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DEVELOPMENT CUM BUILDER AGREEMENT

Place of Execution : Barabanki
Value : Rs.1,01,00,000/-
Stamp duty paid : Rs. 5,05,100/-
Pargana : Deva

DETAILS OF INSTRUMENT IN SHORT

1.	Nature of land	:	Residential
2.	Ward/ Pargana	:	Deva
3.	Mohalla/ Village	:	Rendua Palhari
4.	Details of Property	:	Khasra No. 1081, 1082, 1086 and 1088
5.	Standard of measurement	:	sq. meter
6.	Area of Property	:	1656 sq. meter
7.	Location Road	:	More than 100 meters from Deva Road & not on any Segment Road.
8.	Other Detail	:	Block A (1656 Sq. Mtrs surrounded by 9 Mtrs Road)
9.	Type of Property	:	Plot
10.	Boundaries	:	East : 9 Meter Road Kachcha West : 9 Meter Road Kachcha / Existing Block-D North : 9 Meter Road Kachcha South : 9 Meter Road Kachcha

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For ONELLA REALTY PRIVATE LIMITED

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Director



11.	No of persons in first part (4);	No of persons in second part (1)
12.	Details of First Party M/s Mohan Developers , having its registered office at C-1112, Sector-A, Mahanagar, Lucknow-226006 and site office at Khasra No. 1081, 1082, 1086 and 1088, Deva Road, village Renuda Palhari, Tehsil: Nawabganj, District Barabanki-226019 , represented by its Partner 1. Sri Rajesh Bora S/O BRIJ MOHAN BORA , resident of 7th Floor, Mohan Enclave Apartment, Lucknow-Deva Road, near New RTO Office, Village Rendua Palhari, District: Barabanki-225001 , 2. Smt. Kusum Bora W/o RAJESH BORA , resident of 7th Floor, Mohan Enclave Apartment, Lucknow-Deva Road, near New RTO Office, Village Rendua Palhari, District: Barabanki-225001 , 3. Sri Sudhanshu Bora S/O RAJESH BORA , resident of 7th Floor, D Block, Mohan Enclave, Deva Road NEAR NEW RTO OFFICE, Lucknow-226028 and 4. Smt. Akansha Bora W/o Sudhanshu Bora resident of 7th Floor, Mohan Enclave Apartment, Lucknow-Deva Road, near New RTO Office, Deva Road, Village Rendua Palhari, District: LUCKNOW-226019 PAN-AAOFM1997N 1-ADHAR- xxxx xxxx 5839 2-ADHAR- xxxx xxxx 0461 3-ADHAR- xxxx xxxx 2041 4-ADHAR- xxxx xxxx 1670 Mo- 9415108800	Detail of Second Party M/s Onella Realty Pvt. Ltd. , having its registered office 521/248-D/1(D-16C), Mahanagar Extension, Lucknow-226006 , represented by its Director Sri Akshay Agarwal , resident of 521/248-D/1(D-16C), Mahanagar Extension, Lucknow-226006 PAN- AABCO7487P PASSPORT- R1048083 M-9956781111

THIS DEVELOPMENT CUM BUILDER AGREEMENT IS EXECUTED BETWEEN (1) M/s Mohan Developers, is a registered firm under the Indian Partnership Act, 1932, bearing registration no. 189565, having its registered office at C-1112, Sector-A, Mahanagar,

Rajesh Bora

Smt. Kusum Bora W/o Rajesh Bora

Akansha Bora

FOR ONELLA REALTY PRIVATE LIMITED

Akshay Agarwal
Director

(4)

Lucknow-225001 and site office at Khasra No. 1081, 1082, 1086 and 1088, Deva Road, village Rendua Palhari, Tehsil: Nawabganj, District Barabanki-225001, represented by its Partners 1. Sri Rajesh Bora S/O BRIJ MOHAN BORA, resident of 7th Floor, Mohan Enclave Apartment, Lucknow-Deva Road, near New RTO Office, Village Rendua Palhari, District: Barabanki-225001 2. Smt. Kusum Bora W/o RAJESH BORA, resident of 7th Floor, Mohan Enclave Apartment, Lucknow-Deva Road, near New RTO Office, Village Rendua Palhari, District: Barabanki-225001, 3. Sri Sudhanshu Bora S/O RAJESH BORA, resident of 7th Floor, D Block, Mohan Enclave, Deva Road NEAR NEW RTO OFFICE, Lucknow-226028 and 4. Smt. Akansha Bora W/o Sudhanshu Bora resident of 7th Floor, Mohan Enclave Apartment, Lucknow-Deva Road, near New RTO Office, Deva Road, Village Rendua Palhari, District: LUCKNOW-226019 (hereinafter collectively be referred to as **Owner/ First Party**, which said expression shall always mean and include their executors, administrators, representative and assigns) hereby referred to as Owner/First Party of the FIRST PART.

AND

M/s Onella Realty Pvt. Ltd., a company incorporated under Companies Act, bearing CIN no. U70101UP2012PTC120244 having its registered office at 521/248-D/1(D-16 C), Mahanagar Extension, Lucknow-226006, through its Director Sri Akshay Agarwal resident of 521/248-D/1(D-16C), Mahanagar Extension, Lucknow-226006, who has been duly authorized vide Board resolution dated: 02-11-2023 to sign the present agreement (hereinafter referred to as "Developer/Second Party" which expression shall mean and include its executors, administrators, representative and assigns) of the SECOND PART.

WHEREAS, the First Party is the absolute owner & in possession of Land Khasra No. 1081, 1082, 1086 and 1088, Village Rendua Palhari, Pargana Dewa, Tehsil Nawabganj, District Barabanki having purchased Land bearing Khasra No. 1081, 1082, 1086, 1088, Village Rendua Palhari, measuring area 1.049 Hectare from Mr. Atul Kumar which is duly registered at the office of Sub-Registrar Nawabganj, Barabanki vide Bahi No. 1, Zild 2821 at pages 195/218 at serial No. 4733 dated 12.07.2006.

