

9814/28

TUSHAR DEBNATH
Stock Holding Corporation of India Ltd.
ALLAHABAD BRANCH

Tushar



सत्यमेव जयते

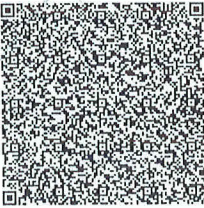
INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP15529994452514S
Certificate Issued Date : 08-Dec-2020 05:36 PM
Account Reference : SHCIL (FI)/ upshcil01/ ALLAHABAD1/ UP-AHD
Unique Doc. Reference : SUBIN-UPUPSHCIL0124651198924569S
Purchased by : MsTriveniBuildzoneP LtdThrDirSanjevJAIN And Other
Description of Document : Article 5 Agreement or Memorandum of an agreement
Property Description : Undivided Remaining Vacant Land Of Arazi No657 Mauza Andawan Jhunsi PhoolpurPrayagrajDetailAsPerDeed
Consideration Price (Rs.) :
First Party : SURESH KUMAR CHANDUKA SO RAM AUTAR CHANDUKA
Second Party : MsTriveniBuildzoneP LtdThrDirSanjevJAIN And Other
Stamp Duty Paid By : MsTriveniBuildzoneP LtdThrDirSanjevJAIN And Other
Stamp Duty Amount(Rs.) : 60,53,300
(Sixty Lakh Fifty Three Thousand Three Hundred only)

60,53,300



Please write or type below this line

Suresh Kumar

Sanjivan

Deepam Jain



LB 0011531285

VOID VOID VOID

Statutory Alert:

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

SHCIL





all photo identified
[Signature]

BUILDERS AGREEMENT

This Indenture made this 9th day of December, 2020

Between

Shri Suresh Kumar Chanduka {Pan NO. AAHPC 1667 Q Aadhar NO. 4548 8173 2035 Mobile NO. 9415236704 Occupation_ Business} s/o **Shri Ram Autar Chanduka**, resident of 544/685, Nai Basti, Neta Nagar, Kydganj, Prayagraj (Allahabad) 211003

Hereinafter referred to be as **"The Land Owner"** (which expression shall always means & include their heirs, L.Rs, executors and assignees unless expressly excluded) of the one part.

And

M/S Triveni Buildzone Pvt. Ltd.{Pan NO.AAECT 3165G} a private limited company registered with Registrar of companies and societies under Companies Act 1956 having its registered office at "Prakash Plaza" 77, Subhash Marg, Johnstonganj, Prayagraj (Allahabad) through its designated Director **Sanjeev Jain** {Aadhar NO. 3632 4379 0199 Mobile NO. 9554055555 Occupation_ Business} s/o Late Prakash Chandra Jain resident of 1-D, Beli Road, Prayagraj and **Anupam Jain** {Aadhar NO. 9732 0613 3161 Mobile NO. 9839051091 Occupation_ Business} s/o Late Prakash Chandra Jain resident of 1-D, Beli Road, Prayagraj (Allahabad) 211003 authorized by authority letter dated 05th July 2019 resolution passed and sign by all the director of said company,.

Suresh Kumar

Sanjeev Jain

Anupam Jain



Hereinafter, called 'The Builder' (which expression shall always mean and include its successors, nominees and assignees in whatsoever form on the other part).

WHEREAS the above named Land Owner is absolute owner of residential plot having transferable rights in possession of Arazi NO. 657 Mauza Andawan pargana jhunsi Tahsil Phoolpur Distt. Prayagraj land admeasuring about 4720 Sq. Meters. more details of plots owned and possessed by above named Land Owner is fully described at the end of this deed as per Annexure-1.

AND WHEREAS the both party entered a builder agreement dated 24.07.2019 for construction multi storied building {ground coverage area} 1261.00 Sq. Meters out of 4720.00 Sq. Meters, which deed has been registerd in bahi NO. 1 Jild 7542 on pages 93 to 124 at serial NO. 7059 in the office of Sub Registrar Phoolpur Distt. Prayagraj on dated 31.07.2019

AND WHEREAS the builder interested to develop the group Housing, so builder approached to owner and request that execute another builder agreement of remaining part of said Arazi for develop the group housing their own investment and money over the aforementioned undivided remaining vacant land admeasuring 3459.00 Sq. Meters. The Builder firm is duly registered under the provisions of The Indian Companies Act 1956 having its Corporate Identity No: U70102UP20112PTC051376 and PAN No.: AAECT3165G.

