold, use, possess and enjoy the same as absolute owner thereof subject to covenants, terms and conditions of this deed
2. That the possession of demised property has been delivered by the Seller to the Purchaser through this Deed. And the purchaser has acknowledged the same in full and satisfactory condition in every manner.
3. That the Purchaser shall use the demised property for residential purposes only, And the same shall not be used for any trade business and commercial purposes, in violation to the residential land use.
4. That the terms and conditions of the allotment letter, including the terms as contained in the registration booklet for allotment, shall also be equally applicable.
5. That since the demised property is located within Multi Storey Group Housing Residential Apartment, as such the provisions of the Uttar Pradesh Apartment

  
प्रभारी अधिकारी सम्पत्ति  
लखनऊ विकास प्राधिकरण  
लखनऊ

(5)




  
Ratna,



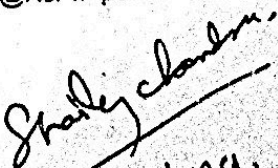
(Promotion of Construction, Ownership and Maintenance) Act, 2010 shall be fully applicable and the rights and duties of the owners/occupiers of the flats, including the demised property shall always be governed under the aforesaid Act.

6. That since the demised property is a Multi Storey Group Housing Residential Apartment, as such each flat owner shall possess the ownership rights pertaining to his own flat, coupled with the duties and obligations to be performed by the apartment owners, as contained in the U. P. Act no. 16 of 2010.
7. That the Purchaser shall have right to use the common areas and facilities like other occupiers/owners of the flats, but nobody shall have any individual right to make separation of the same. And likewise any obstruction, nuisance, any construction either temporary or permanent nature in the common areas, including staircase and lobby etc., shall be strictly prohibited. In case of violation of the same, the penalty can be imposed against wrong doer in accordance with the discretion of the Vice Chairman, till the property is maintained by the Lucknow Development Authority.
8. That all common areas like lobby, staircase, terrace, ground lawn and all other space which is under common use including common amenities like lift, fire equipment, power backup and entire management of common space and common areas, machines, tools, assets which are used and required in maintaining in the common area and common space in the constructed block, wherein the demised flat is located, shall be maintained and managed by the Seller for three years from the date of completion of the Multi Storey Group Housing Residential Apartment Building, for which monthly charges @Rs. 1/- per sq.ft. have been charged separately.

  
प्रभारी अधिकारी सम्पत्ति  
लखनऊ विकास प्राधिकरण  
लखनऊ


(6)



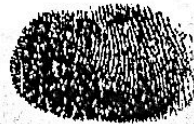
  
Ratna.



9. That a 'Society' shall be formed and constituted out of the Flat Owners of the concerned residential apartment block building and each flat owner shall compulsorily be the member of the aforesaid Welfare Society, which shall be registered according to law and the Committee constituted out of the said Welfare Society, shall have legal right and duty bound to maintain the common areas and common space and common amenities of the concerned residential apartment building, who shall have legal right to take over the maintenance work including the amenities from the Seller, within three year maximum period. as mentioned here in above paragraph.
10. That owner/occupier of each flat shall be bound to make payment of maintenance charges @ Rs. 1/- per sq. ft. on the super area, to the 'Maintaining Agency', per month, The aforesaid rate shall always be subject to revision from time to time, as may be fixed by the Maintaining Agency in this regard.
11. That all disputes pertaining to rights, title and interest including the obligation and duties or any other thing except criminal arising out of or in connection with the present deed, between the Seller and Purchaser shall always be decided by way of arbitration by referring the disputes to the Arbitrator, appointed by the vice Chairman Lucknow Development Authority. And the decision given by such Arbitrator shall be final and binding upon both the parties.
12. That in any case, it is further clarified that all disputes shall be subject to jurisdiction of the courts situated within the territory of District Lucknow, Uttar Pradesh only.
13. That as and when the Gomti Nagar Extension Scheme is handed over by the Lucknow Development Authority to the Lucknow Municipal Corporation and the House Tax and

  
प्रभारी अधिकारी, लखनऊ विकास प्राधिकरण  
लखनऊ, उत्तर प्रदेश


(7)



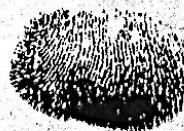
*Shadij Chandra*  
Rector.

Water Tax is imposed by the Nagar Nigam, Lucknow then for payment of the aforesaid charges, each flat holder shall be liable to make payment of the same, directly to the Nagar Nigam pertaining to his own separate flat, till then the aforesaid charges in form of maintenance and water charges can be charged by Maintaining Agency. The owner will be liable to pay the said charges.

