

INDIA NON JUDICIAL

Government of Uttar Pradesh

Acc Name: Salyendra Prakash Srivastava

e-Stamp No: ACC No: 57713 Subkhana, Prayagraj

ACC Code: UP141448904 License No.

Taxi & Dist No: 25,000

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount (Rs.)

IN-UP76955219499411V

02-Aug-2023 06:39 PM

NEWIMRAC (S) UP14148904/ PRAYAGRAJ SADAR/ UP-AHD

SUBIN UP14148904/9193132972921V

SONALINRAVENTURE THROUGH PARTNER HURSH AGARWAL

Article 5 Agreement or Memorandum of an agreement

ARAZI NO. 421M, 422 AND 432M KATKA

JHUNSI PHODI PUR PRAYAGRAJ DETAIL AS PER DEED

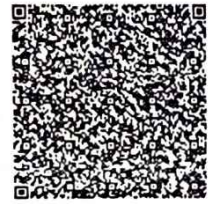
Vinay Tiwari Attorney Holder of Rajeev Tiwari And Others

SONALINRAVENTURE THROUGH PARTNER HURSH AGARWAL

SONALINRAVENTURE THROUGH PARTNER HURSH AGARWAL

1,36,25,000/-
(One Crore Thirty Six Lakh Twenty Five Thousand only)

सत्यमेव जयते



IN-UP76955219499411V

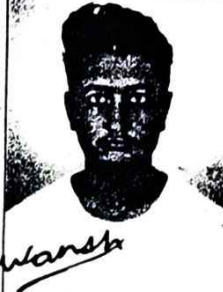
Please Write or Write below this line



VINAY TIWARI
POWER OF
ATTORNEY
HOLDER OF
RAJEEV TIWARI



ASHUTOSH
TIWARI



SHIVANSH
TIWARI



SONALINRAVENTURE
THROUGH ITS
PARTNER
HURSH AGARWAL



RD0002190375

Statutory Alert:

- 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
- The onus of checking the legitimacy is on the users of the certificate
- In case of any discrepancy please inform the Competent Authority

SUMMARY OF BUILDER'S AGREEMENT

1. Nature of Land	Residential
2. Ward/Pargana	Jhunsi/Prayagraj
3. Mohalla	Katka
4. Details of Property	Mauja (Katka) Pargana (Jhunsi) Tehsil (Phoolpur) Dist. Prayagraj, Arazi No. 421M, area 3119.47sq.mt. out of 0.4200 hect. Arazi No.422 area 4271.17 sq. mt. out of 0.5250 hect., Arazi No.431M area 2730 sq. Mt. and Arazi No. 432M, area 1326.94 sq. mt out of 0.9730 hect.
5. Measurement of Property	11447.58 sq. mt
6. Status of Road	Old G.T. Road Katka
7. Type of Property	Residential
8. Value of Trees	X
9. Year of Construction	X

(Vinay Tiwari) (Ashutosh Tiwari)

Power Of Attorney

Holder of Rajeev

Tiwari

(Shivansh Tiwari)

(Sonal Infraventure

Through Its Partner

Mr. Hursh agarwal)

Sonal Infraventure

Partner

10. Value of Property	19,46,08860/-
11. Stamp Duty Paid	1,36,25,000/-
12. Court Fees	19,46,270/-

Builders Agreement

**THIS INDENTURE made of this 03rd day of August, 2023
BETWEEN**

1. RAJEEV TIWARI

Son of Late Brijendra Shanker Tiwari

Resident of 71, Taj Road, Agra

Through his duly constituted Attorney Vinay Tiwari

[Aadhaar No. 6053 6884 4510 & PAN- ADFPT2246R] Son of

Late Murari Lal Tiwari

Resident of Gangoli Bhawan, Village- Katka,

P.O. and Pargana- Jhansi, Tehsil- Phulpur, District- Prayagraj

[Vide Deed of General Power of Attorney dated 13.05.2015

registered in Bahi No.4, Zild-232, in pages- 395 to 404 at Sl. No.

321 on 13.05.2015 in the Office of Sub Registrar- Sadar (Fifth), Agra].

2. ASHUTOSH TIWARI

[Aadhaar No. 4988 8208 5038 & PAN- AYXPT8540M]

Son of Mr. Vinay Tiwari

Resident of Gangoli Bhawan, Village- Katka,

P.O. and Pargana- Jhansi, Tehsil- Phulpur, District- Prayagraj.

(Vinay Tiwari) (Ashutosh Tiwari)

Power Of Attorney

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Tiwari

(Shivansh Tiwari)

(Sonal Infraventure

Through Its Partner

Mr. Hursh agarwal)

Sonal Infraventure

Partner

3. **SHIVANSH TIWARI**

[Aadhaar No. 5673 1903 5862 & PAN- AZLPT4663J]

Son of Mr. Vinay Tiwari

Resident of Gangoli Bhawan, Village- Katka,

P.O. and Pargana- Jhunsi, Tehsil- Phulpur, District- Prayagraj.

(Hereinafter collectively called "**THE OWNERS/ FIRST PARTY**"); which term shall always mean and include their heir(s), legal representative(s), Successor(s), executors and assignee(s); unless expressly excluded.

A N D

SONAL INFRAVENTURE [PAN- AEVFS6540N],

a Partnership Firm; having its registered office at:

36, A.N. Jha Marg, George Town, Prayagraj (U.P.)

Through its Partner Sri Hursh Agarwal [Aadhaar No.]

Son of Late Yogesh Agrawal, resident of 36, A.N. Jha Marg, George Town, Prayagraj (U.P.)

(Hereinafter referred to be as the "**THE BUILDER/SECOND PARTY**"); which term, shall always mean and include its successor(s), legal representative(s), executor(s) and assignee(s); unless expressly excluded.

WHEREAS Sri rajeev Tiwari, the Owner No.1 of the Owners/ First Party was Owner/ Bhumidhar of Arazi No.421 (Minjumla), Area- 4200 Sq. Meters; situated in Village- Katka, Pargana- Jhunsi, Tehsil- Phulpur, District- Allahabad . The court of S.D.M., Phulpur, Allahabad vide its order dated 24.04.2010 passed in case No. 37, State Vs. Kumar Chandra and others, U/s 80, U.P.Z.A., Act, declared 2000 Sq. Meters land; out of total area- 4200 Sq. Meters of Arazi No. 421 (Minjumla); situated in Village- Katka, Pargana- Jhunsi, Tehsil- Phulpur, District- Allahabad as non-agricultural land.

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AND WHEREAS aforesaid Rajeev Tiwari vide registered sale deed dated 20.06.2006, registered in Bahi No.1, Zild No. 5850, in pages 153 to 158, at Sl. No. 5308, on 20.06.2016 in the Office of Sub Registrar- Phulpur, Allahabad sold 500 Sq. Meters land; out of 2200 sq. Meters Agricultural land part of Arazi No. 421 (Minjumla); situated in Village- Katka, Pargana – Jhunsi, Tehsil – Phulpur, District- Allahabad to Citizen Housing And Developing Sahkari Avs Samiti Limitd (Registration No. 3163/2003) through its Secretary Nisheeth Varma and the said 500 Sq. Meters land subsequently sold by the aforesaid society Citizen Housing and Developing Sahkari Avs Samiti Limited in favour of Sri Ashutosh Tiwari.

AND WHEREAS Sri Rajeev Tiwari, the Owner No.1 of the Owners/ First Party has also sold 307.02 Sq. Meters land out of remaining 2000 Sq. Meters Non Residential land part of Arazi No. 421(Minjumla); situated in Village- Katka, Pargana- Jhunsi, Tehsil- Phulpur, District- Prayagraj to Smt. Poonam Tiwari wife of Sri Nagendra Kumar Tiwari vide sale deed dated 19-11-2018 AND THUS Sri Rajeev Tiwari, the Owner No.1 of the Owners/ First Party is owner of part of Arazi No. 421(Minjumla) Area- 3392.98 Sq. Meters situated in Village- Katka, Pargana- Jhunsi, Tehsil- Phulpur, District- Prayagraj; out of which 1692.98 Sq. Mtrs. land is non-agricultural and 1700 Sq. Mtrs. land is agricultural and Ashutosh Tiwari, the Owner No.2 of the Owners/ First Party is Owner/ Bhumidhar of part of Arazi No. 421(Minjumla), Area- 500 Sq. Mtrs.; situated in Village- Katka, Pargana- Jhunsi, Tehsil- Phulpur, District- Prayagraj, And thus the final Remaining Land area for the Builder Agreement of Arazi 421 (Minjumla) is 3119.47 Sq.mtrs.

