

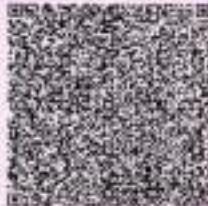


## Government of Uttar Pradesh

## e-Stamp

ACC Name- SANGAM & Sia...  
 ACC Add- District Court, Sadar, Prayagraj  
 ACC Code- UP14431004

2853/24  
 Certificate No. : IN-UP32525028835081W  
 Certificate Issued Date : 24-Apr-2024 05:47 PM  
 Account Reference : NEWIMPACC (SV)/ up14431004/ PRAYAGRAJ SADAR/ UP-AHD  
 Unique Doc. Reference : SUBIN-UPUP1443100460459098981778W  
 Purchased by : Citizen Infraventures PvtLtd Thr Dir Anubhav Verma  
 Description of Document : Article 5 Agreement or Memorandum of an agreement  
 Property Description : Free Hold Bhukhand No 115A, Civil Station (22 Clive Road), Prayagraj More detail as per deed  
 Consideration Price (Rs.) :  
 First Party : Ram Saran Varma S/O Late Brij Bhushan Saran Varma  
 Second Party : Citizen Infraventures PvtLtd Thr Dir Anubhav Verma  
 Stamp Duty Paid By : Citizen Infraventures PvtLtd Thr Dir Anubhav Verma  
 Stamp Duty Amount(Rs.) : 2,21,11,000  
 (Two Crore Twenty One Lakh Eleven Thousand only)



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Ram Saran Varma



Juro.



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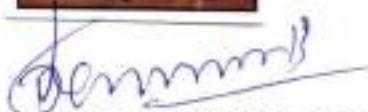
## Statutory Advice

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Brij  
Bhushan  
Varma  
13







### BUILDER'S AGREEMENT

This BUILDER'S AGREEMENT is made at Prayagraj, on this 25<sup>th</sup> Day of April, 2024 by and between:

**SHRI RAM SARAN VARMA** [Aadhaar No. 6588 3821 7227 PAN no. ADRPV3189M Mobile No. -9450187300] Son of Late Brij Bhushan Saran Varma Resident of Bungalow No. 22 Clive Road, District Prayagraj, hereinafter referred to as the '**FIRST PARTY/LAND OWNER**';

AND

**M/s CITIZEN INFRAVENTURES PRIVATE LIMITED** [CIN no. U70102UP2014PTC067085; PAN no. AAFCC8707J] duly incorporated under the Companies Act, 2013 having its registered office at Sahyog Bhawan, 1, M.G. Marg, Civil Lines, Prayagraj-211001, through its Director Anubhav Verma [DIN: 06587286; Aadhaar no. 3886 1557 9394; Mobile No. 9307502104] son of Shri Nishith Verma duly authorized vide Board Resolution dated 01.03.2023, hereinafter referred to as '**SECOND PARTY/BUILDER**';

The expression of the 'First Party/Land Owner' or Land Owner and 'Second Party/ Builder' or BUILDER shall mean and include them, their respective legal heirs, successors-in-interest, legal representatives, administrators, nominees and assigns. The LAND OWNER and the BUILDER are collectively referred to as "Parties".

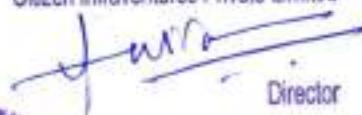
#### **WHEREAS**

- A. A Lease Deed dated 06/03/1991 was executed by the Collector, Allahabad (now Prayagraj) on behalf of and authorized by the

Ram Saran Varma



Citizen InfraVentures Private Limited



Director





Governor of Uttar Pradesh, in favour of Ram Saran Varma S/o Late Brij Bhushan Saran Varma, R/o 22, Clive Road, District Prayagraj and the same was registered in Bahi No.1 Zild No 52 on page 1 to 22 at Serial no. 2052 on 19/03/1991 in the office of Sub-Registrar-Chail (Now Sub-Registrar Ist Sadar), Prayagraj, in respect of Nazul Bhukhand No. 115A, Civil Station, Prayagraj (earlier known as Allahabad) also referred to as 22, Clive Road ad-measuring 7524 Square Yards or 6290.81 Square Meters approx. [hereinafter referred to as the 'SAID LAND');

- B. The Land Owner got the Said Land converted from leasehold into freehold, in his own name vide Free Hold Deed dated 14.07.2008 registered at the office of Sub- Registrar-I Sadar, Prayagraj in Bahi No.1 Zild No. 6043 on pages 161 to 182 at Serial no. 3136 on 14.07.2008 by the Collector, District Prayagraj on behalf of and authorization of Governor of Uttar Pradesh, in favour of the Land Owner i.e. Shri Ram Saran Varma and the same was subsequently mutated in Nazul property register of Nagar Nigam, Prayagraj.
- C. The name of the Land Owner is also recorded in the Khasra of Nagar Nigam, Prayagraj in respect of Bungalow bearing No. 22, Clive Road Prayagraj situated on the Said Land.
- D. The Said Land also consists of a Main Building, Side Building, Temple, outhouses and servant quarters.
- E. The First Party/Land Owner is now desirous of getting the Said Land [excluding the temple area mentioned above] re-developed/reconstructed and since the First Party/Land Owner has no expertise or experience in the construction/development business, therefore he has approached the Second Party/Builder to develop/re-construct a Multistoried Residential Complex (hereinafter referred to as 'Said Project'). As per the norms of PDA Prayagraj.
- F. The First Party/Land Owner has made the following representations and warranties:
  - a. That the rights of the Land Owner in the Said Land are free from all encumbrances such as prior sale, gift, mortgage,

Ram Saran Varma



J. M. R.



आवेदन सं: 202400890008094

## विक्रम अनुबंध विलेख (विलेख)

वार्ता सं: 1

संजिमदेश्वर सं: 2853

वर्ष: 2024

प्रतिकल- 315799000 स्थापना शुल्क- 22111000 बाजारी मूल्य - 315799000 पंक्तीकरण शुल्क - 3157990 प्रतिलिपिकरण शुल्क - 220 बोग : 3158210

श्री राम सरण वर्मा,  
पुत्र श्री स्वरूप भूज भूजण सरण वर्मा  
व्यवसाय : अन्य  
विवासी: बंगलोरे मं-22, बलाई रोड, विलेख-प्रयागराज

Ram Saran Varma



मेरे यह लेखण इस कार्यालय में दिनांक 25/04/2024 एवं 03:42:59 PM वर्ते  
मिवेधन जैतु पेत्ता किया।

रामस्त्रीकरण अधिकारी के हस्ताक्षर

संतोष कुमार प्रभारी

उप विवेधक उत्तर प्रदेश

प्रयागराज

25/04/2024

संतोष कुमार नियमित

विवेधक लिपिक

25/04/2024

प्रिंट करें



- disputes, litigation, acquisition, requisition, attachment in the decree of any court, lien, court injunction, notices, claims, demands, Trust, Exchange, lease, loan, surety, security, stay order, prior agreement to sell, family disputes etc., and the Land Owner has full power and authority to enter into this agreement.
- b. That there is no order of attachment by the Income Tax Authorities or any other authorities under law for the time being in force or by any other authority nor any notice of acquisition or requisition has been received in respect of the Said Land.
  - c. That except the Land Owner nobody else has any right, title, interest, claim or demand whatsoever or howsoever in respect of the Said Land.
  - d. That there is no legal impediment or bar whereby the Land Owner can be prevented from selling, transferring or entering into any contract with any person or persons.
  - e. That there is no subsisting agreement for sale or construction in respect of the Said Land or any part thereof and the same has not been transferred in any manner whatsoever in favour of any other person or persons.
- G. The Builder has made specific representations and warranties as set forth in Clause 3 herein below along with the assurance to fulfill its obligations against which the Security Deposit as set forth in Clause 7 herein below; against which terms (along with other terms and conditions of this Agreement) the Land Owner has agreed for the arrangement of construction with collaboration.
- H. Based on the representations and warranties and assurances along with the Builder being in the field of real estate development; the Builder has agreed to develop the said project on the Project Land at their own cost and expenses and henceforth the Parties are entering into this Agreement in terms mentioned herein.

Ram Saran Varma



  
R. Varma



आवेदन सं: 202400890008094

याची सं: 1

प्रिवेशन सं: 2853

वर्ष: 2024

निष्पादन लेखापत्र वाद सुनने व समझने प्राप्तिव व प्राप्त धनशिं रुपलेखानुसार उक्त  
प्रिवेशन: 1

कृपया सरण वर्ण, या श्री संबंध वृत्त भूषण सरण वर्ण

निवासी: काला नं-12, कलाइ गोद, जिला-प्रयागराज

व्यवसाय: अन्य

क्रेता: 1 *Ram Saran Vane*

श्री मेसर्स सिटीजेन इंडिपेन्डेंस प्राइवेट लिमिटेड के द्वारा  
अनुभव वर्ण, युव श्री निशीष वर्ण

निवासी: सहवांग भालू-1, एम-जी-मार्ग, सिविल  
लाइन्स, जिला-प्रयागराज

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री संबंध वर्ण, युव श्री संबंध सरण वर्ण

निवासी: -22, कलाइ गोद, जिला-प्रयागराज

व्यवसाय: अन्य

पहचानकर्ता: 2

श्री निशीष वर्ण, युव श्री संबंध आर-एन-० वर्ण

निवासी: १, एम-जी-० वर्ण, सिविल लाइन्स, जिला-  
प्रयागराज

व्यवसाय: अन्य

ने की। प्रत्यक्षतः भव साती तो जो निशान अंगुठे नियमानुसार  
निए गए हैं।

टिप्पणी:

गविस्तीकरण अधिकारी के हन्ताक्षर

मत्तेश्वर प्रभारी

य निवेदक: सदा प्रथम

प्रयागराज

**NOW THIS AGREEMENT WITNESSETH AS UNDER:-**

**1. SUBJECT MATTER:**

That the subject matter of this Agreement is the development on the Said Land bearing no.115A, Civil Station, Prayagraj (earlier known as Allahabad) over which Bungalow No. 22, Clive Road Prayagraj is situated, ad-measuring 7524 Square Yards or 6290.81 Square Meters approx.(hereinafter referred to as the 'Project Land'). It is herein clarified that the Temple and the land underneath shall form part of the footprint of the proposed/said project but shall not form part of the area under Project Land for the purposes of construction and development.

**2. SCOPE:**

That the scope of this agreement stipulates that the First Party/Land Owner shall only be responsible for contributing the Project Land for the purpose of construction/development of the Said Project. Whereas the Second Party/Builder will be responsible for obtaining necessary approvals and sanction of the development plan/map from Prayagraj Development Authority ("PDA") and all statutory NOCs from various government departments as may be mandated by PDA at the time of approval; thereafter undertake construction and development of the proposed project including sale and promotion of the proposed project. Therefore, under the terms and conditions set forth in this builder agreement:

- i. The First Party/ Land Owner has provided a Special Power of Attorney (POA) in favour of the Second Party/Builder which is registered before Sub-Registrar Sadar-1, Prayagraj bearing Bahi no.04 Zild no.585 Page no.313 to 328, registered as Document no. 327 Dated 11-07-2023.
- ii. On the strength of the afore-mentioned POA the Second Party/Builder has submitted the building plan for the proposed project as deliberated and agreed between the parties through the OBPAS portal of the Development Authority. Now Prayagraj Development Authority, after scrutinizing the plans and after receiving all the requisite

Ram Saran Varma



25/04/2024

संतोष कुमार निहमित  
निवासक लिंगिक इलाकागत्राव  
25/04/2024

प्रिंट करें

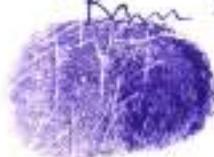


statutory NOCs, had issued demand note bearing challan no. CH/PDA/BP/23-24/4473 dated 30-11-2023 for development rights on the said project land.

- iii. Now the Second Party/Builder has deposited the entire amount as per the aforementioned demand note of Rs.7,61,93,371/- (Seven crore sixty-one lacs ninety-three thousand three hundred seventy-one only) and completed all other formalities and undertakings, after which the Prayagraj Development Authority has approved the final layout plan of the building and provided permission for construction vide approval letter dated 22-03-2024 bearing file number PDA/BP/23-24/0598.
- iv. Hereinafter, the project can be registered with Uttar Pradesh Real Estate Regulatory Authority and the Second Party/Builder will seek such project registration number at the earliest.
- v. The Second Party/Builder shall be responsible for the demolishing the existing structures on the Project Land except The Temple and this demolition shall not impact the structural integrity and stability of the Temple situated on the Said Land. Any trees in the project area are beyond the scope of this agreement.
- vi. The Second Party/Builder shall construct the said project on its own cost and expenses based on the sanctioned development plan/map and without damaging The Temple situated in 126.64 Sq. Meters.
- vii. The Second Party/Builder shall construct and deliver to the First Party/Land Owner, 50% of the total saleable area on every floor of the proposed building in the said project along with proportionate share of car parking spaces as per ECS (Equivalent Car Space) norms of Prayagraj Development Authority as agreed by the Parties without any preference to either Party, and proportionate share in the common areas, along with proportionate undivided, indivisible and

*Ram Saran Varma*

*[Signature]*





- impartial ownership rights in the Project Land which shall hereinafter be referred to as '**Land Owner's Constructed area**' as enumerated under Clause 12 of this Agreement.
- viii. The balance 50% of the total saleable area on every floor of the proposed building in the said project along with proportionate share of car parking spaces as per ECS (Equivalent Car Space) norms of Prayagraj Development Authority as agreed by the Parties without any preference to either Party, and proportionate share in the common areas along with proportionate undivided, indivisible and impartial ownership rights in the Project Land, is for the share of the Second Party/Builder, which shall hereinafter be referred to as '**Builder's Constructed area**' as enumerated under Clause 12 of this Agreement.
- ix. Both the parties further agree that their respective shares i.e. Land Owner's Constructed Area & Builder's Constructed Area shall be subject to flexibility and change by the Parties mutually as long as the overall allocation of shares should maintain an equal division of 50% of the total saleable area in the Said Project as well as 50% of the total revenue.

