

8152/18



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Government of Uttar Pradesh

e-Stamp

Certificate No.	: IUUP047918000953200
Certificate Issued On	: 13 Jul 2018 12:50 PM
Account Reference	: E-RU-11/17/upt/0017/GORAKHPUR/DE-G-R
Unique Doc. Reference	: 10001809054009050056827709
Executed by	: ORCHIDGREEN INFRACTY P LTD THRU SIB PAKS OF INDI
Description of Document	: Article 23 Conveyance
Property Description	: APT 41104161, 45 M AREA 4890 65 SQ M IN GURU 27 M GORAKHPUR
Consideration Price (Rs.)	:
First Party	: SADRAM SUBASTAVA S/O L P H SADRAM S/O SADRAM
Second Party	: ORCHIDGREEN INFRACTY P LTD THRU SIB PAKS OF INDI
Stamp Duty Paid By	: ORCHIDGREEN INFRACTY P LTD THRU SIB PAKS OF INDI
Stamp Duty Amount (Rs.)	: 1,50,18,000 (One Crore Fifty Six Lakh Eighteen Thousand Only)



Please write or type below this line

*Sadram Subastava*  
*Sugandha*  
*Purni*  
*Arjun Singh*  
*Ramesh Singh*

Certified By: *Sadram Subastava*  
 Locked By: *S.R.*  
 SADRAM

0005568908



1. The e-stamp is valid only if the QR code is scanned at the time of stamping. The QR code is valid only for 30 days from the date of stamping.  
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 3. For more information please refer the Company Website.

8192/18



उत्तर प्रदेश UTTAR PRADESH BUILDERS AGREEMENT, AB 138915

Mohalla - ChakJalal  
 Total Area - 4490.65 Sq. Mtr.  
 Commercial Area - 350.65 Sq. Mtr.  
 Uncultivated Land - 4140 Sq. Mtr.  
 Valuation - 22,31,21,000.00  
 Stamp - 1,56,18,990.00

<i>Supriya Singh</i>	<i>Chavris</i>	<i>Saraj Singh</i>	<i>Sugandha</i>
<i>Pankaj Kumar</i>	<i>Pankaj</i>		<i>Pankaj</i>

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RUPEES

Rs.10

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उत्तर प्रदेश UTTAR PRADESH

46AD 429822

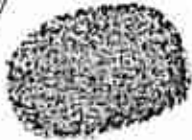
9013853990 9632911335



*Arjun Nathi*

*Arjun Nathi*

*Arjun*



*S. Srinivas*

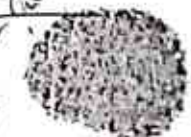


*S. Srinivas*

*Ramesh Kumar*



*Ramesh*



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उत्तर प्रदेश UTTAR PRADESH  
9939223168

(2) 9336429270

46AD 429823  
9935675468



Sangam Srivastava



This BUILDERS AGREEMENT executed on the 13th day of the July month in the year 2018.

BETWEEN

1. Sangam Narain Srivastava, major aged about 55 years, S/o Late Prakash Narain Srivastava, at present residing at 92, Station Road, Golghar, Gorakhpur.

Sangam Narain Srivastava

Sangam

Srivastava

Sugandha



Ramesh Kumar

Ramesh

Ramesh



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UTTAR PRADESH (3)

46AD 429824



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- Shobhit Narain Srivastava, major, aged about 49 years, S/o Late Prakash Narain Srivastava, at present residing at C-004, Tower-1 Adarsh Palm Retreat, Outer Ring Road, near Intel Campus, Devra Bisanahalli, Bellandur Bengaluru 560103, Karnataka.

*[Handwritten signature]* *[Handwritten signature]* Sanyu Srivastava



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UTTAR PRADESH (4)

46AD 429825



9451518677



Hitesh Kumar Patil

9235659888

3. Smt. Saroj Srivastava, major, aged about 85 years W/o Late Prakash Narain Srivastava, at present residing at 92, Station Road, Golghar, Gorakhpur.

*Arjun Kumar Prasad* *Charan* Saroj Srivastava



*Suganya*



*Ramesh Kumar*

*Purni*

*Arjun*

*Prakash*



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UTTAR PRADESH

(5)

46AD 429826

4. Dr. Sugandha Bharti, major, aged about 57 years, D/o Late Prakash Narain Srivastava, W/o Dr. Devendra Bharti, at present residing at Gandhi Nagar, Golghar, Gorakhpur 273001.
5. Smt Purvi Narain Pandey, major aged about 56years D/o Late Prakash Narain Srivastava W/o Mankeshwar Nath Pandey, at present residing at Hari Om Nagar, Civil Lines, Gorakhpur 273001
6. Suman Srivastava, major aged about 53 years, S/o Late Suraj Narain Srivastava, at present residing at 401 Sea World, Perry Cross Road, Bandra, Mumbai 400050.
7. Smt. Uma Srivastava, major aged about 77 years, W/o Late Suraj Narain Srivastava at present residing at 401 Sea World, Perry Cross Road, Bandra, Mumbai 400050 appearing through Power of

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उत्तर प्रदेश UTTAR PRADESH (6)

46AD 429827

Attorney held by Suman Srivastava, S/o Late Suraj Narain Srivastava, residing at 401 Sea World, Perry Cross Road, Bandra, Mumbai 400050.

