



INDIA NON JUDICIAL



IN-UP45686450297484W

Government of Uttar Pradesh

e-Stamp

542324

₹49,99,200

Certificate No.

IN-UP45686450297484W

Certificate Issued Date

08-May-2024 04:52 PM

Account Reference

NEWIMPACC (SV)/ up14148904/ PRAYAGRAJ SADAR/ UP-AHD

Unique Doc. Reference

SUBIN-UPUP1414890487550001192267

Purchased by

Ms BRAND MARKETEERS PROP SAJID HUSSAIN SIDDIQUI, Prayagraj

Description of Document

Article 5 Agreement or Memorandum of an agreement

Property Description

P.No.2407,2408,2411,2412,2409 And P.No.2409
Vill.Sherdeeh P.No.56KHA/3 Vill.Rahimapur Phoolpur Prayagraj

Consideration Price (Rs.)

:

First Party

RATAN KUMAR AGRAWAL

Second Party

Ms BRAND MARKETEERS PROP SAJID HUSSAIN SIDDIQUI

Stamp Duty Paid By

Ms BRAND MARKETEERS PROP SAJID HUSSAIN SIDDIQUI

Stamp Duty Amount(Rs.)

49,99,200

(Forty Nine Lakh Ninety Nine Thousand Two Hundred only)

सत्यमेव जयते



2130 - 2135

IN-UP45686450297484W

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RD 0027277328

Statutory Alert:

1. the authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. in case of any discrepancy please inform the Competent Authority.



[2]



BUILDER'S AGREEMENT

THIS AGREEMENT made on this 9th day of May, 2024

BETWEEN

RATAN KUMAR AGRAWAL

[Aadhaar No. XXXX XXXX 3958 & PAN- AAPPA0630D]

Son of Sri Lal Ji Agrawal

Resident of 4/59, Agrawali Tola Jhunsi, Jhunsi, Allahabad now Prayagraj

[Mobile No.9956566549]

(Hereinafter called "**THE OWNER/ FIRST PARTY**"); which term shall always mean and include his heir(s), legal representative(s), successor(s), executor(s) and assignee(s); unless expressly excluded.

A N D

M/S BRAND MARKETEERS (PAN-AWGPS4610L);

a sole proprietorship firm; having its Regd. office

PF 13,14-4th floor, Vinayak Triveni Towers,

P. D. Tandon Road, Prayagraj through its Proprietor

SAJID HUSSAIN SIDDIQUI

[Aadhaar No. XXXX XXXX 5167]

Son of Sri Sadique Hussain Siddiqui

Resident of 976/89/30, Muir Road,

Prayagraj

[Mobile No. 9336336336]

(Hereinafter called '**THE DEVELOPER/ SECOND PARTY**'); which term, shall always mean and include its successor(s), legal representative(s), executor(s) and assignee(s); unless expressly excluded.

WHEREAS the above named Owner Sri Ratan Kumar Agrawal is exclusive owner and Bhumiidhar with transferable rights of following plots; all situated in Village – Sherdeeh & Rahimapur, Tehsil - Phulpur, District – Prayagraj; total area 3570.77 Sq. meter fully described at the end of this Builder's Agreement:



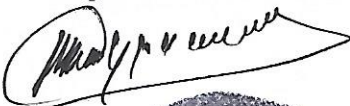
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photographs
09/5/2024*

Plot No. 2407, area - 1022.55 square meters; Plot No. 2408, area - 249.99 square meters; Plot No. 2411, area - 217.25 square meters; Plot No. 2412, area - 511.50 square meters; Plot No. 2409, area - 1401.48 square meters; All Plots situated in village - Sherdeeh, Tehsil - Phulpur, District Prayagraj and Plot No. 56 kha/3, area - 168 square meters, situated in Village - Rahimapur, Tehsil - Phulpur, District - Prayagraj; Total Area: 3570.77 square meters.

The name of the owner Ratan Kumar Agrawal is duly mutated in revenue records.

WHEREAS Sri Ratan Kumar Agrawal, the Owner/ First Party purchased the aforementioned Bhumidhari plots as per following sale deeds:

- I. Plot no. 2407, area - 1022.55 square meters; out of total Area - 0.444 Hectare vide sale deed dated 20-06-2022, Registered in Bahi No. 1, Zild No. 9184, in pages 295-310, at serial No. 6378, registered on 20-06-2022 in the office of Sub Registrar - Phulpur, District - Prayagraj.
- II. 325.92 square meters; out of total area - 0.1000 Hectare in plot no. - 2408 and entire share of Ajit Singh in Plot No. 2411, area - 0.0869 Hectare and in Plot No. 2412, area - 0.2046 Hectare vide regd. sale deed dated 10-06-2022, registered in Bahi No. 1, Zild 9167, in pages 357-374, at Sl. No. 5973, registered on 10-06-2022 in the office of Sub Registrar - Phulpur, District - Prayagraj.
- III. 156.75 square meters i.e. entire 1/12 share of one co-sharer Shailendra Singh in Plot No. - 2408, area- 0.1000 Hectare; in Plot no. 2411, area - 0.0869 Hectare vide Regd. sale deed dated 11-04-2018, Registered in Bahi No. 1, Zild 6717, in pages 123-150, at serial No. 3426 registered on 18-04-2018 in the office of Sub Registrar -Phulpur, District - Prayagraj.
- IV. 170.50 square meters, the entire 1/12 share of one co-sharer Shailendra Singh in plot No. 2412, area - 0.2046 hectare and entire share of Ajit Singh vide Regd. sale deed dated 10-06-2022, Registered in Bahi No. 1, Zild 6717, in pages



आवेदन सं०: 202400889007571

विक्रय अनुबंध विलेख (बिल्डर)

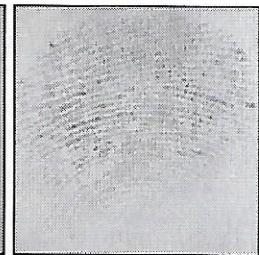
बही सं०: 1

रजिस्ट्रेशन सं०: 5423

वर्ष: 2024

प्रतिफल- 71416000 स्टाम्प शुल्क- 4999200 बाजारी मूल्य - 71416000 पंजीकरण शुल्क - 714160 प्रतिलिपिकरण शुल्क - 100 योग : 714260

श्री मेसर्स ब्रैंड मार्केटर्स द्वारा
साजिद हुसैन सिद्दीकी अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री सादिक हुसैन सिद्दीकी
व्यवसाय : अन्य
निवासी: 976/89/30, म्योर रोड, प्रयागराज




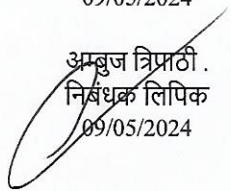
श्री, मेसर्स ब्रैंड मार्केटर्स द्वारा

साजिद हुसैन सिद्दीकी अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 09/05/2024
एवं 02:52:19 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


डा० प्रभा मिश्रा
उप निबंधक : फूलपुर
प्रयागराज
09/05/2024


अनुभुज त्रिपाठी
निबंधक लिपिक
09/05/2024

प्रिंट करें



151-180, at serial No. 3427, registered on 11-04-2018 in the office of Sub Registrar – Phulpur, District - Prayagraj.