### 3. BUILDER'S REPRESENTATIONS

The precondition for the execution of this Agreement are the following representations and warranties made by the Builder/Second Party

- That the Builder will construct the proposed building as per norms of PDA and RERA (Real Estate Regulatory Authority) and other necessary departments and will be solely responsible for any deviation or flouting their guidelines, etc.
- That the Builder will ensure good quality and durable construction and that the Builder will also ensure that all the construction whether in share of the Land Owner or the Builder will be equally good in quality, strength and standards and there would be no difference of quality, strength and standard between the shares of First

Ram Saran Varma

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Party/Land Owner and the Second Party/Builder in the Project building.

- c. The Builder has ensured that the site plan, map of the proposed building has been designed in such a way that the Temple on the Eastern side of the Said Land will not be disturbed.
- d. That the builder has assured the Land Owner that during the construction of the proposed building shall not impact the structural integrity and stability of the temple.
- e. The builder has provided to the land owner a self-certified copy of the all the sanctioned plans of the proposed project, such as approved drawings and NOC(s) etc. granted by the respective authorities and the Parties have agreed to their allocations of the built-up area as well as the car parking spaces in the Said Project.
- f. The Second Party/Builder also agrees that responsibility of paying stamp duty and registration fees for this Builder's Agreement will be borne by the Second Party/Builder solely.

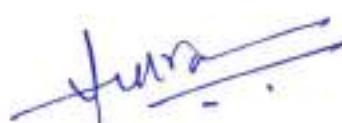
#### **4. POWER TO DEVELOP**

The Land Owner hereby empowers the Builder to develop the Said Project in terms of this agreement and during compliance of the terms of this agreement subject to the Builder performing its obligations as given in this agreement.

#### **5. PERMISSION TO ENTER**

- 5.1 The Land Owner hereby permits the Builder to enter the Said Land to commence and complete the development of the said project, subject to the terms of this Agreement and after the Security Deposit as per clause 7, has been deposited with the Land Owner in full. This commencement will take place from the 'Handover Date' i.e. the date on which the Land Owner vacates the said building as more particularly described under this Agreement.

Ram Saran Varma





5.2 It is hereby clarified that such a permission granted to the Builder to enter the Said Land to complete the project under the term and conditions of this builder's agreement, however, it is further specified that this agreement does not amount to sale or delivery of possession of the Said Land in perpetuity in the sense of Section 53A of Transfer of Property Act read with Section 2(47)(v) of the Income Tax Act, 1961.

**6. ALTERNATE ACCOMODATION FOR THE FIRST PARTY/LAND OWNER :**

The Builder hereby undertakes to make necessary arrangements for the alternate accommodation for the Land Owner to shift to a suitable rented accommodation of their choice for the interim period when the Construction of the said project is taking place. The rent of such an accommodation shall be borne and paid by the Builder as per mutual agreement for the period until completion of the said project.

**7. SECURITY DEPOSIT:**

That the BUILDER has paid a sum of Rs. 11,00,00,000/- (Rupees Eleven Crore only) to the Land Owner as interest free security deposit. The said amount has been paid as follows:-

S.No.	Cheque No./ Trf Details	Name of Bank & Branch	Dated	Amount (Rs)
1	Cheque No.- 137556	Indian Bank, Hindi Sahitya Sammelan Prayagraj	25.05.2023	1,01,10,000/-
2	Cheque No.- 092050	Indian Bank, Hindi Sahitya Sammelan Prayagraj	28.06.2023	99,00,000/-

Ram Saran Varma









3	Cheque No.- 092051	Indian Bank, Hindi Sahitya Sammelan Prayagraj	15.07.2023	99,00,000/-
4	RTGS Vide Cheque No.- 092108	Indian Bank, Hindi Sahitya Sammelan Prayagraj	07.11.2023	1,00,00,000/-
5	Cheque No.- 092109	Indian Bank, Hindi Sahitya Sammelan Prayagraj	07.11.2023	1,00,00,000/-
6	Cheque No.- 092110	Indian Bank, Hindi Sahitya Sammelan Prayagraj	08.11.2023	50,00,000/-
7	RTGS Vide UTR No.- IDIBR5202404233 8685165	Indian Bank, Hindi Sahitya Sammelan Prayagraj	23.04.2024	2,50,00,000/-
8	RTGS Vide UTR No.- IDIBR5202404243 8698325	Indian Bank, Hindi Sahitya Sammelan Prayagraj	24.04.2024	3,00,90,000/-
<b>Total</b>				<b>11,00,00,000/-</b>

The First Party/Land Owner acknowledges the receipt of said initial interest free security deposit amount. No TDS has been deducted as the amount falls under the head of refundable security.

The Second Party/Builder will also pay to the First Party/Land Owner an additional interest free security deposit of Rs. 6,50,00,000/- (Rupees Six Crore Fifty Lakhs only) before the First Party/Land Owner is required to vacate his current residence from the Said Project Land i.e. the Handover Date, so as to allow for construction of the proposed group housing

Ram Saran Varma



building to commence. The Second Party/Builder has assured that the aforementioned amount will be paid and released to the First Party/ Land Owner in entirety before the Handover Date.

S.No.	Cheque No.	Name of Bank & Branch	Dated	Amount (Rs)
1	Cheque No.- 319128	Axis Bank, Civil Lines, Prayagraj	17.7.2024	50,00,000/-
2	Cheque No.- 319129	Axis Bank, Civil Lines, Prayagraj	18.8.2024	1,00,00,000/-
3	Cheque No.- 319130	Axis Bank, Civil Lines, Prayagraj	19.9.2024	1,00,00,000/-
4	Cheque No.- 319131	Axis Bank, Civil Lines, Prayagraj	20.9.2024	1,00,00,000/-
5	Cheque No.- 319132	Axis Bank, Civil Lines, Prayagraj	23.9.2024	1,00,00,000/-
6	Cheque No.- 319133	Axis Bank, Civil Lines, Prayagraj	24.9.2024	1,00,00,000/-
7	Cheque No.- 319134	Axis Bank, Civil Lines, Prayagraj	25.9.2024	1,00,00,000/-
<b>TOTAL</b>				<b>6,50,00,000/-</b>

By virtue of the above, the Handover Date is agreed by the Parties to be on 30<sup>th</sup> September, 2024 for purposes of this Agreement subject to payment of balance interest free security amount by the builder to the Landlord.

#### 8. REFUND OF SECURITY DEPOSIT:

It is agreed that the total interest free security deposit of Rs. 17,50,00,000/- (Rupees Seventeen Crores Fifty Lacs only) deposited with the First Party/Land Owner by the Second Party/Builder shall be returned by the Land Owner to the Builder during the course of construction progress of the Said Project. The return of part/ portion of the interest free security deposit is compulsorily linked to the actual development undertaken by the Builder of the Said

Ram Saran Varma

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Project. The milestones for the return of the interest free security deposit linked with the progress of the construction of the Said Project as agreed by the Parties are enumerated as under:

S.No.	Stage of Construction	% of Security Deposit to be Refunded
1.	When the Slab of the Upper Ground Floor (Parking Floor) is constructed	25%
2.	When the Slab of the FIFTH Floor is constructed	25%
3.	When the Slab of the TENTH Floor is constructed	20%
4.	When the Second Party/ Builders obtains the Completion Certificate from PDA	30%

The First Party / Land Owner will be well within his rights to deduct any damages or penalties etc. (if and when they apply) at the time of refunding the Security Deposit especially in respect of the final milestone linked to the when the Second Party/ Builders obtains the Completion Certificate from PDA after completing the entire development.

#### **9. OBLIGATOINS OF THE FIRST PARTY / LAND OWNER:**

- 9.1 The Land Owner has executed a Special Power of Attorney (POA) in favour of the above named Builder to enable the Builder to submit development plan before PDA and also authorize the Builder to submit revised plan, purchasable FAR and submit compounding plan and also to obtain completion certificate and occupation certificate and to seek NOC's from various departments, to represent legally wherever required, get electricity connection for the proposed building, represent with RERA etc. by its own

Ran Saran Varma



*Jur.*



signatures and generally to do all acts and things that may be required in this regard. It is agreed by the Parties that the said POA will remain in force until the completion of the Said Project subject to the fact that there is no delay or default by the Builder of the terms of this Agreement.

- 9.2 To extend all cooperation to the Builder for obtaining the necessary sanctions, permissions and development and construction of the said project.

#### **10. OBLIGATIONS OF THE SECOND PARTY / BUILDER:**

- 10.1 To prepare and finalize the development plan and applications required for the construction of the Said Project on the Project Land without disturbing the structural integrity and stability of the temple ad-measuring 126.64 Square Meters situated on the Said Land.
- 10.2 To take all steps to obtain the development plan sanctioned/approved by the PDA for the development the said project and construct the project thereof.
- 10.3 To demolish at its own cost, the existing structures on the Project Land excluding the temple on the said Land and the Builder shall pay to the Land Owner a sum of Rs. 10,00,000/- (Rupees Ten Lacs only) for the malba/waste material from such demolition within 6 months from the Handover Date.
- 10.4 To construct, at its own cost and expenses, the Said Project in accordance with the sanctioned/approved development plan with such alterations, additions, modifications as may from time to time become necessary. The Builder shall intimate the Land Owner of such modifications that the Builder wishes to make to the said project.
- 10.5 The Builder also assures the Land Owner that during the construction of the Said Project the Land Owner will be allowed to conduct prayers in the temple as the deities in the

Ram Saran Varma





temple have been solemnized with the "प्राण प्रतिष्ठा" ceremony and daily regular prayer by the Land Owner and/ or their Pandits will compulsorily be done.

#### **11. PLANS / LICENSES:**

- 11.1 The responsibility and expenses for preparing the plans, drawings, etc. and procuring all sanctions and permissions required to commence and complete the development and construction of the said project shall be those of the Builder. The Builder shall endeavor to utilize maximum FAR as far as possible and as permissible by law while developing the said project.
- 11.2 The Builder confirms that applications for approvals and sanctions may have to be done in the name of the Land Owner and for this purpose, the Builder will approach the Land Owner for its support/cooperation. The Land Owner will provide the support without delay as long as there is no default on the part of the Builder and the Builder agreeing to hold the Land Owner harmless from any loss, liability or claim against such support.

#### **12. SHARE OF THE PARTIES AND TRANSFER RIGHT:**

- 12.1 That in lieu of the Land Owner providing the Project Land for development of the Said Project, the Land Owner shall be entitled to 50% of the saleable area/Land Owner's Constructed Area in the Said Project on pro-rata basis, more precisely detailed in **Schedule B i.e. Allocation of Units - First Party / Land Owner's Share** (annexed with this agreement). The Land Owner's Constructed Area shall be owned and possessed by the Land Owner, along with proportionate share of car parking spaces, as per ECS (Equivalent Car Space) norms of Prayagraj Development Authority as agreed between the Parties, and proportionate share in the common areas, along with proportionate

Ram Saran Varma





undivided, indivisible and impartible ownership rights in the Project Land on pro-rata basis, as set forth in **Schedule-B**.

- 12.2 That in lieu of bearing the cost of development on the Project Land, the Builder will be entitled to the remaining 50% of the saleable area / Builder's Constructed Area in the Said Project on pro-rata basis, more precisely detailed in **Schedule-C** i.e. **Allocation of Units - Second Party/Builder's Share** (annexed with this agreement). The Builder's Constructed Area shall be owned and possessed by the Builder, along with proportionate share of car parking spaces, as per ECS (Equivalent Car Space) norms of Prayagraj Development Authority as agreed between the Parties, and proportionate share in the common areas along with proportionate undivided, indivisible and imparibly ownership rights in the Project Land on pro-rata basis, as shown in **Schedule-C**.
- 12.3 In the annexed Schedules there is a difference of approximately 650 sq ft of super built-up area; to balance the respective shares i.e. Land Owner's Constructed Area & Builder's Constructed Area; thereby accounting for difference in estimated area, the Builder has offered to reserve Unit no. 1308 (Super Area 1450 sq ft) on the top floor. It is mutually agreed that when this unit is sold-off to any subsequent allottee, proportionate consideration amounting to 650 sq ft of 1450 sq ft will be provided to the First Party / Land Owner from the proceeds.
- 12.4 As per the approved plan of the project, along with residential units, a total of 5nos convenience shops and 1nos ATM space has been provided. The Land Owner Constructed Area & Builder's Constructed Area will be augmented to this extent and both will be entitled to 50% of this area respectively, to be decided mutually.
- 12.5 The essence of this Builder's agreement, equal share and mutual goodwill will be maintained while allotting respective parking spaces as well. The Land Owner and the Builder have

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mutually decided the proportionate distribution of parking spaces on each of the three parking floors.

12.6 The Land Owner and the Builder shall be entitled to own, hold, sell, transfer, mortgage, gift, lease, alienate or otherwise dispose of their respective shares in whole or any part thereof in any manner along with proportionate undivided share in the Project Land and shall be entitled to all income, gains, capital appreciation and benefits (and bear taxes thereof) of all kind and any units sold prior to the completion of the said project shall be in accordance with the RERA and GST norms.

#### 12.7 Allocation of Temple Area

Since it is agreed that the Said Project will be developed without disturbing the temple i.e. exclusion of temple area from the Said Project as well as no impact to the structural integrity and stability of the temple, the parties have agreed that the ownership of the temple and land beneath it measuring 126.64 Sq. Meter will remain with the Land Owner or with such an entity / trust created by the Land Owner. While offering any unit or area under the Land Owner's or Builder's Constructed Area, the Builder Buyer Agreement with the third-party customer will mention the exclusion of the existing temple area.

### 13. CONSTRUCTION

13.1 That the Builder after obtaining the sanction/approval of the development plan from PDA and after making the necessary arrangements for the alternate accommodation for the Land Owner as well as making the complete payment of the interest free security deposit; will from the Handover Date demolish the existing structures (except temple) on the Project Land and commence construction of the Said Project on the Project Land at its own cost.

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- 13.2 The entire cost of construction of the Said Project including the Land Owner's Constructed Area shall be borne solely by the Builder. The Land Owner shall not be required to pay any amount for the development and construction of the entire Said Project.

