

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर चतुर्थ कानपुर नगर क्रम 2023211027646

आवेदन संख्या : 202300849066788

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2023-11-17 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम धनन्जय तिवारी

लेख का प्रकार विक्रय अनुबंध विलेख

प्रतिफल की धनराशि 0 / 7721000.00

1. रजिस्ट्रीकरण शुल्क 77210
2. प्रतिलिपिकरण शुल्क 80
3. निरीक्षण या तलाश शुल्क
4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 77290

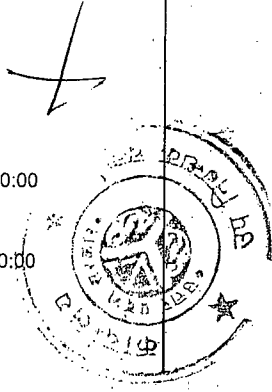
शुल्क वसूल करने का दिनांक 2023-11-17 00:00:00

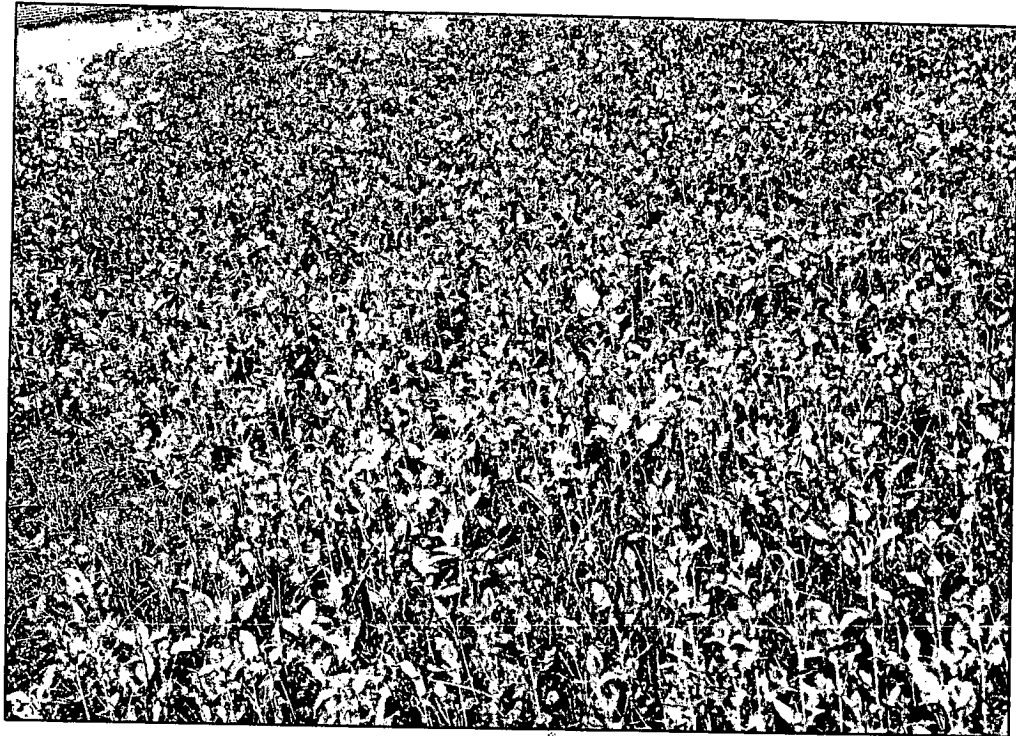
दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2023-11-17 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

12173





SIGNATURE OF I PARTY

Sudhakar Mahapatra



सुधकार महपात्र



SIGNATURE OF II PARTY

For Ratan Housing Development Limited



Authorized Signatory

Name of the office : Sub-Registrar,
Zone No. IV
Kanpur Nagar.