V. 388 square yard or 325.92 square meters, the entire share of Smt. Rajrani wife of Anil Kumar Singh in plot No. 2408, area - 0.1000; Plot No. 2411, Area - 0.0869 Hectare and Plot No.2412, area - 0.2046 Hectare vide Regd. sale deed dated 10-06-2022, Registered in Bahi No. 1, Zild 9167, in pages 375-392, at serial No. 5974, registered on 10-06-2022 in the office of Sub Registrar – Phulpur, District - Prayagraj.

VI. 1254 square meters; out of total Area - 0.4571 hectare in Plot No. 2409 vide sale deed dated 03-06-2021, Registered in Bahi No. 1, Zild 8551, in pages 49-68, at serial No. 4185, registered on 03-06-2021, in the office of Sub Registrar- Phulpur, District - Prayagraj.

VII. 147.48 square meter; out of total Area - 0.4571 hectare in Plot No.2409 vide sale deed dated 02-12-2022, Registered in Bahi No. 1, Zild 9474, in pages 309-326, at serial No. 13551, registered on 02-12-2022, in the office of Sub Registrar - Phulpur, District - Prayagraj.

VIII. 200 square yard or 168 square meters; out of total Area - 0.0740 hectare in Plot No. 56Kha of Smt. Ruchi Singh and Dr. Vipin Singh vide sale deed dated 07-06-2022, Registered in Bahi No. 1, Zild 9162, in pages 153-170, at serial No. 5847, registered on 07-06-2022, in the office of Sub Registrar -Phulpur, District - Prayagraj.

AND the aforesaid Ratan Kumar Agrawal hereby declare that he is exclusive owner in actual and physical possession and Bhumidhar having transferable rights in the aforementioned plots. All the aforesaid plots are identifiable on the spot and there is no dispute whatsoever in respect of aforementioned plots.

AND WHEREAS the Owner/First Party has decided to develop the aforesaid land total area 3570.77 square meters, fully described here in before



बही सं०: 1

रजिस्ट्रेशन सं०: 5423

वर्ष: 2024

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

श्री रतन कुमार अग्रवाल, पुत्र श्री लाल जी अग्रवाल

निवासी: 4/59, अग्रवाली टोला झूँसी, झूँसी, प्रयागराज

व्यवसाय: अन्य

क्रेता: 1



श्री मेसर्स ब्रैंड मार्केटर्स के द्वारा साजिद हुसैन सिद्दीकी, पुत्र श्री
सादिक हुसैन सिद्दीकी

निवासी: 976/89/30, म्योर रोड, प्रयागराज

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री राजीव विकास चन्द्र, पुत्र श्री गुलाब चन्द्र

निवासी: जी-304, हरित कुंज 25, पन्ना लाल रोड (नियर राज
नर्सिंग होम), प्रयागराज

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री मूल चंद यादव, पुत्र श्री नंदन यादव

निवासी: 157, नैका महीन, झूँसी, प्रयागराज

व्यवसाय: अन्य



रजिस्ट्रेशन अधिकारी के हस्ताक्षर

डा० प्रभा मिश्रा

उप निबंधक : फूलपुर

प्रयागराज

09/05/2024

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

अम्बुज त्रिपाठी.

निबंधक लिपिक प्रयागराज

09/05/2024

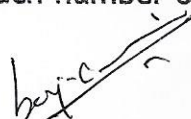
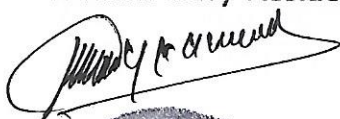
प्रिंट करें

and at the end of this deed and also shown to be bounded by red lines in the annexed plan.

AND WHEREAS the Owner/First Party hereby represents and assure the the Second Party as follows:-

1. The Owner/First Party has not entered into any Agreement of either sale or mortgage or for development of the said property with any one else in the past.
2. That the Owner/First Party hereby declare and assure the Builder that the property is free from all sorts of encumbrances i.e. mortgage, charges, gifts, wills, exchanges, attachments, injunction, notice prior agreement to sell/ collaboration agreement and shall also keep the property free from all sorts of encumbrances till the completion of the building, sharing of the respective portions in the new building and registration of their respective portion. Whatsoever if it will be ever proved otherwise, First Party shall be liable and responsible for making good all losses, which may be suffered, incurred, undergone and sustained all by the Builder as a result thereof.
3. There is no legal dispute pending against the aforesaid site.
4. That except the Owners/ First party or their successors, no body else has any right or title, interest, claim or demand whatsoever or howsoever into or upon the said property.
5. That there is no notice of acquisitions or requisition received or pending in respect of the property.

AND WHEREAS on the basis of aforesaid representations, the Second Party has decided to develop the aforesaid property and agreed for the construction of multi-story Residential Complex comprising such number of floors, which may



be permitted by P.D.A., Prayagraj by its own investment and money over the aforesaid property.


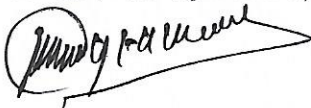
NOW THE OWNERS/ FIRST PARTY AND THE BUILDER/ SECOND PARTY HERE TO COVENANTS AS UNDER: -

1. That the First Party do hereby declare that they are exclusive owners in actual and physical possession of following Bhumidhari land:

Plot No. 2407, area - 1022.55 square meters; Plot No. 2408, area - 249.99 square meters; Plot No. 2411, area - 217.25 square meters; Plot No. 2412, area - 511.50 square meters; Plot No. 2409, area - 1401.48 square meters; All Plots situated in village - Sherdeeh, Tehsil - Phulpur, District Prayagraj and Plot No. 56 kha/3, area - 168 square meters, situated in Village - Rahimapur, Tehsil - Phulpur, District - Prayagraj; Total Area: 3570.77 square meters fully described at the end of this deed and also shown to be bounded by red lines in the annexed plan.

2. That the Second party has already obtained a building plan sanctioned by Prayagraj Development Authority, Prayagraj over the aforesaid Bhumidhari land; Total Area - 3570.77 Sq. Meters fully described at the end of this deed and also shown to be bounded by red lines in the annexed plan and the entire cost and expenses to obtain the sanction of the aforesaid building plan has been borne by the Second Party alone.

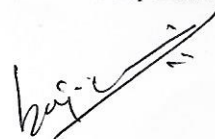
3. That the First party shall deliver the vacant possession of the aforesaid Bhumidhari land fully described at the end of this deed and also shown to be bounded by red lines in the annexed plan to the Second party within 7 days from the date of execution of this Builder's Agreement for the purpose of construction of Multistoried Building in terms of Builder's Agreement as per map sanctioned by P.D.A., Prayagraj.