Rajesh Bora

अथवा दिग्गज सुधंशु बोर

Akansha Bora



For ONELLA REALTY PRIVATE LIMITED

Director
Director



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(hereinafter for the sake of brevity referred to as "the said property");

AND WHEREAS the First Party have assured the Second Party that the First Party alone are the Owner of the said property and except them no other person has any right, title or interest in any part of the said property;

AND WHEREAS the First Party wants to develop the said property and has already got the map sanctioned for its development and has approached the Second Party for this Development cum Builder agreement to develop the said property;

AND WHEREAS the First Party in order to derive optimum utility from the said property intends to construct a multi storied building;

AND WHEREAS the Second party who is a reputed Developer has agreed to join hands with First Party towards fulfillment of said object subject to terms and conditions set forth/enumerated in this agreement;

NOW THIS AGREEMENT WITNESSETH AS UNDER:-

1. That the First Party shall make available the said property measuring 1656 Sq. Mtrs (fully detailed and described in the Schedule of Property) for development and construction of the multi storied residential building to the Developer.
2. That the First Party has got the building plan for the proposed multi storied building approved by Zila Panchayat, Barabanki.
3. That the First Party shall provide to the Second Party the Sanctioned Plan of the said property.
4. That the First Party hereby authorizes Second party to submit under its own signature various plans or applications to the concerned authorities for obtaining the requisite permissions, sanctions and approval of the competent authorities in accordance with the law or rule on the subject after getting the same signed by the First Party if required. The First Party shall execute such documents as may be necessary in this regard.

Pooja Bora

Atankha Bora

Atankha Bora



For ONELLA REALTY PRIVATE LIMITED



[Signature]
Director

(6)

5. That the Second Party bears the cost for getting the revised plan approved/ sanctioned.

6. That the building plans for the proposed building has got been prepared and approved by the First Party and the development of the project has to be completed accordingly and in the future if required the building plans for the proposed building shall be got prepared by the Second Party through its architect in its own name or name of First Party as required. The architect shall be engaged by the Second Party at its own cost. Such duly prepared plans under the signature of the Second party or First Party shall be submitted before the competent Authority, Barabanki. The First Party shall sign relevant document including revised plan or plans for effecting such alterations, modifications and additions in the building, so as to obtain its approval/sanction or compounding from the competent Authority or other local authority of Barabanki to achieve maximum permissible FAR if required.

7. That the Second Party will develop and construct the residential buildings upon the said property in accordance with the plan or plans duly approved and will develop the site, roads and parking with its own resources and finances accordingly. The Second Party shall also be entitled to stock/store materials, tools and machineries required for construction on any part of the demised property during the construction and the First Party shall not be entitled to create any obstruction or interruptions, hindrance or hindrances in the development and construction work/activity and completion of the Second Party, its agent, workmen constructions, chowkidar etc. but the First Party will have right to inspect the material quality and work done during the period of construction. The First Party hereby authorizes Second Party to sign all the necessary papers documents plans, affidavits, petition etc addressed to or to be submitted before the competent Authority, Barabanki, Local Authority, Government or any other authority or U.P. Power Corporation Ltd. for the exclusive purposes of the carrying out work pursuant to this agreement and the Second Party through this agreement itself shall be deemed to possess the aforesaid powers to carry out the work under this agreement and such power shall continue to vest upon him until the completion of the project so as to enable the Second Party to

Rajeshwar

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Akansha Bora

For ONELLA REALTY PRIVATE LIMITED

Director

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effectually complete the said project under this agreement. The Second Party will erect and complete the said building in all respect in good substantial and workman like manner as per approved plans. The Second Party shall have right to make publicity of the project at its own cost.

8. That the entire amount required for carrying out construction, development and completion of said building including the charges and fees of the architect and all other statutory fees or charges or demands related to completion of the said building shall be met by Second Party only. The First Party shall not be responsible for any thing whatsoever.

9. That the Second Party on request of the First Party has made a payment of security deposit as advance which is adjustable of **Rs. 1,01,00,000/- (Rupees One Crores and One Lakhs only)** out of paid Rs. 51,00,000/- (Rupees Fifty-One Lakhs) on the date of execution and rest amount will be paid Rs. 50,00,000/- (Rupees Fifty Lakhs) within one year of execution of this agreement to the First Party, the Security deposit is interest-free and will be adjustable between the First Party and the Second Party after the Second Party has applied for the issuance of the Completion Certificate and Fire NOC etc. from the respective departments of the project. Details of Payments are as follows:-

1. The Second Party has paid Rs. **11,00,000/-** (Rupees Eleven Lakh Only) on 02.11.2023 to the First Party via cheque no. 106435 drawn on Axis Bank through RTGS.

2. The Second Party has paid Rs. **40,00,000/-** (Rupees Forty Lakh Only) on 10.11.2023 to the First Party via cheque no. 106442 drawn on Axis Bank.

3. The Second Party has paid Rs. **50,00,000/-** (Rupees Fifty Lakh Only) on 09.11.2024 to the First Party via cheque no. 106447 drawn on Axis Bank.

10. That the Second Party has agreed and undertakes to expeditiously commence and carry out the project work and complete

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Akansha Bora



For ONELLA REALTY PRIVATE LIMITED

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Second Party flats no. are as follows (which is annexed as Annexure to the agreement and are cumulative of 2 BHK and 3 BHK Flats):-:-

1. First Floor:- 101, 102, 103, 104, 105, 106, 115, 116
2. Second Floor:- 207, 208, 209, 210, 211, 212, 213, 214
3. Third Floor:- 301, 302, 303, 304, 305, 306, 315, 316
4. Fourth Floor:- 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416
5. Fifth Floor:- 507, 508, 509, 510, 511, 512, 513, 514
6. Sixth Floor:- 601, 602, 603, 604, 605, 606, 610, 611, 616

13. That the common passage or common stair case or common areas shall be shared in equal ratio by the First Party and the Second Party & shall be transferred to the owners or Society, once it is formed.

14. That the Second Party shall be the exclusive Owner of the 60% of the covered area as mentioned above and stated hereinafter in the proposed multistoried Building and shall be exclusively entitled to deal with it including right to sell, lease the sale or part thereof, to make allotment/ bookings, receive payment including advance from prospective buyers/ allottees, sign ptm, enter into the agreement (s) to sell the said area or part thereof its allocation and the First Party shall possess no right title or interest in respect thereto or create any interference.

15. That the rights of the First Party and Second Party with respect to booking, transfer or selling the usable area in the ratio defined in clauses hereinbefore stated shall be in accordance with this agreement.

16. That it is hereby agreed by the First party and the Second Party, that it shall directly, 'meet its taxation liability and other liabilities as may be applicable to its personally and respectively.

17. That the authority of the Second party to book/ lease/mortgage or dispose off its share in the project building subject

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अक्षय शर्मा *well answered by Akasha Bora*



For ONELLA REALTY PRIVATE LIMITED

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Director

to the restrictions mentioned above, can not be cancelled by the First Party unilaterally.

18. That except as hereinabove provided the First Party shall not interfere with or obstruct in any manner with the execution and completion of work of the project.

19. That if there is any claim, demand, tax, liability or any other court order, whatsoever against the First party, it is a condition of this agreement that the same will be borne by the First Party and it shall not have any repercussions on this agreement and at no time the development of the said project/plot shall be stopped, obstructed or delayed in any manner, whatsoever, by the First party confirming party.