14. That the Purchaser shall have legal right to get his name mutated in respect of the demised property/flat apartment, in the records maintained by the Local authority or in the records of any Government Agency, wheresoever the Purchaser may deem fit and proper to do so.
15. That the Purchaser shall neither do, nor cause to be done any such destruction, construction or any other thing, which may cause damage to the roof and floor of the demised flat. Fifty Percent depth of the periphery walls shall belong to the concerned flat owners. But the flat owner shall have no right to cause destruction to the said walls.
16. That the necessary work relating to maintenance, repair and modification or relocation of the common areas and facilities and the making of any additions or improvements thereto, shall be carried out only in accordance with the provisions of the U.P. Act no. 16 of 2010 and the bye-laws.
17. That the Maintaining Agency/the Association of Apartment Owners shall have the irrevocable right to be exercised by the Board or Manager to have access to each apartment from time to time during reasonable hours for the maintenance, repairs or replacement of any of the common areas or facilities therein, or accessible therefrom or for making emergency repairs therein necessary to prevent damage to the common areas and facilities or to any other apartment or apartments.

  
प्रभार निष्पत्तिकारी सम्पत्ति  
लखनऊ विकास प्राधिकरण  
लखनऊ

(8)




*Shalig Chandra*  
Retina.





18. That each apartment owner shall comply strictly with the bye-laws and with the covenants, conditions and restrictions set forth in the Deed of Apartment and failure to comply with any of them shall be a ground for action to recover sums due for damages or for injunctive relief, or both, by the Manager or Board on behalf of the Association of Apartment Owners or in a proper case, by an aggrieved apartment owner.
19. That no apartment owner shall do any work, which would be prejudicial to the soundness or safety of the property or reduce the value thereof or impair and easement or heriditament or shall aid any material structure or excavate any additional basement or cellar or alter the external facade, without first obtaining the consent of all the apartment owners.
20. That the common areas and facilities shall not be transferred and remain undivided and no apartment owner or any other person shall bring any action for partition or division of any part thereof, and any covenant to the contrary shall be void.
21. That each apartment owner may use the common areas and facilities in accordance with the purposes for which they are intended, without hindering or encroaching upon the lawful rights fo the other apartment owners.
22. That the Purchaser shall nave legal right to use the car parking space on payment of extra charges as may be demanded by the Seller.
23. That all expenses pertaining to execution and registration of this deed like payment of stamp duty and other miscellaneous and incidental charges thereto shall be borne by the Purchaser.

  
प्रमारी विक्रमिकाणी सम्पत्ति  
लखनऊ विकास प्राधिकरण (9)  
लखनऊ



  
Rajna



24. That the total payment made by the Purchaser to the Seller including interest accrued against him, due to delayed payment if any, towards consideration amount comes to Rs. 21,89,317.00 upon which the stamp duty worth Rs. 2,67,000.00 is payable, which stands paid by the Purchaser.

OR

That since the government order making relaxation of payment of stamp duty to be made applicable in accordance with actual payment made to the Development Authority towards consideration amounts has been expired on 31/03/2010 and the same has not been extended. Hence the valuation for the purposes of payment of stamp duty pertaining to demised flat is as follows:

The demised flat is situated in Gomti Nagar Extension and according to Circle Rate List issued by the District Magistrate Lucknow, Rs. 30,000/- per sq. mts. rate has been fixed for the flats. Since the built up area of the flat is 88.528 Sq. mts., hence the valuation comes to Rs. 30,000/- X area of flat 88.528 = ..... And making increasement @20% in the said valuation for the purposes of the value of common areas; it comes to Rs. .... /-. Since extra facilities area available in the apartment block building, hence making maximum 12% increasement in the said value, the valuation comes to Rs. 36,01,930.00 /- Since the actual

(10)

प्रभासी  
लखनऊ विभाग  
०७/०५/१५




consideration amount is Rs. **21,89,317.00**, as such the stamp duty worth  
Rs. **2,67,000.00** upon the highest valuation has been paid herewith  
by the Purchaser.

**SCHEDULE OF PROPERTY HEREBY SOLD TO THE PURCHASER**

In, River View Enclave, Sector-4, Gomti Nagar Extension, Lucknow Multi Storey Group  
Housing Residential Apartment, **Rohini 'B'** Block Building, Type - **I, 2BHK**  
**RH/903, B Block** **Nine**  
Flat no ..... on ..... Floor, bearing built up area  
**88.528** sq. mts. and super area whereof is **102.726** sq.  
mts., including un-divided proportionate share of free hold land into the building, which flat has  
been delineated and marked with red color in the annexed map plan, which forms part of this  
deed. Boundaries of which flat are mentioned below :

North : **Adjoining - RH/902/9th FL./B/TYPE-I**  
South : **On Top - RH/1003/10th FL./B/ TYPE-I**  
East : **At Bottom - RH/803/8th FL/B/ TYPE-I**  
West : **x**

  
प्रमोदी अश्विनी कपूर  
लखनऊ



*Shalini Chandra*  
Ratna.



