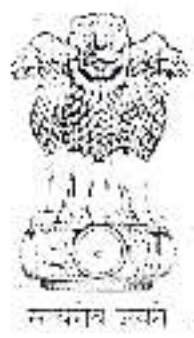


34

1175/20
HCO Bank Ltd. Goms
LUCKNOW

12/12/2019
Ganesh Kumar



INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP07015748455794R
Certificate Issued Date	: 12-Dec-2019 11:35 AM
Account Reference	: NONACC (BK/ upucobk02/ GOMTI NAGAR/ UP- LKN
Unique Doc. Reference	: 9UBIN JPUPUCOBK0208343191918684R
Purchaser's Name	: ABHISHEK KUMAR CHATURVEDI
Description of Document	: Article 23 Conveyance
Property Description	: FLAT NO- P/1802/A 1/PHANAI APARTMENT GOMTI NAGAR SCHEME LUCKNOW
Consideration Price (Rs.)	: 615000
First Party	: PRABHAR ADHIKARI SAMPATTI DA LUCKNOW
Second Party	: ABHISHEK KUMAR CHATURVEDI
Stamp Duty Paid By	: ABHISHEK KUMAR CHATURVEDI
Stamp Duty Amount (Rs.)	: 615000 (Six Lakh Fifteen Thousand only)



3132



Please scan the QR code for further details

Handwritten signature

Abhishek
Rashmi

0010668237

(2)

SALE DEED

Prabhar
1. *Saigdhya* ~~Saigdhya~~ *Kumar Singh* Chaturvedi as Prabhari Adhikari (Sampatti), Lucknow Development Authority, Lucknow for and on behalf of the seller/L.D.A. and Sri **ABHISHEK KUMAR CHATURVEDI** aged about 40 years S/O Sri **HIRDAY SHANKER CHATURVEDI** and Smt. **RASHMI CHATURVEDI** aged about 39 years W/O Sri **ABHISHEK KUMAR CHATURVEDI** resident of-A-1/17, Viram Khand, Gomti Nagar, Lucknow (UP) as purchaser, both have executed the present sale deed in respect of Flat No. **PJ/1802, Block-A-1** Type of Flat **Three Bed Room+ Study** bearing super area of **163.68 Sq. Mt.** of which built-up area is **142.92 Sq. Mt.** located in Parijat Apartments, situated at Vikrant Khand, Gomti Nagar, Faizabad Road, Lucknow. In total sale consideration amount of **Rs.87,83,980/-** 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

Cont.....3

Prabhar

Abhishek
Rashmi

Prabhar
Prabhar Singh
2-07-18

(3)

cost of consideration or interest was not 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 husband/wife has been included. Since the total sale consideration amount of the demised flat is **Rs.87,83,980/-** as such stamp duty worth **Rs.6,15,000/-** has been paid herewith by the purchaser according to the G. O. No. ,Ka.Ni.-7-440/11-2015-700(111)/13 Lucknow Dated 30.03.2015. Possession of the demised flat will be given after it's registry.

Description of property here by sold through this document ,

Type of property **Three Bed Room+Study**
Flat No. **PJ/1802/Block-A-1/18th. Floor**
Super Area **163.68 Sq. Mt.**
Built-up Area **142.92 Sq. Mt.**
Name of Apartment-**Block-A-1, Parijat Apartment,**
Vikrant Khand, Gomti Nagar, Faizabad Road,
Lucknow.

Cont.....4


अध्यापक
अध्यापक


Lashmi

(4)

Boundaries where of are as under in Parijat Apartment:-

ADJOINING- : PJ/1801/A-1/3BHK+Study & Stairs
ON TOP : PJ/1902/A-1/3BHK+Study
AT BOTTOM : PJ/1702/A-1/3BHK+Study

1- Witness

Name :-Anwar Abbas

Age :-53 Years

Father's Name :-Late Abbas Husain (Seller)

Occupation :-Service

Address :-L.D.A.



Prabhari Adhikari (Sampath)
For and on behalf of
Seller/L.D.A.