4. That the Second Party shall construct Multistoried Residential Complex by 'A' Class material as may be permitted by the P.D.A., Prayagraj over the aforesaid Bhumidhari land total Area -3570.77 Sq. Meters fully described at the end of this deed and also shown to be bounded by red lines in the annexed plan strictly as per sanctioned plan and shall be solely responsible for that.
5. That the funds for construction of building and completion of project shall be arranged and borne by the Second Party alone.
6. That liability to pay all property tax up to the date of execution of this Builder's Agreement shall be exclusive liability of the Owners/ First Party.
7. That the Second Party shall provide parking, open space and residential Flats/ Apartments in the suitable place in the multistoried residential complex as permitted under law by Prayagraj Development Authority, Prayagraj.
8. That the above Project i.e. Multistoried Residential Complex shall be known as **"(BMRR) TRIDHARA"**.
9. That on completion of the project i.e. on completion of entire construction of Multistoried complex the Owner/ First Party shall become absolute Owner of 40% (Forty Percent) area on each Floor together with proportionate land of the total saleable constructed area and remaining 60% (Sixty Percent) of the total saleable constructed area on each Floor together with proportionate land shall be exclusively owned and possessed by the Second party.
10. That the Builder/Second Party shall be entitled to get loan from any Bank or Financial Institution on the aforesaid project and the Owner/ First Party shall have no objection for the same and shall sign all documents that may be required by the Banker or any other financial institution but in no case the Owner/ First Party shall have any financial liability.
11. That the Owner/ First Party shall be entitled to enter into agreement for the transfer, sell, lease of the Owners' share. The Builder/Second Party shall be









entitled to enter into agreement for the transfer, sell or lease of the Builder's share.

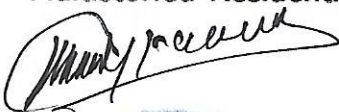
12. That the Owner/ First Party undertake that he will execute a letter of Power of Attorney or any other document in case the Builder so requires for the purpose of effective implementation of this agreement but in no case the Owner/ First Party shall have any liability whatsoever either Financial or otherwise.

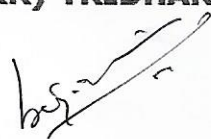
13. That the Builder shall be entitled to modify or effect any change, modification or alterations to the sanctioned development Plan, if so required.

14. That, if required, the Owner/ First Party shall get the sub division of the land subject matter of this Builder's Agreement from the concern authority at his own cost and expenses.

15. That the map is to be sanctioned as per FAR permitted by P.D.A., Prayagraj. The present FAR permitted by P.D.A., Prayagraj is 2.5. However, in case during the period of construction, if, the P.D.A. Prayagraj permits more FAR, in such case the Second Party shall submit revised plan and shall construct as per revised FAR. The First party alone shall bear entire cost expenses of purchasing additional purchasable FAR. The First and the Second Party shall be exclusive owner of such additional construction together with proportionate land in the aforesaid proportion of 40% : 60%.

16. That as per Building Plan sanctioned by Prayagraj Development Authority, Prayagraj (**Annexure-1**), the Residential Flats showing the constructed saleable area to be owned by the First Party and the constructed saleable area to be owned by the Second Party in the above ratio of 40% : 60% have been mutually decided by the parties hereto i.e. First Party and the Second Party. The share of the owner is shown by colour **GREEN** and the share of the Builder is shown by colour **RED** in **Annexure-2, Annexure-3 and Annexure-4** to this Builder's Agreement. The statement of entire constructed area of the Multistoried Residential Complex known as "**(BMRR) TRIDHARA**" is given in



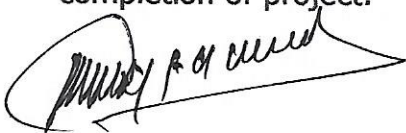



Annexure-5 to this Builder's Agreement. On completion of the project i.e. on completion of entire construction of Multistoried Complex the Owner/ First Party and the Builder/Second Party shall become absolute owner of their respective shares as mentioned herein before in this para.

17. That the entire constructed saleable area owned by the First Party as mentioned here in before shall, along with proportionate land, absolutely vest in the First Party and the First Party alone shall be entitled to either retain or execute sale deed of the same at their own discretion by their own signatures with out any interference by the Second party or its successors or legal representatives, executors, assignees or nominees.

18. That similarly the entire constructed saleable area owned by the Second Party as mentioned here in before shall, along with proportionate land, absolutely vest in the Second Party and the Second Party shall alone be entitled to either retain or sell the same by its own signatures with out any interference by the First party or their heirs, legal representatives, executors or assignees or nominees.

19. That the Second Party has given advance/ security money of Rs.1,80,00,000/- (Rupees One Crore Eighty Lac only) to the First Party as per details given in schedule of payment given at the end of this deed and the receipt of which is hereby acknowledged by the First Party. The aforesaid entire advance/ security amount of Rs. 1,80,00,000/- (Rupees One Crore Eighty Lac only) without interest shall be returned by the First Party to the Second Party within Six months from the date of completion of project and in case he fails to pay the entire aforesaid amount, the same shall be adjusted from 40% share of the Owner First party at the then circle rate and the builder shall become exclusive owner of such share immediately after expiry of six months from completion of project.



20. That the Builder shall abide by all the laws, bye-laws, rules and regulations of the Govt./ Local Bodies as the case may be, & shall attend to assure and be responsible for any deviation, violation/ breach of any of the said laws, bye-laws, rules & regulations.

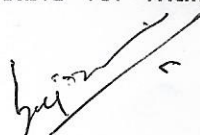
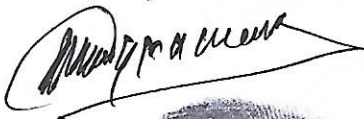
21. That the entire project shall be completed as far as possible within a period 36(Thirty Six) months with further period of six months grace period, if needed, from the date of execution of this Builder's Agreement.

However any period, during which the Second Party shall not be entitled or able to carry out development work or raise construction under unforeseen circumstances like restrain order by court etc., or any dispute with the adjoining owners, the same shall not be taken in account in calculating the aforesaid period of 36(Thirty Six) with further period of six months grace period, if needed.

22. That the open areas of the plot/ land after construction of building and the roof top of the Multi storied Building shall be exclusively under control and management of the First Party and the Second party and the same shall always be used by both parties for more beneficial enjoyment of the entire complex in proportion of their share i.e. 40% : 60%.

23. That the passage, common area and common amenities of the Multi story complex shall always be available for use to the First party, Second Party, their transferees, and assignees of the multistoried complex as per terms that may be decided by the First party, Second Party, their transferees, and assignees in proportion of their share.

24. That on completion of the project the First party, the Second Party and their successors, heirs, legal representatives, and assignees shall form a society comprising the First Party, the Second Party, their heirs, legal representatives, and assignees and transferees/ or assignees of various units of Multi Storied Complex and the said society shall be responsible for maintenance (in all respect) of the Multi-story Complex.