1. Date of Presentation : 17.11.2023
2. Date of Execution : 17.11.2023
3. Nature of Document : BUILDERS AGREEMENT
4. Market value : Rs. 77,20,300/-
5. Name and address of the
Presenter : Shri Dhananjay Tiwari, adult,
S/o. Shri R.C. Tiwari C/o.
113/70, Swaroop Nagar, Kanpur

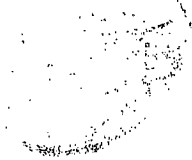
6. Name and address of the
Land owners : (1) Shri Anubhav Mehrotra, adult
S/o. Shri Sudhir Kumar Mehrotra,
R/o.15/265-C, Civil Lines, Kanpur
through his attorney Shri Sudhir
Kumar Mehrotra, Advocate adult
S/o. Shri Krishna Mehrotra, R/o.
15/265-C, Civil Lines, Kanpur,
(2) Smt. Anuradha Mehrotra, adult,
W/o. Shri Sudhir Kumar Mehrotra,
R/o. 15/265-C, Civil Lines, Kanpur
and (3) Shri Sudhir Kumar Mehrotra,
Advocate adult S/o. Shri Krishna
Mehrotra, R/o. 15/265-C, Civil
Lines, Kanpur.

7. Name and address of the
Builder/Developer : M/s. Ratan Housing Development
Ltd. a company duly incorporated
under the Companies Act having it's
registered office at 113/70 Swarup
Nagar, Kanpur through it's
authorized signatory Shri Dhananjay
Tiwari, adult S/o. Shri R.C. Tiwari
C/o. 113/70 Swaroop Nagar, Kanpur
(authorized vide resolution dated
01.11.2023 passed in the meeting of
board of Directors held on
01.11.2023)

Sudhir Mehrotra



Shri Dhananjay Tiwari



For Ratan Housing Development Limited
(Shri Dhananjay Tiwari)
Authorised Signatory



7A. Mobile No. of Anubhav Mehrotra : 9080943922
 Adhar No. : xxxx xxxx 9873
 PAN : AKOPM9774H

Mobile No. of Anuradha Mehrotra : 9415052204
 Adhar No. : xxxx xxxx 4598
 PAN : AITPM2005Q

Mobile No. of Sudhir Mehrotra 9839034972
 Adhar No. : xxxx xxxx 5993
 PAN : ACVPM6653Q

PAN of Second Party : AACCR6099R
 Mobile No. of Dhananjay Tiwari : 8009005151
 Adhar No. of Dhananjay Tiwari : xxxx xxxx 8558

8. DETAILS OF THE PROPERTY:

- 1) Place : Sambharpur, Kanpur Nagar.
- 2) Nagar Nigam No./
Khasra No. : Arazi No. 222, 223 and 224
Sambharpur, Kanpur.
- 3) Land area. : 0.269 Hectare (out of which area of
Arazi No. 222 is 0.090 Hectare, area
of Arazi No. 223 is 0.090 Hectare and
area of Arazi No. 224 is 0.089 Hectare
at village Sambharpur, Tehsil and
District Kanpur Nagar.
- 4) Residential/ Agriculture/
Commercial : Agriculture
- 5) House/Plot/Agricultural : Open land
- 6) Width of the Road. : The aforesaid arazies are surrounded
by agricultural land and there is no
road.
- 7) Whether the property
is situated on two side : The land is neither situated
Roads or facing to park. on two side Roads nor facing to park

Boundaries of Part of Arazi No. 222 at Sambharpur, Kanpur admeasuring
0.090 Hectare :-

NORTH : Agricultural land Khasra No. 221

SOUTH : Agricultural land, village Bairi Akbarpur Kachar, Kanpur

EAST : Agricultural land Khasra No. 214

WEST : Agricultural land Khasra No. 214 and 223

Sudhir Mehrotra

Dhananjay Tiwari

For Ratan Housing Development Limited



Authorised Signatory

Boundaries of Part of Arazi No. 223 at Sambharpur, Kanpur admeasuring 0.090 Hectare :-

NORTH : Agricultural land Khasra No. 221

SOUTH : Agricultural land, Bairi Akbarpur Kachar

EAST : Agricultural land Khasra No. 222

WEST : Agricultural land Khasra No. 224

Boundaries of Part of Arazi No. 224 at Sambharpur, Kanpur admeasuring 0.089 Hectare :-