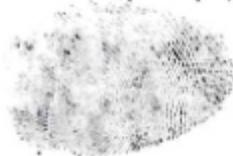
20. That the First Party specifically empowers the Second Party to negotiate for transfer, booking, transfer or alienate in any manner whatsoever, in respect of any portion or part of the built up area allocated to the Second Party to any person or persons enter into agreement or agreements for the same to accept cash, cheque, pay order, draft or amount or persons in its own name and acknowledge such payments by issuing receipt or execute necessary papers or documents in respect thereto and/or to get it registered and shall be deemed that pursuant to this deed such powers have been specifically provided to the Second Party through its Director or Directors/authorized representatives by the First Party.

21. That it is further agreed that the completion of Complex would mean:-

- (i) Completion of the entire R.C.C. structure of earth quake resistant and good quality brick work;
- (ii) Plastering, flooring and colouring of the building;
- (iii) All wooden works(doors, windows, frames, including its painting);
- (iv) All internal & external electrical wiring;
- (v) All sanitary and kitchen work, drainage;
- (vi) Installation of lifts;

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24/5/15 *←* *Atanku* *→* *Akansha Bose*



FOR ONELLA REALTY PRIVATE LIMITED



[Signature]
Director

requisition under the Land Acquisition Act or under any other law for the time being enforced by the State Government or the Barabanki Local Authority or any other statutory or other authorities. That if at any time hereinafter it is discovered or found that the demised property is subject to any charge encumbrance or liability prior to this Deed the First Party shall be solely responsible for the same, The First Party shall get the title of the said property cleared from all such charge encumbrance or liability at its own cost, in case the First Party fails to perform such obligations the Second Party shall be entitled to clear the same and recover the same along with the costs or other expenses from the First Party including with a right to recover it by selling or transferring proportionate usable area falling in the share of the First Party to the extent and in the manner so as to recover such amounts.

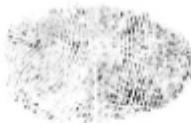
27. That it has been agreed by the First Party and the Second Party that the loan from any financial institutions can only be taken by the intending buyers/allottees towards the purchase of the respective flats as mentioned in Clause 12 of the agreement.

28. That the Second Party has agreed that the liability of completing the construction of the project on time as per the timelines of Uttar Pradesh Real Estate Regulatory Authority or Zila Panchayat on the demised property of the First Party and liabilities of any form of litigation etc. will also be litigated by the Second Party and any orders passed by any Court, Tribunal, Forums or Authority etc. with respect to the timeline of the construction of the building or handing over of the possession of the flats or delay due to any reasons unknown or not mentioned herein the present agreement will also be the liability of the Second Party and liabilities of any form of litigation with respect to the land area 1656 sq. meters will be litigated by the First Party.

29. That the Second Party has agreed that all the compliances requires to be fulfilled after completion of the project such as getting issued the Completion Certificate; Fire No Objection Certificate (Fire NOC) etc. from the respective departments will be obtained by the Second Party.

Ref: 08/12/14

अ. १५/०१/१४ *Sudhakar Singh* *Akasha Bera*



For ONELLA REALTY PRIVATE LIMITED

[Signature]

30. That the Second Party shall have the full right to register the transfer deeds independently with respect to its share and the said transfer deeds shall be deemed as executed by the First Party.

31. That the Second Party shall engage Architects, Engineers, Labourer and workmen etc. in its own name and also procure, purchase materials etc for development etc in its own name and the First Party shall have no liability either financial or of any kind in these regards.

32. That ultimate responsibility for quality of construction shall rest upon the Second Party exclusively.

33. That both parties undertake not to do any act which may in any manner, contravene the terms of this agreement respecting the above property.

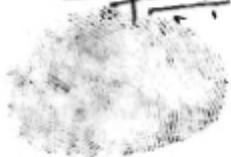
34. That in case of any difference or dispute regarding the terms of this agreement or about the construction and sharing of respective portion by the parties hereto the same shall be mutually settled and sorted out in an amicable manner.

However in the event of non settlement of dispute, an arbitrator with the mutual consent of both the parties may decide the dispute which shall be binding on the parties hereto in accordance with the provisions of Arbitration and Conciliation Act, 1996.

35. That the plot subject matter of this agreement is situate at Tehsil Nawabganj, Pargana- Deva, Barabanki, given in the Circle Rate List issued by Collector, Barabanki, which is more than 100 meter from Deva Road & not on any Segment Road. Hence the valuation of the land is calculated as per residential rates, as subject matter of this agreement land/plate area of Block A is **1656 sq. meter**. The circle rate for the residential land of said area is prescribed by the Collector, Barabanki as **Rs. 4500/- per sq. meter**. which is fixed for the land area upto 1000 sq. meter, Thus the value of land admeasuring **1000 Sq.mtr.**, comes to **Rs. 45,00,000/-**. There is a rebate of 25% in circle rate is prescribed for the excess area from 1000 sq. meter(656

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g. H. S. Dixit ~~Signature~~ *Signature* *Akansha Bora*



For ONELLA REALTY PRIVATE LIMITED



Signature
Director

(14)

sqM) , which comes to **Rs. 22,14,000/-**. Thus the value of total value of the land admeasuring **1656 Sq.mtr.** comes to **Rs. 67,14,000/-**. But Value Of Agreement of **1,01,00,000/-** Consequently the stamp duty comes to **Rs. 5,05,100/-** is being paid in this Development cum Builder Agreement.

36. That it is agreed that the terms of this Development cum Builder agreement can be altered or modified by way of supplementary Deed by mutual consent of both the parties.

SCHEDULE OF PROPERTY

Land Khasra No. 1081, 1082, 1086 and 1088 measuring 1656 sq.mtr. situated at Khasra No. 1081, 1082, 1086 and 1088, Deva Road, village Renuda Palhari, Tehsil: Nawabganj, District Barabanki-226019 , Barabanki, and bounded as under:-

East : 9 Meter Road Kachcha
West : 9 Meter Road Kachcha / Existing Block-D
North : 9 Meter Road Kachcha
South : 9 Meter Road Kachcha

Rajesh B

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Sudhansu

Akansha Bora



For ONELLA REALTY PRIVATE LIMITED



Director
Director

IN WITNESS WHEREOF the parties have put their respective signatures on this Development cum Builder agreement on the date, month and year as written in the presence of following witnesses.