AND WHEREAS after considering the proposal of the builder, the Land Owner have agreed and accepted the proposal of the Builder for the Developrment of group housing and construction of multi-storied residential complex by their own investment and money on the said Freehold Land, the terms and conditions of this builder agreement same, as per previous builder agreement dated 31.07.2019.

Suresh Kumar *Sanjay Kumar* *Manoj Kumar Jain*
  

आवेदन सं०: 202000889013812

विक्रय अनुबंध विलेख (बिल्डर)

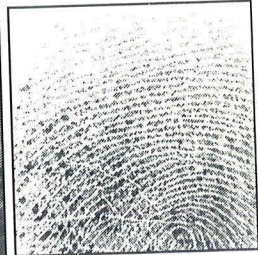
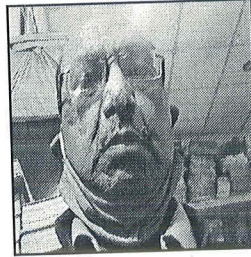
बही सं०: 1

रजिस्ट्रेशन सं०: 9814

वर्ष: 2020

प्रतिफल- 0 स्टाम्प शुल्क- 6053300 बाजारी मूल्य - 86475000 पंजीकरण शुल्क - 864750 प्रतिलिपिकरण शुल्क - 60 योग : 864810

श्री सुरेश कुमार चन्दुका, *Suresh Kumar*
पुत्र श्री राम अवतार चन्दुका
व्यवसाय : व्यापार
निवासी: ५४४/६८५ नई बस्ती नेता नगर कीडगंज प्रयागराज (इला०)



ने यह लेखपत्र इस कार्यालय में दिनांक 09/12/2020 एवं 12:07:25 PM बजे
निबंधन हेतु पेश किया।

Suresh Kumar

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

[Signature]
अम्बुज त्रिपाठी (प्र०)

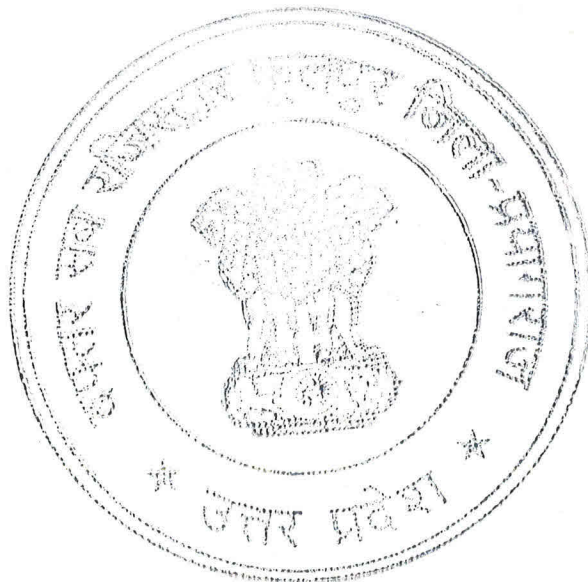
उप निबंधक : फूलपुर

प्रयागराज

09/12/2020

[Signature]
अंकित श्रीवास्तव .

निबंधक लिपिक



aforesaid group housing in the name and style in 'Paras Ramayana' project in the U.P. RERA and builder will pay all the proceeding expenses.

AND WHEREAS the Land Owner has represented and assured the Builder as follows:-

1. The Land Owner has not entered into any Agreement of either sale or mortgage or development of the said premises with anyone else in the past.
2. The property is free from all encumbrances in any way.
3. There is no legal dispute pending against the aforesaid land/ site.
4. That nobody else has any right or title, interest, claim or demand whatsoever or howsoever into or upon the said property and the aforementioned Land Owner is the exclusive Owner in possession of the same.
5. That there is no notice of acquisitions or requisition received or pending in respect of the above land.