NORTH : Agricultural land Arazi No. 221

SOUTH : Agricultural land, village Bairi Akbarpur Kachar

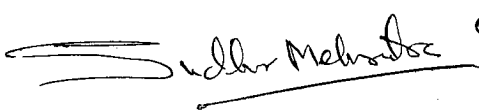



EAST : Agricultural land Arazi No. 223

WEST : Agricultural land Arazi No. 231 and 226

9. DETAILS OF PAYMENT OF STAMP DUTY :

- 1) D.M.'s rate of the land : Rs. 2,05,00,000/- per Hectare
at Sambharpur, Kanpur
- 2) Value of the land : 0.269 x Rs. 2,05,00,000/-
= Rs. 55,14,500/-
- 3) 40% Addl. Value for : Rs. 22,05,800/-
Non agricultural activities
Within a radius of 200 meter
- 4) Total Value of the land : Rs. 77,20,300/-
- 5) Stamp duty payable : Rs. 5,40,470/-
according to the D.M.'s rate
- 6) Stamp duty paid : Rs. 5,41,000/-

Note :- The property is not situated on the road detailed in Prarup 3 and is also not Waqf or enemy property. The land is agricultural land and is not of Gram Samaj or excess declared under the provisions of Ceiling Act and is also not situated on any State or National Highway, there is no construction of any type. The Stamp of Rs. 5,41,000/- has been paid through e-stamp dated 16.11.2023 bearing Certificate No. IN-UP73330505930985V and Unique Doc. Reference SUBIN-UPUP14126304422007506068865V which is page No. 1 of this Deed.


Sushil Mehta



For Ratan Housing Development Limited
(Lalanchay Tiwari)
Authorised Signatory

BUILDER AGREEMENT

THIS BUILDER AGREEMENT is made on this 17th day of November, 2023 at Kanpur.

BETWEEN

(1) Shri Anubhav Mehrotra, adult S/o. Shri Sudhir Kumar Mehrotra, R/o.15/265-C, Civil Lines, Kanpur through his attorney Shri Sudhir Kumar Mehrotra, Advocate adult S/o. Shri Krishna Mehrotra, R/o. 15/265-C, Civil Lines, Kanpur, (2) Smt. Anuradha Mehrotra, adult, W/o. Shri Sudhir Kumar Mehrotra, R/o. 15/265-C, Civil Lines, Kanpur and (3) Shri Sudhir Kumar Mehrotra, Advocate adult S/o. Shri Krishna Mehrotra, R/o. 15/265-C, Civil Lines, Kanpur ; hereinafter referred to as the LAND OWNERS/First Party (which expressions unless repugnant to the context shall mean and include their heirs, legal representatives, successors and assign etc.)

AND

Ratan Housing Development Limited a company duly incorporated under the Companies Act having it's registered office at 113/70, Swaroop Nagar, Kanpur through it's Authorized Signatory Shri Dhananjay Tiwari, adult S/o. Shri R.C. Tiwari C/o. 113/70, Swaroop Nagar, Kanpur (authorized vide resolution dated 01.11.2023 passed in the meeting of board of Directors held on 01.11.2023) ; hereinafter referred to as the BUILDER/Second Party (which expressions unless repugnant to the context shall mean and include it's heirs, legal representatives and assign etc.)

WHEREAS Shri Sudhir Kumar Mehrotra purchased part of Arazi No. 223 admeasuring 0.0128 Hectare at village Sambharpur, Kanpur Nagar from Shri Ram Chandra S/o. late Cheda Lal alias Chedi Lal vide sale deed dated 18.04.2023 which is registered in Book No. I Volume 10508 at pages 303 to 320 at No. 2822 on 18.04.2022 in the office of Sub-Registrar Zone-I, Kanpur.

AND WHEREAS Shri Anubhav Mehrotra S/o. Sudhir Kumar Mehrotra purchased Arazi No. 222 admeasuring 0.090 Hectare and 1/7th share of Arazi No. 223 admeasuring 0.0129 Hectare total admeasuring 0.1029 Hectare at village Sambharpur, Kanpur from Smt. Anuradha Mehrotra, Shri Bhadai, Shri Tinku, Shri Suraj, Shri Anil and Shri Sumit vide sale deed dated 11.04.2018 which is registered in Book No. I Volume 8790 at pages 211 to 250 at No. 2172 on 11.04.2018 in the office of Sub-Registrar Zone-II, Kanpur Nagar.

AND WHEREAS Smt. Anuradha Mehrotra W/o. Shri Sudhir Kumar Mehrotra purchased entire land of Arazi No. 224 admeasuring 0.089 Hectare at village Sambharpur, Kanpur from Smt. Indirana, Smt. Ratna, Smt. Chandrawati vide sale deed dated 12.12.2011 which is registered in Book No. I Volume 5162 at pages 347 to 380 at No. 5894 on 12.12.2011 in the office of Sub-Registrar Zone-II, Kanpur.