Barabanki
Dated: 10-11-2023

Rajeshwar

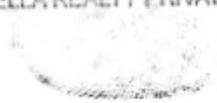
अशोक

Sudanshu

Akansha Bora



For ONELLA REALTY PRIVATE LIMITED



[Signature]
Director

WITNESSES :

1. **Sanjeev Kumar Srivastava S/o Late Satish Kumar Srivastava Add- Azad Nagar Barabanki Adhar- XXXX XXXX 5747 Mo- 9005700700**
2. **Chet Ram S/o Babu Ram Add- 770 CMS School Sector-N 2 Aliganj Lucknow. Adhar-XXXX XXXX 9620 Mo- 9125606892**



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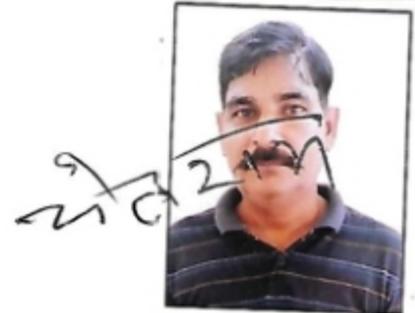
**SANJEEV KUMAR SRIVASTAVA
ADVOCATE**

HIGH COURT LUCKNOW

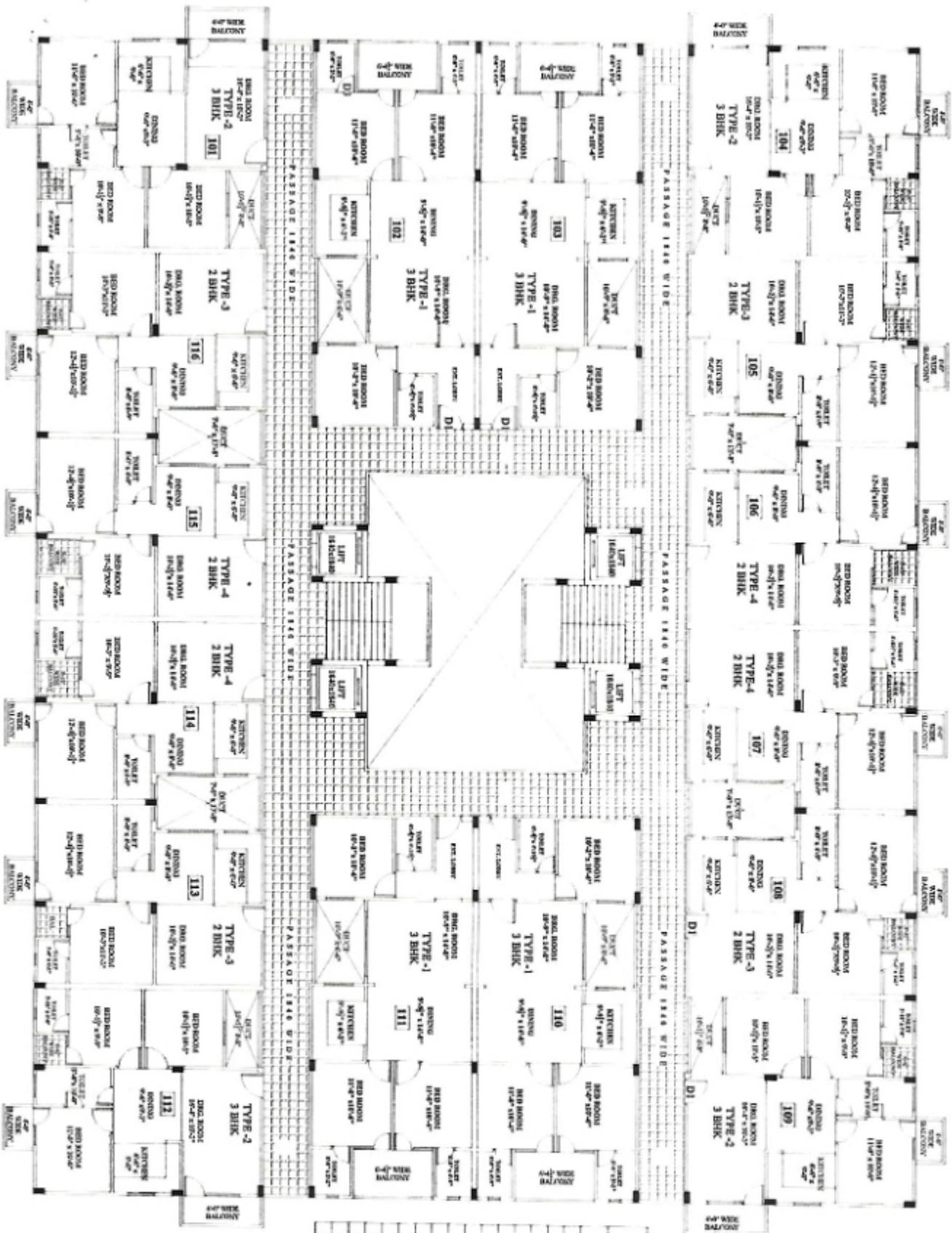
REG.No-UP9100/2011

C.O.PNo-213145

Mob.No-9005700700



AT KHASRA No. 1086,1088, 1081 AND 1082, AT VILLAGE- RENDUWA PALHARI,
 PARGANA- DEWA, TEHSIL-NAWABGANJ, DIST-BARABANKI.