25. That in case of any dispute arising between the parties hereto pertaining to the terms and conditions of this Builder's Agreement, the same shall be referred to an arbitrator with the mutual consent of the owner and the builder and the decision of the sole Arbitrator shall be final and binding on the parties hereto. The provisions of Arbitration and Conciliation Act 1996 shall be fully applicable to such Arbitration proceedings.
26. That it is specifically mentioned and made clear that during construction of the Multi Storied Complex the First Party including their heirs and LR's, executors, nominees and assignees shall not be entitled to interfere in any manner in the construction of the multistoried complex and the construction work shall not be stopped in any circumstance even during pendency of the arbitral proceeding.
27. That if, due to any defect in the title of the Owner any loss is caused to the Builder, the owner shall duly indemnify the Builder.
28. That the Owner/ First Party shall ensure that there is no dispute once the construction work has started. In case of any outside dispute, the First Party shall manage and be responsible for delay in work and accordingly compensate the Second Party.
29. That the Owner/ First Party have handed over all the original documents/ title Deeds to the Builder/ Second Party at the time of execution of this Builder's Agreement and the receipt of which is hereby acknowledged by the Builder. The aforesaid original documents shall be retained by the Builder/ Second Party till the completion of the project and after taking possession of the constructed area of their share.
30. That cost and expenses of this Builder's Agreement including payment of Stamp Duty is borne by the Second Party.



SCHEDULE OF PAYMENT

Sl. No.	Date	Mode of Payment	Amount In Rupees
1.	03.06.2022	Through RTGS vide UTR No. SBINR52022060387145611	1,00,00,000/-
2.	17.06.2022	Through RTGS vide UTR No. SBINR52022061789563317	40,00,000/-
3.	25.08.2022	Through RTGS vide UTR No. SBINR52022082500999906	40,00,000/-

Total (Rupees One Crore Eighty Lac only)

Rs. 1,80,00,000/-

DETAILS OF PROPERTY

Plot No. 2407, area - 1022.55 square meters; Plot No. 2408, area - 249.99 square meters; Plot No. 2411, area - 217.25 square meters; Plot No. 2412, area - 511.50 square meters; Plot No. 2409, area - 1401.48 square meters; All Plots situated in village - Sherdeeh, Tehsil - Phulpur, District Prayagraj and Plot No. 56 kha/3, area - 168 square meters, situated in Village - Rahimapur, Tehsil - Phulpur, District - Prayagraj; Total Area: 3570.77 square meters and bounded as below:

North - Part of Arazi No. 2407 & part of Arazi No. 2408, 2411 & 2412 Sherdeeh

South - Arazi No. 2410 & part of Arazi No. 2408, 2411 & 2412 Sherdeeh

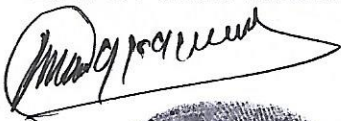
Boundary wall Phoolchandra singh

East - 28 meter Allahabad-Jaunpur Road & Part of Arazi No. 56 kha/3 Gram Rahimapur & After Arazi No. 2408, 2411 & 2412 Sherdeeh

West - Part of Arazi No. 2407 & 2409 Sherdeeh

And also shown to be bounded by red lines in the annexed plan.

Note: The land subject matter of this Builder's Agreement is situated on Segment "From Sherdeeh Tiraha uptill Kamlesh Yadav Degree College" within the jurisdiction of Sub Registrar - Phulpur, Prayagraj given in Praroop -4, at Sl. No.9, at page 61 in the Circle Rate fixed by Collector, Prayagraj for the year - 2023-24 w.e.f. 02.12.2022.






Valuation of property for the purposes of payment of Stamp Duty:

Area : 3570.77 Sq. Mtrs.

Value of land

@ Rs. 20,000/- per Sq. Mtrs. = 3570.77 Sq. Mtr. X Rs. 20,000/-
= Rs. 7,14,15,400/-
Or Rs. 7,14,16,000/-

Stamp of Rs. 49,99,120/- is payable on Rs. 7,14,16,000/- as per G.O. No. 2756/11 dated 30.6.2008 of U.P. Government.

Total Stamp Duty of Rs.49,99,200/- is paid through e-Stamp bearing Certificate No.IN-UP45686450297484W dated 8th May,2024.

IN WITNESS WHEREOF We the parties hereto have signed and set their hands on the day, months and year first above-mentioned.

(Builder/ Second Party)

(Owner/ First Party)

Witnesses:

1. RAJEEV VIKAS CHANDRA
(Aadhaar No. XXXX XXXX 4040)
Son of Mr. Gulab Chandra
Resident of G-304, Harit Kunj
25, Panna Lal Road (Near Raj Nursing Home),
Prayagraj (U.P.)
[Mobile No. 9027188701]

2. MOOL CHAND YADAV
(Aadhaar No. XXXX XXXX 2921)
Son of Mr. Nandan Yadav
Resident of 157, Naika Maheen, Jhunsi,
Prayagraj (U.P.)
[Mobile No. 7307269609]

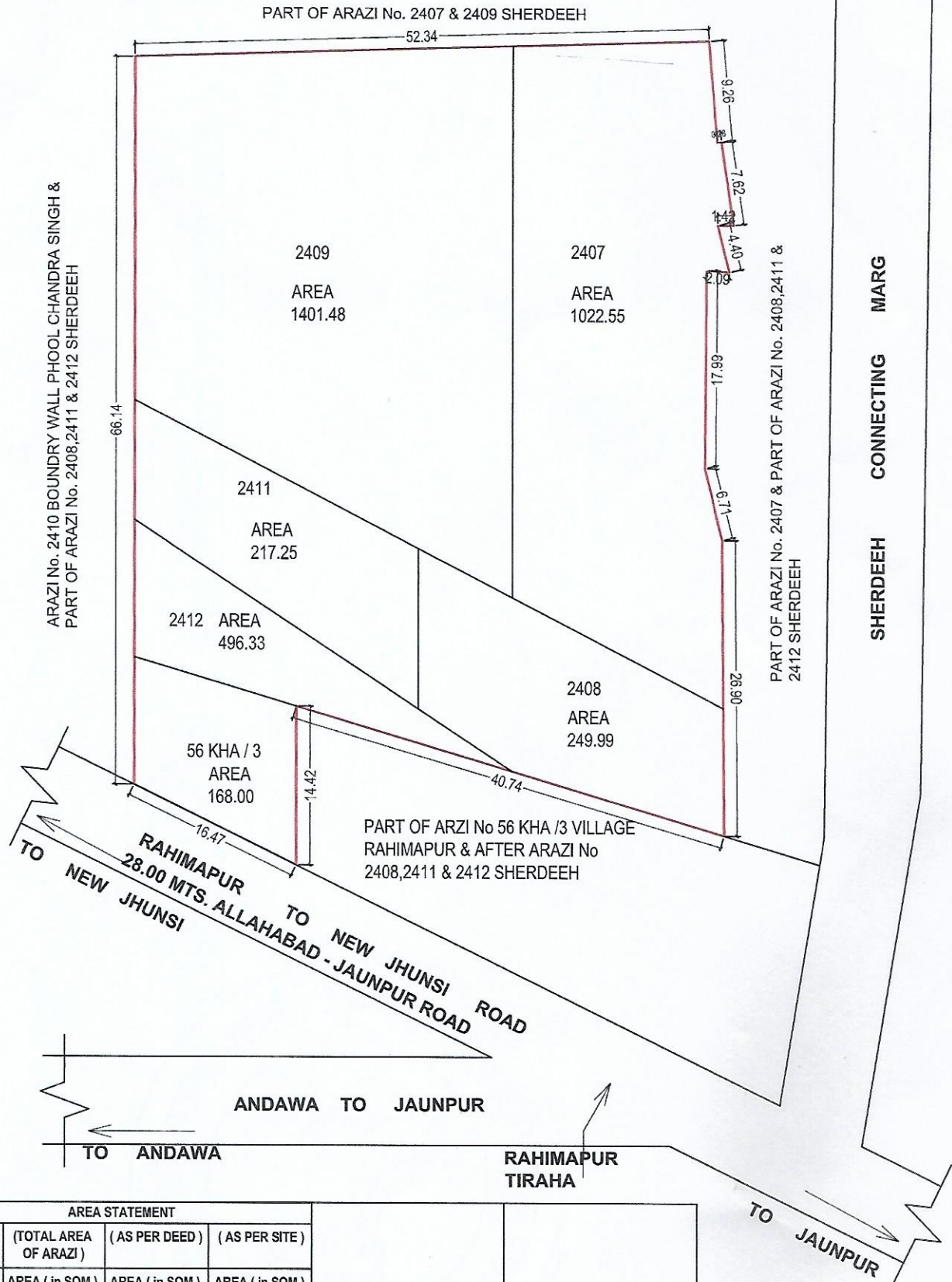
Drafted by:

Typed by:



PROJECT TITLE :- BMRR TRIDHARA

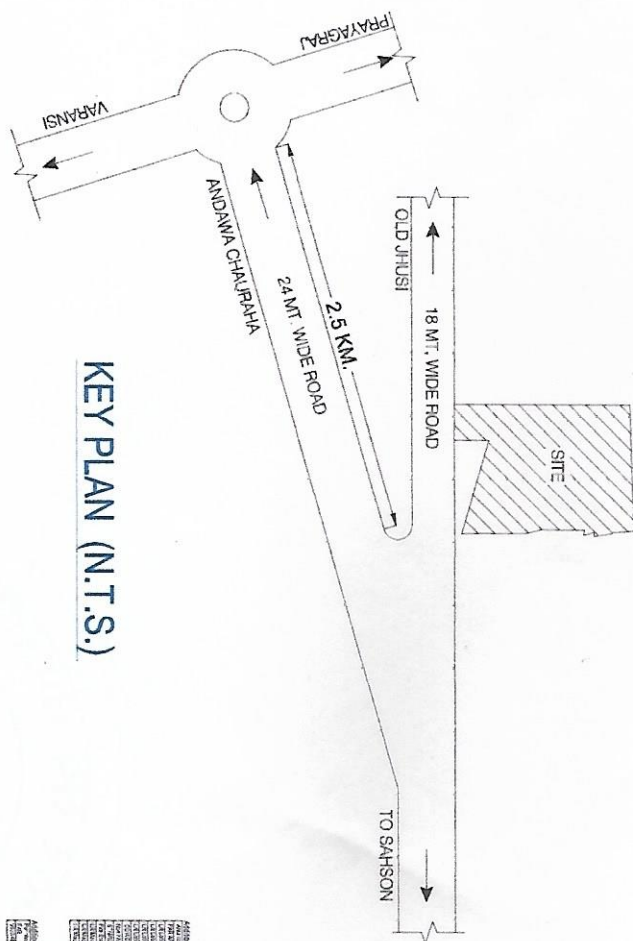
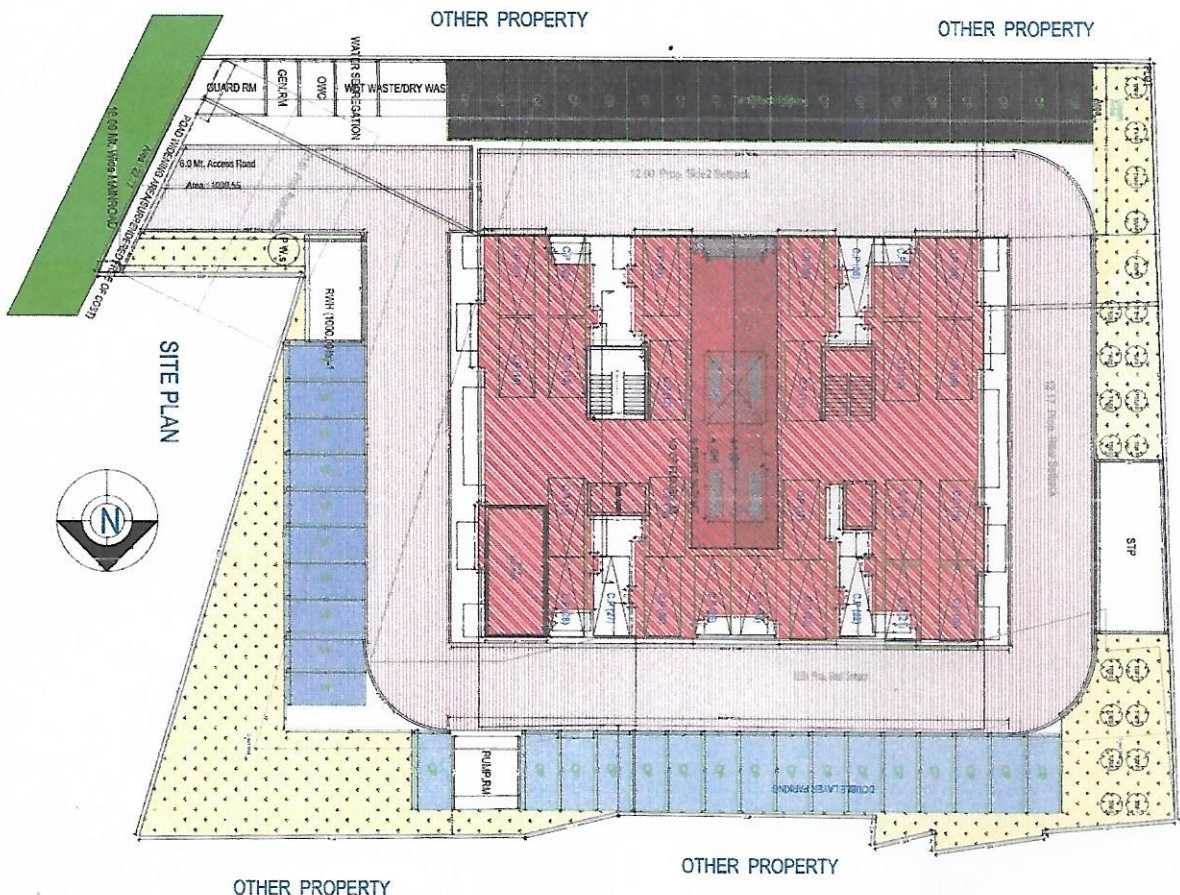
PROJECT TITLE :- PROPOSED GROUP HOUSING BUILDING PLAN OF ARAZI NO. 2407,2408,2409, 2411, & 2412 SITUATED IN VILL - SHERDEEH, TEHSIL - PHULPUR ,DISTRICT- PRAYAGRAJ .
& ARAZI NO. 56KHA/3 SITUATED IN VILL - RAHIMAPUR, TEHSIL - PHULPUR ,DISTRICT- PRAYAGRAJ
OWNER - RATAN KUMAR AGRAWAL S/O - SRI. LAL JI AGRAWAL



AREA STATEMENT

	(TOTAL AREA OF ARAZI)	(AS PER DEED)	(AS PER SITE)
ARAZI NO.	AREA (in SQM.)	AREA (in SQM.)	AREA (in SQM.)
56 KHA / 3	740.00	168.00	168.00
2407	4400.00	1022.55	1022.55
2408	1000.00	249.99	249.99
2409	4571.00	1401.48	1401.48
2411	869.00	217.25	217.25
2412	2046.00	511.50	496.33
TOTAL		3570.77	3555.60





KEY PLAN (N.T.S.)