21-1-2020

2-Witness

Name :-H.S Chaturvedi

Age :-65 Years

Father's Name :-S.N Chaturvedi

Occupation :-Retd Govt Employee

Address :- A-1/17 Viream Khanda

Gimbi Nagar - HO



1- Abhishek



2- Rashmi



Purchaser

Pan No:AHOPC2455L

Scheme Asst./Deed Preparer



TO SRS/MU

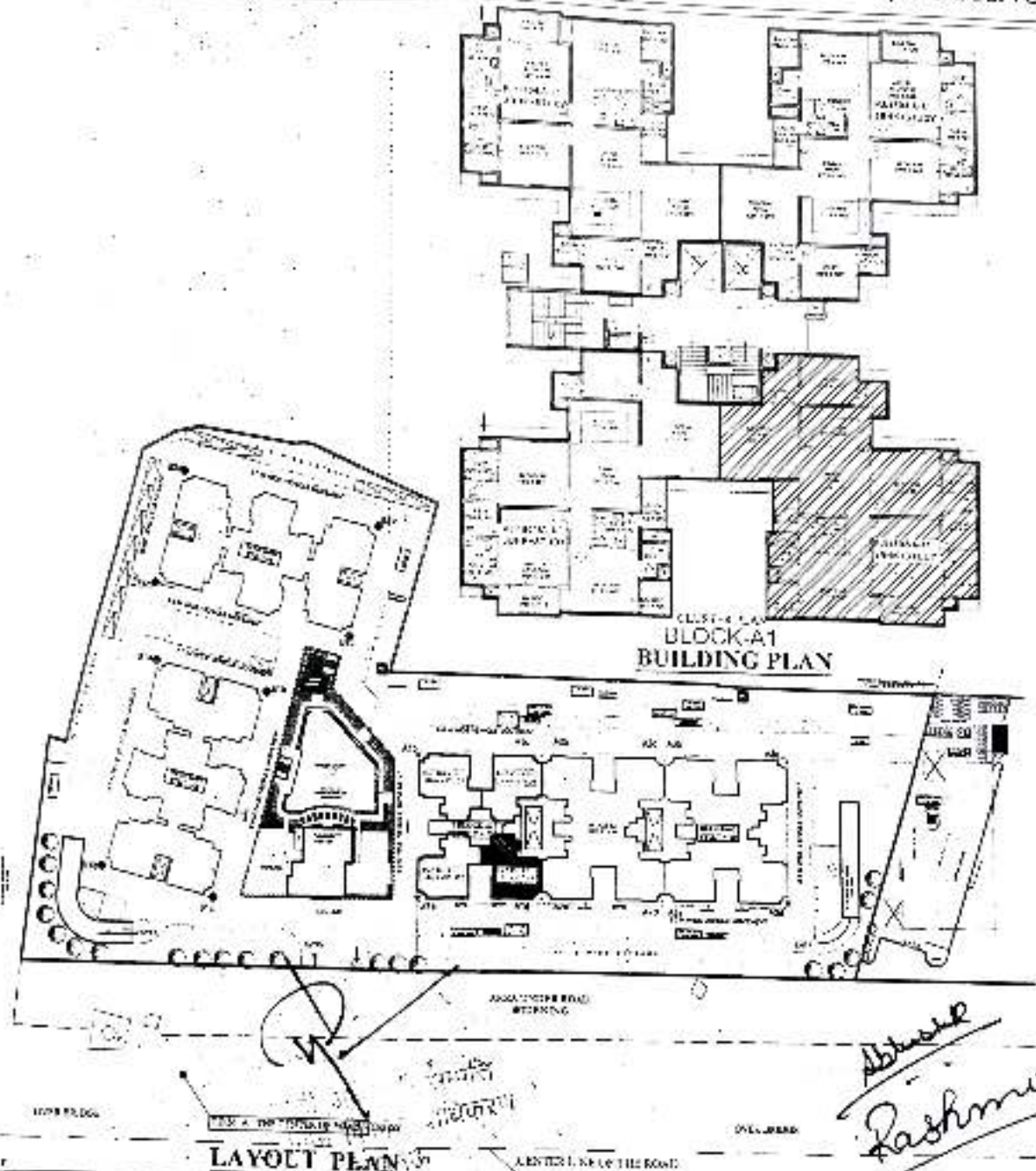
PJ/1802/A-1/3BHK+STUDY



BOUNDARY: PJ/1802/A-1/3BHK+STUDY
 ADJOINING: 83 & 25
 ON TOP: PJ/1802/A-1/3BHK+STUDY
 ON BOTTOM: PJ/1802/A-1/3BHK+STUDY

UP AREA: 42.52 SQ. MT.
 PER AREA: 63.88 SQ. MT.
 PROPORTIONAL LAND AREA: 39.41 SQ. MT.

PARIJAT APARTMENT, VIKRANT KHAND, GOMTI NAGAR, LUCKNOW.



Abhishek
Rashmi

REF. FILE NO. - PARIJAT.C.T.P./INDEX/18 DATE 09.07.19

DRG. NO. - G.H./VIKRANT KHAND/18

DEALT BY - MANITA/TRACER

THIS PLAN IS PREPARED ON THE BASIS OF TECHNICAL COMMITTEE DATED 28-05-2012 AS DN SN 13 "PARIJAT GROUP HOUSING, ESTATE & BUSINESS PLAN AT VIKRANT KHAND, GOMTI NAGAR SCHEME, LUCKNOW"

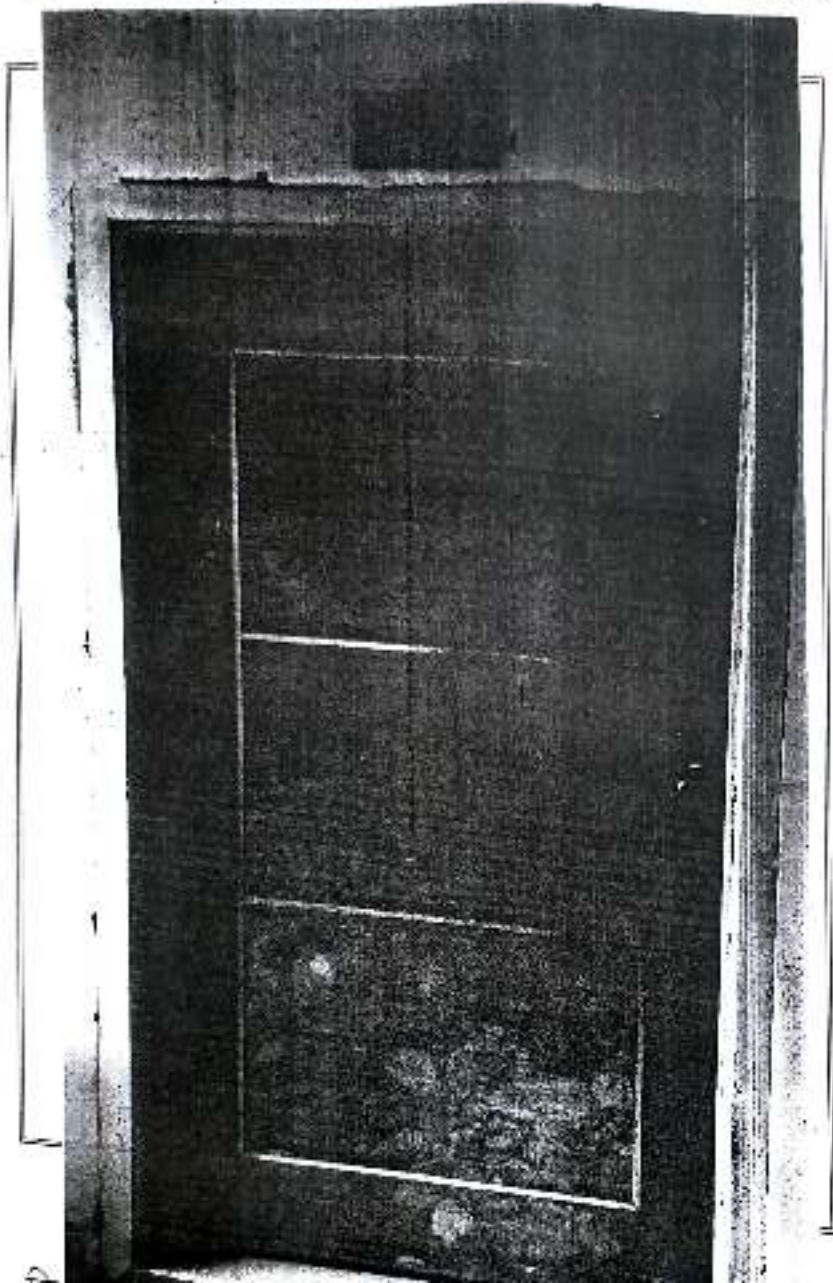
THIS PLAN IS PREPARED AS PER REPORT GIVEN BY S.E.T. & O.R.A. STATEMENT ACCORDING TO DRG. NO. 0251-RU-01 W/200111 SHEET NO. 1 & DRG. NO. 0154-RG-01/3BHK/10 SHEET NO. 1

Rita
RITA RAWAT
 A/P.A.

Vikram Singh
VIKRAM SINGH
 A/P.A.

अवधी का नाम—Sri Abhishek Kumar Chaturvedi & Smt. Rashmi Chaturvedi

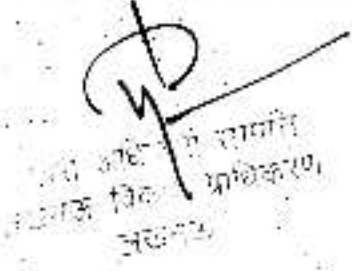
फ्लैट नं०—PJ/1802/A-1, 3BHK+Study योजना का नाम—परिजात अपार्टमेंट, विक्रान्त खण्ड, गोमती नगर



Ward : Vikrant Khand, Gomti Nagar
Consideration amount : Rs.87,83,980.00
Stamp Paid : Rs.6,15,000.00
V-code :

SUMMARY OF SALE DEED

1. Type of Land : Group Housing
2. Ward/Pargana : Vikrant Khand, Gomti Nagar
3. Mohalla/Village : Parijat Apartment, Vikrant Khand
Gomti Nagar, Lucknow
4. Details of Property : Flat No. PJ/1802/A-1/3BHK+Study
5. Unit of Measurement in : Sq. meter
6. Built-up area of demised Flat: 142.92 sq. meter
7. Super area of demised Flat : 163.68 sq. meter
8. Proportionate share of : 39.41 sq. meter
Un-divided land
9. Type of Property : Residential Flat
10. Total area of Property : 163.68 sq. meter
(in case of multistoried building)
11. Total covered area : 142.92 sq. meter
12. Status -Finished/Semi Finished : Finished


LUCKNOW DEVELOPMENT AUTHORITY
OFFICE OF THE
MANAGING DIRECTOR
LUCKNOW


Rashmi

On Top : PJ/1902/A-1/3BHK+Study
At Bottom : PJ/1702/A-1/3BHK+Study
Adjoining : PJ/1801/A-1/3BHK+Study & Stairs

Number of First Party (1)

Details of the Seller

LUCKNOW DEVELOPMENT AUTHORITY, through Prabhari Adhikari
Sampatti, Vipin Khand, Gomti Nagar, Lucknow.

Number of Second Party (2)


Details of the Purchaser/s


1. Name : Sri ABHISHEK KUMAR CHATURVEDI
Father/Husband : Sri HIRDAY SHANKER CHATURVEDI
Address : A-1/17, Viram Khand, Gomti Nagar, Lucknow (UP)
PAN No. AHOPC2455L
2. Name : Smt. RASHMI CHATURVEDI
Father/Husband : Sri ABHISHEK KUMAR CHATURVEDI
Address : A-1/17, Viram Khand, Gomti Nagar, Lucknow (UP)
PAN No.

SALE - DEED

THIS **SALE DEED** entered between **LUCKNOW DEVELOPMENT AUTHORITY** a body Corporate constituted U/s 4 of the U.P. Urban Planning & Development Act, 1973, having its head office at Pradhikaran Bhawan, Vipin Khand, Gomti Nagar, Lucknow, represented through its Prabhari Adhikari Sampatti (hereinafter referred to as the "**Lucknow Development Authority/Seller**", which expression unless repugnant to the context shall always mean and include the Seller/L.D.A. itself, its executors, administrators, legal representatives and assigns) on the **ONE PART.**

(2)


प्रभारी अधिकारी
लखनऊ विकास प्राधिकरण
लखनऊ


Rashmi

(1) Sri ABHISHEK KUMAR CHATURVEDI aged about 40 years, Son of/Daughter of/wife of Sri HIRDAY SHANKER CHATURVEDI and

(2) Smt. RASHMI CHATURVEDI aged about 39 years, Son of/Daughter of/wife of Sri ABHISHEK KUMAR CHATURVEDI resident of Address : A-1/17, Viram Khand, Gomti Nagar, Lucknow (UP) (hereinafter referred to as "**PURCHASER/s**" 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 Gomti Nagar Scheme, Faizabad Road in the interest of public at large, under the provisions of Land Acquisition Act, 1894 and amongst other has developed the Gomti Nagar Yojana, 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 "Parijat Apartment", Vikrant Khand, Gomti Nagar, 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 in Gomti Nagar Scheme, Faizabad Road, 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.

HENCE THIS SALE DEED WITNESSES AS UNDER

1. That in 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

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अधिकाारी सभा
विकास
अधिकारण
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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 (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 shall be imposed against wrong doer in accordance with discretion of the Vice Chairman, L.D.A. or any other Authority which may be declared as Competent Authority under the rules framed under the law.