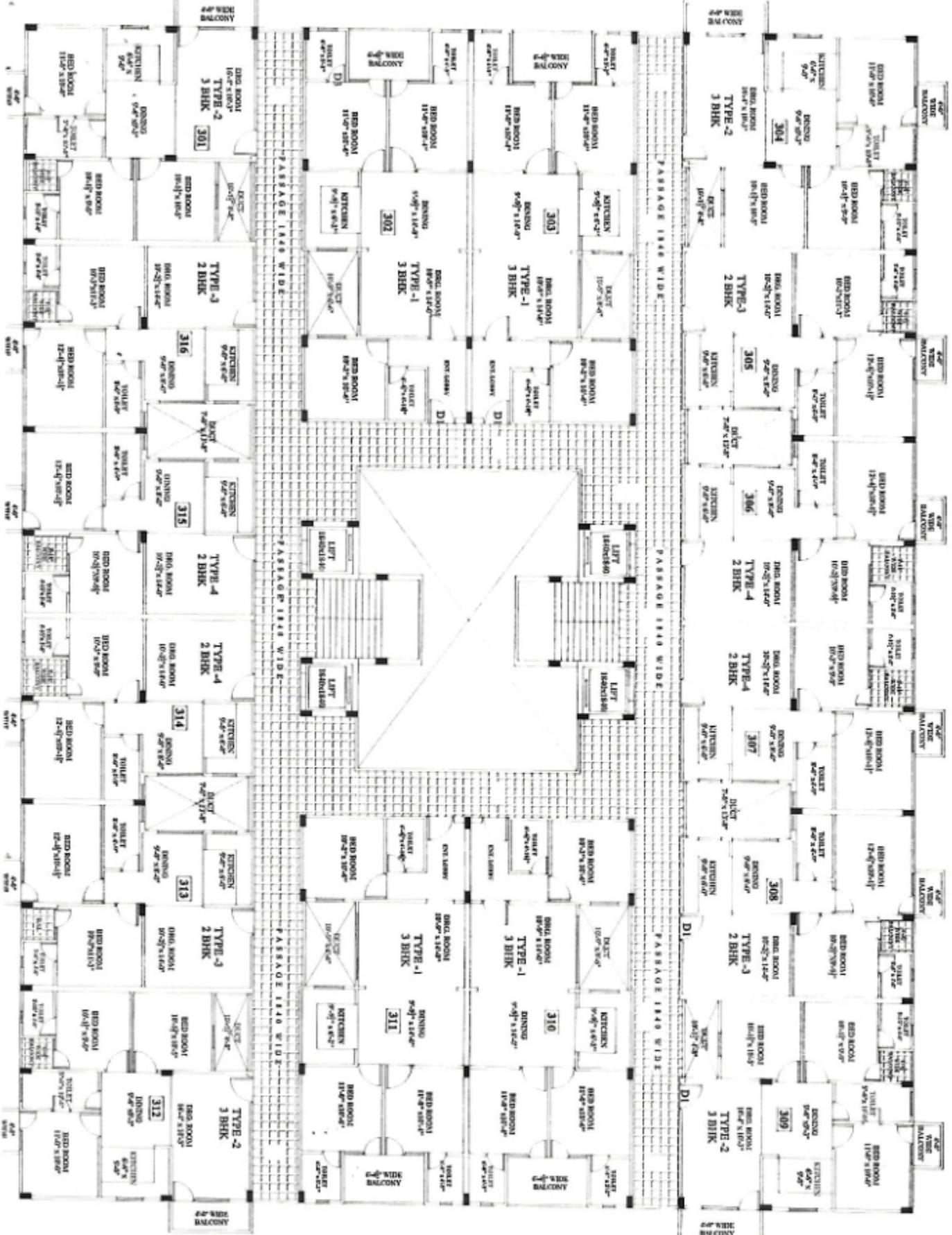
FIRST FLOOR PLAN

Akansha Bora
 For ONELLA REALTY PRIVATE LIMITED
 Director

Dejansan
 12/10/2018

FLAT NO.	TYPE OF FLAT	LAND OWNER	BUILDER
101	3BHK	101	101
102	3BHK	102	102
103	3BHK	103	103
104	3BHK	104	104
105	3BHK	105	105
106	2BHK	106	106
107	2BHK	107	107
108	2BHK	108	108
109	3BHK	109	109
110	3BHK	110	110
111	3BHK	111	111
112	3BHK	112	112
113	2BHK	113	113
114	2BHK	114	114
115	2BHK	115	115
116	2BHK	116	116

AT KHASRA No. 1086,1088, 1081 AND 1082, AT VILLAGE- RENDUWA PALHARI,
 PARGANA- DEWA, TEHSIL-NAWABGANJ, DIST-BARABANKI.



THIRD FLOOR PLAN

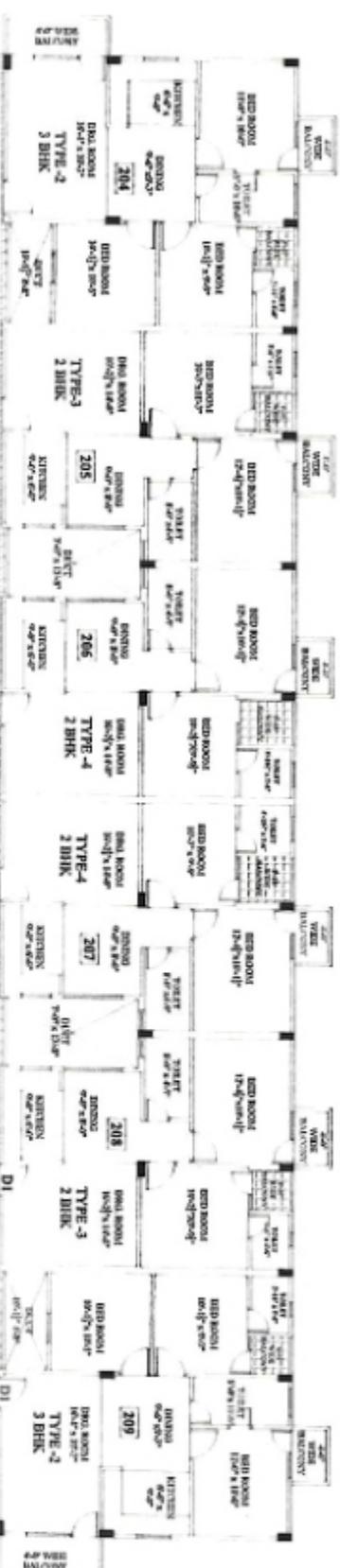
FLAT NO.	TYPE OF FLAT	LAND OWNER	BUILDER
301	3BHK	309	301
302	3BHK	309	302
303	3BHK	310	303
304	3BHK	311	304
305	2BHK	311	305
306	2BHK	312	306
307	2BHK	312	307
308	2BHK	313	308
309	3BHK	313	309
310	3BHK	314	310
311	3BHK	314	311
312	3BHK	314	312
313	2BHK	315	313
314	2BHK	315	314
315	2BHK	316	315
316	2BHK	316	316

Handwritten signature and notes:
 2/10/2018
 2/10/2018

Handwritten signature: Alankha Bora
 For ONELLA REALTY PRIVATE LIMITED
 Director



FLOOR PLAN DESIGN FOR BELVEDERE LANE OFFICE BUILDING OF LAKSHMI BUILDERS AT
**AT KHASRA No. 1086,1088, 1081 AND 1082, AT VILLAGE- RENDUWA PALHARI,
 PARGANA- DEWA, TEHSIL-NAWABGANJ, DIST-BARABANKI.**



SECOND FLOOR PLAN

FLAT NO.	TYPE OF FLAT	LAND OWNER	BUILDER
201	3BHK		201
202	3BHK		202
203	3BHK		203
204	3BHK		204
205	3BHK		205
206	2BHK		206
207	2BHK		207
208	2BHK		208
209	3BHK		209
210	3BHK		210
211	3BHK		211
212	3BHK		212
213	2BHK		213
214	2BHK		214
215	2BHK		215
216	2BHK		216