AND WHEREAS Smt. Anuradha Mehrotra W/o. Shri Sudhir Kumar Mehrotra also purchased 2/3rd part of Arazi No. 222 admeasuring 0.060

Sudhir Mehrotra

Shri Dhananjay Tiwari

For Ratan Housing Development Limited
Authorized Signatory



Hectare out of 0.090 Hectare and 3/7th part of Arazi No. 223 admeasuring 0.0386 Hectare out of 0.090 Hectare at village Sambharpur, Kanpur from it's erstwhile owners Shri Kalicharan and others vide sale deed dated 15.09.2011 which is registered in Book No. I Volume 5051 at pages 1 to 40 at No. 8842 on 16.09.2011 in the office of Sub-Registrar Zone-II, Kanpur.

AND WHEREAS Smt. Anuradha Mehrotra W/o. Shri Sudhir Kumar Mehrotra also purchased 2/7th part of Arazi No. 223 admeasuring 0.0258 Hectare out of 0.090 Hectare at village Sambharpur, Kanpur from it's erstwhile owners Shri Ganesh Prasad and others vide sale deed dated 28.06.2013 which is registered in Book No. I Volume 6086 at pages 99 to 122 at No. 3844 in the office of Sub-Registrar Zone-II, Kanpur.

AND WHEREAS Shri Anubhav Mehrotra became the owner of Arazi No. 222 admeasuring 0.090 Hectare and part of Arazi No. 223 admeasuring 0.0123 Hectare total 0.1029 Hectare at village Sambharpur Kanpur and Shri Sudhir Kumar Mehrotra, Shri Anubhav Mehrotra and Smt. Anuradha Mehrotra became the joint owners of Arazi No. 223 admeasuring 0.090 Hctare at village Sambharpur, Kanpur and Smt. Anuradha Mehrotra became the sole owner of Arazi No. 224 admeasuring 0.089 Hectare at village Sambharpur, Tehsil and District Kanpur by virtue of the aforesaid sale deeds detailed earlier.

AND WHEREAS all the aforesaid arazies i.e. Arazi No. 222, 223 and 224 at village Sambharpur, Kanpur total admeasuring 0.269 Hectare which are owned individually and jointly by the parties of the first part which are adjoining to each other and are owned by land owners and their names have also been recorded in the revenue records as Sankramaniya Bhoomidhar, the total land area owned by the party of the first part which is subject matter of this agreement is 0.269 Hectare which has been fully bounded and detailed earlier in schedule of this agreement and has also been shown in the map annexed hereto ; hereinafter referred with the word "demised land" which is free from all sorts of encumbrances, demands, charges, litigation, acquisition requisition etc. the same is also not attached in any decree of the court for recovery of any dues or taxes and is also not mortgaged with any bank or any institution and the first party has got all the rights to sell, transfer or enter into any agreement in any manner whatsoever in regard of his land.

AND WHEREAS Shri Anubhav Mehrotra has appointed to his father Shri Sudhir Kumar Mehrotra Advocate as his attorney vide deed of attorney dated 16.03.2010 which is registered on 16.03.2010 in Book No. IV Volume 162 at pages 151 to 160 at Serial No. 71 in the office of Sub-Registrar Zone-I whereby he has authorized to his attorney to sell or enter into any agreement of the properties owned by him. The powers delegated by him have yet not been revoked and the attorney is fully authorized to execute this agreement.

AND WHEREAS the first parties are desirous to develop and construct building consisting of residential flats on their aforesaid land which can be used independently with certain common facilities and amenities but due to lack of technical know how as well as other constraints they themselves are unable to convert their desire into reality and they invited offers from

For Ratan Housing Development Limited

Sudhir Mehrotra

ANUBHAV MEHROTRA



(Dhanraj Tiwari)
Authorized Signatory



interested person who may agree to develop the "demised land" and construct the building. Several persons approached to First Parties including the second party who is involved in the development activities having vast experience in development and in construction of residential building and both the parties have settled their terms and conditions and have agreed that the Second party shall develop and construct residential building on the "demised land" on the following terms and conditions.