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AND WHEREAS the Owners/ First Party are Owners/ Bhumidhars of part of Arazi No. 422, Area- 5250 Sq. Meters out of which 978.83 sq.mtrs land is with the Landowners Thus 4271.17 sq.mtrs land is for the builder agreement situated in Village- Katka, Pargana- Jhunsi, Tehsil- Phulpur, and District- Prayagraj.

AND WHEREAS the Owners/ First Party are Owners/ Bhumidhars of Arazi No. 431(Minjumla) Area- 2730 Sq. Mtrs. situated in Village- Katka, Pargana- Jhunsi, Tehsil- Phulpur, District- Prayagraj.

AND WHEREAS Sri Rajeev Tiwari the Owner No.1 of the Owners/ First Party is Owner/ Bhumidhar of part of Arazi No. 432(Minjumla), Area- 1326.944 Sq. Mtrs. situated in Village- Katka, Pargana- Jhunsi, Tehsil- Phulpur, District- Prayagraj.

AND THUS the First Party are Owners/ Bhumidhar in possession of Part of Arazi No. 421 (Minjumla), Area- 3119.47 Sq. Meters; Part of Arazi No. 422, Area- 4271.17 Sq. Mtrs.; Arazi No. 431 (Minjumla), Area- 2730 Sq. Meters and part of Arazi No. 432(Minjumla) Area- 1326.944 Sq. Meters; Total Area- 11447.58 Sq. Meters; All Araziat situated in Village- Katka, Pargana- Jhunsi, Tehsil- Phulpur, District- Prayagraj fully described at the end of this deed and also shown to be bounded by red lines in the annexed plan.

AND WHEREAS the First Party are interested to raise Residential Complex over Part of Arazi No. 421 (Minjumla), Area- 3119.47 Sq. Meters; Part of Arazi No. 422, Area- 4271.17 Sq. Mtrs.; Arazi No. 431 (Minjumla), Area- 2730 Sq. Meters and part of Arazi No. 432(Minjumla) Area- 1326.944 Sq. Meters; Total Area- 11447.58 Sq. Meters; All Araziat situated in Village- Katka, Pargana- Jhunsi, Tehsil- Phulpur, District- Prayagraj fully described at the end of this deed and also shown to be bounded by red lines in the annexed plan.

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Tiwari

(Shivansh Tiwari)

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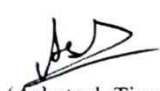
Partner

AND WHEREAS on the basis of aforesaid representations and finding the same to be true, 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 Part of Arazi No. 421 (Minjumla), Area- 3119.47 Sq. Meters; Part of Arazi No. 422, Area- 4271.17 Sq. Mtrs.; Arazi No. 431 (Minjumla), Area- 2730 Sq. Meters and part of Arazi No. 432 (Minjumla) Area- 1326.944 Sq. Meters; Total Area- 11447.58 Sq. Meters; All Araziat situated in Village- Katka, Pargana- Jhunsu, Tehsil- Phulpur, District- Prayagraj fully described at the end of this deed and also shown to be bounded by red lines in the annexed plan on the following terms and conditions as contained hereinafter:

AND WHEREAS the landowners will get the Land Converted from Agriculture to Residential under section 80 for the Development And Construction of the Residential complex.

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 of Bhumidhari land being Part of Arazi No. 421 (Minjumla), Area- 3119.47 Sq. Meters; Part of Arazi No. 422, Area- 4271.17 Sq. Mtrs.; Arazi No. 431 (Minjumla), Area- 2730 Sq. Meters and part of Arazi No. 432 (Minjumla) Area- 1326.944 Sq. Meters; Total Area- 11447.58 Sq. Meters; All Araziyat situated in village- Katka, Pargana- Jhunsu, Tehsil- Phulpur, District- Prayagraj fully described at the end of this deed and also shown to be bounded by red lines in the annexed plan.

(Vinay Tiwari)  (Ashutosh Tiwari)

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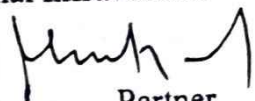
 (Shivansh Tiwari)

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Through Its Partner

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 Partner

2. That the Owners/ First Party shall get the declaration of the land subject matter of this Builder's Agreement by the Competent Authority from the Agricultural Land to Non-Agricultural Land.
3. That the Second party shall get prepared a building plan, by competent Architect and shall submit the Building Plan by its own signatures before the Prayagraj Development Authority, Prayagraj for approval /Sanction to construct Residential Complex as may be permitted by the P.D.A., Prayagraj over the aforesaid Bhumidhari land being Part of Arazi No. 421 (Minjumla), Area- 3119.47 Sq. Meters; Part of Arazi No. 422, Area- 4271.17 Sq. Mtrs.; Arazi No. 431 (Minjumla), Area- 2730 Sq. Meters and part of Arazi No. 432 (Minjumla) Area- 1326.944 Sq. Meters; Total Area - 11447.58 Sq. Meters; All Araziyat situated in village- Katka, Pargana- Jhunsu, Tehsil- Phulpur, District- Prayagraj

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 shall be borne by the Second Party alone. It is hereby agreed between the parties to this agreement that such act of delivery and physical possession of land to the builder is merely license to develop such land and construct multistoried residential complex as per sanctioned plan approved by prayagraj development authority and does not in any manner what so ever entail or confer Or transfer any right or interesting land in favour of builder. It is further agreed that the builder (second part) has full right to book and get into registered agreement sell of its share of 58% under his own signatories as per the sanctioned map approved by prayagraj development authority.

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9. That the Second Party shall provide parking, open space, residential Flats/ Apartments and convenience shops at the suitable place in the multistoried residential complex as permitted under law by Prayagraj Development Authority, Prayagraj and shall also provide EWS and LI.G. Flats as required by the law, by the State Govt./ Prayagraj Development Authority, Prayagraj at suitable place in proposed residential complex at its own cost and expenses or in the alternative the Second Party shall deposit Shelter Fees as per Govt. Policy. However, the amount of Shelter Fees shall be borne by the Owners/ First Party and the Builder/ Second Party in proportion of their share i.e. 42%: 58%.
10. That on completion of the project i.e. on completion of entire construction of Multistoried complex the First Party shall become absolute Owners of 42% (Forty Two Percent) of the saleable constructed area together with proportionate land and remaining 58% (Fifty Eight Percent) of the saleable constructed area in each Tower as well as on each Floor together with proportionate land shall be exclusively owned and possessed by the Second party.
11. That the Builder/Second Party shall be entitled to get loan from any Bank or Financial Institution on the aforesaid project and the Owners/ First Party shall have no objection for the same but in no case the Owners/ First Party shall have any financial liability.
12. That the Owners/ First Party shall be entitled to entered into agreement for ~~MORTGAGE~~, the transfer, sale, gift, lease of the Owners' share. The Builder/Second Party shall be entitled to enter into agreement for the transfer, sale or lease of the Builder's share, And can take Advances for the same pf their respective shares.

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13. That the Owners/ First Party undertake that they 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 Owners/ First Party shall have any liability whatsoever either Financial or otherwise.

14. That no change, modification, or alterations to this Builder's Agreement shall be done without written consent of the Owners and Builder. The parties hereto undertake not to contravene any of the terms of this Builder's Agreement.

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 and Second Party shall be exclusive owner of such additional construction together with proportionate land in the aforesaid proportion of 42%: 58%.

In case it is decided to purchase FAR from the competent Authority, the entire cost and expenses for the purchase of FAR shall be borne by the Owners/ First Party and the Builder/ Second Party in proportion of their share i.e. 42%: 58%.

16. That the Residential Flats falling in the share of the parties shall be mutually decided and earmarked by the First Party and the second Party as far as possible within 30 days from the date of sanction of the Building plan by the P.D.A Prayagraj, and both parties shall sign and execute a memorandum thereof distinctly 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 42%: 58%.

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Similarly the Owners/ First Party and the Builder shall also within 30 days from the date of sanction of the plan by the P.D.A., Prayagraj shall mutually in writing decide, earmarked allocate the parking spaces in proportion of 42% : 58%.