**14. SPECIFICATIONS:**

The construction of the Said Project shall be in accordance with the specifications contained in **SCHEDULE-D - Specifications** attached hereto or equivalent thereto, hereinafter referred to as the 'Specifications'. The Builder assures and undertakes that the quality of construction, specifications, amenities, types of fittings and fixtures in the portion of the Land Owner's Constructed Area will be similar to that of the Builder's Constructed Area.

**15. APPOINTMENT OF CONTRACTOR, SUB-CONTRACTORS, ARCHITECTS AND ENGINEERS:**

- 15.1 The builder shall be entitled to appoint contractors, engineers and other consultants at their cost to execute the development and construction works on their behalf on the Project Land as they deem fit, provided the Builder alone shall be liable to fulfill the terms and conditions and the obligations as set forth herein.
- 15.2 The fees payable to the architects, engineers, contractors and other staff and workmen and all persons connected with the development/construction of the said project engaged by the Builder, shall be borne by the Builder and the aforesaid persons shall have no claim against the Land Owner.
- 15.3 In case of dispute between the Builder and/or their contractors, architects, engineers and other workmen and suppliers of materials and all other persons who are engaged or employed in the development of the said project, the same shall be settled by the Builder who alone shall be liable and

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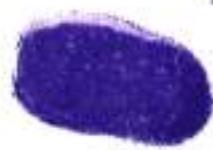
answerable for the payment in settlement of their claims, if any. The Land Owner shall have no liability whatsoever in this regard and the same shall not constitute a valid reason for the Builder for not completing the construction within the stipulated time.

- 15.4 Any claim, liability or loss incurred by any subcontractor/architect/engineer/labourers so appointed by the Builder will be the sole and exclusive responsibility of the Builder itself. This responsibility includes the obligation to make payments, compliance with labour laws, compliance with building safety and construction norms, compliance with environmental laws as well as compliance with waste management, safety and disposal of waste norms.

## **16. COMMENCEMENT AND COMPLETION OF CONSTRUCTION:**

- 16.1 That, it has been mutually agreed between both the Parties that the construction of the Said Project on the Project Land shall be completed within 48 months from the Handover Date.
- 16.2 That subject to Force Majeure the Builder shall complete the said project as far as possible within a period of 48 months (i.e. 4 years) from the Handover Date. The aforesaid period of 48 months (i.e. 4 years) shall be extended if required for another 6 months to account for any delay on payment of Rs. 5 Lacs per month by the Builder to the Land Owner. This period shall not include such period during which the Builder is not able to carry out development work under the circumstances which are beyond control of the builder like court restraining order or restrain from any statutory body, natural calamities, pandemic, war. If the Builder fails to complete the Said Project even after the completion of the additional 6 months, then the Land Owner shall be entitled to

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Rupees 1 Crore for every 6 months delay or a part of it and so on.

- 16.3 For the purpose of Clause 16.2 Force Majeure will mean an act that is caused due to a natural calamity or such uncontrolled event that is unforeseen and beyond any predication of either party. Such force majeure events will include earthquake, construction ban, fire or curfew that is causing disruption of the development of the project. The force majeure clause however will not include any event that does not impact the development, any disruption of work due to disputes and differences between the Builder and its contractors/vendors, any delay caused due to disruption in the supply of materials or commodities as well as unforeseen increase in cost and prices of any raw material/item required for the development/construction of the project.
- 16.4 The responsibility of obtaining the completion certificate from the PDA will lie with the Builder. In case any defect or deficiency is pointed out in the completion certificate process, then the same has to be removed or remedied by the Builder on its own expense. However, after the Builder has applied to the PDA for granting completion certificate and the Land Owner is also satisfied that the Said Project is complete, the Builder shall not be liable for any penalty under Clause 16.2 against the time taken by the PDA to issue the completion certificate.

#### **17. INDEMNITY BY THE FIRST PARTY / LAND OWNER:**

That the Land Owner, undertake to indemnify and keep indemnified the Builder in the event of any loss, harm or injury caused or suffered or to be caused to the Builder on account of any defect in Land Owner title and / or on account of and representations made by the Land Owner is found to be untrue or false.

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## 18. INDEMNITY BY THE SECOND PARTY / BUILDER:

- 18.1 That in case there is any accident or claim related to any such accident from any third party whatsoever on account of the demolition of the existing structures on the Project Land and/or during construction of the said project and/or development as per this Agreement; then the Builder will be responsible for the same and attend to the legal proceedings, if any, and the Land Owner will be kept fully absolved and indemnified at all times from any impact as well as the consequential liabilities.
- 18.2 That, in the event that the Builder becomes bankrupt or fails to complete the said project, then the Land Owner shall be indemnified and protected by the Builder in all such circumstances. Additionally, the Land Owner will be free to take back possession of the Project Land from the Builder and step in by itself or through another third party builder/developer to undertake the completion of the project.

This provision ensures that the Land Owner is not only duly compensated for any financial losses or damages incurred due to the Builder's inability to fulfill their obligations but also the Land Owner would be in a position to avoid and mitigate the claims from third parties/prospective buyers who would also be impacted by the Builder's inability or failure to complete the project.

Only in the above circumstance of stepping in by the Land Owner, the Builder's claim over the money as well as the Builder's Constructed Area will be suspended and the settlement of the same will be done by the Land Owner after the completion of the project by itself or through a third-party developer.

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**19. TRANSFER OF BUILDER'S ALLOCATION:**

- 19.1 The Stamp Duty, registration charges, legal fees and expenses in connections with the preparation and execution of the deed and/or documents relating to grant of rights for the Builder's Constructed Area shall be borne by the builder. However, the Stamp duty, registration charges, expenses, etc. for transfer of Builder's Constructed Area to prospective buyer may be borne by the said buyer and/or the Builder but no amount will be borne or payable by the land owner. Similarly, any expenditure applicable with respect to the sale, lease, disposing off the Land Owner's Constructed Area shall be borne by the buyer of that area and/or by the Land Owner and no liability on the Builder.

**20. TAXES, MAINTENANCE AND DEPOSITS, ETC.**

- 20.1 The Land Owner shall pay and discharge all municipal taxes, duties, cess, charges, etc. for the Said Land till the date of vacating the Said Land and thereafter, till the completion of the said project, all the municipal taxes, duties, cess, charges, etc. for the Said Land shall be borne by the Builder on behalf of the Land Owner and subsequently provide the self-attested copies of the receipts to the Land Owner.
- 20.2 That, on completion of the said project, the parties shall be liable for the municipal taxes for their respective areas in the said project in proportion to their respective allocations therein.
- 20.3 The Land Owner and the Builder or anyone claiming through them or the Allottees shall bear and pay maintenance charges, common expenses, taxes, rates and cess and other charges such as electricity, water and sanitary, etc. in respect of their respective units from the date of completion of the same.

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- 20.4 It is herein clarified that during the construction of the said project, the Land Owner shall only bear the electricity bill for the electricity being used by the Temple situated on the Said Land during the construction period of the said project.
- 20.5 The Builder shall be liable to pay all the expenses for external infrastructure (viz., for water, electricity and sanitary) for the Land Owner's Constructed Area if the same is not sold during the period of construction. The Builder shall be liable to pay the same for its allocation.
- 20.6. The provisions of Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010 as well as the provisions of UP RERA shall be binding on both the parties as well as the allottees of the said units.
- 20.7 That any respective taxes applicable upon the Land Owner in respect of Land Owner's Allocation and its sale thereof, and Builder's Allocation and its sale thereof will be borne by the Parties respectively to the extent of their share in such applicability of taxes; if however there is any common audit or assessment on the sales of both Parties then such costs will be borne by the Parties to extent of their respective shares under such audit and assessment.

**21. NAME OF THE PROJECT:**

That, the name of the said project to be developed/constructed on the Project Land shall be known as "**CITIZEN RAM NIVAS**".

**22. RIGHT OF THE OWNER AND INSPECTION:**

That the Land Owner and his representative(s) shall have the right to monitor the construction progress, work quality, and safety and security measures implemented throughout the construction phase of the Said Project. Any findings or observations made by the Land Owner shall be promptly communicated to the Builder, who will thoroughly evaluate them and promptly undertake necessary

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corrective actions. However, The Second Party Builder will be solely responsible for durable and construction as described in **SCHEDULE-D - Specifications.**

**23. POWER TO RAISE LOANS:**

- 23.1 That the Builder shall try to promptly start construction work to provide a further boost to the overall sales efforts and raise the required funds for the project. The Builder will also try to get the project approved by suitable public/private sector banks for home loan funding. The Land Owner will also try to assist where necessary by providing any support required to facilitate the approvals.
- 23.2 That the funds for construction of building and completion of project shall be arranged and borne by the Builder. The Builder shall be entitled to raise funds from its members/customers, or from investors.

**24. ASSIGNMENT:**

The Builder shall execute the Said Project by themselves directly or by engaging contractors/sub-contractors. However, the Builder is not entitled to assign the development rights on the Project Land in favour of any body.

**25. INTERPRETATION:**

This Agreement shall not be construed as a Partnership Agreement or contract of employment between the parties herein.

**26. DEFECT LIABILITY PERIOD:**

That in case after the application for completion and/or occupation certificate is moved for the said project, incase PDA or the Land Owner identifies and informs about any deficiencies or discrepancies in the said project against what has been shown in **SCHEDULE-D - Specifications;** then, it shall be the responsibility of the Builder to address the same and take corrective actions

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necessary so as to remove such deficiencies or discrepancies in the said project within a stipulated time period.

## **27. EXPENSES BORNE BY THE OWNER OF EACH UNIT:**

The parties herein and the future prospective owner/lessees /allottees (*through the Residents Welfare Association*) of units in the said project after completion of the project shall bear and pay within 30 days of demand the proportionate share of the following common expenses in respect of unit held by him/her/them, the proportion being the built-up area of such unit to the total built-up area (BUA) of the said project. The Parties shall be liable to pay the following common expenses proportionately until the sale of the units starting from the date of completion of the Said Project. After sale of such units, the owner/allottee of that unit shall be liable to pay the following common expenses as per his/her/its unit:

- a) Expenses for maintenance of lifts, pump sets, generators and other machineries, sanitary and electrical and A.M.C.s thereof;
- b) Electricity consumption charges for running all common services and lighting the common areas, basement and all open areas and water consumption charges of the building and Nagar Nigam garbage collection and other fixed charges;
- c) Costs of replacement of electrical fittings and LEDs in all common areas, corridors, base, facade and open places;
- d) Expenses for maintenance of the building and the land surrounding thereto, white washing and colour washing of common areas, external areas, etc.;
- e) Salaries and wages payable to the property / estate manager, security guards, lift operators, plumbers, electricians, gardeners, pumps, fire service operators and generator operators and all other staff and workmen, etc. so appointed;

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- f) Renewal of NOCs such as Fire Safety, Electric Safety and Lift Safety to the extent required under law towards the Said Project.
- g) Such other expenses which are common in nature and not attributable to any unit in particular but relate to the building in general.

## **28. SPECIFIC PERFORMANCE AND DISPUTE RESOLUTION:**

- 28.1 In the event of breach by either party, the other party (aggrieved party) shall be entitled to specific performance and also be entitled to recover all losses and expenses incurred as a consequence of such breach from the party committing the breach.
- 28.2 That, all disputes and differences, that may arise between the Parties, hereto relating or in connection with this agreement or matters relating to construction or between the parties or their representatives shall be referred to a sole arbitrator to be appointed by mutual consent of both the First Party/Land Owner and Second Party/Builder and the decision of the sole arbitrator shall be final and binding on both the parties. In case the parties fail to appoint a sole arbitrator by mutual consent within 30 days from the date of invocation of arbitration, then either party may approach the High Court of Judicature at Allahabad, for appointment of the arbitrator. The provisions of the Arbitration and Conciliation Act, 1996 or as amended from time to time shall be fully applicable to such arbitration proceedings. It is also agreed that only the High Court of Judicature at Allahabad, shall have exclusive jurisdiction in respect of any dispute between the parties. The seat of the arbitration shall be at Prayagraj only.

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**29. SALE AND MARKETING:**

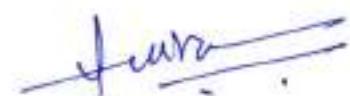
That both the Parties, after execution of this Agreement and after the Handover Date and after the sanction of site plan/map by the PDA and registration with RERA and after both the Parties shall be entitled to put up their own respective display boards and open their own temporary sales office (s) (not exceeding 200 sq. mtrs.) It has been agreed by both the parties that The Builder may open his temporary office near the north gate, whereas the Land Owner may open his temporary office near south gate and out houses in south east corner of the project land. Further both the parties may use the address of the project site in its advertisements and undertake requisite sales promotion measures for the proposed multi stories residential flats along with the utilities and facilities and do all things necessary to facilitate sales/bookings/ membership registration in the said project and the Builder shall have the power to raise funds as enumerated above in clause 23, to meet out the construction work proposed over the Project Land; for this purpose, both the Parties will have the authority to release advertisements in various media, appoint brokers and agents, print, and distribute necessary literature. The allotment letters and agreement for sale etc. can be issued in either names of the parties (severally) for their specific share of the units or in the joint names of the 'Land Owner' and the 'Builder' as may be required. All such documents may be issued Jointly or severally on the strength of this Agreement and as per the guidelines issued by Central and State Government including PDA and RERA Authorities.

**30. AMENDMENT:**

An amendment or modification of this agreement shall be effective or binding on the parties only if it is in writing and signed by all the parties.

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**31. WAIVER:**

Any waiver, express or implied, by any of the Parties of any right under this agreement shall not constitute or be deemed as a waiver of any other right or any other breach, whether of a similar or dissimilar nature to the right or breach being waived. No single waiver shall constitute a continuing waiver. A waiver of a Party's rights under this agreement shall be effective only if that Party agrees in writing.

**32. SEVERABILITY:**

If any provision of this Agreement shall be determined to be invalid or unenforceable under applicable laws, all other provisions of this agreement shall continue to be in full force and effect unless such invalidity or unenforceability does substantial violation to the underlying intent of this agreement or unless the invalid or unenforceable provision comprises an integral part of, or is inseparable from the remained of this agreement; provided, however, that if such severability materially changes the economic benefits of this agreement for any party, the parties shall negotiate an equitable adjustment in the provisions of this agreement in good faith.