**BOUNDARIES OF ' Rohini Apartment 'B' BLOCK'.**

**MULTI STOREY GROUP HOUSING RESIDENTIAL APARTMENT**  
**IN SECTOR-4, GOMTI NAGAR EXTENSION, LUCKNOW WHEREIN**  
**THE DEMISED FLAT IS LOCATED ARE AS UNDER**

North : ..... X .....  
South : ..... X .....  
East : ..... X .....  
West : ..... X .....

In witness whereof, Shri Ashok Pal Singh as Prabhari Adhikari Sampatti, for and on behalf of the Seller, and Sri Sri SHAILOJ CHANDRA  
and Smt / Km Smt. RATNA URF RENU NIGAM

as Purchaser in person, both have appended their hands to these presents in presence of the witnesses on the day month and year mentioned below at Lucknow  
Lucknow

Dated :

**Witnesses**

1. Sign [Signature]  
Name Mohan Bhatia  
S/o Sub B-R. Bhatia  
Address LDN

2. Sign [Signature]  
Name ASIT TIWARI  
S/o Lak U.K. TIWARI  
Address D-605, Edeco Park View Apartments, Sitapur Road, Lucknow

[Signature]  
24/06/2014  
For and on behalf of the Seller  
प्रभारी अधिकारी  
श्री शैलोज चंद्रा  
रतना



Purchaser

ABTPC8822E

PAN No. ....

[Signature]  
Drafted by  
Anoop Kumar Asthana Advocate  
Chief Retainer L.D.A.

[Signature]  
(Chhannendra Giri)



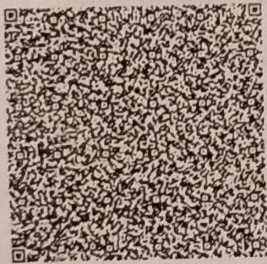
सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

## e-Stamp

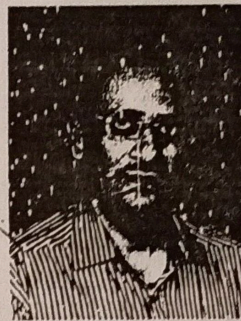


Certificate No. : IN-UP00422572105744M  
 Certificate Issued Date : 18-Jun-2014 11:32 AM  
 Account Reference : SHCIL (FI)/ upshcil01/ LUCKNOW/ UP-LKN  
 Unique Doc. Reference : SUBIN-UPUPSHCIL0100502915688642M  
 Purchased by : SHAILOJ CHANDRA  
 Description of Document : Article 23 Conveyance  
 Property Description : RH/B/903, 2BHK, RIVER VIEW APARTMENT, GOMTI NAGAR VISTAR, LUCKNOW  
 Consideration Price (Rs.) : 36,01,930  
 (Thirty Six Lakh One Thousand Nine Hundred And Thirty only)  
 First Party : PRABHARI ADHIKARI SAMPATTI LDA LKO  
 Second Party : SHAILOJ CHANDRA  
 Stamp Duty Paid By : SHAILOJ CHANDRA  
 Stamp Duty Amount(Rs.) : 2,67,000  
 (Two Lakh Sixty Seven Thousand only)

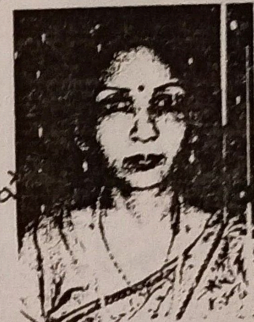


*Handwritten mark*

*Shail*



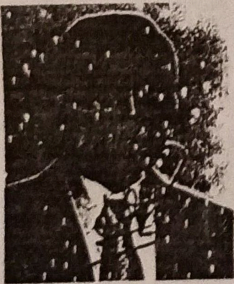
*Ratna*



.....Please write or type below this line.....

### SALE DEED

I Ashok Pal Singh as Prabhari Adhikari  
(Sampatti), Lucknow Development Authority



*Handwritten signature*  
 प्रभारी अधिकारी सम्पत्ति  
 लखनऊ विकास प्राधिकरण  
 लखनऊ

Cont-.....?



*Handwritten signature*

0000353410

*Handwritten name*

#### Statutory Alert:

- 1 The authenticity of this Stamp Certificate should be verified at [www.shcilstamp.com](http://www.shcilstamp.com). Any discrepancy in the 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.