NOW THIS BUILDER AGREEMENT WITNESSES AS UNDER :-

1. That the subject matter of this Builder Agreement is Arazi No. 222, 223 and 224 total admeasuring 0.269 Hectare at village Sambharpur, Tehsil and District Kanpur Nagar fully bounded and detailed earlier in Schedule of this agreement and also shown in the map annexed herewith.
2. That the parties of the first part have represented and assured that they are the absolute owners of the "demised land" and no one else has any right, title or interest except them which is free from all sorts of encumbrances, charges, demands, liens, litigation, mortgage, attachments, prior agreement to sell etc. The subject property is not under any scheme or acquisition or requisition and they are fully competent to enter into this Builder agreement having transferable rights.
3. That immediately after execution of this agreement the Second party shall prepare a map through its architect and shall submit the same to the Kanpur Development Authority or at any other place in the name of the first parties for sanction of the map, the parties of the first part shall furnish all the documents, maps, bonds and forms etc. required for sanction of the map. Out of the expenses to be incurred in obtaining the sanction map, the first parties shall bear the expenses of betterment/development and sub-division charges while rest of the expenses shall be borne by the second party. However it is agreed between the parties that the second party shall initially pay the expenses of betterment/development charges and sub-division charges to the competent authority on behalf of first parties who shall reimburse the same to the second parties from first sale of their share of flats.
4. That the parties of the first part shall deliver the vacant possession of the "demised land" to the second party immediately either on execution of this agreement or after sanction of the map as the case may be to the second party for fulfilling the aims and objects of this Builders Agreement. The second party shall commence the construction work immediately after getting the sanction from the Kanpur Development Authority Kanpur or from the date of getting possession of land whichever is later, and shall complete the construction work within a period of three years however both the parties with their mutual consent shall have right to extend the time for completing the construction work even the construction work is not completed within the extended period then the second party shall be responsible to pay damages @ Rs. 35,000/- per month to the first parties till the entire construction are completed in all respect.

Sudhakar Mehta



For Ratan Housing Development Limited
 Authorised Signatory



5. That the second party shall construct the building consisting of residential flats as sanctioned by the Kanpur Development Authority Kanpur as well as, as per rules and bye-laws of the local authority if any compounding charges are imposed for any construction contrary to the sanctioned map shall be borne by the second party. The Second Party shall be entitled to procure the building material and to appoint the labours, mesons, supervisors, engineers and security guards etc. and shall also be entitled to make contract with the contractors of Civil or any other works but no financial liability shall accrue on the first parties.

6. That the Second Party shall be entitled to take the electric connection for construction of building as well as make bore well for supply of water and also to install the generator for common facilities etc. as per requirement, the first parties shall also sign all the documents required for electricity connection etc. But the cost of electricity connection, bills etc. shall be borne by the second party and after completion of the building the party shall be responsible to pay electricity bills on their respective portions.

7. That in consideration of construction to be raised at it's own cost and the responsibility to be borne by the Second Party, the Second party shall get 58% constructed area on all the floors as well as roof and land in the same proportion and shall become the owner of the same having right to sell and transfer the same in any manner at rates fixed by it without any prior permission or objection either from the first parties or any person claiming through or under them, in the same manner the parties of the First part shall get 42% constructed area on all the floors as well as on roof and in land in the same proportion and shall become the owners of the same having right to sell and transfer the same in any manner at rates fixed by them without any prior permission or objection either from the second party or any person claiming through or under it. The parties of the first and second part shall identify the flats to be fallen into their share after sanction of the map and shall reduced the same into writing which shall be binding on the parties and both the parties shall be entitled to sell their respective flats/area at the rates fixed by them. However if the parties decide to sell the flats jointly in such event both the parties shall execute the sale deeds of such flats in favour of the prospective buyers jointly and if either of the parties refuses to join the sale deed the aggrieved parties shall have right to execute the sale deed of his/it's respective area independently which shall be valid and binding upon both the parties.

If both the parties decide that the entire flats of the said building complex will be sold by the second party then the second party shall also sell the flats of the share of the first parties on the rates mutually agreed among themselves and in such event the sale deed of such flats shall be executed by the both the parties on refusal by either of the parties in execution and registration of the sale deed the provision given in preceding para shall be effective and binding.