**33. COST OF THE AGREEMENT:**

The Builder has borne the cost of stamp duty and registration charges paid for the registration of this agreement and for the purposes of avoiding any future issues of applicability of Stamp Duty, the Builder has deposited the Stamp Duty as per Article 5 of the Indian Stamp Act, 1899, in respect of prospective rights that stands transferred/conveyed for the Builder's Constructed Area, which rights shall materialize upon the Builder complying with all its obligations under this Agreement.

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## SCHEDULE A

### DETAILS OF PROPERTY

Free hold Bhukhand No. 115A, Civil Station (22 Clive Road), Prayagraj situated at Clive Road (Mehta Netra Chikitsalay Marg), Prayagraj measuring area 6290.81 sq.mt. is provided by 'First Party/Land Owner' to the 'Second Party/Builder' under this builder agreement bounded as below:

EAST	:	Site no. 115B, Civil Station, Prayagraj
WEST	:	Mehta Eye Hospital Marg, (Clive Road Prayagraj)
NORTH	:	Site no. 115, Civil Station, Prayagraj
SOUTH	:	Site of Compound of Hydel Colony

### **Measurement of the Property under Builder's Agreement**

North to South towards East	:	202.6 Feet
North to South towards West	:	197 Feet
East to West towards North	:	339 Feet
East to West towards South	:	339 Feet

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**Valuation of Property for the Purpose to Payment of  
Stamp Duty**

According to circle rate, the property under this builder agreement is situated in segment between Kanpur road to Hanuman Mandir Rajapur with prescribed circle rate of Rs. 50,200/- per square meter therefore the valuation of the property for the purpose of stamp duty is as under :-

**Area of Property = 6290.81 sq. meters**

**Value of Land @ Rs. 50,200/- per sq. meters.**

**= 6290.81 sq. meters X Rs. 50,200/- = Rs. 31,57,99,000/-**

As such stamp duty of Rs. 2,21,11,000/- is payable accordingly the stamp duty for this Builder's Agreement has been paid through E-stamp amounting to Rs. 2,21,11,000/- bearing Certificate No. **IN-UP32525028835081W** and Serial No. **0027276707** dated **24-April-2024** as such total stamp duty of Rs. 2,21,11,000/- is paid as per G.O. dated 30.06.2008 of the Uttar Pradesh Government.

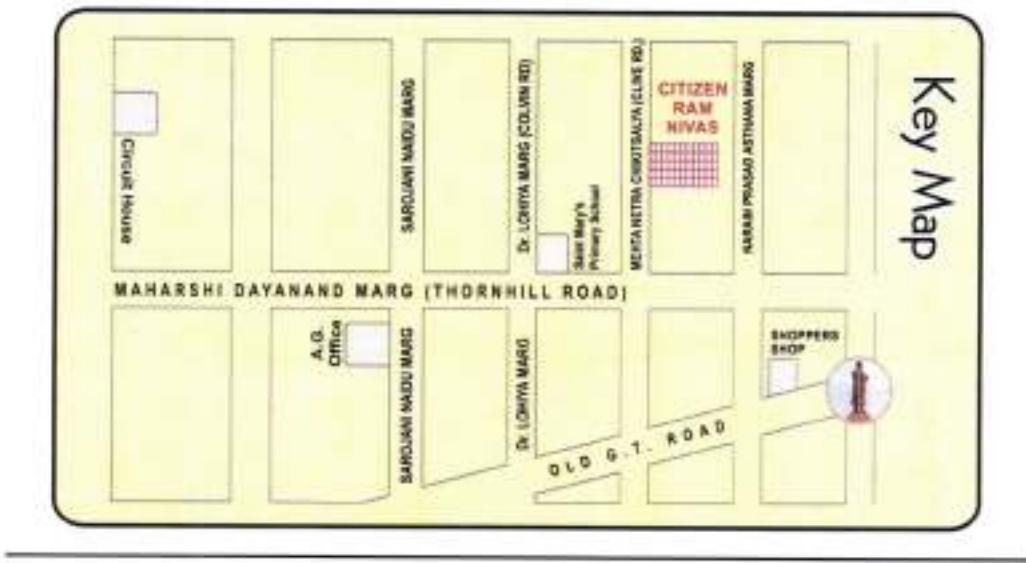
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### Key Map



### Recent Photographs of the Project Land



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**SCHEDULE: B - ALLOCATION OF UNITS - FIRST PARTY / LAND OWNER'S SHARE**

LAND OWNER'S SHARE			
S/NO.	FLOOR	TYPE	UNIT NO.
1	1st Floor	3BHK-B	103
2	1st Floor	3BHK-B	104
3	1st Floor	3BHK-B	105
4	1st Floor	2BHK-D	106
5	1st Floor	2BHK-C	107
6	1st Floor	2BHK-A	112
7	2nd Floor	2BHK-B	201
8	2nd Floor	3BHK-A	202
9	2nd Floor	3BHK-A	203
10	2nd Floor	2BHK-B	204
11	2nd Floor	3BHK-B	205
12	2nd Floor	3BHK-B	206
13	2nd Floor	3BHK-B	207
14	2nd Floor	3BHK-B	208
15	2nd Floor	3BHK-B	209
16	2nd Floor	2BHK-D	210
17	2nd Floor	2BHK-C	211
18	2nd Floor	2BHK-A1	212
19	2nd Floor	2 BHK-A	213
20	2nd Floor	2 BHK-A	214
21	2nd Floor	2 BHK-A	215
22	2nd Floor	2 BHK-A	216
23	4th Floor	2BHK-B	401
24	4th Floor	3BHK-A	402
25	4th Floor	3BHK-A	403
26	4th Floor	2BHK-B	404
27	4th Floor	3BHK-B	405
28	4th Floor	3BHK-B	406
29	4th Floor	3BHK-B	407
30	4th Floor	3BHK-B	408
31	4th Floor	3BHK-B	409
32	4th Floor	2BHK-D	410
33	4th Floor	2BHK-C	411
34	4th Floor	2BHK-A1	412
35	4th Floor	2 BHK-A	413
36	4th Floor	2 BHK-A	414
37	4th Floor	2 BHK-A	415
38	4th Floor	2 BHK-A	416
39	11th Floor	3BHK-B	1101
40	11th Floor	3BHK-B	1102
41	11th Floor	2 BHK-A	1107
42	11th Floor	2 BHK-A	1108
43	11th Floor	2BHK-A1	1106
44	12th Floor	3BHK-B	1204
45	12th Floor	3BHK-B	1205
46	12th Floor	2BHK-A1	1206
47	12th Floor	2 BHK-A	1207
48	12th Floor	2 BHK-A	1208
49	6th Floor	2BHK-B	601
50	6th Floor	3BHK-A	602
51	6th Floor	3BHK-A	603
52	6th Floor	2BHK-B	604
53	6th Floor	3BHK-B	605
54	6th Floor	3BHK-B	606
55	6th Floor	3BHK-B	607
56	6th Floor	3BHK-B	608
57	6th Floor	3BHK-B	609
58	6th Floor	2BHK-D	610
59	6th Floor	2BHK-C	611
60	6th Floor	2BHK-A1	612
61	6th Floor	2 BHK-A	613
62	6th Floor	2 BHK-A	614

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Citizen Infraventures Private Limited  
J.W.  
Director





63	6th Floor	2 BHK-A	615		80	8th Floor	2 BHK-A	816
64	6th Floor	2 BHK-A	616		81	10th Floor	3BHK-A	1003
65	8th Floor	2BHK-B	801		82	10th Floor	3BHK- B	1005
66	8th Floor	3BHK-A	802		83	10th Floor	3BHK- B	1006
67	8th Floor	3BHK-A	803		84	10th Floor	3BHK- B	1007
68	8th Floor	2BHK-B	804		85	10th Floor	2BHK-B	1004
69	8th Floor	3BHK- B	805		86	10th Floor	2BHK-C	1011
70	8th Floor	3BHK- B	806		87	10th Floor	2BHK-A1	1012
71	8th Floor	3BHK- B	807		88	10th Floor	2 BHK-A	1013
72	8th Floor	3BHK- B	808		89	13th Floor	3BHK- B	1301
73	8th Floor	3BHK- B	809		90	13th Floor	3BHK- B	1302
74	8th Floor	2BHK-D	810		91	13th Floor	3BHK- B	1303
75	8th Floor	2BHK-C	811		92	13th Floor	2 BHK-A	1309
76	8th Floor	2BHK-A1	812		93	13th Floor	2 BHK-A	1310
77	8th Floor	2 BHK-A	813			TOTAL	3BHK	2BHK
78	8th Floor	2 BHK-A	814				42	51
79	8th Floor	2 BHK-A	815			G. TOTAL	93	

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Director



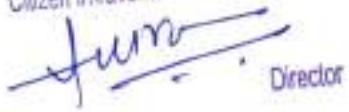
**SCHEDULE: C - ALLOCATION OF UNITS - SECOND PARTY/ BUILDER'S  
SHARE**

BUILDER'S SHARE							
S/NO.	FLOOR	TYPE	UNIT NO.	S/NO.	FLOOR	TYPE	UNIT NO.
1	1st Floor	3BHK-B	101	32	5th Floor	2BHK-D	510
2	1st Floor	3BHK-B	102	33	5th Floor	2BHK-C	511
3	1st Floor	2BHK-A1	108	34	5th Floor	2BHK-A1	512
4	1st Floor	2BHK-A	109	35	5th Floor	2 BHK-A	513
5	1st Floor	2BHK-A	110	36	5th Floor	2 BHK-A	514
6	1st Floor	2BHK-A	111	37	5th Floor	2 BHK-A	515
7	3rd Floor	2BHK-B	301	38	5th Floor	2 BHK-A	516
8	3rd Floor	3BHK-A	302	39	11th Floor	3BHK- B	1103
9	3rd Floor	3BHK-A	303	40	11th Floor	3BHK- B	1104
10	3rd Floor	2BHK-B	304	41	11th Floor	3BHK- B	1105
11	3rd Floor	3BHK- B	305	42	11th Floor	2 BHK-A	1109
12	3rd Floor	3BHK- B	306	43	11th Floor	2 BHK-A	1110
13	3rd Floor	3BHK- B	307	44	12th Floor	3BHK- B	1201
14	3rd Floor	3BHK- B	308	45	12th Floor	3BHK- B	1202
15	3rd Floor	3BHK- B	309	46	12th Floor	3BHK- B	1203
16	3rd Floor	2BHK-D	310	47	12th Floor	2 BHK-A	1209
17	3rd Floor	2BHK-C	311	48	12th Floor	2 BHK-A	1210
18	3rd Floor	2BHK-A1	312	49	7th Floor	2BHK-B	701
19	3rd Floor	2 BHK-A	313	50	7th Floor	3BHK-A	702
20	3rd Floor	2 BHK-A	314	51	7th Floor	3BHK-A	703
21	3rd Floor	2 BHK-A	315	52	7th Floor	2BHK-B	704
22	3rd Floor	2 BHK-A	316	53	7th Floor	3BHK- B	705
23	5th Floor	2BHK-B	501	54	7th Floor	3BHK- B	706
24	5th Floor	3BHK-A	502	55	7th Floor	3BHK- B	707
25	5th Floor	3BHK-A	503	56	7th Floor	3BHK- B	708
26	5th Floor	2BHK-B	504	57	7th Floor	3BHK- B	709
27	5th Floor	3BHK- B	505	58	7th Floor	2BHK-D	710
28	5th Floor	3BHK- B	506	59	7th Floor	2BHK-C	711
29	5th Floor	3BHK- B	507	60	7th Floor	2BHK-A1	712
30	5th Floor	3BHK- B	508	61	7th Floor	2 BHK-A	713
31	5th Floor	3BHK- B	509	62	7th Floor	2 BHK-A	714

Raw Sarah Varma



Citizen Infraventures Private Limited

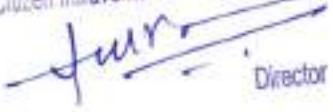
  
Director





63	7th Floor	2 BHK-A	715		80	9th Floor	2 BHK-A	916
64	7th Floor	2 BHK-A	716		81	10th Floor	3BHK-A	1002
65	9th Floor	2BHK-B	901		82	10th Floor	3BHK- B	1008
66	9th Floor	3BHK-A	902		83	10th Floor	3BHK- B	1009
67	9th Floor	3BHK-A	903		84	10th Floor	2BHK-B	1001
68	9th Floor	2BHK-B	904		85	10th Floor	2BHK-D	1010
69	9th Floor	3BHK- B	905		86	10th Floor	2 BHK-A	1014
70	9th Floor	3BHK- B	906		87	10th Floor	2 BHK-A	1015
71	9th Floor	3BHK- B	907		88	10th Floor	2 BHK-A	1016
72	9th Floor	3BHK- B	908		89	13th Floor	3BHK- B	1304
73	9th Floor	3BHK- B	909		90	13th Floor	3BHK- B	1305
74	9th Floor	2BHK-D	910		91	13th Floor	2BHK-A1	1306
75	9th Floor	2BHK-C	911		92	13th Floor	2 BHK-A	1307
76	9th Floor	2BHK-A1	912		93	13th Floor	2 BHK-A	1308
77	9th Floor	2 BHK-A	913			TOTAL	3BHK	2BHK
78	9th Floor	2 BHK-A	914				41	52
79	9th Floor	2 BHK-A	915			G. TOTAL	93	

Ram Saran Vansi

Citizen Infraventures Private Limited  
  
 Director



## SCHEDULE: D - SPECIFICATIONS

### **STRUCTURE**

RCC framed structure

### **DOORS**

Aesthetically designed flush doors or similar along with Godrej locks.

### **WINDOWS**

UPVC windows with glass panel with provision for mosquito mesh.

### **KITCHEN**

Polished granite platform with stainless steel sink. Two feet glazed tiled dado above kitchen platform, power points for modern appliances.

### **FLOORING**

Double charged vitrified tiles for living/dining areas and bedrooms.

### **PAINTING**

Interior: Two coats of emulsion paint over putty finished surface

Exterior Texture finish and weather-proof emulsion paints.

