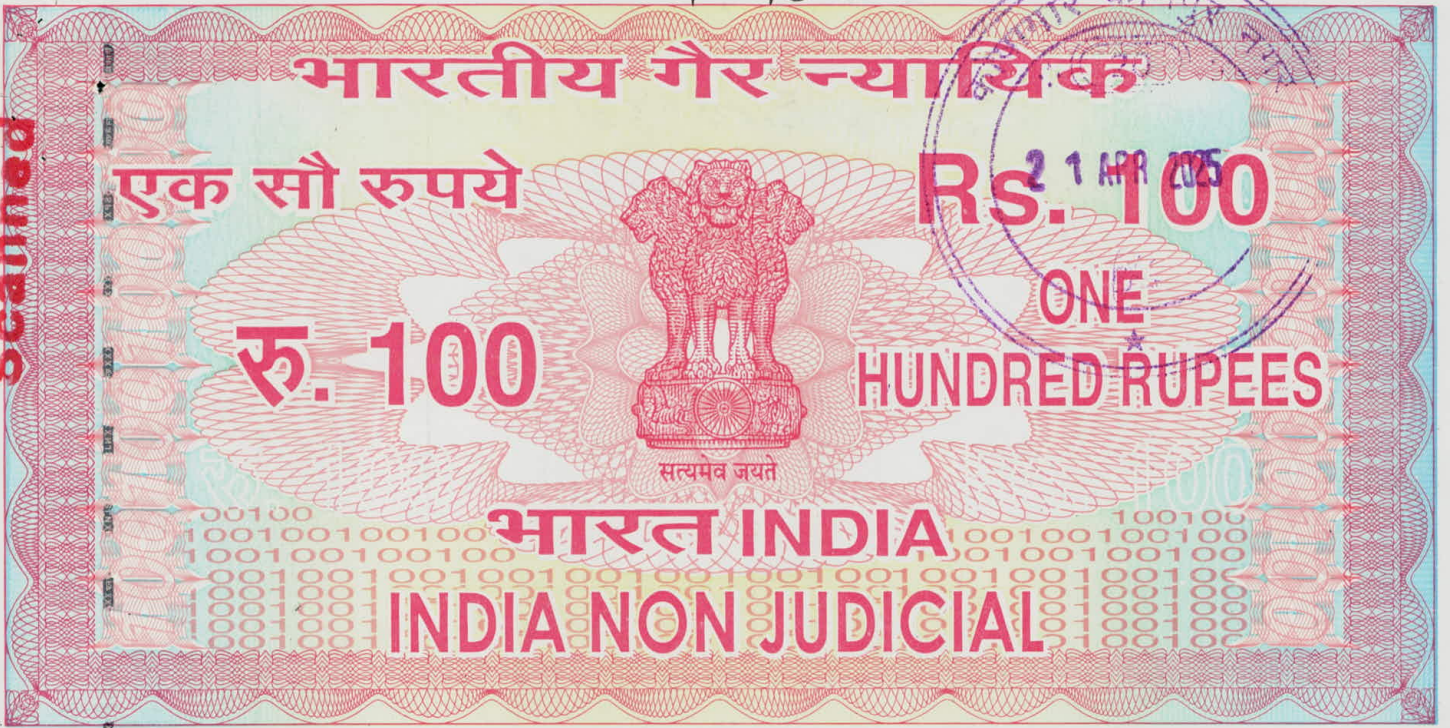


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उत्तर प्रदेश UTTAR PRADESH

GY 877215

नियम 230 का अनुपालन किया गया।

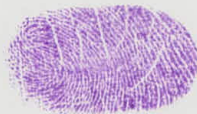
सुधीर कुमार मेहरोत्रा, कानपुर नगर।



1. OFFICE NAME : SUB REGISTRAR, ZONE-IV, KANPUR NAGAR.
2. Date of Presentation : 29-09-2025
3. Date of Execution : 29-09-2025
4. Nature of document : RECTIFICATION DEED
5. Name of Presenter : Shri Sudhir Kumar Mehrotra, adult S/o. Shri Krishna Mehrotra R/o. 15/265-C, Civil Lines, Kanpur.
6. Name of Land owner : Shri Sudhir Kumar Mehrotra, adult S/o. Shri Krishna Mehrotra R/o. 15/265-C, Civil Lines, Kanpur.