For Ratan Housing Development Limited

Authorised Signatory

8. That immediately after sanction of the map the parties of the First and Second Parts shall identify the area to be fallen into their share if any area is not divisible the same shall be adjusted by exchange of money.

9. That the parties of the first part hereby authorizes to the party of the Second Part to execute all the work conferred through this Builder Agreement smoothly and effectively, the authorization given by the first parties shall not be withdrawn in any of the circumstances.

10. That immediately after completion of the construction work the Second Parties shall acquitted from its responsibility undertaken through this Builder Agreement while immediately after transfer of entire share of the Second parties either in it's favour or in favour of it's nominee/nominees, the First parties shall also acquit from their responsibility.

11. That the nature of the construction and fitting and furnishing of the building shall be as mutually decided by both the parties. The First Parties shall have right to see that the Second party raises constructions as per Schedule and their representation on account of the same shall be considered by the second party if the same is relevant lawful and approved by it's architect. The Second party shall be responsible to obtain all the N.O.C. from K.D.A., Jal Sansthan, Nagar Nigam etc. in regard of the construction activities.

12. That if any term and conditions are further settled between the parties, the same shall be reduced into writing and shall be read as part of this Builder Agreement.

13. That the first parties shall not encumber the "demised land" in any manner except to sell the share of their flats to be constructed by prior informing to the second party. It is also agreed by and between the parties that if the total flats are sold by the second party as agreed the second party shall be entitled to book the flats to receive the advance to execute allotment agreement etc. The sale consideration received by the second party shall be distributed between the first and second party in ratio of their share every month in the first week. If either of the parties wants to retain any of the flat or any portion of the said building complex it's cost shall be deducted at the then selling price from it's share.

14. That the second party shall also obtain completion certificate from Kanpur Development Authority and shall also get it registered under the provisions of RERA if it is applicable. The cost to be incurred therein shall be borne by the second party and the first parties shall have no concern with the same.

15. That the second party shall indemnify the first parties in all respect of claims, damages or expenses payable in consequence to any injury to any employee workmen, invitee while in or upon the said premises and claims of the prospective purchasers up to handing over the possession of the flats and execution of final sale deed whichever is earlier in their favour. The second party shall be solely responsible for compliance of all applicable laws, rules, regulation, by laws in connection with the development and construction of

_____ _____



_____ Housing Development Limited
Authorized Signatory

the above project. The cost of EWS compounding and FAR purchased will be borne by the second party.

16. That it is further agreed that if any dispute arises on account of "demised land" it shall be the sole responsibility to clear all the dispute by the first parties at their own risk and cost, if the construction work is stop due to any dispute in the title of the "demised land" or due to force majeure in such event the period consumed in resolving the dispute etc. shall not be counted in the period of three years.

17. That all the expenses incurred in execution of this Builder Agreement shall be borne by the parties of the first and Second part in equal ratio. However initially the party of the second part has borne all the expenses i.e. stamp duty, registration fee etc. and the first parties shall reimburse their share of expenses to the second party from the first sale of their share of flats.

18. The party of the second part has paid a sum of Rs. 10,00,000/- as security money to the first parties in the manner detailed and described in schedule "B" of this agreement which is hereby acknowledge and confirm by the first parties. The said security money will be refunded by the first parties to the second party without any interest at the time of completion of the Building.

19. That the name of the said building complex consist of Shri Krishna and Ratan which shall be mutually decided by the parties.

20. That if any dispute arises between the parties in interpretation or implementation of the terms and conditions of this Builder Agreement the same shall be referred to the sole arbitrator appointed by the court as per provision of Indian Arbitration and Re-conciliation Act of 2004 and the Award given by the Arbitrator shall be binding on the parties.

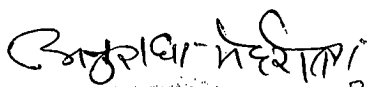

Schedule 'A'

Detail and description of Rs. 10,00,000/- paid by the second parties to the first parties.

Rs. 10,00,000/- paid vide cheque No. 009919 dated 21.01.2023 to Shri Anubhav Mehrotra on the request of the parties of the first part drawn on ICICI Bank Ltd.

IN WITNESS WHEREOF the parties hereto have put their respective signatures on this Memorandum of understanding on the day, month and year first above written in presence of the following witnesses without any coercion, undue influence, pressure, bat or any interruption in any manner whatsoever.