### **TOILETS**

Designer tiles for flooring, glazed ceramic tiles dado up to 7ft height in toilets, CPVC plumbing lines, all CP fittings of reputed brand. Sanitary ware of reputed brands, Wall mounted EWCs with concealed flush tank/valve, single lever hot and cold mixer with shower of reputed brand will be installed.

### **GENERATOR**

Generator Power back-up for common areas with acoustic enclosure

### **FIRE**

The entire building will be fixed with firefighting equipment as per norms.

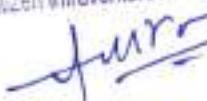
### **ELECTRICAL**

3 Phase supply with multipoint connection infrastructure (individual connection/meters will be responsibility of allottee , Miniature Circuit Breakers (MCB) for each distribution board, concealed copper wiring, power outlets for air-conditioners in all bedrooms, power outlets for geysers in all bathrooms, power plugs for cooking range and chimney in kitchen, washing machine in the specified utility areas. Provision for DTH TV connections. Intercom systems.

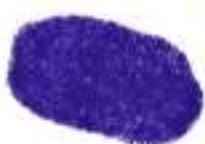
Ram Saran Varma



Ozzen Infraventures Private Limited

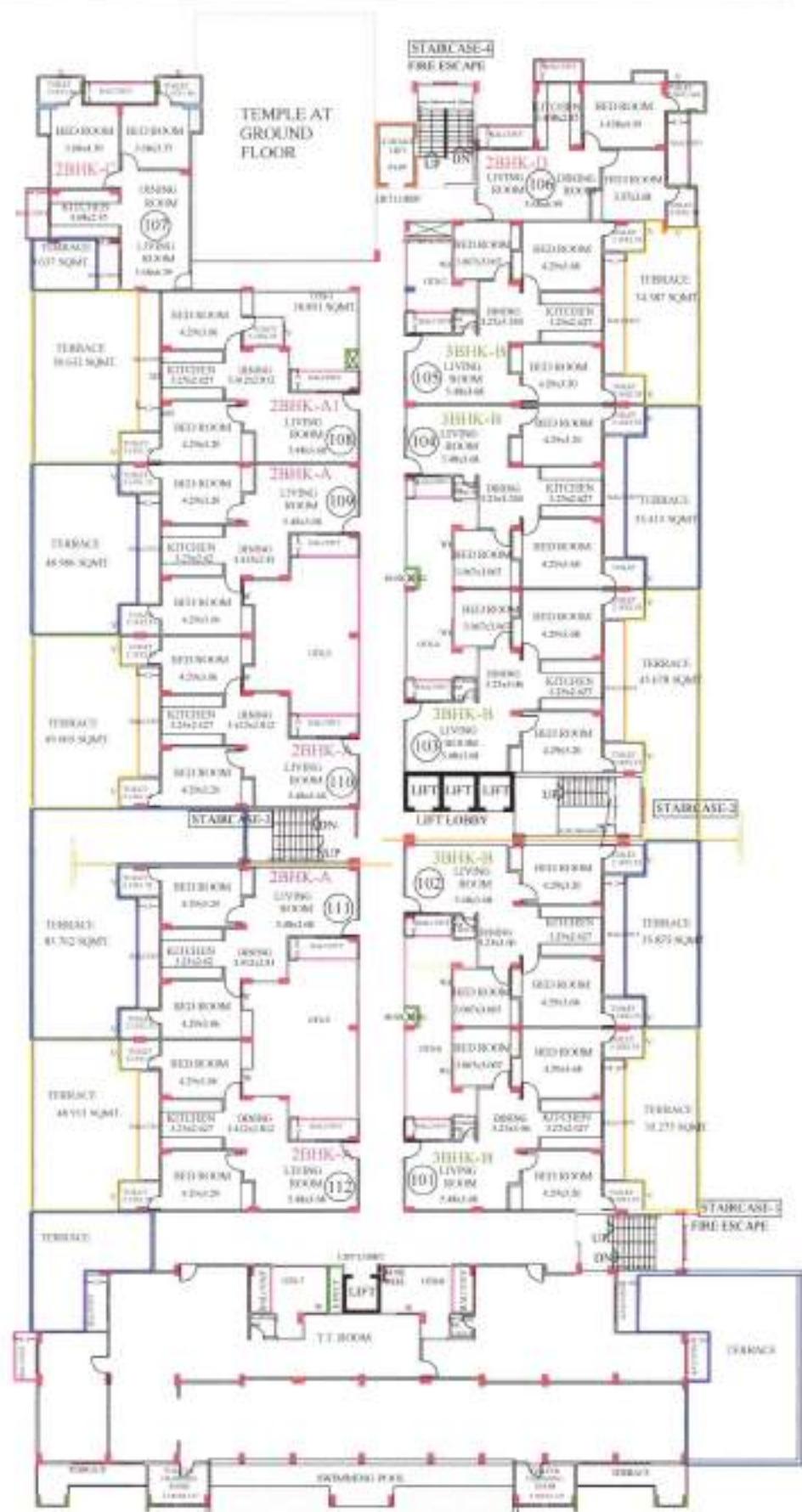


Director





## FLOOR - WISE LAYOUT OF UNITS



Ram Saran Varma

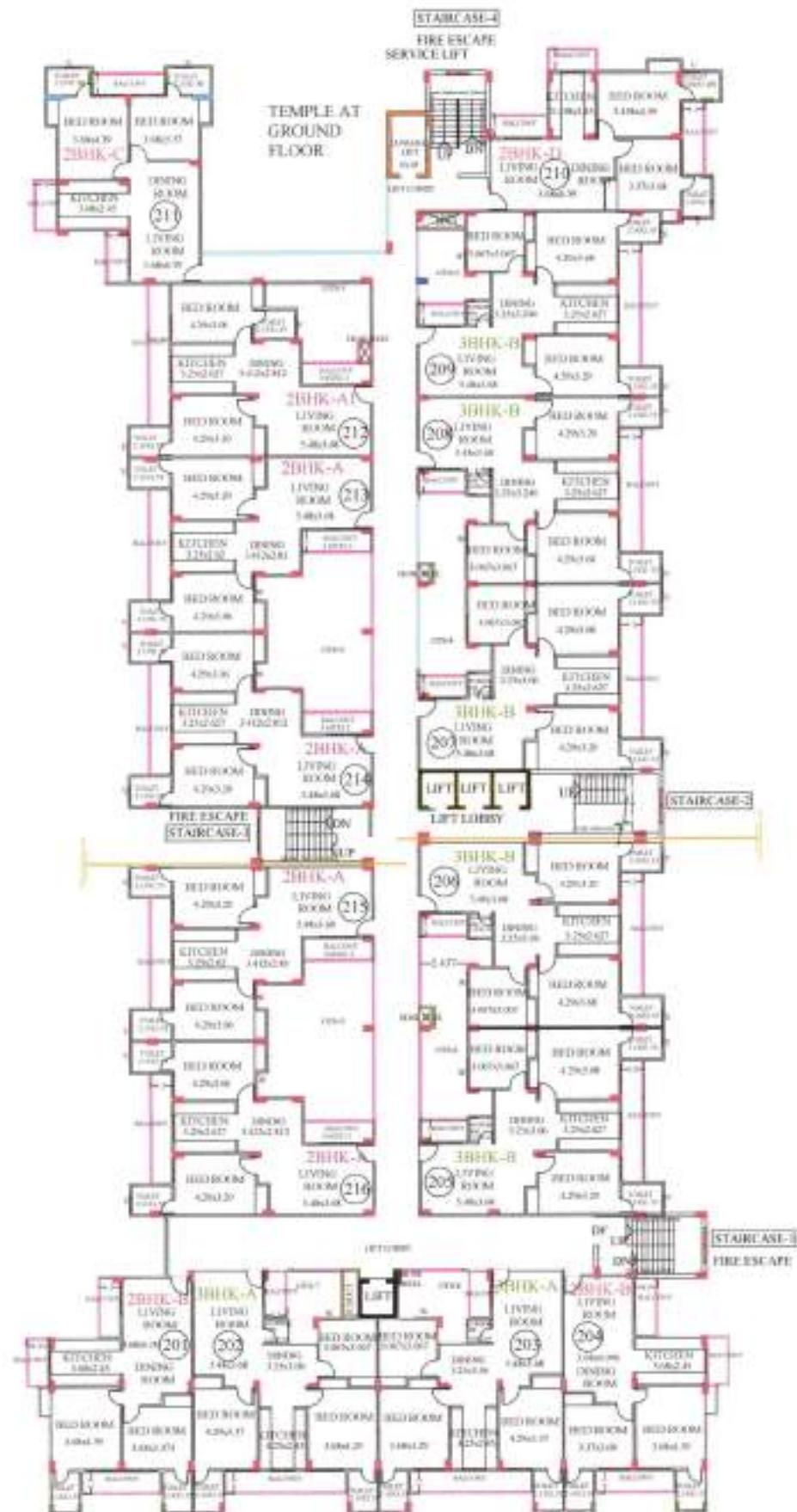
## FIRST FLOOR PLAN

Citizen Infraventures Private Limited

John R. O-

## Director





## SECOND FLOOR PLAN

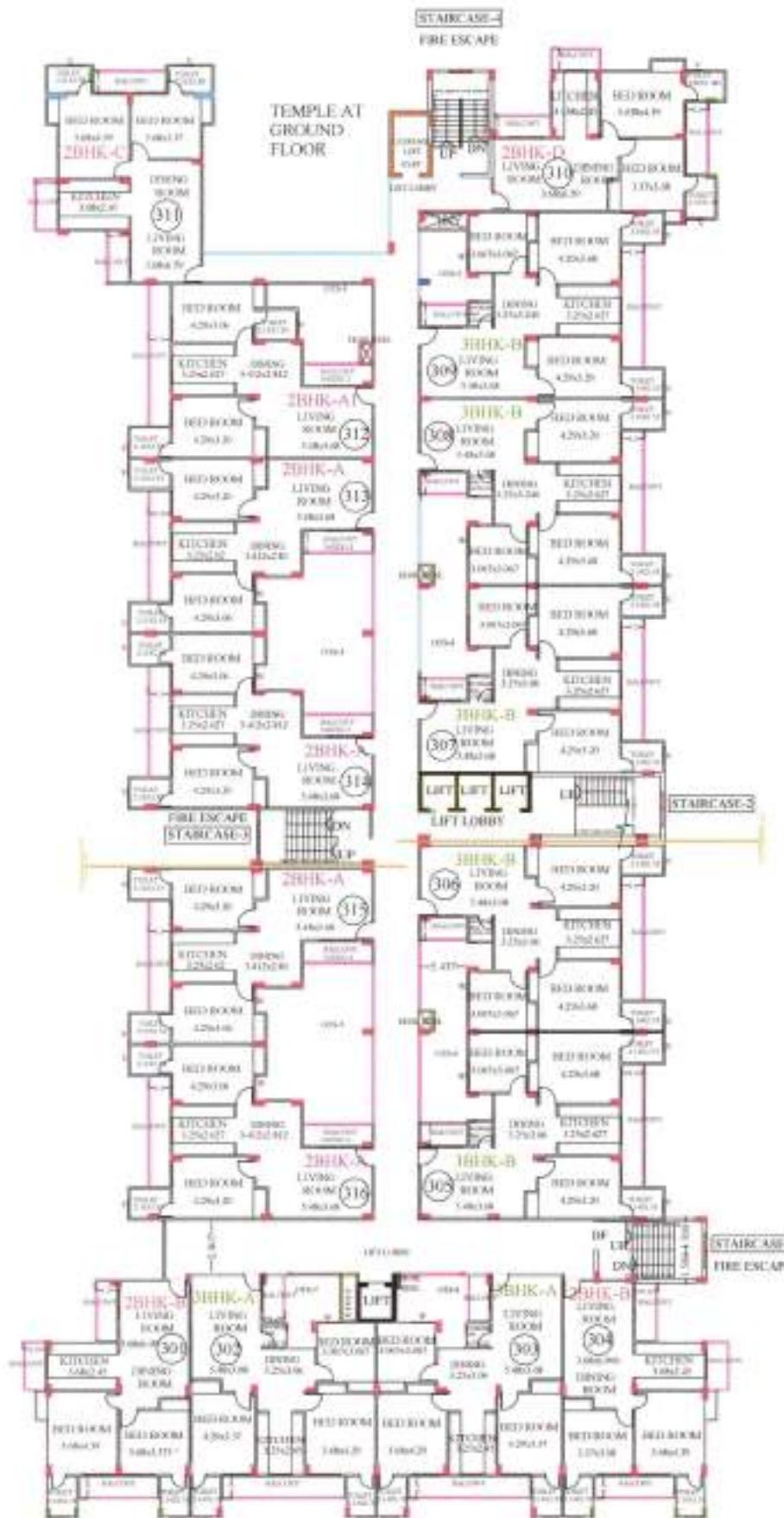
Name Sarah Verna

Citizen Infraventures Private Limited

John = Director

## Director





### THIRD FLOOR PLAN

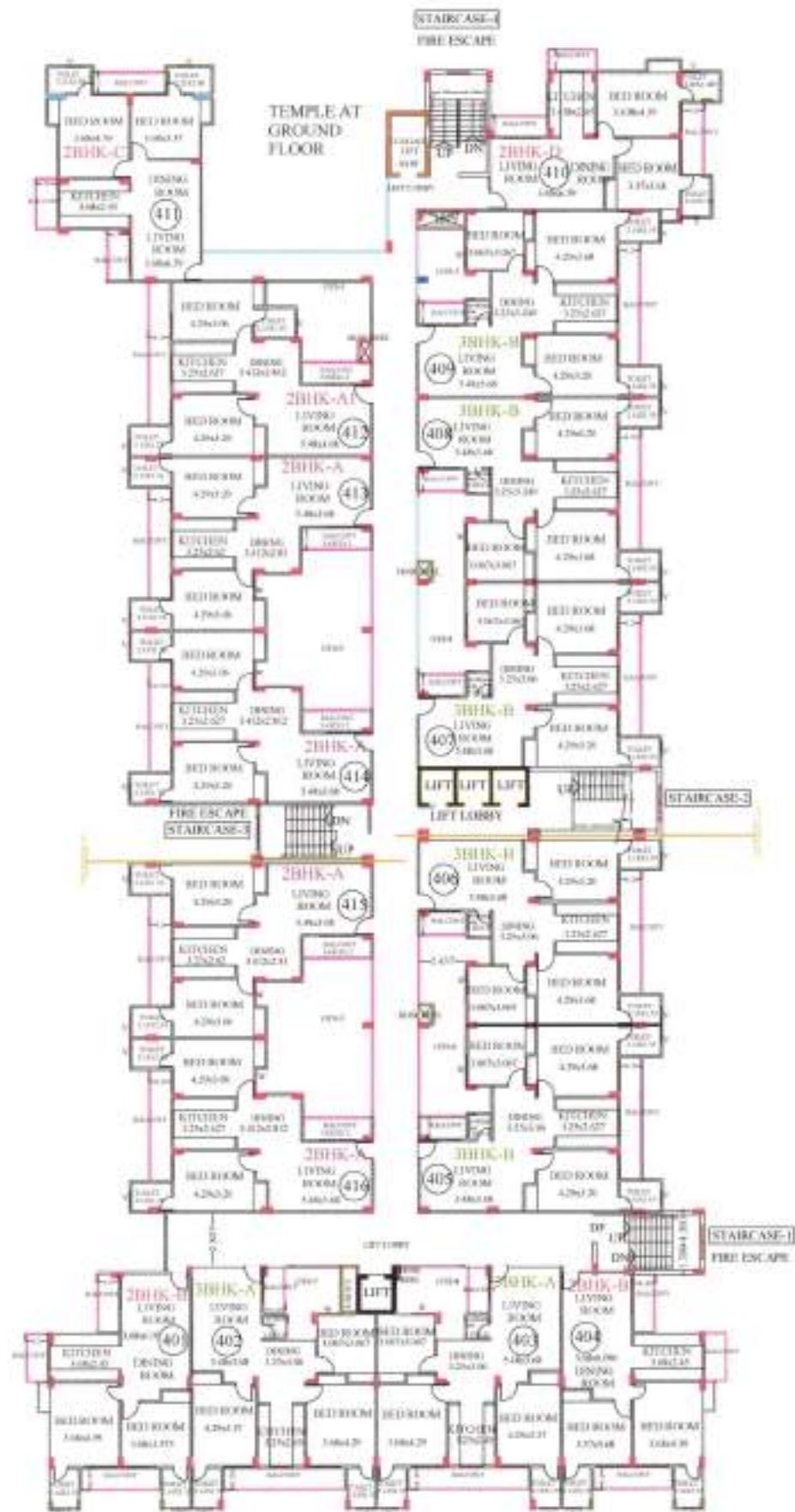
Ram Sarah Varma

Citizen Infraventures Private Limited

## Director



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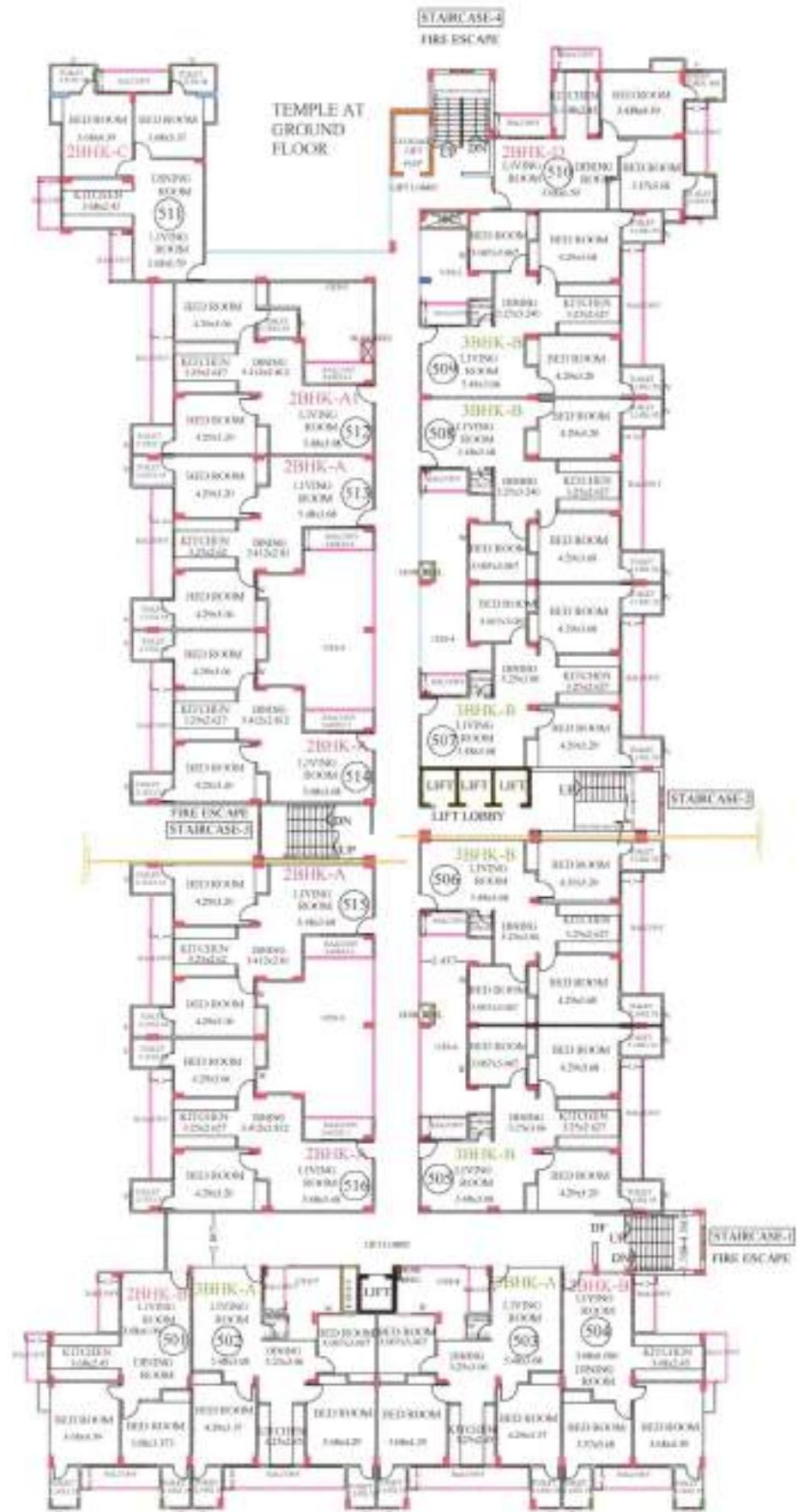
#### FOURTH FLOOR PLAN

Ram Saran Varma

Citizen Infraventures Private Limited

### Director





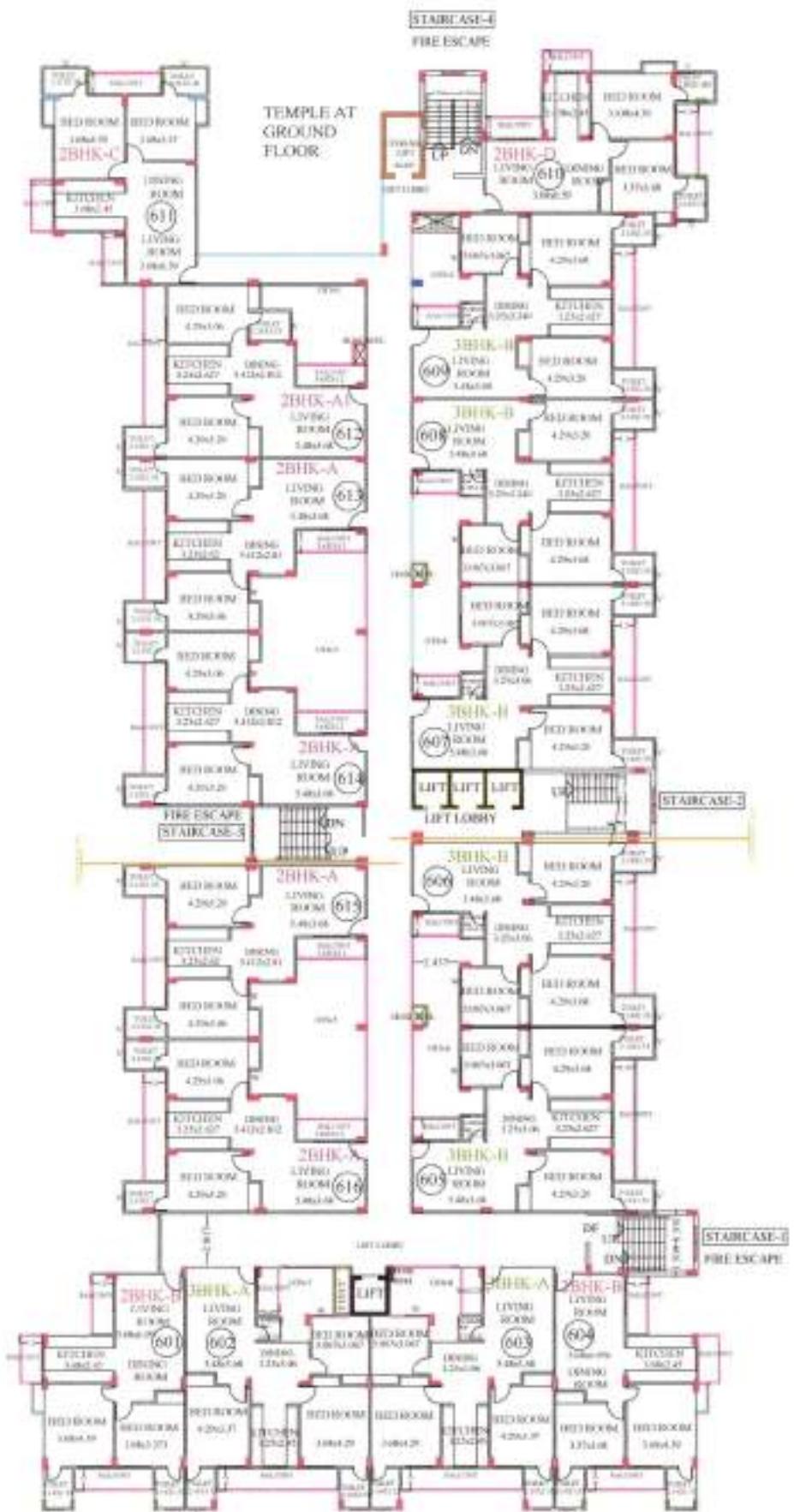
## FIFTH FLOOR PLAN

Ram Saran Verma

Citizen Infraventures Private Limited

## Director





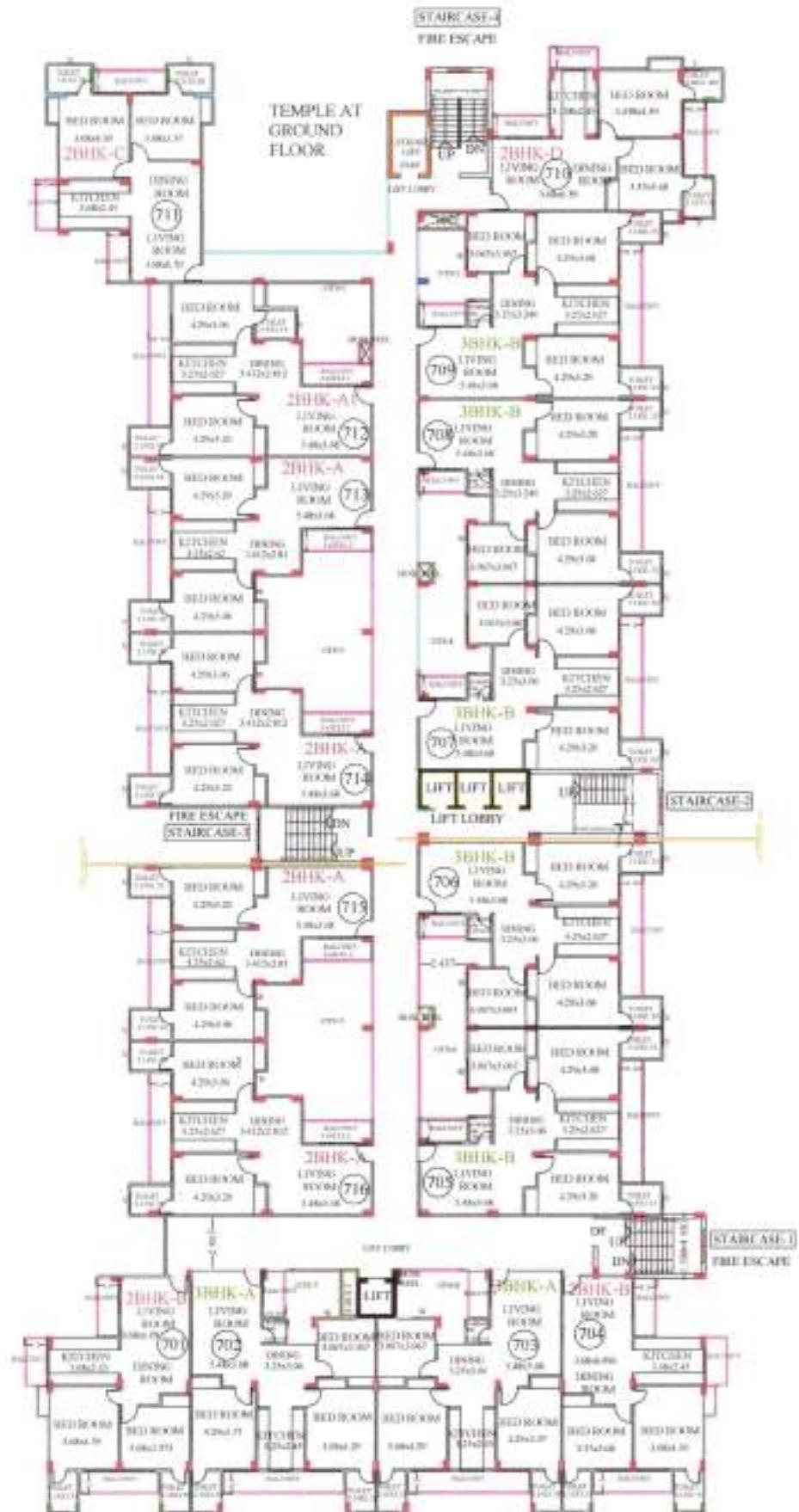
## SIXTH FLOOR PLAN

Ram Saran Verma

Citizen Infraventures Private Limited

## Director





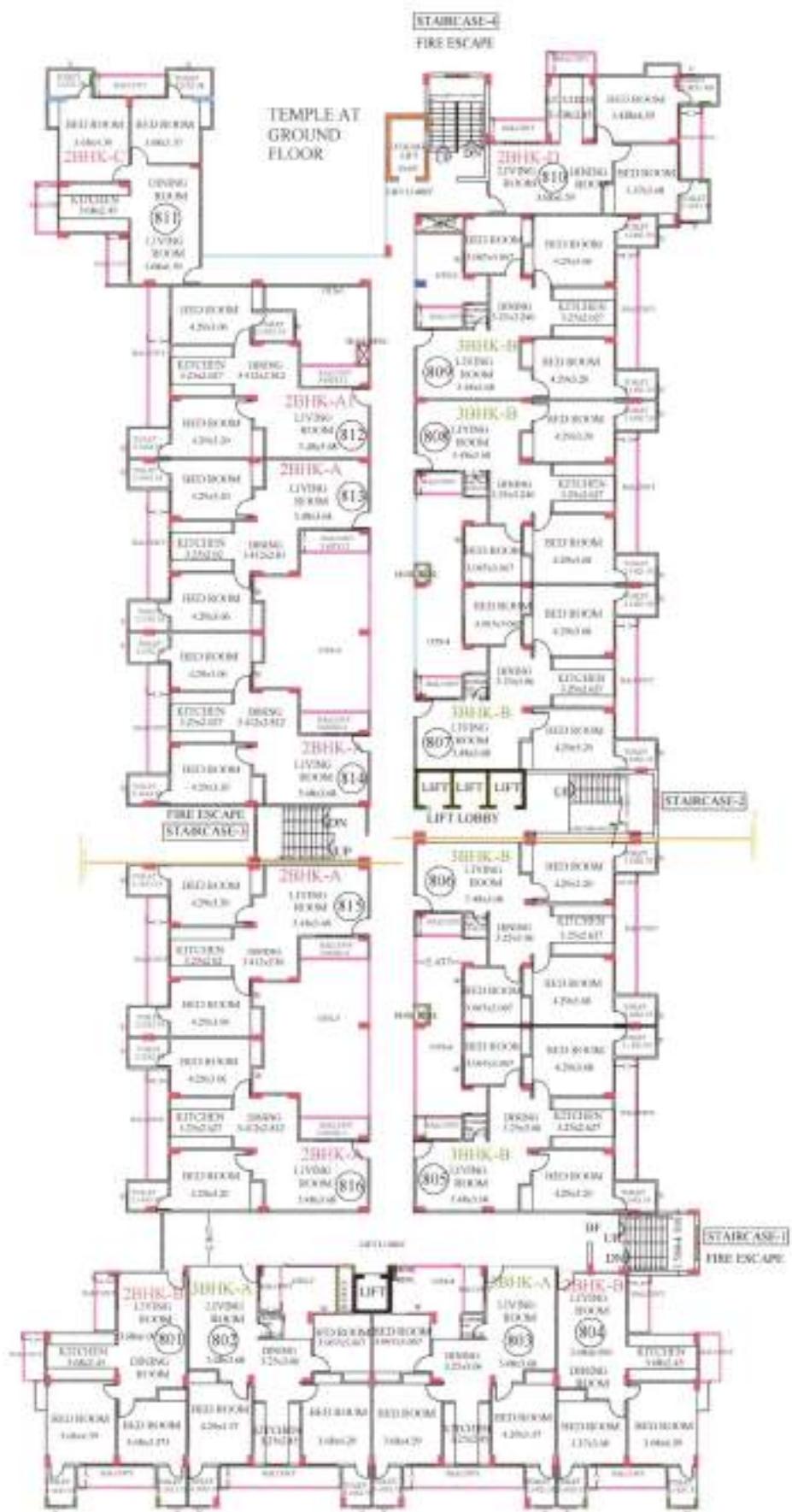
## SEVENTH FLOOR PLAN

Ram Saran Varma

Citizen Infraventures Private Limited

## Director



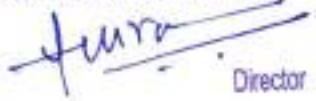


EIGHTH FLOOR PLAN

Ram Saran Verma



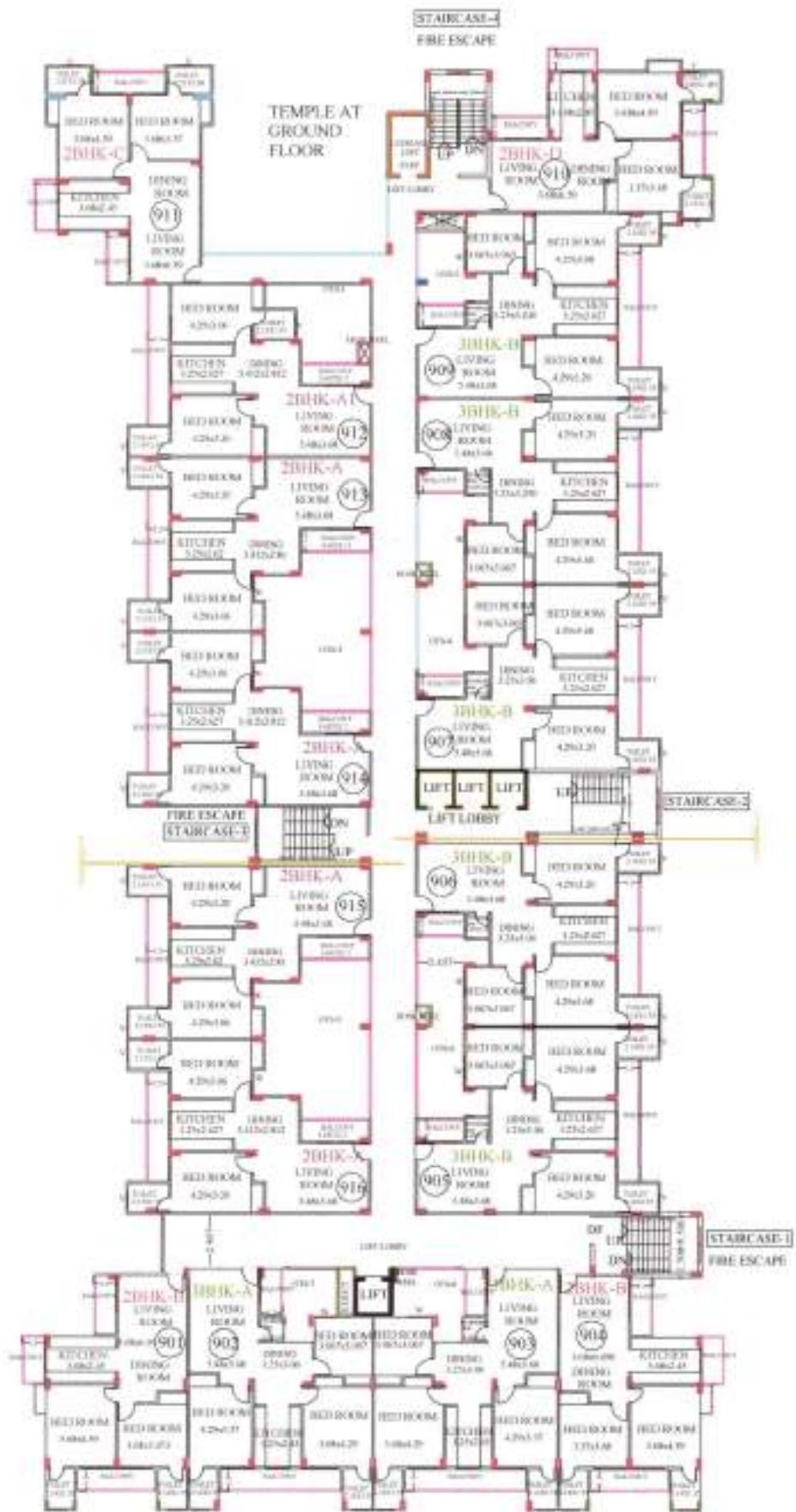
Citizen Infraventures Private Limited



Director







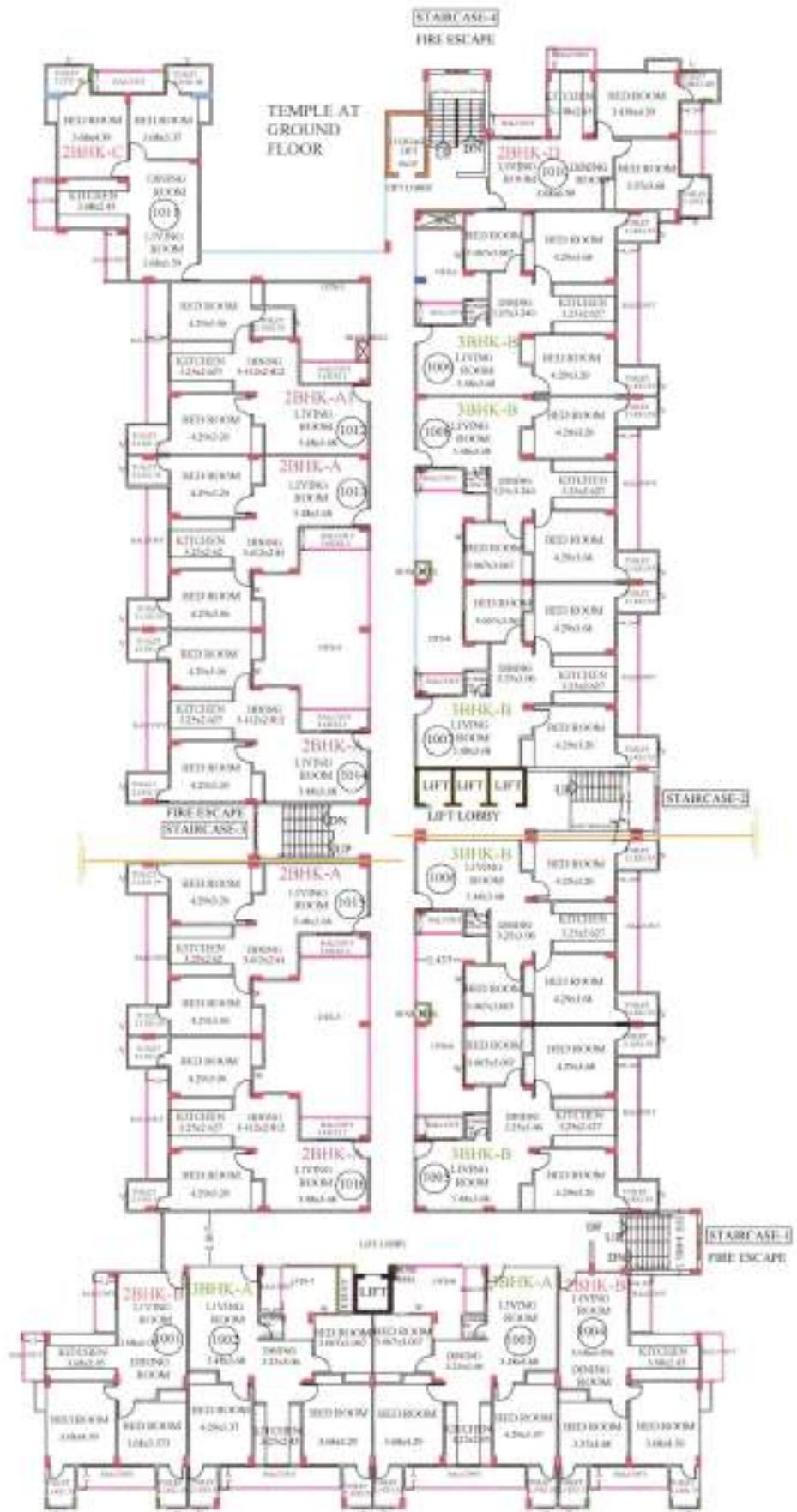
## NINTH FLOOR PLAN

Ram Saran Verma

Citizen Infraventures Private Limited

### Director



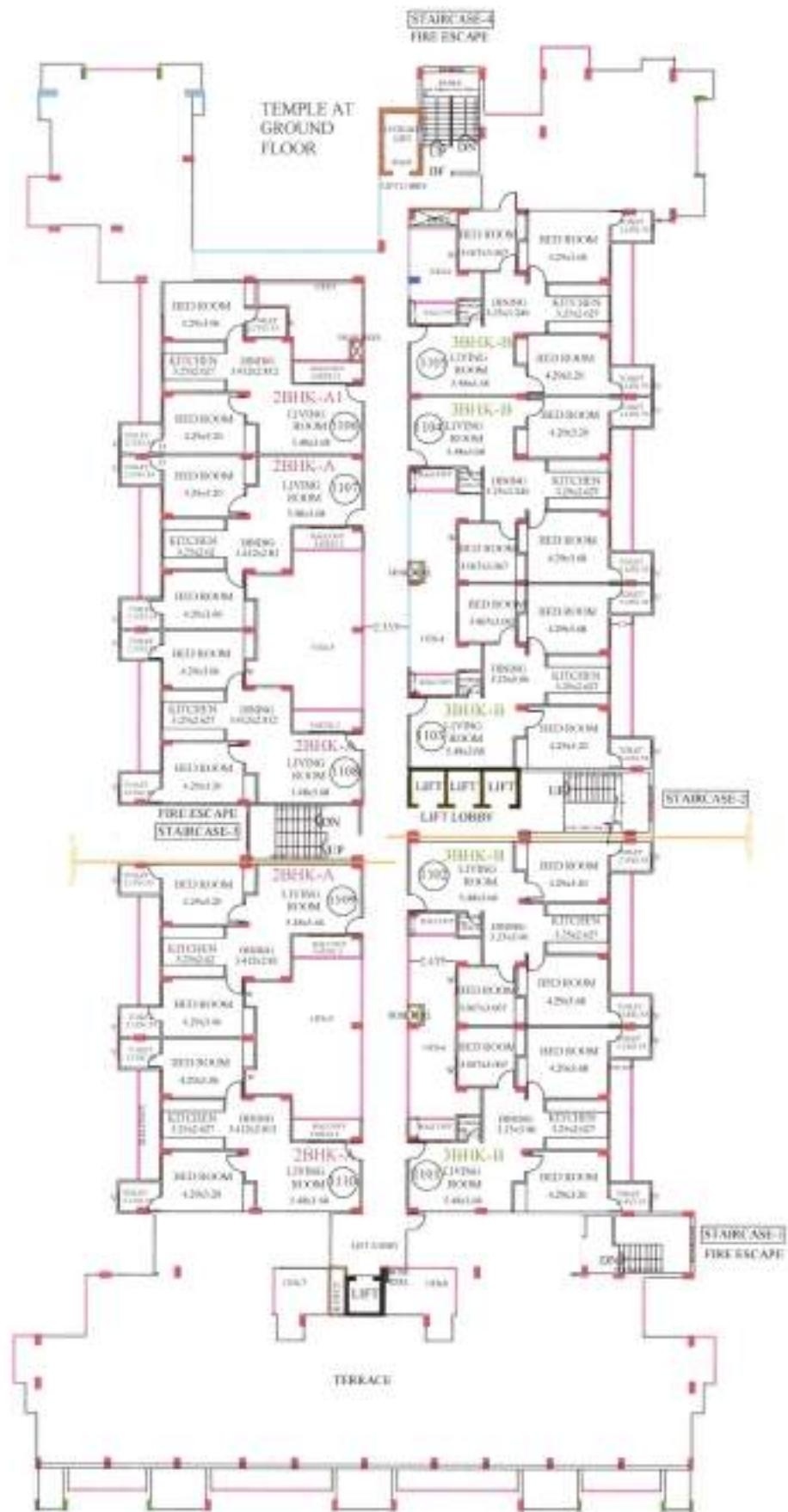


## TENTH FLOOR PLAN

Ram Saran Varma

**Citizen Infraventures Private Limited**  
  
Director





## ELEVENTH FLOOR PLAN

Ram Saran Varma

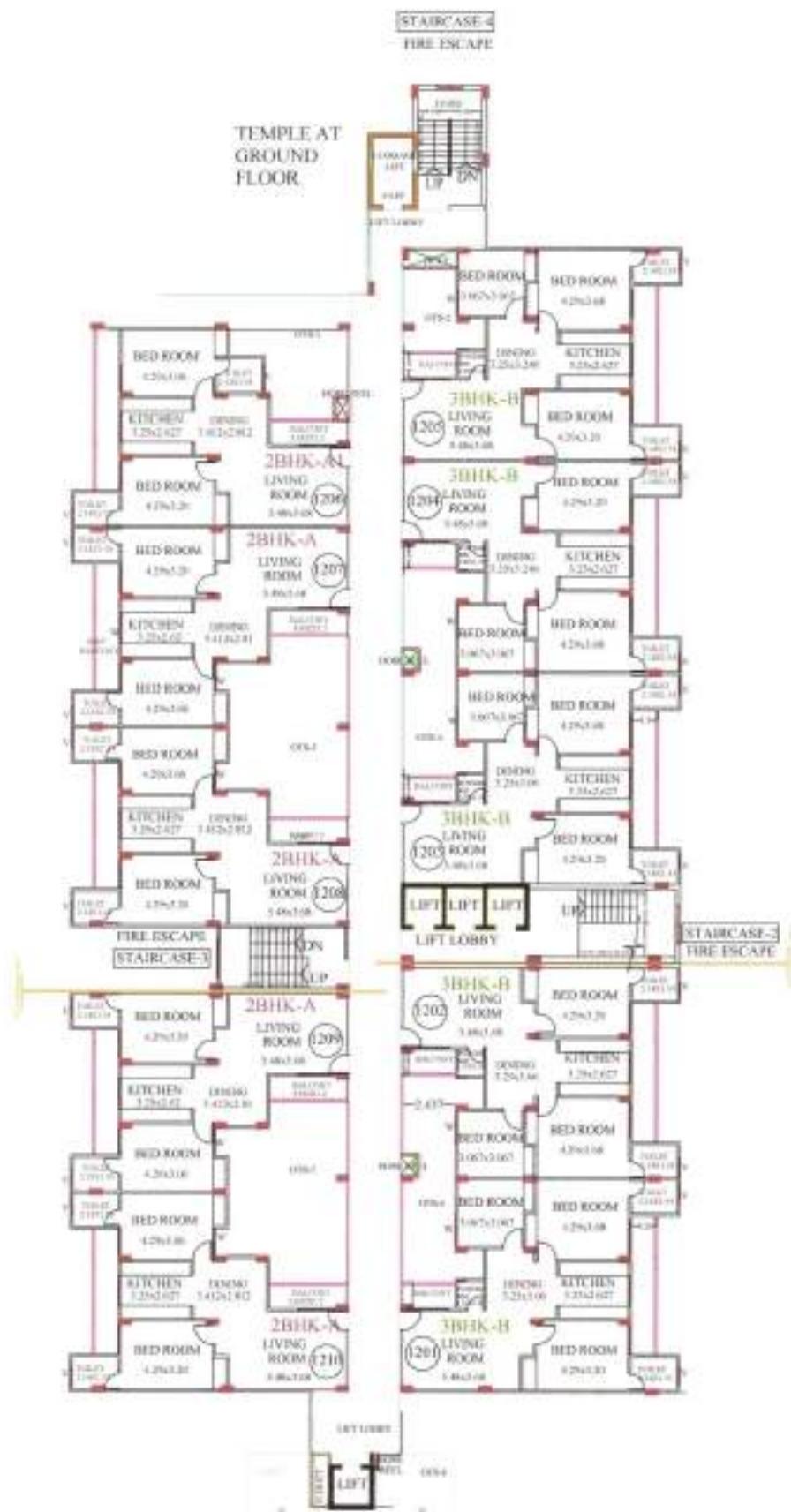


Citizen Infraventures Private Limited

### Director



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## TWELFTH FLOOR PLAN

Ram Saran Varma

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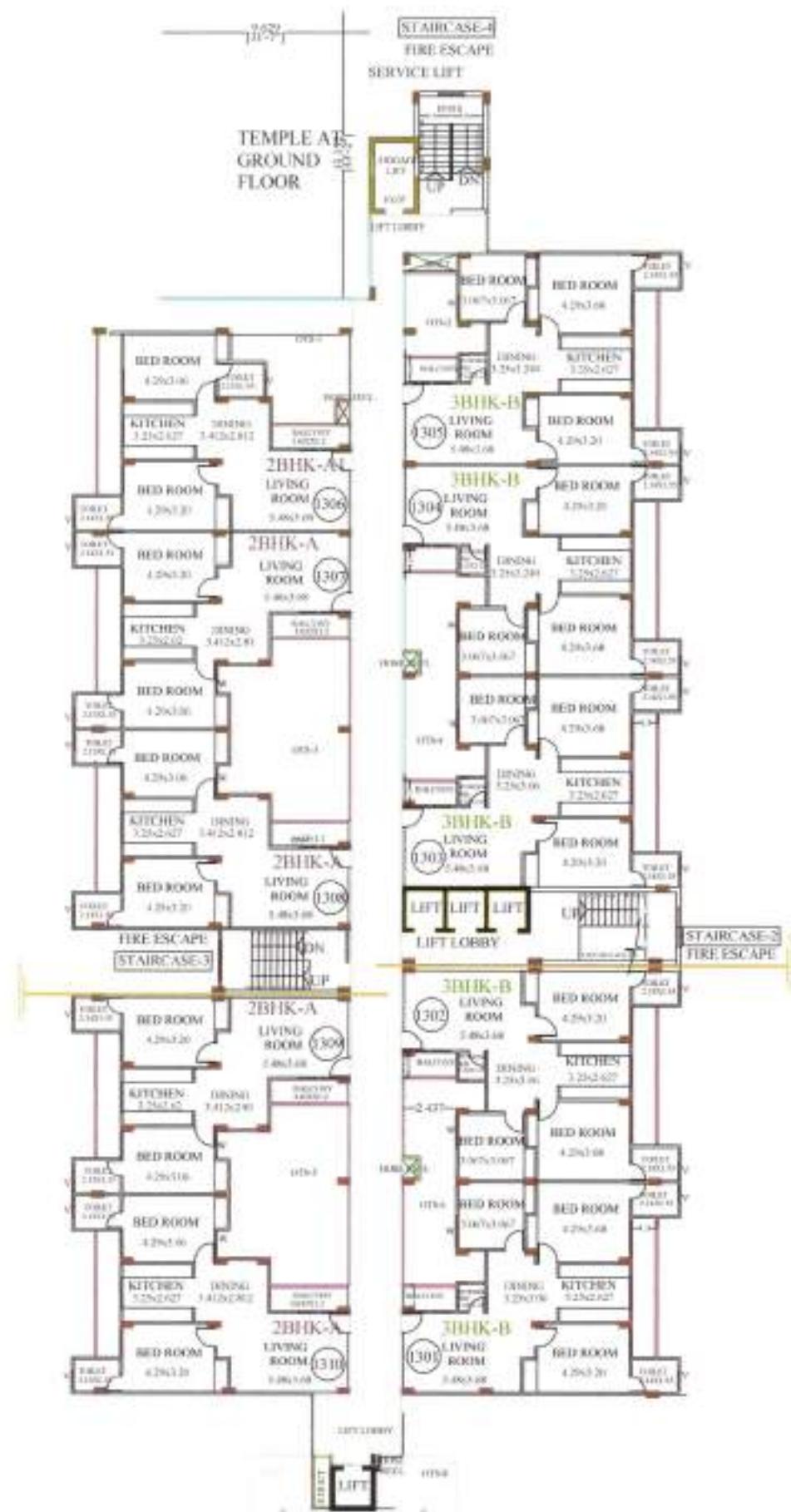
100

Citizen Infraventures Private Limited

John Director

### Director





## THIRTEENTH FLOOR PLAN

Ram Saran Varma

Citizen Infraventures Private Limited

John Director



IN WITNESS WHEREOF, both the parties have signed this Agreement for Construction/Builder's Agreement at Prayagraj, Uttar Pradesh on the date first mentioned above in the presence of the following witnesses:

**'FIRST PARTY/LAND OWNER'**

Ram Saran Varma

Signature



**'SECOND PARTY/BUILDER'**

Citizen Infra Ventures Private Limited

J. M. Varma

Signature

Director

CITIZEN INFRAVENTURES PVT. LTD



**Witnesses :- 1.**

Mr. Lov Verma

S/o- Mr. Ram Saran Varma

Address - 22, Clive Road, Prayagraj

Aadhar No.- 7800 1773 9417

Mobile No.- 9889031800



Tommy

Tommy

Tommy

**Witnesses :- 2.**

Mr. Nishith Verma

S/o- Late R.N. Verma

Address-1, M.G. Marg, Civil Lines, Prayagraj

Aadhar No.- 7225 9516 6587

Mobile No.- 9335155202



Tommy

Tommy

Tommy

**Drafted By** : Dharamraj N (Advocate)

EN U.P.-14284/2000

**Typed By** : Arvind Kumar Jaiswar

**Place** : Prayagraj

**Date** : 25<sup>th</sup> April, 2024

Dharamraj N

J. M. Varma

Ram Saran Varma

आवेदन सं: 202400890008094

बही संख्या 1 जिल्द संख्या 12885 के पृष्ठ 277 से 376 तक क्रमांक 2853 पर दिनांक 25/04/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



संतोष कुमार प्रभारी

उप निबंधक : सदर प्रथम

प्रद्यानराज

25/04/2024

प्रिंट करें



2853/29

## भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिवेशक सदर प्रथम प्रयागराज क्रम संख्या 2024018010311

आवेदन संख्या : 202400890008094

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2024-04-25 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम राम सरण वर्मा

लेख का प्रकार विक्रय अनुबंध विलेख

प्रतिफल की छनराजि 315799000 / 315799000.00