AND WHEREAS the above named Land Owner and the above named Builder have agreed that the Builder shall develop the above land as per sanctioned plan at its own cost and expenses the terms and condition follows as per previous builder agreement dated 31.08.2019

Details hereby agreed for construction

Undivided remaining vacant land of Arazi NO. 657 measuring 3459 Sq.Meters out of total land admeasuring 4720.00 Sq. Meters or 0.4720 Hec., situated at Mauza Andawan pargana jhunki Tahsil Phoolpur Distt. Prayagraj {Allahabad} more details shown in the annexed map bounded as under:-

Suresh Kumar



Suresh Kumar



Manoj Kumar



आवेदन सं०: 202000889013812

बही सं०: 1

रजिस्ट्रेशन सं०: 9814

वर्ष: 2020

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

विक्रेता: 1

श्री सुरेश कुमार चन्दुका, पुत्र श्री राम अवतार चन्दुका

निवासी: ५४४/६८५ नई बस्ती नेता नगर कीडगंज प्रयागराज
(इला०)

व्यवसाय: व्यापार

क्रेता: 1



श्री संजीव जैन पार्टनर मेसर्स त्रिवेणी बिल्डजोन प्र० लि० के
द्वारा संजीव जैन, पुत्र श्री स्व० प्रकाश चन्द्र जैन

निवासी: १डी बेली रोड प्रयागराज (इला०)

व्यवसाय: व्यापार

क्रेता: 2



श्री अनुपम जैन पार्टनर मेसर्स त्रिवेणी बिल्डजोन प्र० लि० के
द्वारा अनुपम जैन, पुत्र श्री स्व० प्रकाश चन्द्र जैन

निवासी: १डी बेली रोड प्रयागराज (इला०)

व्यवसाय: व्यापार

ने निष्पादन स्वीकार किया। जिसकी पहचान

पहचानकर्ता: 1

श्री रवि त्रिपाठी, पुत्र श्री जे पी त्रिपाठी

निवासी: ५बी/९ भावापुर प्रयागराज

व्यवसाय: नौकरी



Boundaries :**East :** Arazi no.:655 and 656**West :** Seema Gram Katka**North :** G.T.Road.**South :** Arazi no.: 658

In Witness whereof the parties hereto have signed and executed this Builders Agreement out of their own free will and accord in the presence of each other and in the presence of witnesses.

Valuation for stamp duty

The said land situated under the V. Code 0390 Praroop 3 kha of page No. 54 of Collector prescribed rate list.

Land measuring 3459.00 Sq. Mtrs. x 25000=8,64,75,000.00

The total valuation of Rs. 8,64,75,000.00 and stamp was paid Rs. 60,53,300.00 through E-Stamp certificate NO. IN-UP15529994452514S dated 08-12-2020 according to G.O. NO. 2756/11 dated 30 June 2008 accordingly.

Witnesses: -

1. Ravi Tripathi

S/o J.P. Tripathi

R/o 58/9, Bhawapur, Prayagraj

Mob : No.: 9721457924

Occupation: Private Service

Ravi*Suresh Kumar**Sampurna**Muniam Lahu*

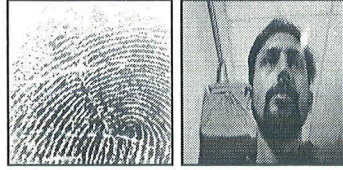
पहचानकर्ता : 2

श्री विकल्प श्रीवास्तव , पुत्र श्री विनय जी श्रीवास्तव

निवासी: फूलपुर उर्फ लूसनपुर सेवईत प्रयागराज

व्यवसाय: अन्य

W. K. S.



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

[Signature]

अम्बुज त्रिपाठी (प्र०)

उप निबंधक : फूलपुर

प्रयागराज

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

टिप्पणी :

अंकित श्रीवास्तव .

निबंधक लिपिक



Arazi No. 658

Arazi No. 657
GROUND COV.
STILT FLOOR
1261.00 SQM.

Arazi No.
655 and 656

Seema
Gram Katka

PARAS RAMAYANA

AREA OF THE PLOT=4720SQM.