 For Ratan Housing Development Limited
 (Authorised Signatory)

आवेदन सं०: 202300849066788

बही सं०: 1

रजिस्ट्रेशन सं०: 12173

वर्ष: 2023

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

विक्रेता: 1

श्री सुधीर कुमार मेहरोत्रा एडवोकेट स्वयं व बहै०मु०आम श्री
अनुभव मेहरोत्रा, पुत्र श्री श्री कृष्ण मेहरोत्रा

निवासी: 15/265-सी, सिविल लाइन्स, कानपुर नगर

व्यवसाय: अन्य

विक्रेता: 2



श्रीमती अनुराधा मेहरोत्रा, पत्नी श्री सुधीर कुमार मेहरोत्रा

निवासी: 15/265-सी, सिविल लाइन्स, कानपुर नगर

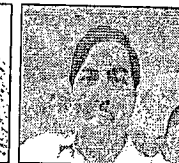
व्यवसाय: अन्य

क्रेता: 1

श्री मे० रतन हाउसिंग डेवलेप्मेन्ट लि० के द्वारा धनन्जय तिवारी,
पुत्र श्री आर०सी० तिवारी

निवासी: केयर ऑफ - 113/70, स्वरूप नगर, कानपुर नगर

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान

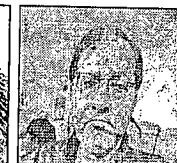
पहचानकर्ता: 1

श्री रवी खन्ना, पुत्र श्री स्व० कैलाश नाथ खन्ना

निवासी: 46/24-ए, हटिया, कानपुर नगर

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री रितेश खन्ना, पुत्र श्री रवी खन्ना

निवासी: 46/24-ए, हटिया, कानपुर नगर

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

आलोक . शुक्ला

उप निबंधक : सदर चतुर्थ

कानपुर नगर

17/11/2023

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

टिप्पणी :

निबंधक लिपिक कानपुर नगर




Ravi Khanna

11

WITNESSES:

1. Ravi Khanna
S/o. late Kailash Nath Khanna
R/o. 46/24-A, Hatiya,
Kanpur Nagar
Mob. No. 8601089991
Adhar No. xxxx xxxx 7422

LAND OWNER/First Party


Udhv Mahapatra 

Chandray Jiware



Ritesh Khanna

SECOND PARTY

For Ratan Housing Development Limited
 (Chandray Jiware)
Authorised Signatory

2. Ritesh Khanna
S/o. Shri Ravi Khanna
R/o. 46/24-A, Hatiya,
Kanpur Nagar
Mob. No. 9026555655
Adhar No. xxxx xxxx 1729

Drafted by me and typed in my office.

Arvind Kumar Srivastava

(Arvind Kumar Srivastava)
Advocate.

Bar Counsel Reg. No. 1679 of 1983
Mob. No. 9935556629

आवेदन सं०: 202300849066788

विक्रय अनुबंध विलेख (बिल्डर)

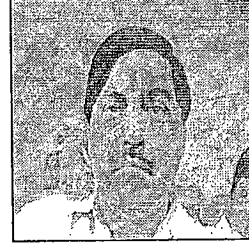
बही सं०: 1

रजिस्ट्रेशन सं०: 12173

वर्ष: 2023

प्रतिफल- 0 स्टाम्प शुल्क- 541000 बाजारी मूल्य - 7721000 पंजीकरण शुल्क - 77210 प्रतिलिपिकरण शुल्क - 80 योग : 77290

श्री मे० रतन हाउसिंग डेवलेपमेंट लि० द्वारा
 धनन्जय तिवारी अधिकृत पदाधिकारी/ प्रतिनिधि,
 पुत्र श्री आर०सी० तिवारी
 व्यवसाय : अन्य
 निवासी: केयर ऑफ - 113/70, स्वरूप नगर, कानपुर नगर



श्री, मे० रतन हाउसिंग डेवलेपमेंट लि० द्वारा

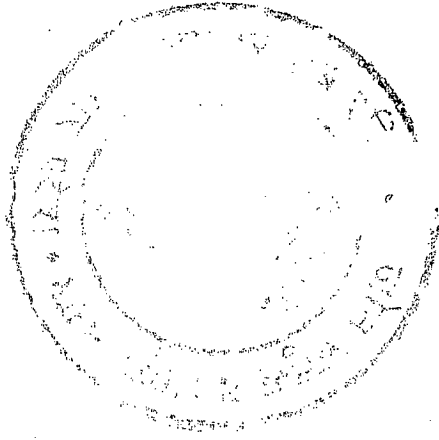
धनन्जय तिवारी अधिकृत
 पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 17/11/2023 एवं
 03:22:53 PM बजे
 निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

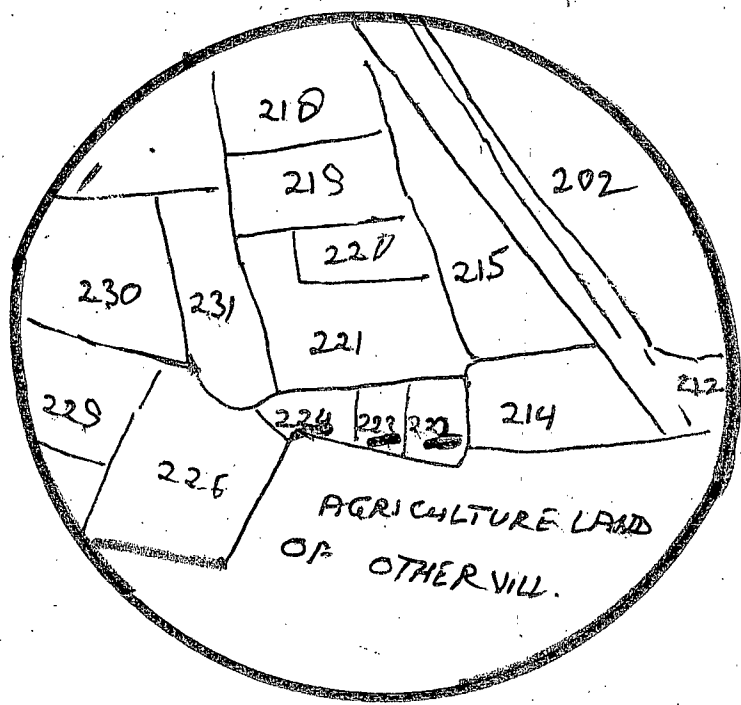
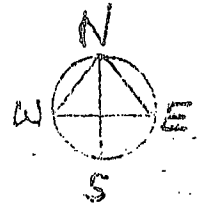
आलोक शुक्ला
 उप निबंधक : सदर चतुर्थ
 कानपुर नगर
 17/11/2023

निबंधक लिपिक
 17/11/2023



प्रिंट करे

LOCATION PLAN OF AGRICULTURE LAND OF
ARAZI NO- 222, 223, 224 A.T. SAMBHAR
PUR TEH/DISTT - KANPUR NAGAR
SOLD AREA - 0.269 HECTARE



Sunder Mehta

अनुराग मेहता



For Ratan Housing Development Limited

Dr. KAMANANT TRIPATHI
 Civil Engineer
 App. By K.D.A.
 District of Kanpur Nagar

(Signature of Engineer)

SIGN. OF I. PARTY

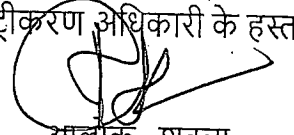
SIGN. OF II. PARTY

SIGN. OF ENGINEER

आवेदन सं०: 202300849066788

बही संख्या 1 जिल्द संख्या 15083 के पृष्ठ 259 से 282 तक क्रमांक
12173 पर दिनांक 17/11/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

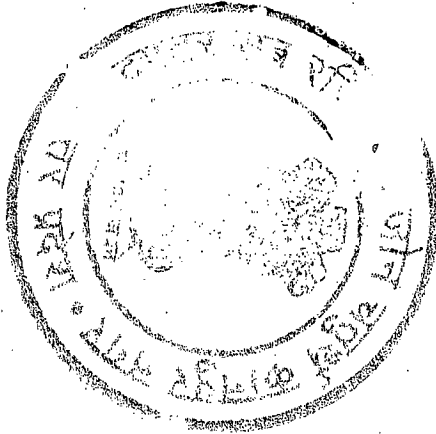


आलोक शुक्ला

उप निबंधक : सदर चतुर्थ

कानपुर नगर

17/11/2023



Builder Agreement ①