FISH LIST										FISH LIST									
FISH LIST					FISH LIST					FISH LIST					FISH LIST				
No.	Name	Family	Order	Class	No.	Name	Family	Order	Class	No.	Name	Family	Order	Class	No.	Name	Family	Order	Class
1	1	...	...	...	...	1	...	...	...	...	1	...	...	...	...
2	2	...	...	...	...	2	...	...	...	...	2	...	...	...	...
3	3	...	...	...	...	3	...	...	...	...	3	...	...	...	...
4	4	...	...	...	...	4	...	...	...	...	4	...	...	...	...
5	5	...	...	...	...	5	...	...	...	...	5	...	...	...	...
6	6	...	...	...	...	6	...	...	...	...	6	...	...	...	...
7	7	...	...	...	...	7	...	...	...	...	7	...	...	...	...
8	8	...	...	...	...	8	...	...	...	...	8	...	...	...	...
9	9	...	...	...	...	9	...	...	...	...	9	...	...	...	...
10	10	...	...	...	...	10	...	...	...	...	10	...	...	...	...
11	11	...	...	...	...	11	...	...	...	...	11	...	...	...	...
12	12	...	...	...	...	12	...	...	...	...	12	...	...	...	...
13	13	...	...	...	...	13	...	...	...	...	13	...	...	...	...
14	14	...	...	...	...	14	...	...	...	...	14	...	...	...	...
15	15	...	...	...	...	15	...	...	...	...	15	...	...	...	...
16	16	...	...	...	...	16	...	...	...	...	16	...	...	...	...
17	17	...	...	...	...	17	...	...	...	...	17	...	...	...	...
18	18	...	...	...	...	18	...	...	...	...	18	...	...	...	...
19	19	...	...	...	...	19	...	...	...	...	19	...	...	...	...
20	20	...	...	...	...	20	...	...	...	...	20	...	...	...	...
21	21	...	...	...	...	21	...	...	...	...	21	...	...	...	...
22	22	...	...	...	...	22	...	...	...	...	22	...	...	...	...
23	23	...	...	...	...	23	...	...	...	...	23	...	...	...	...
24	24	...	...	...	...	24	...	...	...	...	24	...	...	...	...
25	25	...	...	...	...	25	...	...	...	...	25	...	...	...	...
26	26	...	...	...	...	26	...	...	...	...	26	...	...	...	...
27	27	...	...	...	...	27	...	...	...	...	27	...	...	...	...
28	28	...	...	...	...	28	...	...	...	...	28	...	...	...	...
29	29	...	...	...	...	29	...	...	...	...	29	...	...	...	...

Green and open space areas	
Score 0	Prop. Area
Green Area	Ratio

Tree Details (Table 2)	
Tree ID	Tree Type
T1	Maple
T2	Oak
T3	Pine

[illegible][illegible]

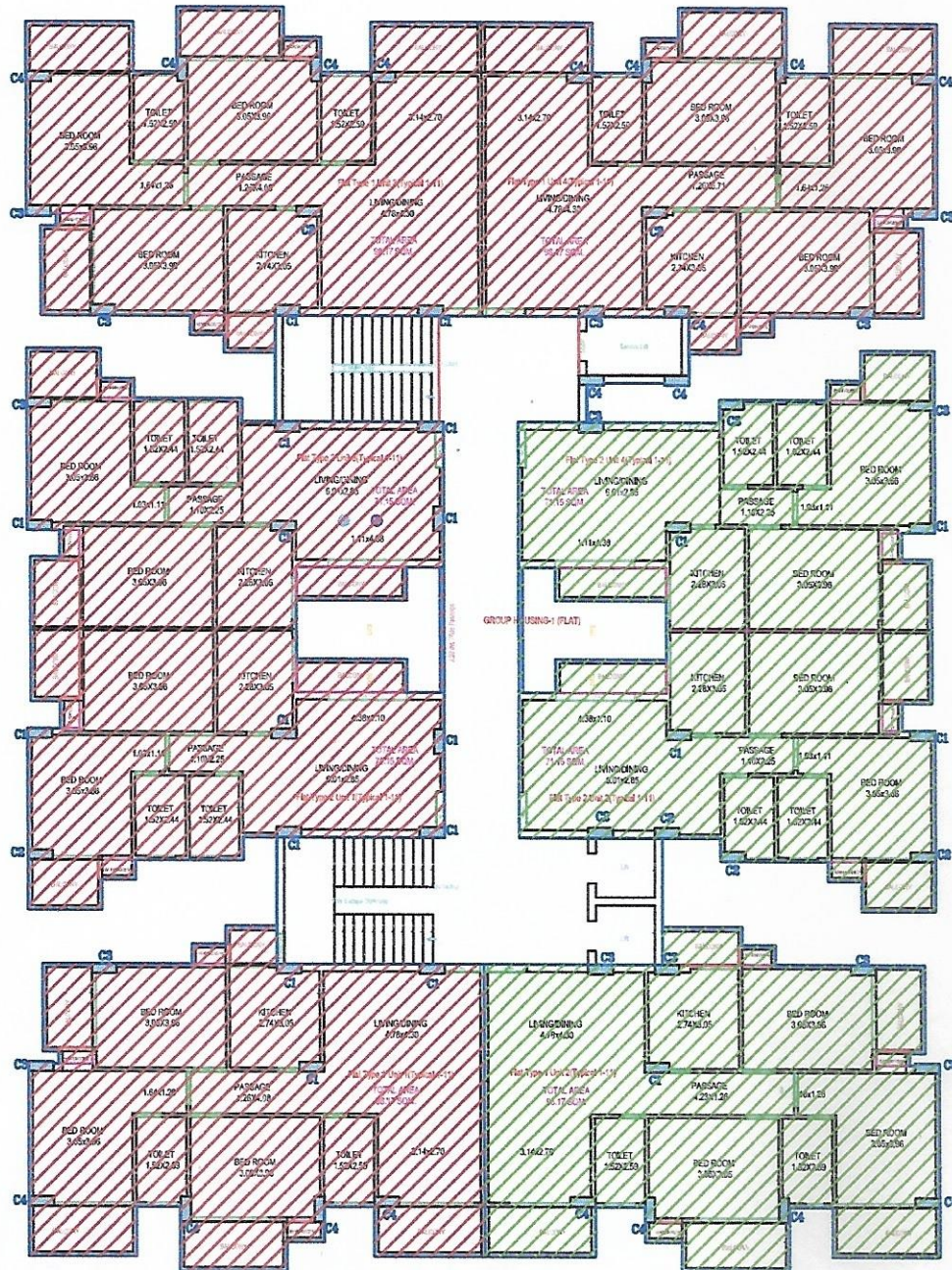
Protein	Protein Name	Accession No.
Protein 1	Protein 1	123456
Protein 2	Protein 2	234567
Protein 3	Protein 3	345678
Protein 4	Protein 4	456789
Protein 5	Protein 5	567890
Protein 6	Protein 6	678901
Protein 7	Protein 7	789012
Protein 8	Protein 8	890123
Protein 9	Protein 9	901234
Protein 10	Protein 10	012345