TO VARANASI

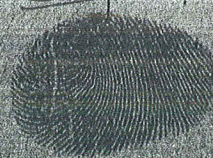
G.T.ROAD

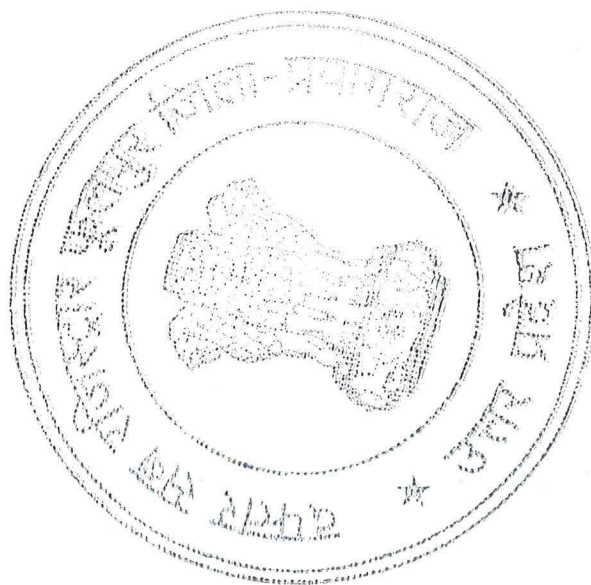
TO ALLAHABAD

Suresh Kumar

Singhania

Prakash Lal





2- Vikalp Srivastava

S/o Vinay Jee Srivastava

R/o Phoolpur Alias Loosanpur

Sewaith Soraon Prayagraj

Mob : No.: 8779091123

Occupation.: Others

Vikalp



(Land Owner)

(Builder)

Suresh Kumar

Suresh Kurnar Chanduka



Sanjeev Jain

Sanjeev Jain



Anupam Jain

Anupam Jain

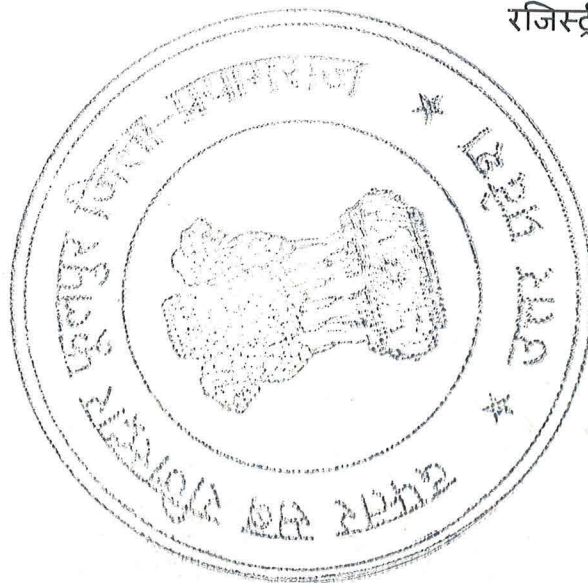


Drafted By – *Danish Shakeel* Danish Shakeel, Advocate

Typed By – *Rohan* Rohan

आवेदन सं०: 202000889013812

बही संख्या 1 जिल्द संख्या 8317 के पृष्ठ 57 से 70 तक क्रमांक
9814 पर दिनांक 09/12/2020 को रजिस्ट्रीकृत किया गया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अम्बुज त्रिपाठी (प्र०)

उप निबंधक : फूलपुर

प्रयागराज

09/12/2020

3814/20

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक फूलपुर

प्रयागराज

क्रम संख्या 2020021018075

आवेदन संख्या : 202000889013812

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक

2020-12-09 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम

सुरेश कुमार चन्दुका

लेख का प्रकार

विक्रय अनुबंध विलेख

प्रतिफल की धनराशि

0

/ 86475000.00

1. रजिस्ट्रीकरण शुल्क 864750
2. प्रतिलिपिकरण शुल्क 60
3. निरीक्षण या तलाश शुल्क
4. मुख्तार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग

864810

शुल्क वसूल करने का दिनांक

2020-12-09 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा

2020-12-09 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर