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भाग 1
प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला
उपनिबन्धक सदर प्रथम प्रयागराज क्रम संख्या 2020018001701
आवेदन संख्या : 202000890001426
लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2020-01-22 00:00:00
प्रस्तुतकर्ता या प्रार्थी का नाम सलीम इक़बाल शेरवानी
लेख का प्रकार विक्रय अनुबंध विलेख
प्रतिफल की धनराशि 0 / 52423000
1. रजिस्ट्रीकरण शुल्क 20000
2. प्रतिनिधित्व शुल्क 80
3. निरीक्षण या तलाश शुल्क
4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भना
1 से 6 तक का योग 20080
शुल्क वसूल करने का दिनांक 2020-01-22 00:00:00
दिनांक जब लेख प्रतिनिधि या तलाश
प्रमाण पत्र वापस करने के लिए तैयार होगा 2020-01-22 00:00:00
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर
उपनिबन्धक
सदर प्रथम प्रयागराज

भाग 1
प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला
उपनिबन्धक सदर प्रथम प्रयागराज क्रम 2020018001701
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4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क

उपनिबन्धक
सदर प्रथम प्रयागराज

400/2020



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh
e-Stamp

Certificate No. : IN-UP07128161179508S
Certificate Issued Date : 09-Jan-2020 06:01 PM
Account Reference : SHCIL (FI)/ upshcil01/ ALLAHABAD1/ UP-AHD
Unique Doc. Reference : SUBIN-UPUPSHCIL0108475370122821S
Purchased by : Shervani IndustrialSyndicateLtdThrDir S H Siddiqui
Description of Document : Article 5 Agreement or Memorandum of an agreement
Property Description : Freehold Plot No26C/1 Gram Nasibpur Bakhtiyara Sadar Prayagraj
Bearing H.No36A S N Marg Prayagraj
Consideration Price (Rs.) : 5,24,23,000
(Five Crore Twenty Four Lakh Twenty Three Thousand only)
First Party : Saleem Iqbal Shervani
Second Party : Shervani IndustrialSyndicateLtdThrDir S H Siddiqui
Stamp Duty Paid By : Shervani IndustrialSyndicateLtdThrDir S H Siddiqui
Stamp Duty Amount(Rs.) : 36,70,000
(Thirty Six Lakh Seventy Thousand only)



-----Please write or type below this line-----

Signature

Signature

SR 0003603520

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.



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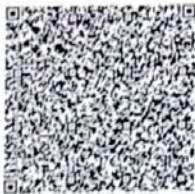


सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Base Certificate No. : IN-UP07128161179508S
Certificate No. : IN-UP07179007226597S
Certificate Issued Date : 21-Jan-2020 01:36 PM
Account Reference : SHCIL (FI)/ upshcil01/ ALLAHABAD1/ UP-AHD
Unique Doc. Reference : SUBIN-UPUPSHCIL0108532103237926S
Purchased by : Shervani IndustrialSyndicateLtdThrDir S H Siddiqui
Description of Document : Article 5 Agreement or Memorandum of an agreement
Property Description : Freehold Plot No26C/1 Gram Nasibpur Bakhtiyara Sadar Prayagraj
Bearing H.No36A S N Marg Prayagraj
Consideration Price (Rs.) : 5,24,23,000
(Five Crore Twenty Four Lakh Twenty Three Thousand only)
First Party : Saleem Iqbal Shervani
Second Party : Shervani IndustrialSyndicateLtdThrDir S H Siddiqui
Stamp Duty Paid By : Shervani IndustrialSyndicateLtdThrDir S H Siddiqui
Stamp Duty Amount(Rs.) : 2,90,000
(Two Lakh Ninety Thousand only)



-----Please write or type below this line-----

Signature

Signature

SR 0003603532

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.



0003003235



BUILDER AGREEMENT

Identified the photograph
22/01/2020

THIS INDENTURE made on this 10th day of January, 2020

BETWEEN

1. Saleem Iqbal Shervani

[Aadhaar No.6249 7903 3345 & PAN- AJBPS3979G]

Occupation: Business

S/o Late Mustafa Rashid Shervani

Resident of 34, Sarojini Naidu Marg,



Distt. Prayagraj.

(Mobile:9412282222)

(Hereinafter referred to be as "OWNER- FIRST PARTY"); which term shall always mean and include his heir(s), Legal Representative(s), Successor(s), executor(s) and assignee(s); unless expressly excluded.

AND

M/s Shervani Industrial Syndicate Limited (CIN:L45202UP1948PLC001891 & PAN: AAHCS3869D), a Limited Company registered within the meaning of the Companies Act, 2013 having its registered office at Shervani Nagar, Sulem Sarai, Harwara, Prayagraj, through its Director, (Corporate Affairs), Sri Sadiq Husain Siddiqui (Voter ID No.YYU0591735) son of Late Faiyaz Husain Siddiqui. Resident of Plot No. 30, Muir Road, Prayagraj.[Mobile No. 9415218149]






(Hereinafter referred to be as "BUILDER - SECOND PARTY"); which term shall always mean and include its successors(s), Legal Representative(s), executor(s) and assignee(s); unless expressly excluded.

WHEREAS the "Owner First Party" owns and possesses Free Hold Plot No.26C/1, Gram Nasibpur Bakhtiyara, Mazra – Chhikampur, Pargana and Tehsil-Sadar District – Prayagraj Area – 1119.83 Sq. Meters and the building situated thereon bearing Municipal No. 36A, Sarojini Naidu Marg, Prayagraj vide Registered Sale Deed dated 08.07.2010, which has been registered on Bahi No.1, Zild No.6771 at Pages 215 to 320 in the office of Sub Registrar (First), Allahabad on 08.07.2010.

WHEREAS the "Owner First Party" is interested in developing the aforesaid plot by construction of "Multi Storied Residential Complex".

WHEREAS the "Builder- Second Party" offered to develop the said multi storied residential complex and the said offer has been accepted by the "Owner First Party" on the terms and conditions given in this "Builder Second Party" Agreement.

AND WHEREAS the "Owner First Party" has represented and assured the "Builder Second Party" as follows: -

1. The "Owner First Party" 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 site.
4. That except the "Owner First Party" or their successors, nobody else has any right or title, interest, claim or demand whatsoever or howsoever into or upon the said property.
5. That there is no notice of acquisitions or requisition received or pending in respect of the above Free Hold Plot No.26C/1 Gram Nasibpur Bakhtiyara, Mazra – Chhikampur, Pargana and Tehsil-Sadar District – Prayagraj, Area – 1119.83 Sq. Meters and the building situated thereon bearing Municipal No. 36A, Sarojini Naidu Marg, Prayagraj.



आवेदन सं०: 202000890001426

विक्रय अनुबंध विलेख (विलेख)

वही सं०: 1

रजिस्ट्रेशन सं०: 400

वर्ष: 2020

प्रतिफल- 0 स्टाम्प शुल्क- 3960000 बाजारी मूल्य - 52423000 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 80 योग : 20080

श्री सलीम इकबाल शेरवानी,
पुत्र श्री स्व० मुस्तफा रशीद शेरवानी
व्यवसाय : व्यापार
निवासी: ३४ सरोजिनी नायडू मार्ग, प्रयागराज



ने यह लेखपत्र इस कार्यालय में दिनांक 22/01/2020 एवं 10:48:57 AM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कमला देवी
उप निबंधक : सदर प्रथम
प्रयागराज
22/01/2020

हसनैन अहमद नियमित
निबंधक लिपिक



1/22/2020, 3:08 PM

AND WHEREAS the "Builder Second Party" has decided to develop the aforesaid property of the "Owner First Party" i.e. Plot No.26C/1, Area – 1119.83 Sq. Meters.

NOW THE OWNER FIRST PARTY AND THE BUILDER SECOND PARTY HERETO COVENANTS AS UNDER; -

1. That the "Owner First Party" do hereby declare that Plot No. 26C/1, Sarojini Naidu Marg, Allahabad comprising area 1119.83 Sq. Meter and the building situated thereon bearing premises No. 36A, Sarojini Naidu Marg, Allahabad is exclusively owned and possessed by the "Owner First Party" and is free from any encumbrances, lien or charges.
2. That the "Builder Second Party" shall get development plan of the proposed multi storeyed residential complex approved by the Prayagraj Development Authority, Prayagraj to develop aforesaid Plot No.26C/1, Sarojini Naidu Marg, Prayagraj Area – 1119.83 Sq. Meter.
3. That the "Builder Second Party" will also be entitled to submit revised plan under the signature of the "Owner First Party" before Prayagraj Development Authority, Prayagraj as may be agreed between the "Owner First Party" and "Builder Second Party".
4. That the "Builder Second Party" shall construct the Multi Storeyed Residential Apartment over the aforesaid Plot No.26C/1, Sarojini Naidu Marg, Prayagraj Area- 1119.83 Sq. Meter at its own cost and fund.
5. That the funds for construction and development of the plot in question shall be arranged by the "Builder Second Party" alone. The "Builder Second Party" shall be entitled to mortgage the land for raising fund for the project, however the "Builder Second Party" alone shall be liable for repayment of the loan that may be taken by the "Builder Second Party".
6. That the "Builder Second Party" shall be responsible for construction and development of Multistoried building strictly as per sanctioned plan.



[Handwritten signature]

आवेदन सं०: 202000890001426

बही सं०: 1

रजिस्ट्रेशन सं०: 400

वर्ष: 2020

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

विक्रेता: 1

[Handwritten signature] श्री सलीम इक़बाल शेरवानी, पुत्र श्री स्व० मुस्तफा रशीद शेरवानी

निवासी: ३४ सरोजिनी नायडू मार्ग, प्रयागराज

व्यवसाय: व्यापार

क्रेता: 1



श्री में० शेरवानी इंडस्ट्रियल सिंडीकेट लि० के द्वारा सादिक हुसैन सिददिकी, पुत्र श्री स्व० फैयाज हुसैन सिददिकी

निवासी: प्लॉट न० ३०, म्योर रोड, प्रयागराज

व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री इस्लाम अहमद, पुत्र श्री स्व० इम्तियाज अहमद

निवासी: २०५एफ/२बी/के कसारी मसारी, प्रयागराज

व्यवसाय: नौकरी


पहचानकर्ता: 2



1/22/2020, 3:09 PM

7. That the "Builder Second Party" alone shall be responsible for compliance of the terms and conditions imposed under RERA and shall also be responsible for compliance of building bye laws and regulations of local authority.
8. That the "Builder Second Party" shall develop residential complex covering the maximum permissible area under the rules and regulation of the Prayagraj Development Authority, Prayagraj. The "Builder Second Party" shall also be entitled to utilize any further FAR if permitted and allowed without cost during the progress of the project. The "Builder Second Party" shall also be entitled to purchase additional FAR at its own cost.
9. That the "Builder Second Party" shall get prepared the proposed development plan of multistoried residential complex in consultation with the "Owner First Party" and shall get it sanction by P.D.A. at its own cost, expenses and persuasion as soon as possible. The proposed development plan shall be submitted before P.D.A. by the "Builder Second Party" with the signature of the "Owner First Party" or their authorized representative.
10. That the "Builder Second Party" shall obtain all permission from different departments at its own costs and expenses and the "Owner First Party" shall cooperate in obtaining such permission.
11. That within a month from the date of sanction of Development Plan by P.D.A. Prayagraj for Group Housing Scheme the share/area of the "Owner First Party" in proposed Group Housing Scheme as agreed in Clause 17 of this agreement shall be marked on a copy of sanction plan which shall be duly signed by the "Owner First Party" as well as by the "Builder Second Party" through its authorized representative. In case the allotted sq mt of saleable carpet area exceeds or falls short of the exact saleable carpet area of an apartment allotted to "Owner First Party" under this agreement then such excess or short area will be adjusted as per mutual understanding of both the parties in order to compensate to each other.
12. That the "Builder Second Party" shall be responsible in respect of all/ any kind of claim or liability during construction period against worker/ or contractor engaged for.



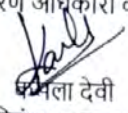


श्री अब्दुर रहीम सिद्दीकी, पुत्र श्री अब्दुल जब्बार

निवासी: बी/६७४/४ जी०टी०बी० नगर, करेली, प्रयागराज
व्यवसाय: नौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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


कमला देवी
उप निबंधक : सदर प्रथम
प्रयागराज

हसनैन अहमद नियमित
निबंधक लिपिक



13. That the "Builder Second Party" shall complete the construction of Multistoried building strictly as per sanction plan within three years from the date of sanction of development plan by Prayagraj Development Authority, Prayagraj subject to force majeure event. In case of any delay beyond 12 further months, builder second party will pay the compensation to "Owner First Party" @ Rs 1.18 lakhs per sq mts in lieu of the allotted Saleable Carpet Area of the "Owner First Party" in this agreement. After making such payment, "Owner First Party" shall have no right, title or interest in the aforesaid carpet area/entire property and "Builder Second Party" shall free to deal with such carpet area/entire property in any manner as it may deem fit.

14. That the "Owner First Party" shall allow access to the land in question to the "Builder Second Party" who shall remove the existing structure at its own cost in order to prepare for construction. In the event that the "Builder Second Party" fails to begin construction within one year of signing this agreement, the "Owner First Party" will have the right to cancel the agreement.

15. That on completion of the project the "Builder Second Party" shall obtain completion certificate.

16. That the project shall be deemed to be complete only on the date of issue of completion certificate.

17. In consideration of the "Owner First Party" having agreed to entrust to the Developer the development of the said property described in the Schedule hereunder written and to confer upon the Developer the rights, powers, privileges and benefits as mentioned herein, the Developer agrees to give 1070 Sq Meter saleable carpet area* to the owner "Owner First Party", which shall absolutely vest in the Owner First Party First Party and the Owner First Party First Party shall be free to deal the said area.

*Carpet Area means the Carpet Area as defined under Real Estate (Regulation and Development) Act, 2016





18. This Agreement will not be treated as a partnership between the "Owner First Party" and the Developer or an Agreement for Sale of the said Plot by the "Owner First Party" to the Developer. The Developer is given only a right to develop the said plot as aforesaid. That the "Owner First Party" give permission of unhindered ingress and egress of the aforesaid Plot of Land to all architects, contractors, Employees, subcontractors and all other such persons of the "Builder Second Party" engaged in the Construction for the Project. The permission by the "Owner First Party" collectively or individually to build the Project shall never be construed to be the handing of the physical or constructive possession of the land.

19. The "Owner First Party" gives license and permission to the Developer to enter upon the said property described in the Schedule hereunder with full right and authority to commence, carry on and complete development thereof in accordance with the permissions herein mentioned.

20. In case of any Tax or Fee/Fine being levied by any Authority the "Builder Second Party" shall be liable to pay the same and in case of any Infringement of any Law the "Builder Second Party" shall be responsible for any Fine, Penalty levied or any Legal proceedings initiated by any Authority in respect of construction of residential complex.

21. Developer shall be entitled to book/allot the flats of his share, receive the advance from the customers and issue Allotment Letter and Agreement to Sell in their favour as per provisions of RERA. "Owner First Party" shall have no objection in this regard.

SCHEDULE OF PROPERTY

Plot No.26C/1, Gram Nasibpur Bakhtiyara, Mazra- Chikatpur, Pargana & Tehsil – Sadar, District- Prayagraj, bearing Municipal No. 36A Sarojini Naidu Marg, Prayagraj Area – 1119.83 Sq. Meters and bounded as below:

North	- Land of Builder second party and thereafter house of Tahir Hasan
South	- House No.34 Sarojini Naidu Marg, Prayagraj known as Shervani Lodge.
East	- House No. 36 Sarojini Naidu Marg, Prayagraj of Shri A.Q. Khan & Others
West	- 16 Ft. Road.






VALUATION OF PROPERTY FOR THE PURPOSE OF PAYMENT OF STAMP DUTY:

Area – 1119.83 Sq. Meters.

1) Value of land

$$\begin{aligned} @ \text{Rs } 45,200/- \text{ per sq. Meters} &= 1119.83 \text{ Sq. Mtrs.} \times \text{Rs. } 45,200/- \\ &= \text{Rs } 5,06,16,316/- \end{aligned}$$

2) Value of construction

@ Rs. 14,000/- per Sq. Meter

$$\begin{aligned} &= 430 \text{ Sq Mtrs} \times \text{Rs } 14,000/- \\ &= \text{Rs. } 60,20,000/- \end{aligned}$$

3) Depreciation in value of

$$\begin{aligned} \text{construction after } 49 \text{ Years} &= \frac{\text{Replacement cost of Construction Building}}{\text{Supernuationage}} \times \frac{\text{Age of Building}}{10} \times 9 \\ &= \frac{\text{Rs. } 60,20,000/- \times 49 \times 9}{60 \times 10} \end{aligned}$$

$$= \text{Rs. } 44,24,700/-$$

4) Value of construction

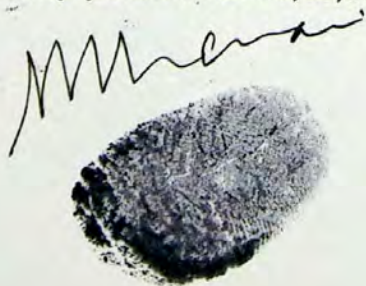
$$\begin{aligned} &= \text{Replacement cost of construction} - \text{Depreciation in Value of construction} \\ &= \text{Rs. } 60,20,000/- - \text{Rs } 44,24,700/- \end{aligned}$$

$$= \text{Rs. } 15,95,300/-$$

15,95,300/- Or 30% of Replacement cost i.e. 18,06,000/- whichever is higher

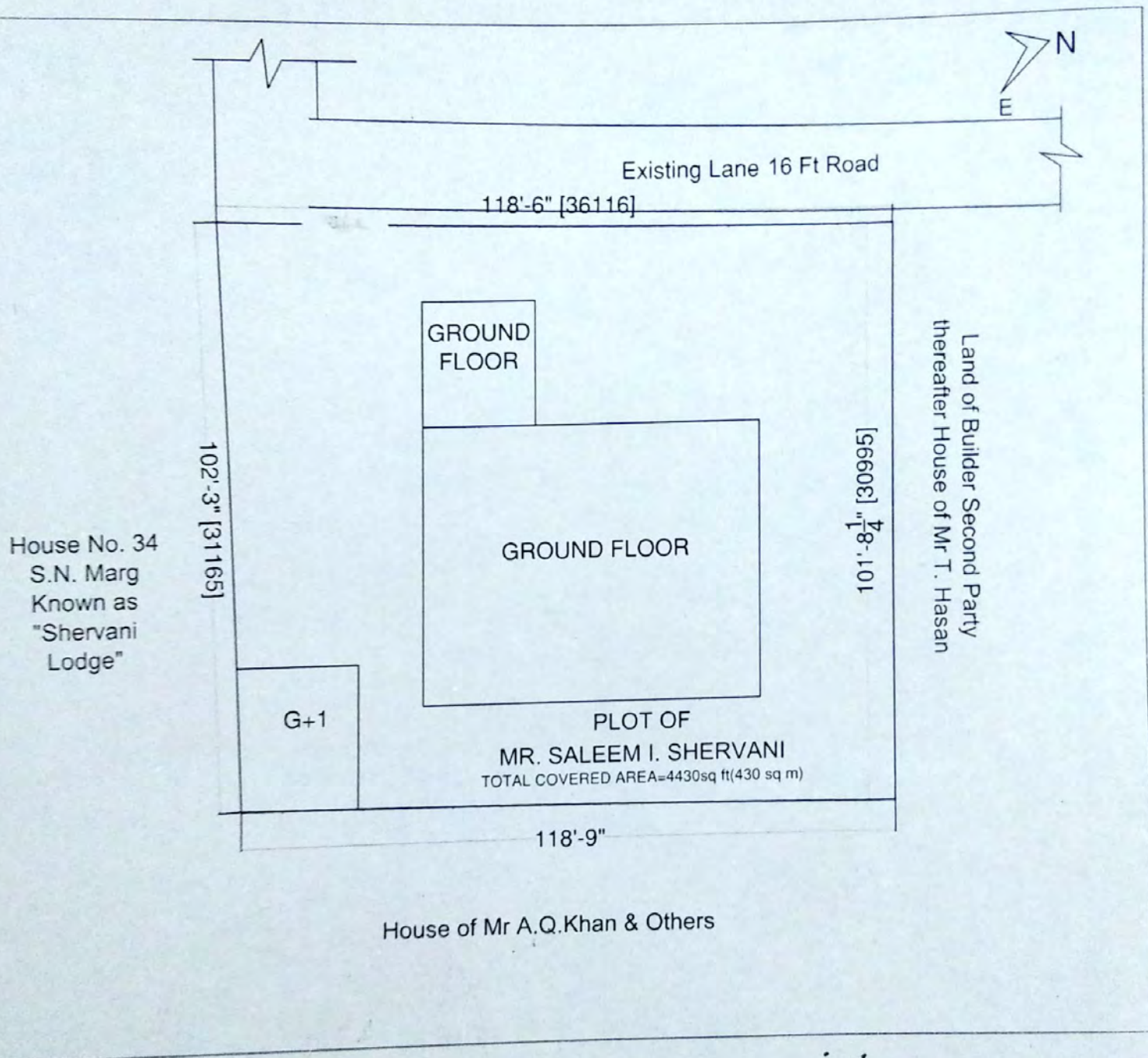
$$\begin{aligned} \text{Total Value Value (1) + (4)} &= \text{Rs. } 5,06,16,316 /- + 18,06,000/- \\ &= \text{Rs. } 5,24,22,316/- \\ &\text{Or. Rs. } 5,24,23,000/- \end{aligned}$$

Stamp Duty of Rs. 36,69,610/- is payable on Rs. 5,24,23,000/- as per G.O. No. 2756/11 dated 30.06.2008 of U.P. Govt.

Stamp Duty of Rs. 36,70,000/- is paid through e-Stamp bearing Certificate No.IN-UP07128161179508S dated 09 -01- 2020**Stamp Duty of Rs. 2,90,000/- is paid through e-Stamp bearing Certificate No.IN-UP07179007226597S dated 21 -01- 2020****Total Stamp paid of Rs. 39,60,000/-**





Plot No.26C/1, Gram Nasibpur Bakhtiyara, Mazra- Chikatpur, Pargana & Tehsil – Sadar,
District- Prayagraj, bearing Municipal No. 36A Sarojini Naidu Marg, Prayagraj Area –
1119.83 Sq. Meters.



[Signature]

[Signature]



PHOTOGRAPH

Plot No.26C/1, Gram Nasibpur Bakhtiyara, Mazra- Chikatpur, Pargana & Tehsil – Sadar,
District- Prayagraj, bearing Municipal No. 36A Sarojini Naidu Marg, Prayagraj Area –
1119.83 Sq. Meters



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IN WITNESS WHEREOF the parties hereto have signed this Development Agreement with their own good and free will and accord and without any coercion and in sound state of mind and health on this 10th day of January 2020 at Prayagraj.

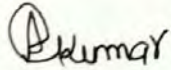
(Builder/Second Party)

(Owner/First Party)

WITNESSES:

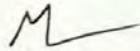
1. Shri. Islam Ahmad
[Passport No. J2683032]
Occupation. Service
Son of Late Imtiaz Ahmad
Resident of 205-F/2B/K, Kasari Masari,
Allahabad .211001
(Mobile No.9936518185)
2. Shri Abdur Rahim Siddiqui
[Aadhar Identity No. 6003 7461 1518]
Occupation. Service
Son of Mr. Abdul Jabbar
Resident of B-674/4, G.T.B. Nagar Kareili
Allahabad – 211016
(Mobile No. 9307398818)

Drafted by:



Amit Kumar Upadhyay (Advocate)

Typed by :



Mannu Yadav



आवेदन सं०: 202000890001426

बहु संख्या 1 जिले का 10855 के पृष्ठ 135 से 158 तक क्रमांक 400 पर
दिनांक 22/01/2020 रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



कमला देवी

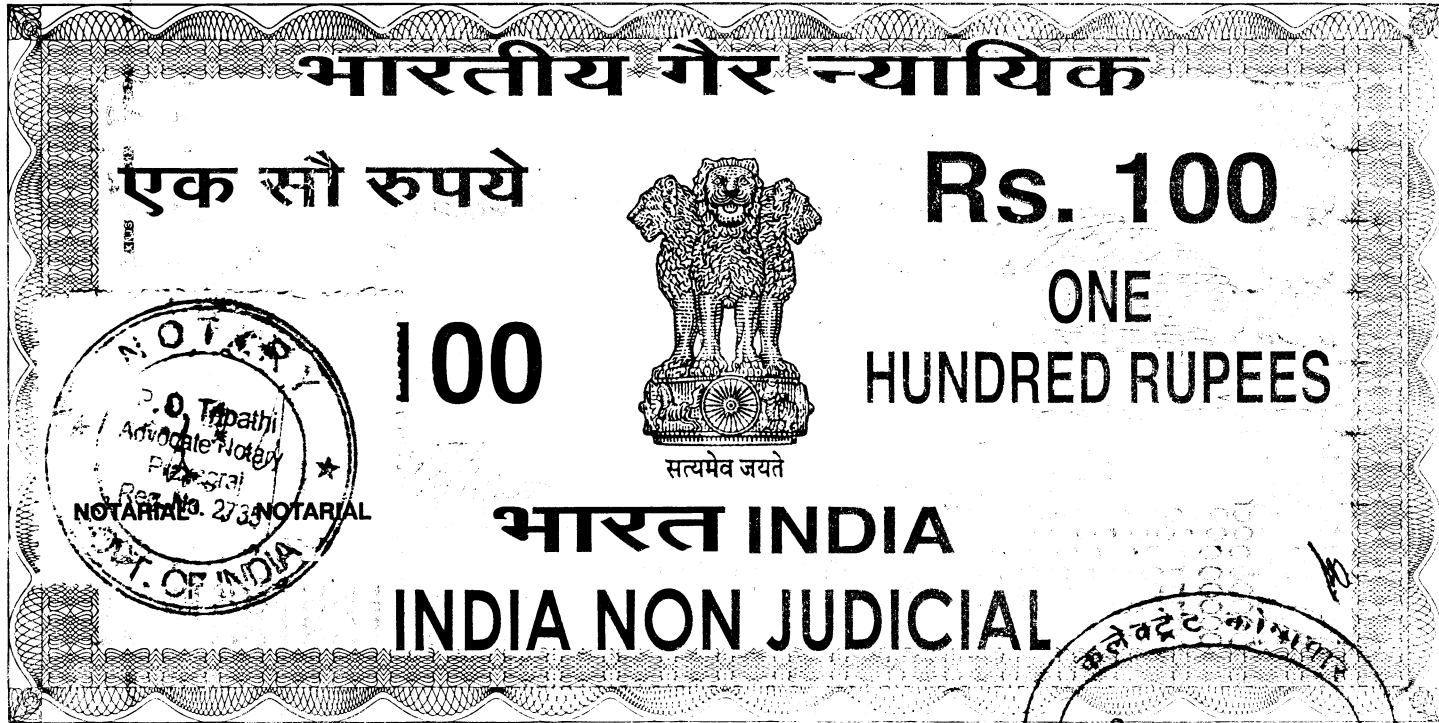
उप निबंधक : सदर प्रथम

प्रयागराज

22/01/2020



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उत्तर प्रदेश UTTAR PRADESH

FLAT ALLOCATION AGREEMENT

THIS AGREEMENT is made on this 12th day of September 2020

Saleem Iqbal Shervani

[Aadhaar No.624979033345 & PAN- AJBPS3979G]

Son of Late M. R. Shervani

R/o 34, S. N. Marg, Prayagraj, U.P.

(Hereinafter referred to as the '**Owner-First Party** '); which term shall mean and include their heir(s), legal representative(s), Successor(s), executors and assignee(s)..

AND

M/s Shervani Industrial Syndicate Limited (CIN:L45202UP1948PLC001891 & PAN: AAHCS3869D), a Limited Company registered within the meaning of the Companies Act, 2013 having its registered office at Shervani Nagar, Sulem Sarai, Harwara, Prayagraj, through its Director, (Corporate Affairs), Sri Sadiq Husain Siddiqui son of Late Faiyaz Husain Siddiqui. [Mobile No. 9415218149]

(Hereinafter referred to as the '**The Builder-Second Party**'; which term shall mean and include its successor(s) and assignee(s) unless expressly excluded.