SECOND FLOOR PLAN



Pay 18/08/2020
210 x 60

Akansha Bora

For ONELLA REALTY PRIVATE LIMITED

Director

आवेदन सं०: 202300898042902

विक्रय अनुबंध विलेख (बिल्डर)

बही सं०: 1

रजिस्ट्रेशन सं०: 28815

वर्ष: 2023

प्रतिफल- 10100000 स्टाम्प शुल्क- 505100 बाजारी मूल्य- 6714000 पंजीकरण शुल्क - 101000 प्रतिलिपिकरण शुल्क - 120 योग: 101120

श्री मेसर्स ओरेला रियल्टी प्रा०लि० द्वारा डायरेक्टर द्वारा
अक्षय अग्रवाल अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री अमित कुमार अग्रवाल
व्यवसाय : व्यापार

(Signature)



निवासी: 521/248-डी/1(डी-16सी), महानगर विस्तार लखनऊ उ०प्र० 226006

श्री, मेसर्स ओरेला रियल्टी प्रा०लि० द्वारा डायरेक्टर द्वारा
ने यह लेखपत्र इस कार्यालय में दिनांक 10/11/2023 एवं
01:27:10 PM बजे
निबंधन हेतु पेश किया।

अक्षय अग्रवाल अधिकृत पदाधिकारी/
प्रतिनिधि

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(Signature)
प्र० वीणा शर्मा

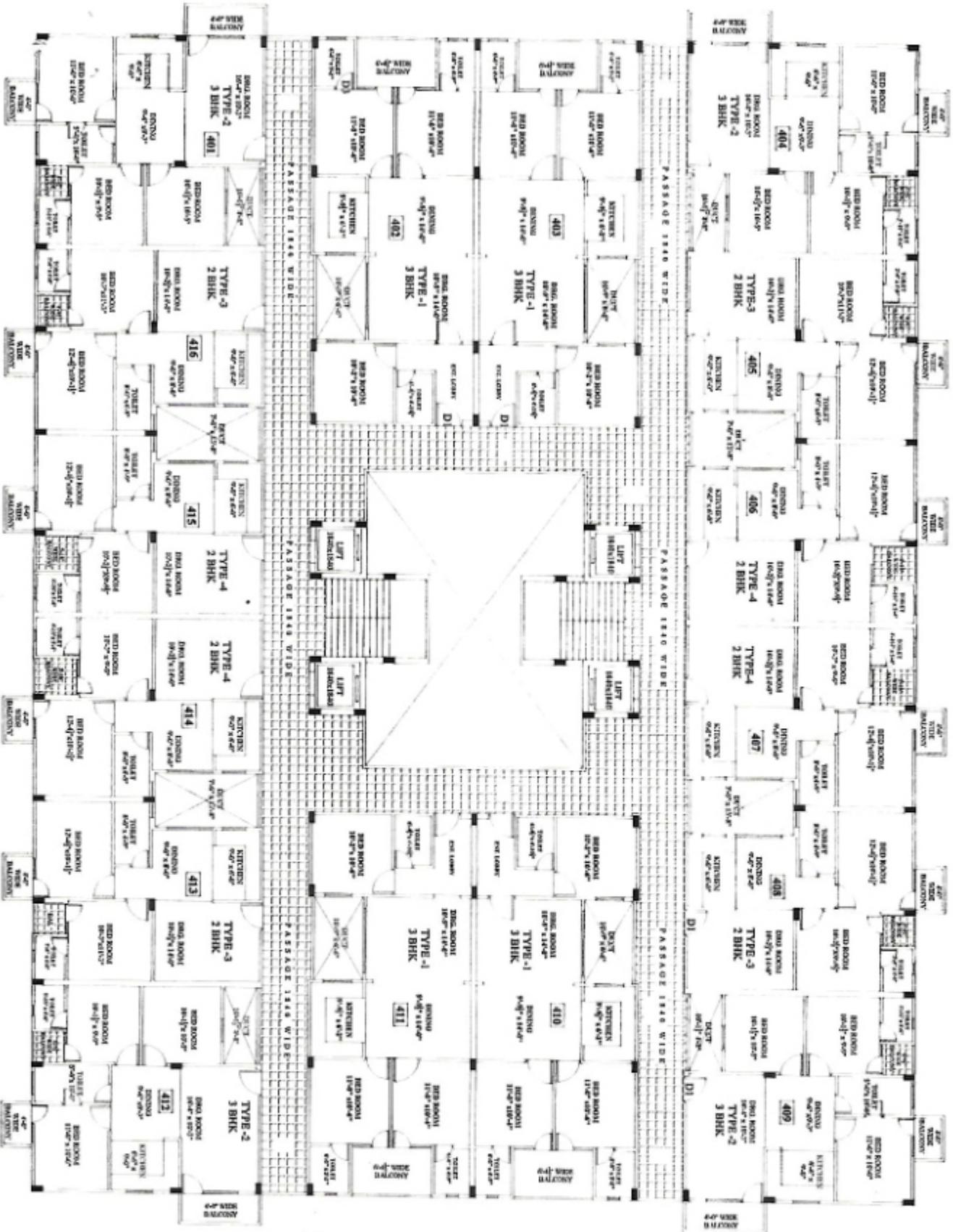
उप निबंधक :सदर
बाराबंकी
10/11/2023

सूर्य प्रकाश पाण्डेय
निबंधक लिपिक
10/11/2023

प्रिंट करे



AT KHASRA No. 1086,1088, 1081 AND 1082, AT VILLAGE- RENDUWA PALHARI,
 PARGANA- DEWA, TEHSIL-NAWABGANJ, DIST-BARABANKI.



FOURTH FLOOR PLAN

FLAT NO.	TYPE OF FLAT	LAND OWNER	BUILDER
401	2BHK		
402	2BHK		
403	2BHK		
404	2BHK		
405	2BHK		
406	2BHK		
407	2BHK		
408	2BHK		
409	2BHK		
410	2BHK		
411	2BHK		
412	2BHK		
413	2BHK		
414	2BHK		
415	2BHK		
416	2BHK		

Handwritten signature/initials

Handwritten signature: Anand Kumar Akansha Bora

For ONELLA REALTY PRIVATE LIMITED

Handwritten signature

बही सं०: 1

रजिस्ट्रेशन सं०: 28815

वर्ष: 2023

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

श्री मेसर्स मोहन डेवलपर्स द्वारा पार्टनर राजेश बोरा, पुत्र श्री स्व० बृजमोहन बोरा

निवासी: सेवेन्थ फ्लोर मोहन इन्क्लेव अपार्टमेंट लखनऊ देवा रोड निकट न्यू आरटीओ ऑफिस रेन्दुआ पल्हरी बाराबंकी