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 without 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 have given advance/ security money of Rs. 1 Crore (One Crore 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 Second Party shall further pay a sum of Rs 1 Crore (Rupees One crore only) as advance/ security money to the First Party within three months from the date of permission or sanction of Plan for construction of Multistoried Residential Complex by P.D.A., Prayagraj.

The aforesaid entire amount of Rs. 2 Crore (Rupees Two Crores only) without interest shall be returned by the First Party to the Second Party within Six months from the date of completion certificate issued by the P.D.A., Prayagraj.

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20. In Case of Any litigation or any claim arises on the Title of the land or ownership of the First Party, The First Party Shall be liable for the aforesaid Refundable Security advance money, Stamp Duties and all the other losses and damages claim by the second Party (Builder).
21. 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.
22. That on completion of the above project and on delivery of constructed area of the share of the First Party by the Second Party to the First Party as given here in before, and after return of the entire advance received by the First Party from the Second party, the parties here to shall not have any claim whatsoever against each other.
23. That the entire project shall be completed as far as possible within a period 60(Sixty) months with further period of Eighteen months grace period, if needed, from the date of permission or sanction of plan for construction of multistoried complex by P.D.A., Prayagraj.
- 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., the same shall not be taken in account in calculating the aforesaid period of 60 months with further period of Eighteen months grace period, if needed.

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24. That since time is the essence of the contract, in the event of any delay in completion of the development of the said land beyond the period of 60(Sixty) months with further 18 (Eighteen) months grace period i.e. 78 (Seventy Eight) months as mentioned above, the Owners/ First Party shall be entitled to an estimated and agreed compensation of Rs.1,00,000/- (Rupees One Lac only) per month for the period of delay by the Builder. Similarly the Owners/ First Party shall be liable to pay to the Builder/ Second Party an estimated and agreed compensation of Rs. 1,00,000/- (Rupees One Lac only) per month for the period of delay that may be cause due to any act/ or acts of the Owners/ First Party in contravention of the terms of this Agreement.
25. 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. 42%: 58%.
26. 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.
27. That after the multistoried complex is completed and occupied by the First party, Second Party and/ or their assignees/ agents/ representative/ licensees in whatsoever capacity, the cost of its maintenance (in all respects) will be shared by all i.e the First party, Second Party and/ or their assignees/agents/representative/licensees in whatsoever capacity in proportion to the area in their possession.

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28. 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.
29. 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 owners and the builder and the decision of the sole Arbitrator shall be final and binding on the parties hereto. The provisions of Arbitration Act 1996 shall be fully applicable to such Arbitration proceedings.
30. 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 or court proceeding.
31. That if, due to any defect in the title of the Owners any loss is caused to the Builder, the concerned owner(s) shall duly indemnify the Builder.
32. That the Owners/ 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 returned back by the Builder/ Second Party to the Owners/ First Party after completion of the project and after taking possession of the constructed area of their share.

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33. That the GST on the sale of Multistoried Residential Complex and on the builder Agreement shall be borne by the Owners/ First Party and the Builder/ Second Party in proportion of their share i.e. 42%: 58%.
34. That, if required, entire cost and expenses including compounding charges, if any, shall be borne by the Owners/ First Party and the Builder/ Second party in proportion of their share i.e. 42%: 58%.
35. That, if, by virtue of execution of this Builder Agreement any other tax liability imposed by State Govt./ Central Govt./ Such as Gst, etc from any Local Body or Authority, the same shall be borne by the Owners/ First Party and the Builder/ Second Party in equal proportion that is owner 42% and builder 58%. That cost and expenses of this Builder's Agreement including payment of Stamp Duty is borne by the Second Party.
36. That this Agreement is not and shall not however, be deemed to either create any partnership or similar relationship between the Parties hereto and the relationship between the Parties is on a principal to principal basis and at an arm's length and the same shall never be deemed to constitute one as the agent of the other except to the extent specifically recorded herein. Nothing contained herein shall confer, on any Party, the authority to incur any obligation or liability on behalf of the other Party or bind the other.
37. That if any provision of this Agreement shall be determined to be void or unenforceable under applicable law or is found to be contrary to applicable law by any applicable court or governmental authority, such provisions shall be modified to the extent necessary to comply with the statutory requirements while retaining as much as possible of the original intent of the Parties or if not capable of being modified, shall be deemed to be amended in so far as reasonably consistent with the purpose of this

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Partner

Agreement and to the extent necessary to conform to applicable law or if not capable of being deemed to be so amended, shall be deleted and severed from this Agreement and the remaining provisions of this Agreements shall remain valid and enforceable in accordance with their terms.

38. That if any provision of this Agreement or the application thereof to any Person or circumstance shall be or become invalid or unenforceable to any extent or ineffective for reasons beyond the control of the Parties, the remainder of this Agreement and application of such provision to the Persons or circumstances other than those to which it is held invalid or unenforceable shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. Any invalid or unenforceable or ineffective provision of this Agreement shall be replaced with a provision, which is valid and enforceable and effective and most nearly reflects the original intent of the invalid or unenforceable or ineffective provision and has the same commercial effect as the invalid or unenforceable or ineffective provision.

39. That, the parties hereto may also , if necessitated, agree to execute supplementary MOU / agreement pursuant to execution of this agreement, as and when necessary and the contents of such supplementary MOU/ agreement will be read as part and parcel of this agreement and shall be binding on all parties.

40. That this Agreement may be changed, amended, altered or modified only by an instrument in writing, signed by each Party or by the duly authorized representative of each of the Parties, which shall be annexed to this Agreement and shall form part and parcel of this Agreement. No change Or modification of this Agreement shall be valid, binding or enforceable unless the same shall be in writing and signed by all the Parties hereto.

(Vinay Tiwari)

(Ashutosh Tiwari)

(Shivansh Tiwari)

(Sonal Infraventure

Power Of Attorney

Holder of Rajeev

Tiwari

Through Its Partner

Mr. Hursh agarwal

Sonal Infraventure

Partner

41. That, for all other matters not provided for hereinbefore, the agreement shall be governed by the provisions of respective Acts and Rules made there under from time to time.

42. 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.	Cheque / Reference No.	Date	Drawn on	Amount In Rupees
1.	KARBH22283036306	10/10/2022	Karnataka Bank	15,00,000.
2.	KARBH22283036046	16/10/2022	Karnataka Bank	35,00,000.
3.	IBKL221012188323	12/10/2022	IDBI Bank	15,00,000.
4.	KARBH22322004434	18/11/2022	Karnataka Bank	35,00,000.

43. That, This Builders Agreement has been made and Duly signed by the parties to confirm all the terms binding on both the parties, The First party also confirms and cease their rights to create any other third party rights, or to transfer, or to sell the above mentioned land.

(Vinay Tiwari) (Ashutosh Tiwari)

Power Of Attorney

Holder of Rajeev

Tiwari

(Shivansh Tiwari)

(Sonal Infraventure

Through Its Partner

Mr. Hursh agarwal)

Sonal Infraventure

Partner

44. That the PDA Approved Map will be considered as part of the Builders Agreement, The Area and The division Chart of the Residential Flats/units Numbered Annexed below with the builders Agreement in which it clearly shows the Area and the Flats/units Numbered are marked of The First Party (landowners) of their Respective share of 42% in red Colour And the Second Party (Builder) of their Respective share of 58% IN green Colour, Both the parties hereby acknowledge to sell their Respective share of Area individually.
45. As per District Magistrate Circle Rate List Year 2022-2023 page No 63 V- Code 0416, Column NO 4 As per Rate 17000 Per Sq Meters Stamp Duty will be paid on Land Area of 11447.58 Sq Meters, Thus the total Value comes to Rupees 19,46,08,860/- So thus the Stamp duty comes to Rupees 1,36,22,620/- The party has paid on the Round off value of stamp of Rs 1,36,25,000/-

(Vinay Tiwari) (Ashutosh Tiwari)

Power Of Attorney

Holder of Rajeev

Tiwari

(Shivansh Tiwari)

(Sonal Infraventure

Through Its Partner

Mr. Hursh agarwal)

Sonal Infraventure

Partner

DETAILS OF PROPERTY

Part of Arazi No. 421 (Minjumla), Area- 3119.47 Sq. Meters; Part of Arazi No. 422, Area- 4271.17 Sq. Mtrs.; Arazi No. 431 (Minjumla), Area- 2730 Sq. Meters and part of Arazi No. 432 (Minjumla) Area- 1326.944 Sq. Meters; Total Area - 11447.58 Sq. Meters; All Araziyat situated in village- Katka, Pargana- Jhunsi, Tehsil- Phulpur, District- Prayagraj fully described at the end of this deed and bounded as below:

North - Old Gt Road & Jhunsi Railway station Road

South - part portion of Arazi Sankhya 423 & 424

East - Citizen housing & Remaining part of Arazi 422

West - Remaining portion of Arazi 421

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

FOR THE EXECUTION OF THIS AGREEMENT STAMP DUTY OF RUPEES 1,36,25,000/- IS BEING PAID THROUGH E-STAMP CERTIFICATE NO. IN-UP76955219499411V VIDE DATED 02ND AUGUST 2023.