[Signature]

[Signature]

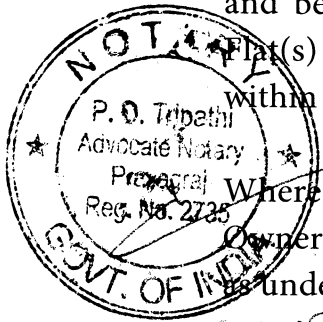
WHEREAS a Developer Agreement was executed on 22.01.2020 & registered on Bahi No.1, Zild No. 10855, Pages 135 to 158 at SI. No. 400 between the Owner-First Party and The Builder-Second Party in respect of Plot No.26C/1 Gram Nasibpur Bakhtiyara, Mazra- Chhikampur, Pargana & Tehsil Sadar, District-Prayagraj, Comprising of an area of 1119.83 Sq. Meters and Building situated thereon bearing premises 36A, Sarojini Naidu Marg, Prayagraj.

WHEREAS by the aforesaid agreement the Builder Second Party and the Owner-First Party agreed for construction of Multi Storeyed Residential Group Housing on the aforesaid property strictly as per Sanctioned plan by Prayagraj Development Authority hereinafter referred as "PDA".

WHEREAS the Builder Second Party has submitted the map for construction of Multi Storeyed Residential Group Housing on the aforesaid land to PDA, which has been sanctioned by PDA on 17th August 2020.

Whereas the name of Proposed Multi Storeyed Residential Group Housing to be built on the aforesaid land is "The Crescent."

WHEREAS as per terms of aforesaid developer agreement it was agreed by and between the parties that the demarcation of the Owner-First Party Flat(s) of the Constructed residential area of each owner shall be done within one month of sanction of the building plan by the P.D.A.



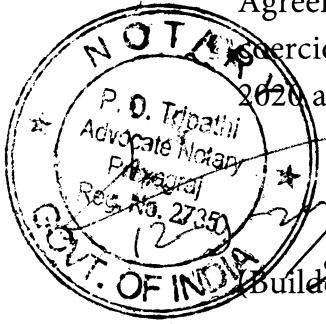
Whereas both the Parties have mutually demarcated the area of each of the Owner-First Party in the sanctioned plan dated 17.08.2020 and Covenants as under;

1. That as per Clause 17 of developer agreement following flats have been allocated to Owner-First Party.
 - a. Flat No. 83, Type -3BHK having Carpet Area 124.93 Sq Meter and Flat No. 84, Type -3BHK having Carpet Area 124.93 Sq Meter both situated on 8th Floor of the Proposed Building known as "The Crescent".
 - b. Flat No. 81, Type -4BHK having Carpet Area 145.39 Sq Meter and Flat No. 82, Type -4BHK having Carpet Area 145.39 Sq Meter both situated on 8th Floor of the Proposed Building known as "The Crescent".
 - c. Flat No. 91, Type -4BHK having Carpet Area 139.89 Sq Meter, Flat No. 92, Type -4BHK having Carpet Area 146.15 Sq Meter and Flat No. 93, Type -

4BHK having Carpet Area 222.99 Sq Meter all situated on 9th Floor of the Proposed Building known as "The Crescent".

2. That Owner First Party is agree with the above allocation comprising total carpet area of 1049.67 Sq Meter against the total saleable carpet area of 1070 Sq Meter mentioned in aforesaid Developer Agreement and will not claim for the same.
3. That as per Clause 21 of Developer Agreement, the Builder-Second Party shall be entitled to book/allot the flats of his share (i.e. excluding the above mentioned flats of Owner- First Party), receive the advance from the customers and issue Allotment Letter and Agreement to Sell in their favour as per provisions of RERA and the Owners-First Party shall have no objection in this regard.

IN WITNESS WHEREOF the parties hereto have signed this Flat Allocation Agreement with their own good and free will and accord and without any coercion and in sound state of mind and health on this 12th day of September, 2020 at Prayagraj.



[Signature]
(Builder- Second Party)

[Signature]
(Owner-First Party)

Witness

1 *[Signature]*
(B.K. MISRA)

2 *[Signature]*
MUKHTAR KHAN

12.9.2020
SOLEMNL AFFIRMED
before me.....at AM/PM by Sru
Sru.....
Identified by Mr. *[Signature]*
Advocate to be his/her affidavit/Agreement
are true and correct which is here by
verified and attested.

P. D. Tripathi
Advocate Notary
Govt. of India

Identified
12/09/2020
Advocate, Prayagraj