Sudhir Mehrotra

anish



448

20-9-25

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निवेदन कटिया (स्टाम्प)

कोर्ट का

कोर्ट का

200000



भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उप निबंधक सदर चतुर्थ कानपुर नगर क्रम 2025241023284

आवेदन संख्या : 202500849056285

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2025-09-29 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम सुधीर कुमार मेहरोत्रा

लेख का प्रकार शुद्धिपत्र

प्रतिफल की धनराशि 0 / 0.00

1. रजिस्ट्रीकरण शुल्क 100
2. प्रतिलिपिकरण शुल्क 40
3. निरीक्षण या तलाश शुल्क
4. मुद्दतार के अधिप्रमाणी करण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग

140

शुल्क वसूल करने का दिनांक

2025-09-29 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2025-09-29 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

10952

7. Name of the Builder/ Developer : M/s. Ratan Housing Development Limited, a company duly incorporated under the Companies Act having its registered office at 113/70 Swaroop Nagar, Kanpur through its authorized signatory Shri Dhananjay Tiwari adult S/o. late 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)

7A. Date of birth of Sudhir Kumar Mehrotra : 20.10.1958  
Adhar No. : xxxx xxxx 5993  
Mobile : 9839034972  
PAN : ACBPM6653Q

Date of Incorporation : 27.03.1998  
of RATAN HOUSING  
DEVELOPMENT LIMITED  
PAN : AACCR6099R

Date of Birth of Dhananjay Tewari : 27.01.1972  
Mob : 8009005151  
Adhar No. : xxxx xxxx 8558

8. DESCRIPTION OF THE PROPERTY :
- 1) Place : Bairi Akbarpur  
Kachar, and Sambharpur, Kanpur Nagar
  - 2) Khata No./Chak No. : Part of Arazi No. 793  
Admeasuring 0.0695 Hectare out of 0.635 Hectare at  
Bairi Akbarpur Kachar, Kanpur an private plot No.  
6,7 and 8 admeasuring 367.884 Square Meters (Part of  
Arazi No. 214) Sambharpur, Kanpur and part of  
Private Plot No. 9 admeasuring 257.1 Square Meters  
( part of Arazi No. 215 Sambharpur, Kanpur).





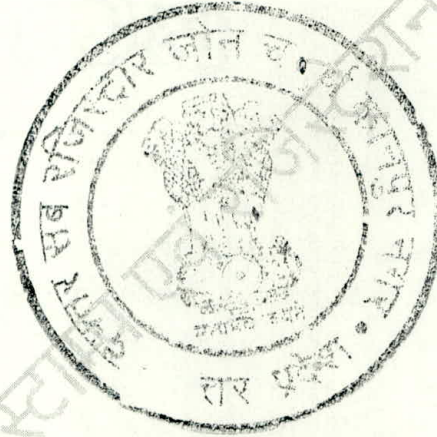






संजय रावत प्रभारी  
उप निबंधक : सदर चतुर्थ  
कानपुर नगर  
29/09/2025

संजय . रावत  
निबंधक लिपिक कानपुर नगर  
29/09/2025



**Details of Payment of Stamp Duty:**Stamp payable/paid : Rs. 100/-

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**Rectification Deed**

THIS DEED OF RECTIFICATION IS MADE ON THIS 29th DAY of September 2025

## BETWEEN

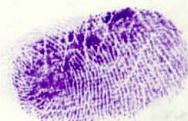
Shri Sudhir Kumar Mehrotra, adult S/o. Shri Krishna Mehrotra R/o. 15/265-C, Civil Lines, Kanpur ; hereinafter referred to as the land owner (which expression unless repugnant to the context shall mean and include his heirs, legal representatives, successors and assignees etc.)

And

M/s. 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. late 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/Developer (which expression unless repugnant to the context shall mean and include it's heirs executors, administrators and representatives etc.).

WHEREAS a builders agreement was executed on 16.11.2023 between the parties i.e. land owner and builder/developer which was presented for registration on 17.11.2023 and is registered at Bahi No. I Jild No. 15083 at pages 373 to 394 at No. 12178 in the office of Sub-Registrar Zone-IV,

Sudhir Mehrotra



Person?





आवेदन सं०: 202500849056285

बही सं०: 1

रजिस्ट्रेशन सं०: 10952

वर्ष: 2025

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

प्रथम पक्ष: 1

श्री सुधीर कुमार मेहरोत्रा,

|SUDHIR KUMAR  
MEHROTRA

पुत्र श्री कृष्ण मेहरोत्रा

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

व्यवसाय: अन्य

द्वितीय पक्ष: 1

*Sudhir Mehrotra*



श्री मे० रतन हा०डे०लि० द्वारा अधि०हस्ता०  
श्री धनन्जय कुमार तिवारी,

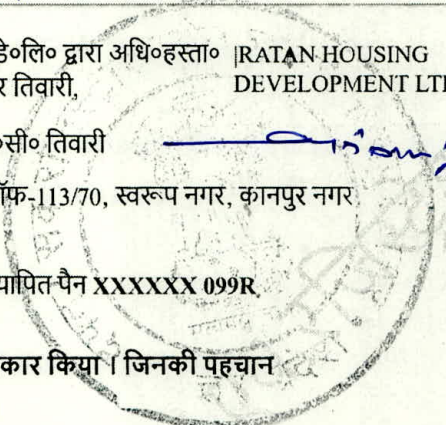
|RATAN HOUSING  
DEVELOPMENT LTD

पुत्र श्री स्व० आर०सी० तिवारी

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

व्यवसाय: अन्य

पक्षकार द्वारा सत्यापित पैन् XXXXXX 099R



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

*रवि खन्ना*



श्री रितेश खन्ना, पुत्र श्री रवी खन्ना

निवासी: 46/24-ए हटिया, कानपुर नगर

व्यवसाय: अन्य

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए है।  
टिप्पणी :

*Ritesh Khanna*



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*[Signature]*

Kanpur Nagar. The said builders agreement is hereinafter referred with the word 'builders agreement'.

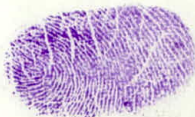
AND WHEREAS in 34<sup>th</sup> line on page No. 2 and in 17<sup>th</sup> line of page No. 3 of the builders agreement arazi No. 793 has been typed but due to typing error in 16<sup>th</sup> line on page No. 5 and in 3<sup>rd</sup> line of page No. 6 it has been typed arazi No. 693 at the place of arazi No. 793. In 32<sup>nd</sup> line on page No. 4 after word Development and before word Limited "Builder/Developers" has been wrongly typed due to typing error which requires to be rectified hence this deed of rectification.

Now this deed of Rectification witnesseth as under :-

1. That on page No. 5 in 16<sup>th</sup> line and on page No. 6 in 3<sup>rd</sup> line Arazi No. 793 be read at the place of arazi No. 693 and on page No. 4 in 32<sup>nd</sup> line word "builders/developers" before word limited be deleted. The aforesaid rectification has been made only to rectify the typing error.
2. That in the map annexed with the builder's agreement arazi No. 793 is written, that by aforesaid rectification the detail of property, its area, its boundary has not been changed and as such it does not attract any additional stamp duty. The land owner is not owner of arazi No. 693 and is owner of arazi No. 793 by virtue of registered sale deed.
3. That the entire builders agreement shall remain as it is except the above mentioned rectifications which has been rectified only typing mistake and shall be read accordingly.

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







आवेदन सं०: 202500849056285

शुद्धिपत्र

बही सं०: 1

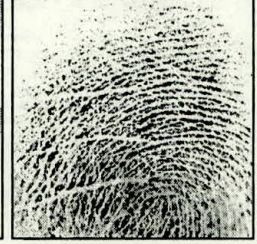
रजिस्ट्रेशन सं०: 10952

वर्ष: 2025

प्रतिफल- 0 स्टाम्प शुल्क- 100 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 40 योग : 140

श्री सुधीर कुमार मेहरोत्रा,  
पुत्र श्री कृष्ण मेहरोत्रा  
व्यवसाय: अन्य  
निवासी: 15/265-सी, सिविल लाइन्स, कानपुर नगर

*Sudhir Kumar Meherotra*



ने यह लेखपत्र इस कार्यालय में दिनांक 29/09/2025 एवं 01:42:41 PM बजे निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

संजय रावत प्रभारी  
उप निबंधक :सदर चतुर्थ  
कानपुर नगर  
29/09/2025

संजय . रावत  
निबंधक लिपिक  
29/09/2025





रवि

Witnesses:-

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

Land Owner



Ritesh

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

Builders/Developer



Drafted by me and typed in my office.

(Arvind Kumar Srivastava)

Advocate.

Bar Council Reg. No. 1679 of 1983

Mob. No. 9935556629

आवेदन सं०: 202500849056285

बही संख्या 1 जिल्द संख्या 16473 के पृष्ठ 1 से 10 तक क्रमांक  
10952 पर दिनांक 29/09/2025 को रजिस्ट्रीकृत किया गया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

संजय शिवत प्रभारी  
उप निबंधक : सदर चतुर्थ  
कानपुर नगर  
29/09/2025



भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिवन्धक सदर चतुर्थ कानपुर नगर क्रम 2023211027652

आवेदन संख्या : 202300849066793

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 / 20476000.00

1. रजिस्ट्रीकरण शुल्क 204760
2. प्रतिलिपिकरण शुल्क 80
3. निरीक्षण या तलाश शुल्क
4. मुद्दतार के अधिप्रमाणी करण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 204840

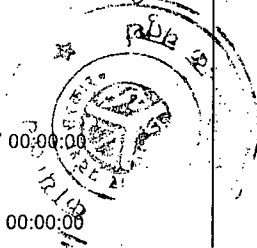
शुल्क वसूल करने का दिनांक 2023-11-17 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

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

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

12178





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

1. Date of Presentation : 17.11.2023

2. Date of Execution : 16.11.2023

3. Nature of Document : BUILDERS AGREEMENT

4. Market value : Rs. 2,04,75,377/-

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 : Shri Sudhir Kumar Mehrotra, 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)

7A. Mobile No. of Sudhir Kumar Mehrotra : 9839034972

Adhar No. : xxxx xxxx 5993

PAN : ACVPM6653Q

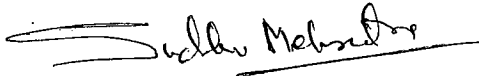
PAN of Second Party : AACCR6099R

Mobile No. of Dhananjay Tiwari : 8009005151


Adhar No. of Dhananjay Tiwari : xxxx xxxx 8558

8. DETAILS OF THE PROPERTY:

- 1) Place : Bairi Akbarpur Kachar and  
Sambharpur, Kanpur Nagar.
- 2) Nagar Nigam No./  
Khasra No. : Part of Arazi No. 793 admeasuring  
0.0695 Hectare out of 0.635 Hectare  
at Bairi Akbarpur Kachhar, Kanpur  
and Private Plot No. 6,7 and 8  
admeasuring 367.884 Square Meters  
(part of Arazi No. 214) Sambharpur,  
Kanpur and part of Private plot No. 9  
admeasuring 257.1 Square Meters (part  
of Arazi No. 215) Sambharpur, Kanpur





  
Ratan Housing Development Limited  
(Dhananjay Tiwari)  
Authorised Signatory

- total admeasuring 624.984 Square Meters
- 3) Land area. : 695 Square Meter at Bairi Akbarpur Kachar, Kanpur and 624.984 Sq.Mtr. at Sambharpur, Kanpur
- 4) Residential/ Agricultural/ Commercial. : Agriculture/Residential
- 5) House/Plot/Agricultural : Open land
- 6) Width of the Road. : The land of Sambharpur is situated on 24.39 Meter wide road and the land at Bairi Akbarpur Kachar is not situated at Road and is surrounded by agricultural land
- 7) Whether the property is situated on two side Roads or facing to park. : The property is neither situated on two side Roads nor facing to park

Boundaries of Part of Arazi No. 793 at Bairi Akbarpur Kachhar, Kanpur admeasuring 0.0695 Hectare out of 0.635 Hectare :-

- NORTH : Agriculture land Sambharpur  
 SOUTH : Agriculture land Khasra No. 792  
 EAST : Agriculture land Khasra No. 795 & 794  
 WEST : Agriculture land Sambharpur

Boundaries of Private Plot No. 6,7 and 8 admeasuring 367.884 Square Meters (part of Arazi No. 214) Sambharpur, Kanpur and part of Private plot No. 9 admeasuring 257.1 Square Meters (part of Arazi No. 215) Sambharpur, Kanpur total admeasuring 624.984 Square Meters :-

- NORTH : Private Plot No. 9  
 SOUTH : Private Plot No. 6A, 7A & 8A  
 EAST : 24.39 Meter wide road  
 WEST : Arazi No. 223

Boundaries of part of Private plot No. 9 admeasuring 257.1 Square Meters (part of Arazi No. 215) Sambharpur, Kanpur :-

- NORTH : Private Plot No. 10 of Arazi No. 215  
 SOUTH : Private Plot No. 5,6,7 & 8 at Arazi No. 214  
 EAST : 80 Ft. wide road (Mainawati Marg)  
 WEST : Arazi No. 221

For Ratan Housing Development Limited



(Dr. ... ..)  
 Authorised Signatory

Siddharth Maheshwari



9. DETAILS OF PAYMENT OF STAMP DUTY :
- 1) D.M.'s rate of the land : Rs. 15,500/- per Sq. Meters  
at Bairi Akbarpur Kachhar,  
Kanpur
  - 2) D.M.'s rate of the land : Rs. 13,500/- per Sq. Meters  
at Sambharpur,  
Kanpur
  - 3) Value of the land : 695 x Rs. 15,500/-  
at Bairi Akbarpur Kachhar = Rs. 1,07,72,500/-
  - 4) Value of the land : 624.984 x Rs. 13,500/-  
at Sambharpur, Kanpur = Rs. 84,37,284/-
  - 5) 15% Addl. Value of the land : Rs. 12,65,593/-  
Being on Mainawati Marg.
  - 6) Total Value of the land : Rs. 2,04,75,377/-
  - 7) Stamp duty payable : Rs. 14,33,320/-  
according to the D.M.'s rate
  - 8) Stamp duty paid : Rs. 14,33,500/-

Note :- The one of the property is situated on Mainawati Marg and the other property is not situated on road and is also not Waqf or enemy property. Stamp of Rs. 14,33,500/- has been paid through e-stamp dated 16.11.2023 bearing Certificate No. IN-UP73327766448456V and Unique Doc. Reference SUBIN-UPUP1412630442257011738161V which is page No. 1 of this Deed.

#### BUILDER AGREEMENT

THIS BUILDER AGREEMENT is made on this 16th day of November, 2023 at Kanpur.

#### BETWEEN

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 OWNER/First Party (which expressions unless repugnant to the context shall mean and include his heirs, legal representatives, successors and assign etc.)

#### AND

M/s. Ratan Housing Development Builder/Developer 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 Swarup 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 Arazai No. 793 admeasuring 0.0695 Hectare out of 0.635 Hectare at village Bairi Akbarpur Kachhar, Kanpur Nagar from it's erstwhile owners Harishchandra and others vide sale deed dated 01.06.2023 which is registered in Book No. I

For Ratan Housing Development Limited




(Dhananjay Tiwari)  
Authorised Signatory

Volume 14974 at pages 239 to 260 at No. 10048 on 26.09.2023 in the office of Sub-Registrar Zone-IV, Kanpur Nagar.

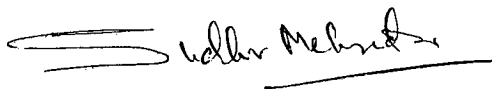
AND WHEREAS Shri Sudhir Kumar Mehrotra also purchased Private Plot No. 9 part of Arazi No. 215 admeasuring 514.20 Square Meters at village Sambharpur, Kanpur Nagar from Jai Bharat Sehkarı Awas Samiti Limited vide sale deed dated 19.02.2010 which is registered in Book No. I Volume 4373 at pages 291 to 300 at No. 646 in the office of Sub-Registrar Zone-II, Kanpur.

AND WHEREAS Shri Sudhir Kumar Mehrotra purchased Private Plot No. 6,7 and 8 part of Arazi No. 214 admeasuring 367.884 Square Meters at village Sambharpur, Kanpur Nagar from Jai Bharat Sehkarı Awas Samiti Limited vide sale deed dated 04.07.2012 which is registered in Book No. I Volume 5514 at pages 361 to 384 at No. 3905 in the office of Sub-Registrar Zone-II, Kanpur.

AND WHEREAS Shri Sudhir Kumar Mehrotra advocate became owner of Part of Arazi No. 693 at Bairi Akbarpur Kachhar Kanpur admeasuring 0.0695 Hectare and part of Arazi No. 214 admeasuring 0.03678 Hectare and part of Arazi No. 215 admeasuring 0.05142 Hectare (out of which it's half portion admeasuring 0.02571 Hectare is part of this agreement) at village Sambharpur, Tehsil and District Kanpur Nagar.

AND WHEREAS all the aforesaid arazies are adjoining to each other and are owned by land owner and his name has 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 1319.984 Square Meters 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 the first party is desirous to develop and construct building consisting of residential flats on his 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 he himself is unable to convert his desire into reality and he invited offers from interested person who may agree to develop the "demised land" and construct the building. Several persons approached to First Party 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.

  
Sudhir Mehrotra



For Ratan Housing Development Limited



(Dhanraj Kumar)  
Authorised Signatory

**NOW THIS BUILDER AGREEMENT WITNESSES AS UNDER :-**

1. That the subject matter of this Builder Agreement is Part of Arazi No. 693 at Bairi Akbarpur Kachhar Kanpur admeasuring 0.0695 Hectare and part of Arazi No. 214 admeasuring 0.03678 Hectare and part of Arazi No. 215 admeasuring 0.05142 Hectare (out of which it's half portion admeasuring 0.02571 Hectare is part of this agreement) 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.

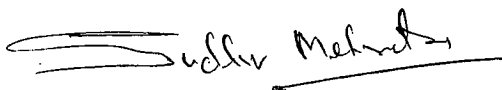
2. That the party of the first part has represented and assured that he is the absolute owner of the "demised land" and no one else has any right, title or interest except him which is free from all sorts of encumbrances, charges, demands, liens, litigation, mortgage, attachments, prior agreement to sell etc. The subject property is not under any scheme or acquisition or requisition and he is 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 party for sanction of the map, the party 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 party 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 party 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 party who shall reimburse the same to the second party from first sale of his share of flats.

4. That the party 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. 25,000/- per month to the first party till the entire construction are completed in all respect.

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

For Ratan Housing Development Limited

 Builder Mehru



(Signature)  
Authorized Signatory



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 party.

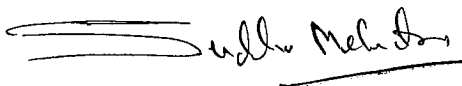
6. That the Second Party shall be entitled to take the electric connection for construction of building as well as make bore well for supply of water and also to install the generator for common facilities etc. as per requirement, the first party shall also sign all the documents required for electricity 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 party or any person claiming through or under him, in the same manner the party of the First party 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 owner of the same having right to sell and transfer the same in any manner at rates fixed by him without any prior permission or objection either from the second party or any person claiming through or under it. The party 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 party and both the party 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 party refuses to join the sale deed the aggrieved party 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 party 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 party in execution and registration of the sale deed the provision given in preceding para shall be effective and binding.

8. That immediately after sanction of the map the party 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 party 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 party shall not be withdrawn in any of the circumstances.





Eastern Housing Development Limited  
  
 (L. S. Tiwari)  
 Authorised Signatory

10. That immediately after completion of the construction work the Second Party shall be acquitted from its responsibility undertaken through this Builder Agreement while immediately after transfer of entire share of the Second party either in its favour or in favour of its nominee/nominees, the First party shall also acquit from his 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 Party shall have right to see that the Second party raises constructions as per Schedule and his representation on account of the same shall be considered by the second party if the same is relevant lawful and approved by its 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 party shall not encumber the "demised land" in any manner except to sell the share of his 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 party wants to retain any of the flat or any portion of the said building complex its cost shall be deducted at the then selling price from its 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 party shall have no concern with the same.

15. That the second party shall indemnify the first party 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 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 party 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.





For Ratan Housing Development Limited



(Signature)  
Authorised Signatory

17. That all the expenses incurred in execution of this Builder Agreement shall be borne by the party 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 party shall reimburse his share of expenses to the second party from the first sale of his share of flats.

18. The party of the second part has paid a some of Rs. 10,00,000/- as security money to the first party in the manner detailed and described in schedule "A" of this agreement which is hereby acknowledge and confirm by the first party. The said security money will be refunded by the first party 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 party.

20. That if any dispute arises between the party 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 party.

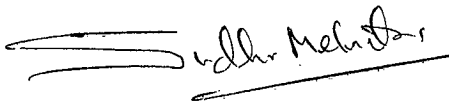
#### Schedule 'A'

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

Rs. 10,00,000/- paid vide cheque No. 009917 dated 21.01.2023 drawn on ICICI Bank Ltd.

IN WITNESS WHEREOF the party 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





( )  
Authorized Signatory



आवेदन सं०: 202300849066793

बही सं०: 1

रजिस्ट्रेशन सं०: 12178

वर्ष: 2023

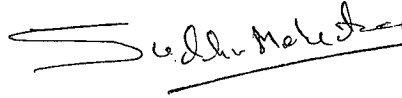
निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त  
विक्रेता: 1

श्री सुधीर कुमार मेहरोत्रा, पुत्र श्री श्री कृष्ण मेहरोत्रा

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

व्यवसाय: अन्य

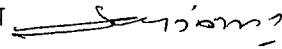
क्रेता: 1


श्री मे० रतन हाउसिंग डेवलपमेन्ट 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

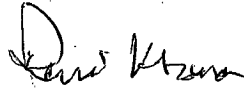
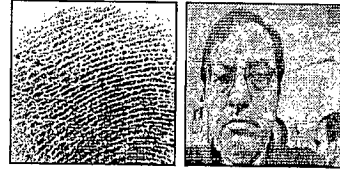



श्री रवी खन्ना, पुत्र श्री स्व० कैलाश नाथ खन्ना

निवासी: 46/24-ए हटिया, कानपुर नगर

व्यवसाय: अन्य

पहचानकर्ता: 2

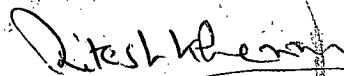
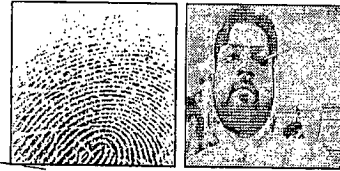



श्री रितेश खन्ना: पुत्र श्री रवी खन्ना

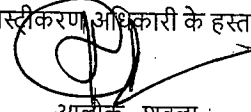
निवासी: 46/24-ए हटिया, कानपुर नगर

व्यवसाय: अन्य

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए  
गए है।  
टिप्पणी:

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



आलीक. शुक्ला

उप निबंधक: सदर चतुर्थ

कानपुर नगर

17/11/2023

निबंधक लिपिक कानपुर नगर

17/11/2023

प्रिंट करें



Ravi

Khanna

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




Ritesh Khanna

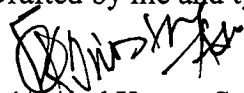
SECOND PARTY

For Ratan Housing Development Limited

  
  
Authorized 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)  
Advocate.

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

आवेदन सं०: 202300849066793

## विक्रय अनुबंध विलेख (बिल्डर)

बही सं०: 1

रजिस्ट्रेशन सं०: 12178

वर्ष: 2023

प्रतिफल- 0 स्टाम्प शुल्क- 1433500 बाजारी मूल्य - 20476000 पंजीकरण शुल्क - 204760 प्रतिलिपिकरण शुल्क - 80 योग : 204840

श्री मे० रतन हाउसिंग डेवलेपमेन्ट 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 डेवलेपमेन्ट लि० द्वारा

धनन्जय तिवारी अधिकृत  
पदाधिकारी/ प्रतिनिधि

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 03:22:25 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