(Vinay Tiwari) (Ashutosh Tiwari)

Power Of Attorney

Holder of Rajeev

Tiwari

(Srivansh Tiwari)

(Sonal Infraventure

Through Its Partner

Mr. Hursh agarwal)

Sonal Infraventure

Partner

(KATKA SHOP (OWNER & BUILDER SHARES))

BUILDER SHARE				
Sr. No.	Shops	Size	Carpet Area (M ²)	Builtup Area (M ²)
1	Shop 3	3.678x3.787	13.810	14.997
2	Shop 4	3.563x3.900	13.746	15.018
3	Shop 5	3.564x3.900	13.700	14.973
Total			41.256	44.988

OWNER SHARE				
Sr. No.	Shops	Size	Carpet Area (M ²)	Builtup Area (M ²)
1	Shop 1	3.563x3.900	13.898	14.997
2	Shop 2	3.621x3.900	14.008	14.997
Total			27.906	29.994
Total Shop Area			69.162	74.982
			Builder%	59.651
			Owner%	40.349

(Vinay Tiwari)
Power of Attorney
Holder of Rajeev
Tiwari

(Ashutosh Tiwari)

(Shivansh Tiwari)

(Sonal
Infraventure
through its Partner
Mr. Hursh
Agarwal)

Sonal Infraventure

Partner

Proposed Residential Group Housing Plan on Part of Arazzi No. 421M (Area 3119.47 Sq. Mt.), Part of Arazzi No. 422 (Area 4271.17 Sq. Mt.), Arazzi No. 431M (Area 2730.00 Sq. Mt.), & Part of Arazzi No. 432M (Area 1326.94 Sq. Mt.) Total 11447.58 Sq. Mt.
 Owners - 1. Mr. Vinay Tiwari (Power of Attorney Holder of Mr. Rajeev Tiwari) 2. Mr. Ashutosh Tiwari S/O Mr. Vinay Tiwari
 3. Mr. Shivansh Tiwari S/O Mr. Vinay Tiwari, Developer - Sonal Infrastructure
 Through its Partner Mr. Hursh Agarwal S/O Late Yogesh Agarwal

BLOCK A

TOTAL BUILT UP AREA (OWNER+BUILDER)
 = 15,635.242 SQM + 11,341.202 SQM.
 = 26,976.444 SQM.

FLOOR	BUILDER (144 (FLATS))	OWNER (103 (FLATS))	FLOOR	BUILDER (144 (FLATS))	OWNER (103 (FLATS))
1st FLOOR	9 NOS (REAR) 108, 109, 110, 111, 112, 113, 114, 115, 116 1630.673+1600.543+911.019+908.206+889.354+1320.311+1382.834+1392.990+1085.169+11121.099 SQFT	9 NOS (FRONT) 101, 102, 103, 104, 105, 106, 107, 117, 118 166.254+904.208+1287.223+1588.643+1580.518+1584.285+1624.133+1382.834+1320.311+12156.103 SQFT	8th FLOOR	10 NOS (FRONT) 801, 802, 803, 804, 805, 806, 807, 808, 809, 810 813.242+798.028+1148.072+1291.856+1408.735+1412.707+1347.885+1326.439+1182.220+970.480+11900.865 SQFT	8 NOS (REAR) 811, 812, 813, 814, 815, 816, 817, 818 798.028+813.242+1320.333+1310.187+1310.187+1320.333+1310.187+1320.333+1310.187+1320.333+11900.865 SQFT
2nd FLOOR	201, 202, 203, 204, 205, 206, 207, 208, 209, 210 813.242+798.028+1148.072+1291.856+1408.735+1412.707+1347.885+1326.439+1182.220+970.480+11900.865 SQFT	8 NOS (REAR) 211, 212, 213, 214, 215, 216, 217, 218 798.028+813.242+1320.333+1310.187+1310.187+1320.333+1310.187+1320.333+1310.187+1320.333+11900.865 SQFT	9th FLOOR	903, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918 1148.072+1336.439+1542.877+801.07+798.028+813.242+1320.333+1310.187+1310.187+1320.333+11900.865 SQFT	6 NOS (FRONT) 901, 902, 904, 905, 906, 907 813.242+798.028+1148.072+1291.856+1408.735+1412.707+1347.885+1326.439+1182.220+970.480+11900.865 SQFT
3rd FLOOR	303, 308, 310, 311, 312, 313, 314, 315, 316, 317, 318 1148.072+1336.439+1542.877+801.07+798.028+813.242+1320.333+1310.187+1310.187+1320.333+1310.187+1320.333+11900.865 SQFT	301, 302, 304, 305, 306, 307, 309 1291.856+1408.735+1412.707+1347.885+1326.439+1182.220+970.480+11900.865 SQFT	10th FLOOR	1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010 813.242+798.028+1148.072+1291.856+1408.735+1412.707+1347.885+1326.439+1182.220+970.480+11900.865 SQFT	8 NOS (REAR) 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010 798.028+813.242+1320.333+1310.187+1310.187+1320.333+1310.187+1320.333+1310.187+1320.333+11900.865 SQFT
4th FLOOR	401, 402, 403, 404, 405, 406, 407, 408, 409, 410 813.242+798.028+1148.072+1291.856+1408.735+1412.707+1347.885+1326.439+1182.220+970.480+11900.865 SQFT	411, 412, 413, 414, 415, 416, 417, 418 798.028+813.242+1320.333+1310.187+1310.187+1320.333+1310.187+1320.333+1310.187+1320.333+11900.865 SQFT	11th FLOOR	1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118 1336.439+1542.877+801.07+798.028+813.242+1320.333+1310.187+1310.187+1320.333+1310.187+1320.333+11900.865 SQFT	7 NOS (FRONT) 1101, 1102, 1103, 1104, 1105, 1106, 1107 813.242+798.028+1148.072+1291.856+1408.735+1412.707+1347.885+1326.439+1182.220+970.480+11900.865 SQFT
5th FLOOR	503, 508, 510, 511, 512, 513, 514, 515, 516, 517, 518 813.242+798.028+1148.072+1291.856+1408.735+1412.707+1347.885+1326.439+1182.220+970.480+11900.865 SQFT	505, 506, 507, 509 1291.856+1408.735+1412.707+1347.885+1326.439+1182.220+970.480+11900.865 SQFT	12th FLOOR	1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210 1408.735+1412.707+1347.885+1326.439+1182.220+970.480+11900.865 SQFT	8 NOS (REAR) 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218 798.028+813.242+1320.333+1310.187+1310.187+1320.333+1310.187+1320.333+1310.187+1320.333+11900.865 SQFT
6th FLOOR	601, 602, 603, 604, 605, 606, 607, 608, 609, 610 813.242+798.028+1148.072+1291.856+1408.735+1412.707+1347.885+1326.439+1182.220+970.480+11900.865 SQFT	611, 612, 613, 614, 615, 616, 617, 618 798.028+813.242+1320.333+1310.187+1310.187+1320.333+1310.187+1320.333+1310.187+1320.333+11900.865 SQFT	13th FLOOR	1301, 1302, 1303, 1304, 1305, 1306, 1307 1408.735+1412.707+1347.885+1326.439+1182.220+970.480+11900.865 SQFT	6 NOS (FRONT) 1301, 1302, 1304, 1305, 1306, 1307 813.242+798.028+1148.072+1291.856+1408.735+1412.707+1347.885+1326.439+1182.220+970.480+11900.865 SQFT
7th FLOOR	701, 710, 711, 712, 713, 714, 715, 716, 717, 718 1336.439+1542.877+801.07+798.028+813.242+1320.333+1310.187+1310.187+1320.333+1310.187+1320.333+11900.865 SQFT	706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718 1336.439+1542.877+801.07+798.028+813.242+1320.333+1310.187+1310.187+1320.333+1310.187+1320.333+11900.865 SQFT	14th FLOOR	1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416 1408.735+1412.707+1347.885+1326.439+1182.220+970.480+11900.865 SQFT	5 NOS (REAR) 1408, 1409, 1414, 1415, 1416 798.028+813.242+1320.333+1310.187+1310.187+1320.333+1310.187+1320.333+1310.187+1320.333+11900.865 SQFT
8th FLOOR	801, 802, 803, 804, 805, 806, 807, 808, 809, 810 813.242+798.028+1148.072+1291.856+1408.735+1412.707+1347.885+1326.439+1182.220+970.480+11900.865 SQFT	811, 812, 813, 814, 815, 816, 817, 818 798.028+813.242+1320.333+1310.187+1310.187+1320.333+1310.187+1320.333+1310.187+1320.333+11900.865 SQFT	TOTAL 247 FLATS	144 FLATS (1,56,297.75 SQFT) (15,635.242 SQM)	103 FLATS (1,34,170.706 SQFT) (11,341.202 SQM)