व्यवसाय: व्यापार

विक्रेता: 2

Rajesh Bora



श्री मेसर्स मोहन डेवलपर्स द्वारा पार्टनर श्रीमती कुसुम बोरा, पत्नी श्री राजेश बोरा

निवासी: सेवेन्थ फ्लोर मोहन इन्क्लेव अपार्टमेंट लखनऊ देवा रोड निकट न्यू आरटीओ ऑफिस रेन्दुआ पल्हरी बाराबंकी

व्यवसाय: व्यापार

विक्रेता: 3

Kusum Bora



श्री मेसर्स मोहन डेवलपर्स द्वारा पार्टनर सुधांशु बोरा, पुत्र श्री राजेश बोरा

निवासी: सेवेन्थ फ्लोर डी ब्लॉक मोहन इन्क्लेव देवा रोड निकट न्यू आरटीओ ऑफिस लखनऊ

व्यवसाय: व्यापार

विक्रेता: 4

Sudhanshu Bora



श्री मेसर्स मोहन डेवलपर्स द्वारा पार्टनर श्रीमती आकांक्षा बोरा, पत्नी श्री सुधांशु बोरा

निवासी: सेवेन्थ फ्लोर मोहन इन्क्लेव अपार्टमेंट लखनऊ देवा रोड निकट न्यू आरटीओ ऑफिस रेन्दुआ पल्हरी बाराबंकी

व्यवसाय: व्यापार

विक्रेता: 1

Akansha Bora



श्री मेसर्स औरेला रियल्टी प्रा०लि० द्वारा डायरेक्टर के द्वारा अक्षय अग्रवाल, पुत्र श्री अमित कुमार अग्रवाल

निवासी: 521/248-डी/1(डी-16सी), महानगर विस्तार लखनऊ उ०प्र० 226006

व्यवसाय: व्यापार

Akshay Agrawal



ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

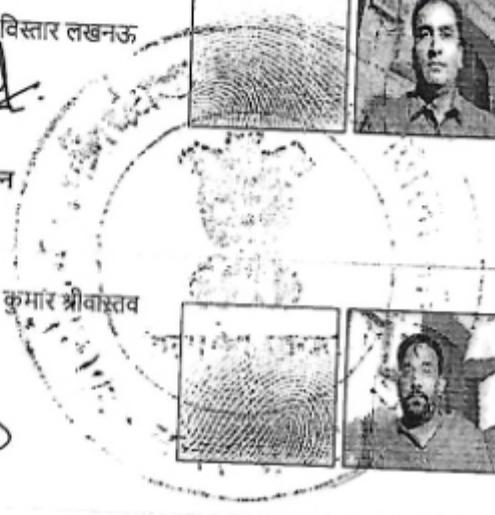
श्री संजीव कुमार श्रीवास्तव, पुत्र श्री स्व० सतीश कुमार श्रीवास्तव

निवासी: आजाद नगर बाराबंकी

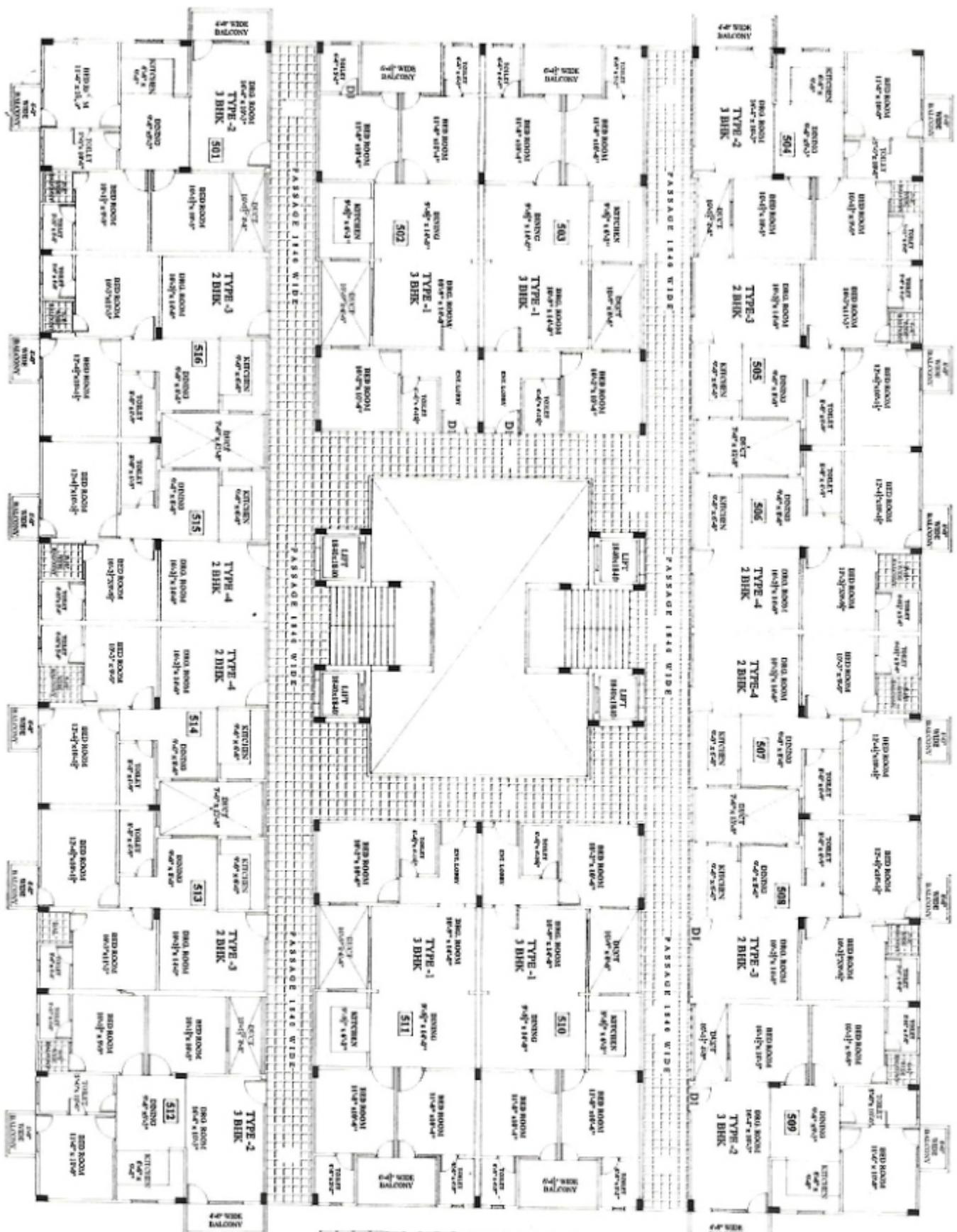
व्यवसाय: अन्य

पहचानकर्ता: 2

Sanjiv Kumar Shrivastava



**AT KHASRA No. 1086,1088, 1081 AND 1082, AT VILLAGE- RENDUWA PALHARI,
PARGANA- DEWA, TEHSIL-NAWABGANJ, DIST-BARABANKI.**