Date of Birth		Sex		Age		Height		Weight		Blood Pressure		Heart Rate		Respiratory Rate		Temperature		Pulse		Systolic Pressure		Diastolic Pressure		Mean Pressure		Pulse Pressure		Systolic Pressure		Diastolic Pressure		Mean Pressure		Pulse Pressure																																																																	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

PROJECT NAME : BMRR TRIDHARA

**PROJECT TITLE : PROPOSED GROUP HOUSING BUILDING PLAN OF ARAZI NO. 2407,2408,2409,2411, & 2412 SITUATED IN VILL - SHERDEEH, TEHSIL - PHULPUR, DISTRICT- PRAYAGRAJ .
& ARAZI NO. 56KHA/3 SITUATED IN VILL - RAHIMAPUR, TEHSIL - PHULPUR ,DISTRICT- PRAYAGRAJ**

**OWNER - RATAN KUMAR AGRAWAL
S/O - SRI. LAL JI AGRAWAL**



FIRST FLOOR TO TENTH FLOOR PLAN

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THUS SHOWN 64.76% COVERED AREA
THUS SHOWN 35.24% COVERED AREA

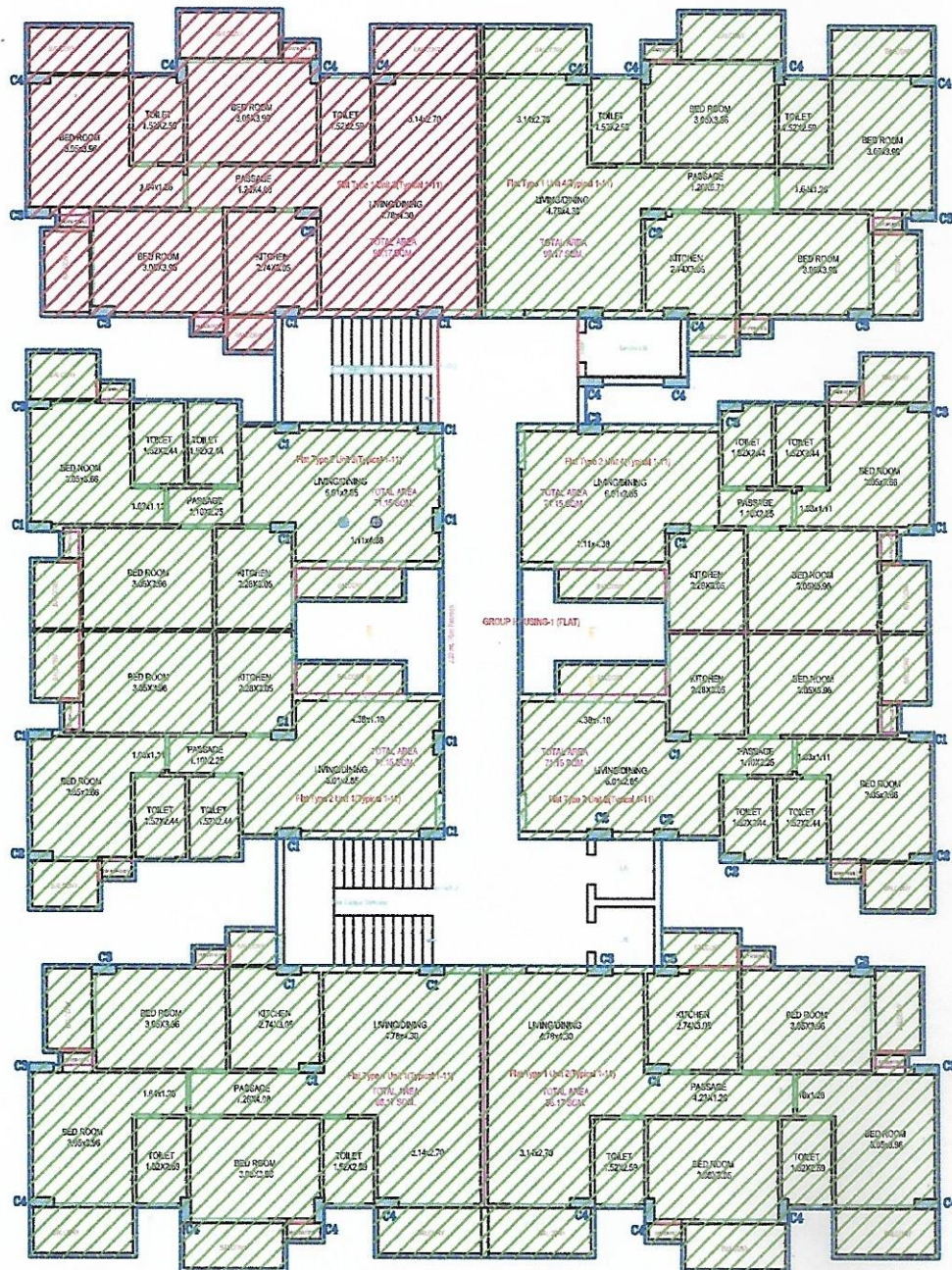
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PROJECT NAME : BMRR TRIDHARA

**PROJECT TITLE : PROPOSED GROUP HOUSING BUILDING PLAN OF ARAZI NO. 2407,2408,2409,2411, & 2412 SITUATED IN VILL - SHERDEEH, TEHSIL - PHULPUR, DISTRICT- PRAYAGRAJ .
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**OWNER - RATAN KUMAR AGRAWAL
S/O - SRI. LAL JI AGRAWAL**



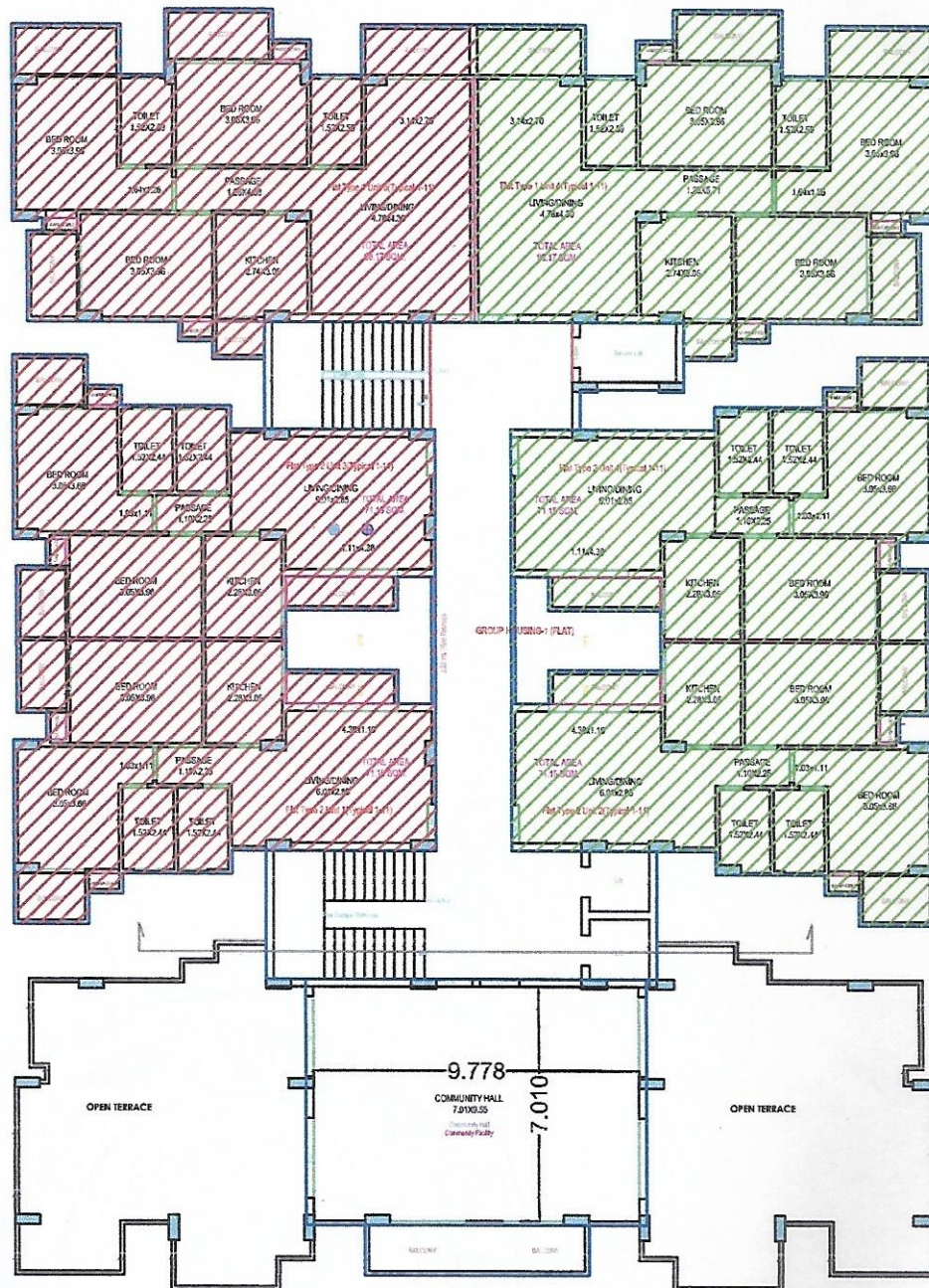
ELEVENTH FLOOR PLAN

	THUS SHOWN 19.34% COVERED AREA
	THUS SHOWN 80.66% COVERED AREA

PROJECT NAME : BMRR TRIDHARA



PROJECT TITLE : PROPOSED GROUP HOUSING BUILDING PLAN OF ARAZI NO. 2407,2408,2409,2411, & 2412 SITUATED IN VILL - SHERDEEH, TEHSIL - PHULPUR, DISTRICT- PRAYAGRAJ .
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OWNER - RATAN KUMAR AGRAWAL
S/O - SRI. LAL JI AGRAWAL



Manoj Kumar

TWELFTH FLOOR PLAN

	THUS SHOWN 50% COVERED AREA
	THUS SHOWN 50% COVERED AREA



PROJECT NAME :- BMRR TRIDHARA

PROJECT TITLE :- PROPOSED GROUP HOUSING BUILDING PLAN OF ARAZI NO. 2407,2408,2409,2411, & 2412 SITUATED IN VILL - SHERDEEH, TEHSIL - PHULPUR, DISTRICT- PRAYAGRAJ .

& ARAZI NO. 56KHA/3 SITUATED IN VILL - RAHIMAPUR, TEHSIL - PHULPUR ,DISTRICT- PRAYAGRAJ

OWNER - RATAN KUMAR AGRAWAL

S/O - SRI. LAL JI AGRAWAL

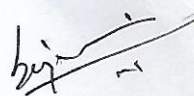
AREA STATEMENT OF 1st FLOOR TO 11TH FLOOR

SR. NO.	UNIT MARKS	FLAT TYPE	FLOOR	BUILT UP AREA(SQM.)	BUILT UP AREA(sq.ft.)	SUPER BUILT UP AREA(SQM.)	SUPER BUILT UP AREA(sq.ft.)
1	UNIT-01	3 B.H.K.	Each Floor	117.16	1261.10	135.89	1462.76
2	UNIT-02	2 B.H.K.	Each Floor	81.10	872.95	94.38	1015.95
3	UNIT-03	2 B.H.K.	Each Floor	81.10	872.95	94.38	1015.95
4	UNIT-04	3 B.H.K.	Each Floor	117.16	1261.10	135.89	1462.76
3	UNIT-05	3 B.H.K.	Each Floor	117.16	1261.10	135.89	1462.76
6	UNIT-06	2 B.H.K.	Each Floor	81.80	880.49	95.09	1023.49
7	UNIT-07	2 B.H.K.	Each Floor	81.28	874.89	94.57	1017.89
8	UNIT-08	3 B.H.K.	Each Floor	118.33	1273.69	137.06	1475.35
		TOTAL(Each Floor)		795.09	8558.27	795.09	9936.91
		TOTAL(1st to 11 th)		8745.98	94140.97	8745.98	109306.01

AREA STATEMENT OF 12th FLOOR

SR. NO.	UNIT MARKS	FLAT TYPE	FLOOR	BUILT UP AREA(SQM.)	BUILT UP AREA(sq.ft.)	SUPER BUILT UP AREA(SQM.)	SUPER BUILT UP AREA(sq.ft.)
1	UNIT-01	2 B.H.K.	12th	81.10	872.95	97.31	1047.49
2	UNIT-02	2 B.H.K.	12th	81.10	872.95	97.31	1047.49
3	UNIT-03	3 B.H.K.	12th	117.16	1261.10	140.07	1507.65
4	UNIT-04	3 B.H.K.	12th	117.16	1261.10	140.07	1507.65
5	UNIT-05	2 B.H.K.	12th	81.80	880.49	98.02	1055.03
6	UNIT-06	2 B.H.K.	12th	81.28	874.89	97.50	1049.43
			TOTAL	559.60	6023.48	670.27	7214.74
	TOTAL AREA(1st to 12 th)			9305.58	100164.45	9416.25	116520.75
	60 % AREA			5583.35	60098.67	5649.75	69912.45
	40 % AREA			3722.23	40065.78	3766.50	46608.30
7	SHOP		STILT FLOOR	39.20	421.94	39.20	421.94
	60 % AREA			23.52	253.17	23.52	253.17
	40 % AREA			15.68	168.78	15.68	168.78






आवेदन सं०: 202400889007571

बही संख्या 1 जिल्द संख्या 10409 के पृष्ठ 303 से 340 तक क्रमांक
5423 पर दिनांक 09/05/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

09.05.2024

डा० प्रभा मिश्रा
उप निबंधक : फूलपुर
प्रयागराज
09/05/2024