BLOCK B

TOTAL BUILT UP AREA (OWNER+BUILDER)
 = 8538.370 SQM + 6200.696 SQM.
 = 14739.066 SQM.

FLOOR	BUILDER (65 (FLATS))	OWNER (47 (FLATS))
1st FLOOR	4 NOS (101, 102, 107, 108) 1698.435+1691.966+1699.757+1698.435=6788.593 SQFT	4 NOS (103, 104, 105, 106) 1691.966+1753.247+1743.043+1699.757=6888.013 SQFT
2nd FLOOR	4 NOS (203, 204, 205, 206) 1381.174=5546.087 SQFT	4 NOS (201, 202, 207, 208) 1302.791+1382.986+1381.174+1392.791=5549.742 SQFT
3rd FLOOR	5 NOS (301, 302, 303, 307, 308) 1392.791+1382.986+1382.986+1381.174+1392.791=6932.728 SQFT	3 NOS (304, 305, 306) 1381.174+1381.174+1381.174=4163.101 SQFT
4th FLOOR	5 NOS (402, 403, 404, 405, 406) 1382.986+1382.986+1391.857+1392.791+1382.986=6932.728 SQFT	3 NOS (401, 407, 408) 1381.174+1381.174+1381.174=4163.101 SQFT
5th FLOOR	4 NOS (501, 502, 507, 508) 1392.791+1382.986+1381.174+1392.791=5549.742 SQFT	4 NOS (503, 504, 505, 506) 1382.986+1391.857+1390.070+1381.174=5549.742 SQFT
6th FLOOR	4 NOS (603, 604, 605, 606) 1382.986+1391.857+1390.070+1381.174=5549.742 SQFT	4 NOS (601, 602, 607, 608) 1392.791+1382.986+1381.174+1392.791=5549.742 SQFT
7th FLOOR	5 NOS (701, 702, 703, 707, 708) 1381.174+1382.986+1382.986+1381.174+1382.986=6932.728 SQFT	3 NOS (704, 705, 706) 1381.174+1381.174+1381.174=4163.101 SQFT
8th FLOOR	5 NOS (802, 803, 804, 805, 806) 1382.986+1382.986+1391.857+1390.070+1381.174=5549.742 SQFT	3 NOS (801, 807, 808) 1392.791+1382.986+1381.174+1392.791=5549.742 SQFT
9th FLOOR	4 NOS (901, 902, 907, 908) 1382.986+1382.986+1381.174+1382.986=6932.728 SQFT	4 NOS (903, 904, 905, 906) 1382.986+1391.857+1390.070+1381.174=5549.742 SQFT
10th FLOOR	4 NOS (1003, 1004, 1005, 1006) 1382.986+1382.986+1391.857+1390.070+1381.174=5549.742 SQFT	4 NOS (1001, 1002, 1007, 1008) 1392.791+1382.986+1381.174+1392.791=5549.742 SQFT
11th FLOOR	5 NOS (1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108) 1381.174+1382.986+1382.986+1381.174+1382.986+1381.174+1382.986+1381.174=6932.728 SQFT	3 NOS (1104, 1105, 1106) 1381.174+1381.174+1381.174=4163.101 SQFT
12th FLOOR	5 NOS (1201, 1202, 1203, 1204, 1205, 1206) 1382.986+1382.986+1391.857+1390.070+1381.174=5549.742 SQFT	3 NOS (1201, 1207, 1208) 1392.791+1382.986+1381.174=5549.742 SQFT
13th FLOOR	5 NOS (1301, 1302, 1303, 1307, 1308) 1381.174+1382.986+1382.986+1381.174+1382.986=6932.728 SQFT	3 NOS (1304, 1305, 1306) 1381.174+1381.174+1381.174=4163.101 SQFT
14th FLOOR	5 NOS (1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416) 1408.735+1412.707+1347.885+1326.439+1182.220+970.480+11900.865 SQFT	2 NOS (1401, 1408) 1476.707+1485.501=2962.208 SQFT
TOTAL 112 FLATS	65 FLATS (8,190.017 SQFT) (8538.370 SQM)	47 FLATS (8,674.293 SQFT) (6200.696 SQM)

(Mr. Vinay Tiwari) (Mr. Ashul Tiwari) (Mr. Shivansh Tiwari) (Sonal Infrastructure) through its Partner Mr. Hursh Agarwal

- That amongst "The Owners – First Party", Shri Rajiv Tiwari who is entering this "Builder's Agreement" through his duly appointed attorney Shri Vinay Tiwari shall have all rights as exclusive owner of the under mentioned flats/apartments along with proportionate land, parking space and all common amenities provided in the said multistoried residential complex to be built by "The Builder – Second Party" as per the buiding plans sanctioned by the Prayagraj Development Authority, Prayagraj.

Proposed Residential Group Housing Plan on Part of Arazi No. 421M (Area 3119.47 Sq. Mt), Part of Arazi No. 422 (Area 4271.17 Sq. Mt.), Arazi No. 431M (Area 2730.00 Sq. Mt), & Part of Arazi NO. 432M (Area 1326.944 Sq. Mt.) Total 11447.58 Sq. Mt. Owners – 1. Shri Rajiv Tiwari S/O Late Brijendra Shanker Tiwari 2. Shri Ashutosh Tiwari S/O Shri Vinay Tiwari 3. Shri Shivansh Tiwari S/O Vinay Tiwari, Developer – Sonal Infraventure Through it's Partner Shri Hursh Agarwal S/O Late Yogesh Agarwal.

Flats/Apartmets of Shri Rajiv Tiwari

Block 'A'

Sr. No.	Flat No.	Floor No.	Type	Area (Sq.Ft.)
1.	216	2	1BHK	970.490
2.	416	4	1BHK	970.490
3.	616	6	1BHK	970.490
4.	816	8	1BHK	970.490
5.	902	9	1BHK	798.026
6.	1016	10	1BHK	970.490
7.	1216	12	1BHK	970.490
				Total Area In Block 'A' = 6620.966 Sq.Ft.

(Vinay Tiwari
Power of Attorney Holder of
Rajeev Tiwari)

(Ashutosh Tiwari)

(Shivansh Tiwari)

(Sonal Infraventure
Through its Partner
Mr. Hursh Agarwal)


Block 'B'

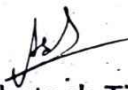
Sr. No.	Flat No.	Floor No.	Type	Area (Sq.Ft)
1.	1002	10	2BHK	1382.986
2.	1106	11	2BHK	1381.174
3.	1306	13	2BHK	1381.174
				Total Area In Block 'B'= 4145.334 Sq.Ft.

That amongst "The Owners – First Party" Shri Rajiv Tiwari by himself or through his duly appointed attorney Shri Vinay Tiwari shall solely have the rights to sell, allot, book, gift, mortgage, lease; enter into agreement to sell, execute sale deed, gift deed, mortgage deed, lease deed or any other valid document in respect of the above mentioned flats/apartments to prospective purchasers, allottees, donees, mortgagees, lessees under their own signatures and to receive sale consideration, advance, rent for the same and discharge its valid receipt without any interference of any other party to this "Builder's Agreement".