1. रजिस्ट्रीकरण शुल्क 3157990

2. प्रतिलिपिकरण शुल्क 220

3. निरीक्षण या तलाश शुल्क

4. मुश्ताक के अधिप्रभाषी करण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भत्ता

1 से 6 तक का योग 3158210

शुल्क वसूल करने का दिनांक 2024-04-25 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2024-04-25 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

## भाग 1

भाग 1 की प्रतिलिपि पर फिर से लगा

उपनिवेशक सदर प्रथम प्रयागराज क्रम संख्या

आवेदन संख्या : 202400890008094

अधिनियम 16 1908 की धारा 52 के अधीन

प्रस्तुतकर्ता या प्रतिलिपि या तलाश प्रमाण पत्र के लिए

राम सरण वर्मा

निधारक का नाम राम सरण वर्मा

लेख का प्रकार विक्रय अनुबंध विलेख (बिल्डर)

प्रतिफल की छनराजि 315799000

प्रार्थना या प्रस्तुत करने वा दिनांक 2024-04-25 0

दिनांक जब लेख प्रतिलिपि

या तलाश प्रमाण पत्र वापस करने के लिए तैयार होगा

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

## भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिवेशक सदर प्रथम प्रयागराज क्रम 2024018010311

आवेदन संख्या : 202400890008094

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2024-04-25 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम राम सरण वर्मा

लेख का प्रकार विक्रय अनुबंध विलेख

प्रतिफल की छनराजि 315799000 / 315799000.00

1. रजिस्ट्रीकरण शुल्क 3157990

2. प्रतिलिपिकरण शुल्क 220

3. निरीक्षण या तलाश शुल्क

4. मुश्ताक के अधिप्रभाषी करण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भत्ता

1 से 6 तक का योग 3158210

शुल्क वसूल करने का दिनांक 2024-04-25 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2024-04-25 00:00:00