FIFTH FLOOR PLAN

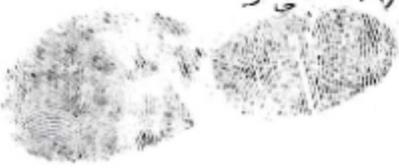
FLAT NO.	TYPE OF FLAT	LAND OWNER	BUILDER
501	3BHK		501
502	3BHK		502
503	3BHK		503
504	3BHK		504
505	2BHK		505
506	2BHK		506
507	2BHK		507
508	2BHK		508
509	3BHK		509
510	3BHK		510
511	3BHK		511
512	3BHK		512
513	2BHK		513
514	2BHK		514
515	2BHK		515
516	2BHK		516

Akansha Bose

For ONELLA REALTY PRIVATE LIMITED



Prof. Dr. ...



श्री चेत राम, पुत्र श्री बाबू लाल

निवासी: 770 सीएमएस स्कूल सेक्टर-एन 2 अलीगंज लखनऊ

व्यवसाय: अन्य



चेत राम

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्र० श्रीनाथ

उप निबंधक : सदर

बाराबंकी

10/11/2023

सूर्य प्रकाश पाण्डेय

निबंधक लिपिक बाराबंकी

10/11/2023

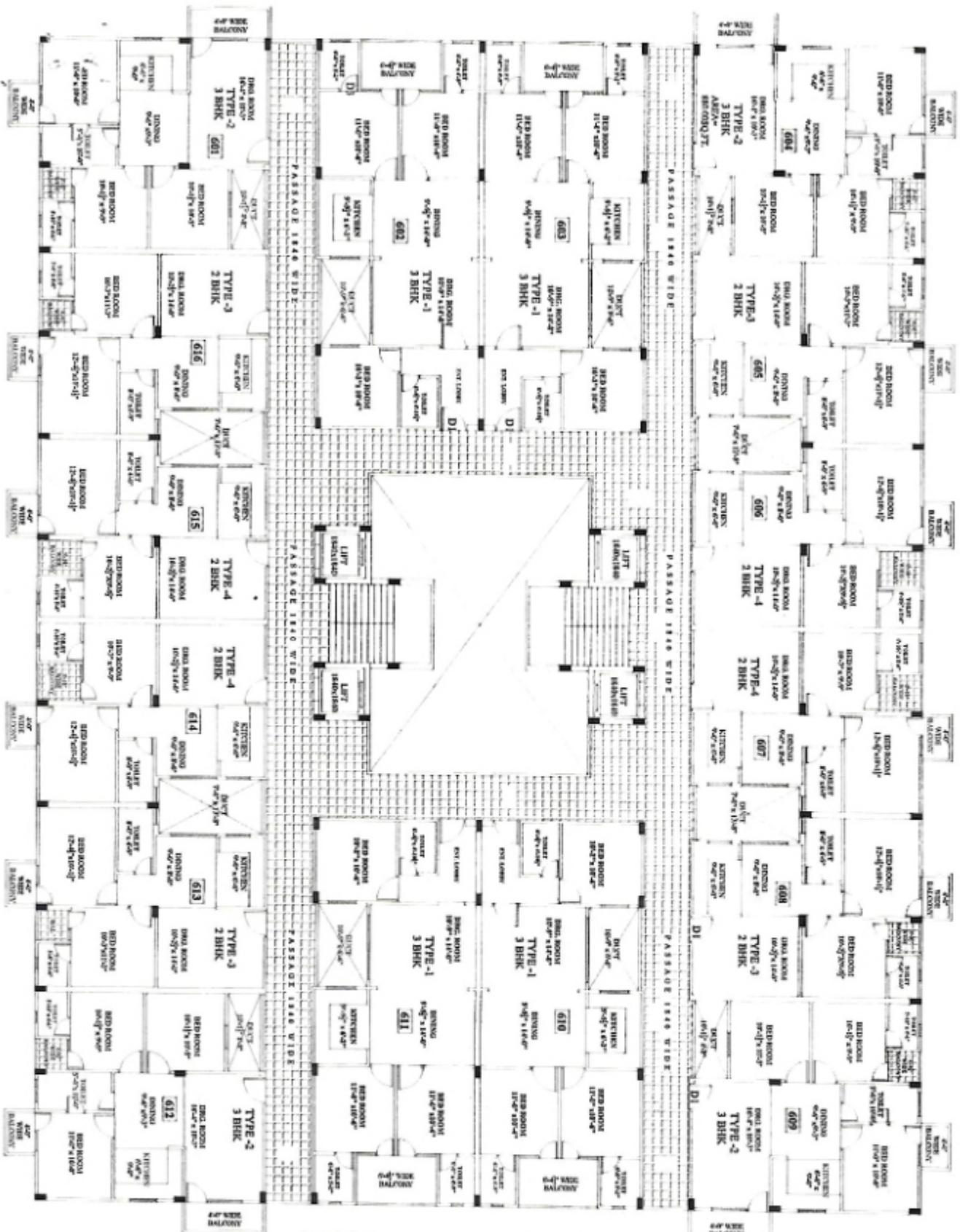
ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।

टिप्पणी:

प्रिंट करें



AT KHASRA No. 1086,1088, 1081 AND 1082, AT VILLAGE- RENDUWA PALHARI,
 PARGANA- DEWA, TEHSIL-NAWABGANJ, DIST-BARABANKI.



GIVE IT GOOD DE ART

SIX FLOOR PLAN

FLAT NO.	TYPE OF FLAT	LAND OWNER	BUILDER
601	3BHK		601
602	3BHK		602
603	3BHK		603
604	3BHK		604
605	3BHK		605
606	3BHK		606
607	3BHK		607
608	3BHK		608
609	3BHK		609
610	3BHK		610
611	3BHK		611
612	3BHK		612
613	3BHK		613
614	3BHK		614
615	3BHK		615
616	3BHK		616

Ataasha Bora
For ONELLA REALTY PRIVATE LIMITED




Rajendra



आवेदन सं०: 202300898042902

बही संख्या 1 जिल्द संख्या 16891 के पृष्ठ 283 से 324 तक क्रमांक 28815 पर
दिनांक 10/11/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Verna
प्र० वीना झा
उप निबंधक : सदर
बाराबंकी
10/11/2023