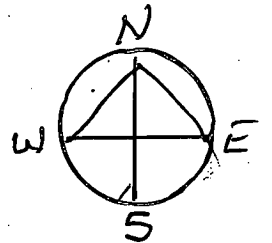
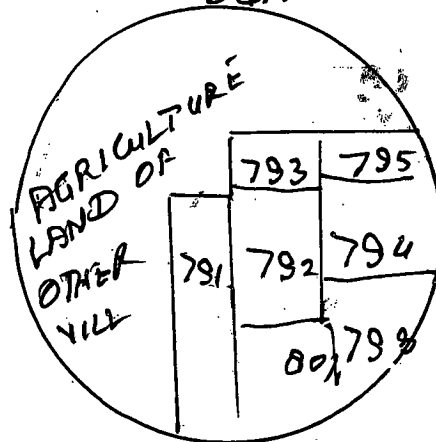
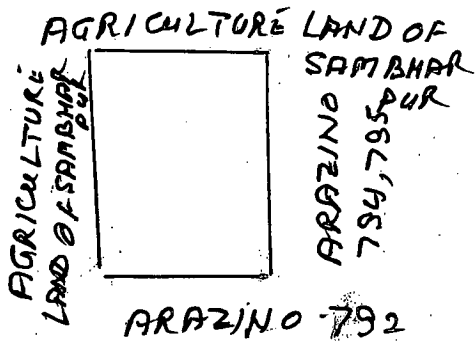
प्रिंट करें



SITE PLAN OF PLOT NO. ... ARAZINO - 793 AT  
BAIRI AKBAR PUR KACHHAR & PNO-6,7,8 ON  
ARAZINO - 214, PNO - 9 ON ARAZINO - 215 AT  
SAMBHAR PUR KANPUR NAGAR

AREA OF ARAZINO - 793 AREA - 0.0695 HECTARE OR 695.00 SQM  
 AREA OF PNOs. 6,7,8, - 367.88 SQM  
 AREA OF PNO - 9 - 257.1 SQM

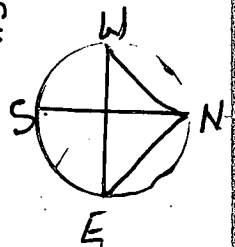
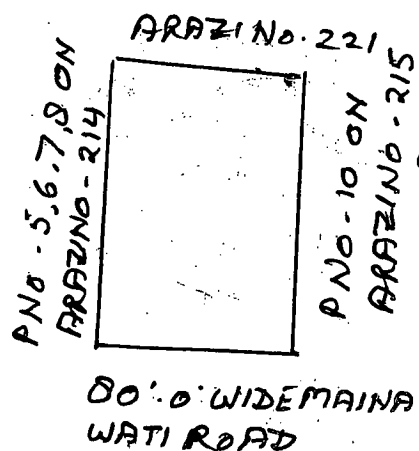
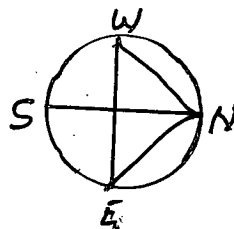
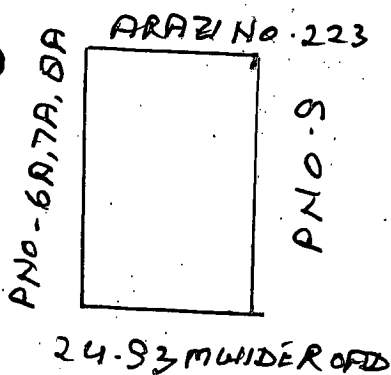
ARAZINO - 793 BAIRI AKBAR PUR KACHHAR  
 AREA - 695.00 SQM



SHAMBHAR PUR

PNO - 6,7,8 ON ARAZINO - 214  
 AREA - 367.88 SQM

PNO - 9 ON ARAZINO - 215  
 AREA - 257.1 SQM



*[Signature]*

*[Signature]*  
 JI. KALANTRI TRIPATHI  
 Civil Engineer  
 App. By K.D.A.  
 439 Chhatrapati Shivaji Maharaj Kanan

For Ratan Housing Development Limited

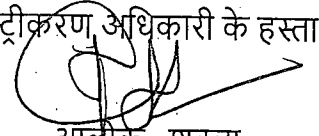
SIGN. OF PARTY SIGN. OF II PARTY SIGN. OF ENGINEER



आवेदन सं०: 202300849066793

बही संख्या 1 जिल्द संख्या 15083 के पृष्ठ 373 से 394 तक क्रमांक  
12178 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 ②