- That amongst "The Owners – First Party" Shri Ashutosh Tiwari shall have all rights as exclusive owner of the under mentioned flats/apartments along with proportionate land, parking space and all common amenities provided in the said multistoried residential complex to be built by "The Builder – Second Party" as per the building plans sanctioned by the Prayagraj Development Authority, Prayagraj.

Proposed Residential Group Housing Plan on Part of Arazi No. 421M (Area 3119.47 Sq. Mt), Part of Arazi No. 422 (Area 4271.17 Sq. Mt.), Arazi No. 431M (Area 2730.00 Sq. Mt), & Part of Arazi NO. 432M (Area 1326.944 Sq. Mt.) Total 11447.58 Sq. Mt. Owners – 1. Shri Rajiv Tiwari S/O Late Brijendra Shanker Tiwari 2. Shri Ashutosh Tiwari S/O Shri Vinay Tiwari 3. Shri Shivansh Tiwari S/O Vinay Tiwari, Developer – Sonal Infraventure Through it's Partner Shri Hursh Agarwal S/O Late Yogesh Agarwal.


Vinay Tiwari
Owner of Attorney Holder of
ajeev Tiwari)


(Ashutosh Tiwari)


(Shivansh Tiwari)

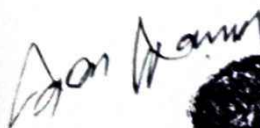
Sonal Infraventure

Partner

(Sonal Infraventure
Through its Partner
Mr. Hursh Agarwal)

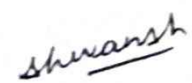
Flats/Apartments Of Shri Ashutosh Tiwari


Block 'A'

Sr. No.	Flat No.	Floor No.	Type	Area (Sq.Ft.)
1.	101	1	1BHK	889.354
2.	102	1	1BHK	908.206
3.	105	1	2BHK	1588.516
4.	107	1	2BHK	1634.132
5.	118	1	2BHK	1320.311
6.	211	2	1BHK	798.026
7.	212	2	1BHK	813.242
8.	213	2	2BHK	1320.333
9.	214	2	2BHK	1310.187
10.	304	3	2BHK	1291.856
11.	305	3	2BHK	1408.735
12.	309	3	2BHK	1542.827
13.	415	4	2BHK	1192.220
14.	417	4	2BHK	1310.187
15.	418	4	2BHK	1320.333
16.	501	5	1BHK	813.242
17.	502	5	1BHK	798.026
18.	506	5	2BHK	1412.707
19.	611	6	1BHK	798.026
20.	612	6	1BHK	813.242
21.	613	6	2BHK	1320.333
22.	614	6	2BHK	1310.187
23.	701	7	1BHK	813.242
24.	705	7	2BHK	1408.735
25.	709	7	2BHK	1542.827
26.	815	8	2BHK	1192.220
27.	818	8	2BHK	1320.333


 (Vinay Tiwari
 Power of Attorney Holder of
 Rajeev Tiwari)


 (Ashutosh Tiwari)


 (Shivansh Tiwari)


 Sonal Infraventure
 Partner
 (Sonal Infraventure
 Through its Partner
 Mr. Hursh Agarwal)



28.	904	9	2BHK	1291.856
29.	906	9	2BHK	1412.707
30.	1011	10	1BHK	798.026
31.	1012	10	1BHK	813.242
32.	1018	10	2BHK	1320.333
33.	1101	11	1BHK	813.242
34.	1102	11	1BHK	798.026
35.	1103	11	2BHK	1148.072
36.	1217	12	2BHK	1310.187
37.	1218	12	2BHK	1320.333
38.	1301	13	1BHK	813.242
39.	1304	13	2BHK	1291.856
40.	1306	13	2BHK	1412.707
41.	1414	14	2BHK	{1310.187+(Terrace Area)}
42.	1415	14	2BHK	1192.220
				Total Area In Block 'A' = 49237.821 Sq.Ft.

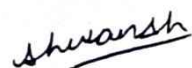

Block 'B'

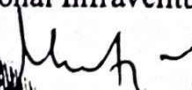
Sr. No.	Flat No.	Floor No.	Type	Area (Sq.Ft.)
1.	304	3	2BHK	1391.857
2.	305	3	2BHK	1390.070
3.	306	3	2BHK	1381.174
4.	401	4	2BHK	1392.791
5.	407	4	2BHK	1381.174
6.	408	4	2BHK	1392.791
7.	704	7	2BHK	1391.857
8.	705	7	2BHK	1390.070
9.	706	7	2BHK	1381.174




Vinay Tiwari
 Power of Attorney Holder of
 (Ajay Tiwari)



 (Ashutosh Tiwari)



 (Shivansh Tiwari)

Sonal Infraventure

 Partner

(Sonal Infraventure
 Through its Partner
 Mr. Hursh Agarwal)

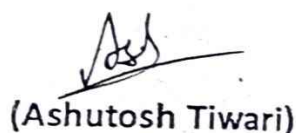
10.	801	8	2BHK	1392.791
11.	807	8	2BHK	1381.174
12.	808	8	2BHK	1392.791
13.	1104	11	2BHK	1391.857
14.	1105	11	2BHK	1390.070
15.	1201	12	2BHK	1392.791
16.	1207	12	2BHK	1381.174
17.	1208	12	2BHK	1392.791
18.	1305	13	2BHK	1390.070
19.	1401	14	2BHK	1476.707
				Total Area In Block 'B'= 26475.174 Sq.Ft.

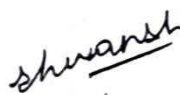
That amongst "The Owners – First Party" Shri Ashutosh Tiwari shall solely have the rights to sell, allot, book, gift, mortgage, lease; enter into agreement to sell, execute sale deed, gift deed, mortgage deed, lease deed or any other valid document in respect of the above mentioned flats/apartments to prospective purchasers, allottees, donees, mortgagees, lessees under his own signature and to receive sale consideration, advance, rent for the same and discharge its valid receipt without any interference of any other party to this "Builder's Agreement".

- That amongst "The Owners – First Party" Shri Shivansh Tiwari shall have all rights as exclusive owner of the under mentioned flats/apartments along with proportionate land, parking space and all common amenities provided in the said multistoried residential complex to be built by "The Builder – Second Party" as per the building plans sanctioned by the Prayagraj Development Authority, Prayagraj.

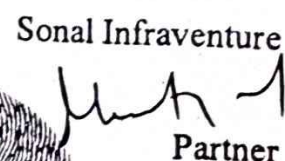


(Vinay Tiwari
Power of Attorney Holder of
Rajeev Tiwari)


(Ashutosh Tiwari)



(Shivansh Tiwari)

Sonal Infraventure

Partner

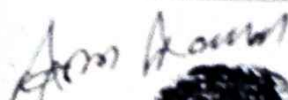

(Sonal Infraventure
Through its Partner
Mr. Hursh Agarwal)

Proposed Residential Group Housing Plan on Part of Arazi No. 421M (Area 3119.47 Sq. Mt), Part of Arazi No. 422 (Area 4271.17 Sq. Mt.), Arazi No. 431M (Area 2730.00 Sq. Mt), & Part of Arazi NO. 432M (Area 1326.944 Sq. Mt.) Total 11447.58 Sq. Mt. Owners - 1. Shri Rajiv Tiwari S/O Late Brijendra Shanker Tiwari 2. Shri Ashutosh Tiwari S/O Shri Vinay Tiwari 3. Shri Shivansh Tiwari S/O Vinay Tiwari, Developer - Sonal Infraventure Through it's Partner Shri Hursh Agarwal S/O Late Yogesh Agarwal.

Flats/Apartments Of Shri Shivansh Tiwari

Block 'A'

Sr. No.	Flat No.	Floor No.	Type	Area (Sq.Ft.)
1.	103	1	2BHK	1267.822
2.	104	1	2BHK	1569.643
3.	106	1	2BHK	1594.285
4.	117	1	2BHK	1382.834
5.	215	2	2BHK	1192.220
6.	217	2	2BHK	1310.187
7.	218	2	2BHK	1320.333
8.	301	3	1BHK	813.242
9.	302	3	1BHK	798.026
10.	306	3	2BHK	1412.707
11.	307	3	2BHK	1347.885
12.	411	4	1BHK	798.026
13.	412	4	1BHK	813.242
14.	413	4	2BHK	1320.333
15.	414	4	2BHK	1310.187
16.	504	5	2BHK	1291.856
17.	505	5	2BHK	1408.735
18.	507	5	2BHK	1347.885

(Vinay Tiwari
Power of Attorney Holder of
Rajeev Tiwari)



(Ashutosh Tiwari)



(Shivansh Tiwari)



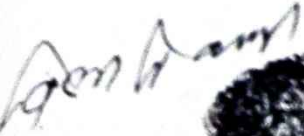

Sonal Infraventure




Partner

(Sonal Infraventure
Through its Partner
Mr. Hursh Agarwal)

19.	509	5	2BHK	1542.827
20.	615	6	2BHK	1192.220
21.	617	6	2BHK	1310.187
22.	618	6	2BHK	1320.333
23.	702	7	1BHK	798.026
24.	703	7	2BHK	1148.072
25.	704	7	2BHK	1291.856
26.	706	7	2BHK	1412.707
27.	707	7	2BHK	1347.885
28.	811	8	1BHK	798.026
29.	812	8	1BHK	813.242
30.	813	8	2BHK	1320.333
31.	814	8	2BHK	1310.187
32.	817	8	2BHK	1310.187
33.	901	9	1BHK	813.242
34.	905	9	2BHK	1408.735
35.	907	9	2BHK	1347.885
36.	1013	10	2BHK	1320.333
37.	1014	10	2BHK	1310.187
38.	1015	10	2BHK	1192.220
39.	1017	10	2BHK	1310.187
40.	1104	11	2BHK	1291.856
41.	1105	11	2BHK	1408.735
42.	1106	11	2BHK	1412.707
43.	1107	11	2BHK	1347.885
44.	1211	12	1BHK	798.026
45.	1212	12	1BHK	813.242
46.	1213	12	2BHK	1320.333
47.	1214	12	2BHK	1310.187
48.	1215	12	2BHK	1192.220
49.	1302	13	1BHK	798.026
50.	1305	13	2BHK	1408.735

(Vinay Tiwari)
 Power of Attorney Holder of
 Rajeev Tiwari)



 (Ashutosh Tiwari)




 (Shivansh Tiwari)



Sonal Infraventure


 Partner
 (Sonal Infraventure
 Through its Partner
 Mr. Hursh Agarwa)

51.	1307	13	2BHK	1347.885
52.	1408	14	2BHK	1336.439
53.	1409	14	2BHK	{1542.827+(Terrace Area)}
54.	1416	14	1BHK	970.490
				Total Area In Block 'A'= 66217.918 Sq.Ft.

Block 'B'

Sr. No.	Flat No.	Floor No.	Type	Area (Sq.Ft.)
1.	103	1	2BHK	1691.966
2.	104	1	2BHK	1753.247
3.	105	1	2BHK	1743.043
4.	106	1	2BHK	1699.757
5.	201	2	2BHK	1392.791
6.	202	2	2BHK	1382.986
7.	207	2	2BHK	1381.174
8.	208	2	2BHK	1392.791
9.	503	5	2BHK	1382.986
10.	504	5	2BHK	1391.857
11.	505	5	2BHK	1390.070
12.	506	5	2BHK	1381.174
13.	601	6	2BHK	1392.791
14.	602	6	2BHK	1382.986
15.	607	6	2BHK	1381.174
16.	608	6	2BHK	1392.791
17.	903	9	2BHK	1382.986
18.	904	9	2BHK	1391.857
19.	905	9	2BHK	1390.070
20.	906	9	2BHK	1381.174

Am Hand

inay Tiwari
Power of Attorney Holder of
(Jeev Tiwari)

del
(Ashutosh Tiwari)

shwansh

(Shivansh Tiwari)

Sonal Infraventure

Partner


(Sonal Infraventure
Through its Partner
Mr. Hursh Agarwal)

21.	1001	10	2BHK	1392.791
22.	1007	10	2BHK	1381.174
23.	1008	10	2BHK	1392.791
24.	1304	13	2BHK	1391.857
25.	1408	14	2BHK	1485.501
				Total Area In Block 'B'= 36123.785 Sq.Ft

That amongst "The Owners – First Party" Shri Shivansh Tiwari shall solely have the rights to sell, allot, book, gift, mortgage, lease; enter into agreement to sell, execute sale deed, gift deed, mortgage deed, lease deed or any other valid document in respect of the above mentioned flats/apartments to prospective purchasers, allottees, donees, mortgagees, lessees under his own signature and to receive sale consideration, advance, rent for the same and discharge its valid receipt without any interference of any other party to this "Builder's Agreement".

- The "Commercial Space" approved under the said multistoried residential complex built by "The Builders – Second Party" falling under the share of "The Owners – First Party" i.e., 42% of the total commercial space approved, shall jointly be owned by Shri Ashutosh Tiwari and Shri Shivansh Tiwari and they shall jointly have all rights as joint owners of the under mentioned commercial space to sell, allot, book, rent, gift, mortgage, lease the under mentioned commercial space and enter into agreement to sell, execute sale deed, gift deed, mortgage deed, lease deed or any other valid document under their own signatures and to receive the sale consideration, advance, rent for the same and discharge its valid receipt without any interference of any other party to this "Builder's Agreement".

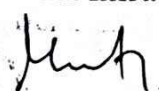
OWNER'S SHARE				
Sr No.	SHOPS	SIZE (In Metre)	CARPET AREA (M ²)	BUILTUP AREA (M ²)
1.	SHOP NO.1	3.563 X 3.900	13.898 M ²	14.997 M ²
2.	SHOP NO.2	3.621 X 3.900	14.008 M ²	14.997 M ²


(Vinay Tiwari
Power of Attorney Holder of
Rajeev Tiwari)


(Ashutosh Tiwari)


(Shivansh Tiwari)

Sonal Infraventure


Partner

(Sonal Infraventure
Through its Partner
Mr. Hursh Agarwal)

34

TOTAL	27.906 M ²	29.994 M ²
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Vinay Tiwari



Vinay Tiwari
Power of Attorney Holder of
(Rajeev Tiwari)

Ashutosh Tiwari



(Ashutosh Tiwari)

Shivansh Tiwari



(Shivansh Tiwari)

Sonal Infraventure





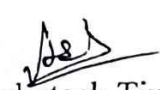

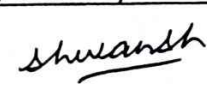
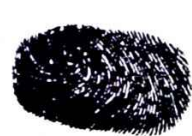
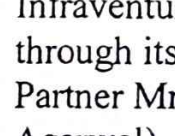
Mr. Hursh Agarwal

Partner

(Sonal Infraventure
Through its Partner
Mr. Hursh Agarwal)

SPECIFICATIONS

• Earthquake Resistant RCC Framed Structure

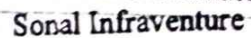
•	WALL FINISH :	
	Living & Dining	Gypsum Plaster/POP Punning
	Bedrooms	Gypsum Plaster/POP Punning
	External Façade	Weather Coat/Equivalent Paint For Aesthetic Elevation
	Kitchen	Designer Ceramic Tiles 2'0"ht. Above Granite Platform. Brand Kajaria/Asian/NITCO Or Equivalent
	Toilets Lintel Ht. Brand: Kajaria/Asian	Designer Ceramic Tiles upto NITCO or Equivalent
	Lift Lobby	Selected Granit/Stone Textured Tiles Cladding
	Corridor	Gypsum Plaster with OBD/POP Punning with OBD
•	Ceiling:	
	Living, Dining & Bedrooms Kitchen & Balcony Toilets Corridor	Gypsum Plaster/POP Punning Gypsum Plaster/POP Punning Grid False Ceiling /POP Punning Gypsum Plaster with OBD/POP Punning with OBD
•	Flooring:	
•	Living & Dining	2'x2' Vitrified Tiles. Brand Kajaria/Asian/NITCO or Equivalent
•	Master Bedroom	2'x2' Vitrified Tiles. Brand Kajaria/Asian/NITCO or Equivalent
<div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="text-align: center;">   (Rajeev Tiwari) Power of Attorney Holder of Rajeev Tiwari </div> <div style="text-align: center;">   (Ashutosh Tiwari) </div> <div style="text-align: center;">   (Shivansh Tiwari) </div> <div style="text-align: center;">  (Sonal Infraventure through its Partner Mr. Hursh Agarwal) </div> </div>		

Sonal Infraventure

Partner

	2'x2' Vitrified Tiles. Brand Kajaria/Asian/NITCO or Equivalent
	2'x2' Ceramic Tiles. Brand Kajaria/Asian/NITCO or Equivalent
s	1'x1 Anti Skid Ceramic Tiles. Brand: Kajaria/Asian/NITCO or Equivalent
	Selected Granite/Marble/Stone.
	Paved/Concrete/Grass cover
	Jaquar/Parryware/C Equivalent with Stainless Steel Sink
	Jaquar/Parryware/Equivalent conventional fittings the Toilet s.
	Parryware/Hindware/Equivalent
	Washing Machine Point
3	UPVC-Sliding type window glass
	Hardwood Frames fitted to suit Décor
	Both Side Laminated Flush Door
	Moulded Panel for Both Side Laminated Flush Door
	use supply with concealed copper wiring (ABB/MK/Anchor/Equivalent).
3)	Shivansh Tiwari (Shivansh Tiwari) (Sonal Infraventure through its Partner Mr. Hursh Agarwal)
	Sonal Infraventure Partner

Owners -1. Mr. Vinay Tiwari (Power of Attorney Holder of Mr. Rajeev Tiwari) 2. Mr. Ashutosh Tiwari S/O Mr. Vinay Tiwari 3. Mr. Shivansh Tiwari S/O Mr. Vinay Tiwari, Developer - Sonal Infraventure Through It's Partner Mr. Hursh Agarwal S/O Late Yogesh Agarwal



(Sonal Infraventure
through it's Partner
Mr. Hursh Agarwal)

(Mr. Ashutosh Tiwari)

(Mr. Shivansh Tiwari)

•	Drawing/Dining /Bedrooms.	AC Point with wiring
•	Kitchen	Multiple Power Points for Home Appliances & Geyser.
•	Toilets	Geyser Points
•	Utility Balcony	Power Point for washing Machine
•	Lift	High quality automatic Passenger Lifts with ARD system.
•	Railings:	
•	Balcony /Stairs	MS Railings with MS Handrail.



(Vinay Tiwari)
Power of Attorney
Holder of Rajeev
Tiwari





(Ashutosh Tiwari)



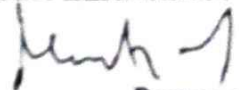


(Shivansh Tiwari)

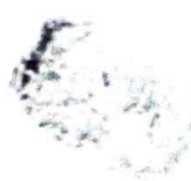


(Sonal
Infraventure
through its Partner
Mr. Hursh
Agarwal)

Sonal Infraventure



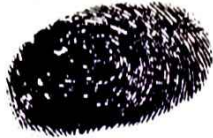
Partner



IN WITNESS WHEREOF We the parties hereto have signed and executed this Memorandum of Understanding out of our own free will and accord in the presence of witnesses.



[Signature]



[Signature]

Sonal Infraventure

[Signature]
Partner



(Builder/ Second Party)

[Signature]



(Owner/ First Party)

Witnesses

1. Sonal Agarwal, W/O Hursh Agarwal,
r/o 36 A.N Jha Marg George Town
Prayagraj
Aadhar xxxx xxxx 3461



2. Rajeev Chaturvedi, S/O Triyugi Naryan Chaturvedi,
R/O Gaon Ramgarah. post Deeha. Khain
Prayagraj
Aadhar xxxx xxxx 7609

[Signature]



Drafted By: A.verma (UP14384/2022)



आवेदन सं०: 202300889010538

विक्रय अनुबंध विलेख (बिल्डर)

बही सं०: 1

रजिस्ट्रेशन सं०: 7916

वर्ष: 2023

प्रतिफल- 0 स्टाम्प शुल्क- 13625000 बाजारी मूल्य - 194608860 पंजीकरण शुल्क - 1946090 प्रतिलिपिकरण शुल्क - 180 योग : 1946270

श्री सोनल इन्फ्रवैचर्स द्वारा
हर्ष अग्रवाल अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री स्व योगेश अग्रवाल
व्यवसाय : व्यापार
निवासी: 36 ए एन झा मार्ग, जॉर्ज टाउन सदर प्रयागराज

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श्री, सोनल इन्फ्रवैचर्स द्वारा

हर्ष अग्रवाल अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 03/08/2023 एवं
01:49:45 PM बजे
निबंधन हेतु पेश किया।

Handwritten signature

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मनोज कुमार पाण्डेय प्रभारी

उप निबंधक : फूलपुर

प्रयागराज

03/08/2023

मोहित पाल

निबंधक लिपिक

03/08/2023

प्रिंट करें



आवेदन सं०: 202300889010538

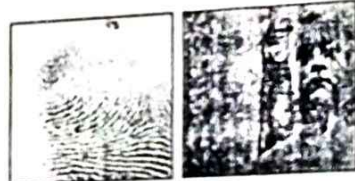
बही सं०: 1

रजिस्ट्रेशन सं०: 7916

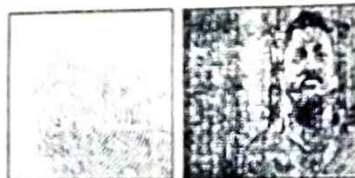
वर्ष: 2023

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

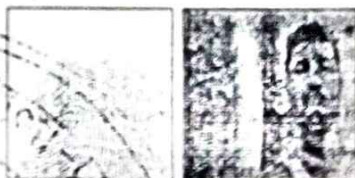
श्री राजीव तिवारी के द्वारा विनय तिवारी, पुत्र श्री स्व मुरारी
लाल तिवारी
निवासी: गंगोली भवन, ग्राम कटका पोस्ट एवं परगना झूंसी
तहसील फूलपुर जिला प्रयागराज
व्यवसाय: अन्य
विक्रेता: 2



श्री आशुतोष तिवारी, पुत्र श्री विनय तिवारी
निवासी: गंगोली भवन, ग्राम कटका पोस्ट एवं परगना झूंसी
तहसील फूलपुर जिला प्रयागराज
व्यवसाय: अन्य
विक्रेता: 3



श्री शिवांश तिवारी, पुत्र श्री विनय तिवारी
निवासी: गंगोली भवन, ग्राम कटका पोस्ट एवं परगना झूंसी
तहसील फूलपुर जिला प्रयागराज
व्यवसाय: अन्य
विक्रेता: 1

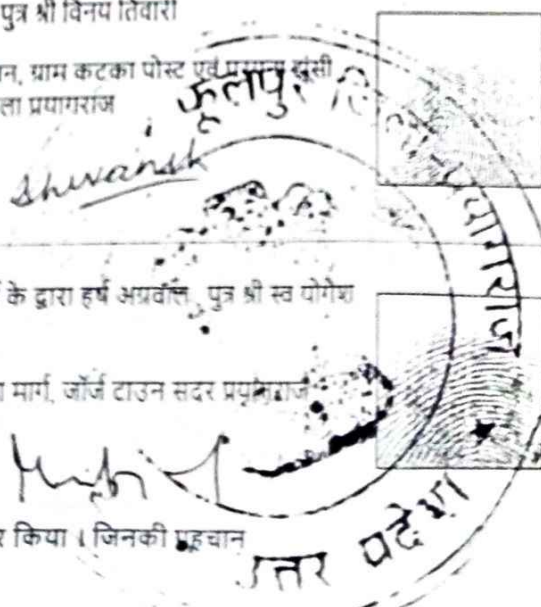


श्री सोनल इन्फ्रवैचर्स के द्वारा हर्ष अग्रवाल, पुत्र श्री स्व योगेश
अग्रवाल

निवासी: 36 ए एन झा मार्ग, जोर्ज टाउन सदर प्रयागराज
व्यवसाय: व्यापार



ने निष्पादन स्वीकार किया। जिनकी पहचान



आवेदन सं०: 202300889010538

बही संख्या 1 जिल्द संख्या 9895 के पृष्ठ 121 से 198 तक क्रमांक 7916 पर दिनांक 03/08/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मनोज कुमार पाण्डेय प्रभारी

उप निबंधक : फूलपुर

प्रयागराज

03/08/2023