(4)

महाराष्ट्र अधिकांश अस्मति ।
महाराष्ट्र विकास आयोग
अधिकारी

Abhishek
Rashmi

completion of the Multi-storey Group Housing Residential Apartment Building, for which the monthly charges @ Re 1/- per sq.ft. have been charged separately.

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 on the super area, to the 'Maintaining Agency', per month as may be demanded by L.D.A. However 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 dispute 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.

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लखनऊ

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13. That as and when the GOMTI NAGAR SCHEME is handed over by the Lucknow Development Authority to the Lucknow Municipal Corporation and the House Tax and Water Tax 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, where-so-ever the Purchaser may deem fit and proper to do so as the case may be.
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 addition or improvements thereto, shall be carried out only in accordance with the provisions of the U.P. Act No. 16 of 2010 rules and 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 or any of the common areas or facilities therein, or accessible there from or for making emergency repairs therein necessary to prevent damage to the common areas and facilities or to any other apartment or apartments.
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.

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19. That no apartment owner shall do any such 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 façade, without first obtaining the consent of all the apartment owners.
20. That the common areas and facilities shall not be transferred and remain always 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 of the other apartment owners. And he shall have no right to cause obstruction of any kind upon the common areas. If the purchaser violates then the obstruction so caused shall be removed and purchaser shall also be liable for fine and any penalty imposed by the Competent Authority.
22. 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.

SCHEDULE OF PROPERTY HEREBY SOLD TO THE PURCHASER

In PARIJAT APARTMENT, Vikrant Khand, Gomti Nagar Scheme, Faizabad Road, Lucknow, Multi Storey Group Housing Residential Apartment, Flat No. PJ/1802/A-1, 18th. Floor, bearing built-up area 142.92 sq. meters and super area whereof is 163.68 sq. meter, including undivided proportionate share of freehold land into the building, which flat has been delineated and marked with Red Colour in the annexed Map Plan which forms part of this deed. Boundaries of which Flat are mentioned below :

BOUNDARIES OF THE DEMISED FLAT:

On Top	:	PJ/1902/A-1/3BHK+Study
At Bottom	:	PJ/1702/A-1/3BHK+Study
Adjoining	:	PJ/1801/A-3/3BHK+Study & Stairs



(7)

अभिषेक कुमार शर्मा
 विक्रय विक्रेता, विक्रेता
 अदालत

Abhishek
Rashmi

वही सं०: 1

रजिस्ट्रेशन सं०: 1175

वर्ष: 2020

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु प्रलेखन सार उक्त विक्रेता: 1

इस बात से संतुष्ट हो जाने पर कि इस लेखपत्र का निष्पादन श्री लखनऊ विकास प्राधिकरण द्वारा प्रभारी अधिकारी सम्पति धर्मेन्द्र कुमार सिंह, लखनऊ विकास प्राधिकरण लखनऊ ने अपने पद के अधिकार से किया है इततिर उनकी उपस्थिति और हस्ताक्षरों की आवश्यकता नहीं है और लेखपत्र रजिस्ट्रीकरण के लिए स्वीकार किया गया



क्रेता: 1

श्री अभिषेक कुमार चतुर्वेदी, पुत्र श्री हृदय शंकर चतुर्वेदी

निवासी: ए-1/17 विराम खण्ड गोमती नगर लखनऊ

व्यवसाय: नौकरी

Abhishek



क्रेता: 2

श्रीमती रश्मि चतुर्वेदी, पत्नी श्री अभिषेक कुमार चतुर्वेदी

निवासी: ए-1/17 विराम खण्ड गोमती नगर लखनऊ

व्यवसाय: गृहिणी

Rashmi



ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

श्री हृदय शंकर चतुर्वेदी, पुत्र श्री स्व० सृष्टि नारायण चतुर्वेदी

निवासी: ए-1/17 विराम खण्ड गोमती नगर लखनऊ

व्यवसाय: सेवानिवृत्त

पहचानकर्ता: 2

Handwritten signature and stamp



श्री प्रदीप कुमार केसरवानी, पुत्र श्री स्व० राम चन्द्र वैश्य

निवासी: योजना सहायक लखनऊ विकास प्राधिकरण लखनऊ

व्यवसाय: नौकरी

Handwritten signature



ने की। प्रत्यक्षतः पद साक्षियों के निशान अंगूठे निम्नानुसार लिए गए हैं।
टिप्पणी:

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रमेश शीवास्तव (प्रभारी)
उप निबंधक : सदर, द्वितीय
लखनऊ