8. Smt. Shilpi Ranjan, major aged about 50 years, D/o Late Suraj Narain Srivastava, W/o Raghav Ranjan, at present residing at 149, Haggets Pond Road, Andover MA01810, United States of America appearing through Power of Attorney held by Suman Srivastava, S/o Late Suraj Narain Srivastava, residing at 401 Sea World, Perry Cross Road, Bandra, Mumbai 400050.
9. Shyamal Narain, major, aged about 54 years, S/o Late Kailash Narain Srivastava, at present residing at 177 Tagore Town, Allahabad.











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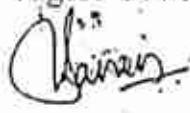












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UTTAR PRADESH (7)

46AD 429828

- 10. Smt. Poonam Srivastava, major aged about 68 years, D/o Late Kailash Narain Srivastava, W/o Mr. Subodh Kumar Srivastava at present residing at AD-46, Ekanki Kunj Colony, Muir Road, Rajapur, Allahabad, appearing through Power of Attorney held by Shyamal Narain, S/o Late Kailash Narain Srivastava at present residing at 177 Tagore Town, Allahabad.
- 11. Smt. Roopam Narain Pande, major aged about 60 years, D/o Late Kailash Narain Srivastava, W/o Sri Pramod Pandey at present residing at B-104, Pushp Court Apartments, 74A, Muir Road, Ashok Nagar, Allahabad appearing through Power of Attorney held by Shyamal Narain, S/o Late Kailash Narain Srivastava at present residing at 177 Tagore Town, Allahabad.

Shyamal Narain Srivastava  Saroj Srivastava   
     
 Roopam Narain Pande     
   

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उत्तर प्रदेश (UTTAR PRADESH)

(8)

46AD 429829

12. Rolee Narain, major, aged about 58 years, D/o Late Kailash Narain Srivastava, at present residing at HIG B-2, Yellow ADA Colony, 2, Circular Road, Rajapur, Allahabad appearing through Power of Attorney held by Shyamal Narain, S/o Late Kailash Narain Srivastava at present residing at 177 Tagore Town, Allahabad.

Which expression shall include their heirs, legal representatives, attorney and assigns on one part here in after called the FIRST PARTY.

AND

ORCHID GREEN INFRACITY PVT. LTD, 108-GOEL HATA, DHARAMSHALA BAZAR, GORAKHPUR U.P. 273001 through its

*Shyamal Narain* *Shyamal Narain* *Saroj Srivastava* *Sugandha*



*Ramesh Kumar*

*Punit*

*Ramesh*

*Shyamal*





उत्तर प्रदेश UTTAR PRADESH

(9)

46AD 429830

Director Raj Kumar Agrawal, S/o Late Nathmal Dalmiya R/o Flat No.402, Triveni Apartment, Goel Hata, Dharmshala Bazar, Gorakhpur U.P. which expression shall include successors, attorneys and assigns on the other part hereinafter called the **SECOND PARTY**.

It is relevant to mention that William Orland was owner of 1 acre 80 decimal & 3 Kari under Arazi No.43 at Mauja, Chak Jalal, Tappa-Kasaba, Pargana-Haweli, Tehsil-Sadar, Distt-Gorakhpur, including other areas in different Arazi Nos adjoining to above under Mauja Purdilpur Tappa-Kasba, Pargana-Haweli, Tehsil-Sadar, Distt-Gorakhpur and the same was known as Old Club House. The aforesaid property owned by Mr. William Orland was transferred to Mr. Jugal Kishor S/o Babu Behari Lal Agrawal vide Registered Sale Deed dated 16.06.1930 out of which Late

*Angan Nani Lal*  


*Chavai*  


*Saraj Sirostava*  


*Sugandh*  


*Ramesh Kumar*  


*Puri*  


*Ajmer*  


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UTTAR PRADESH (10)

46AD 429831

Rai Bahadur Ram Narain Lal Srivastava had purchased the bungalow including land under Arazi No. 43 having area admeasuring one acre, eighty decimal and three Kari at Mauja- Chakjalal, Tappa Kasba, Pargana- Haweli Tehsil-Sadar, Distt. Gorakhpur from Jugal Kishor S/o Babu Behari Lal Agrawal through Registered Deed dated 22.07.1930 and as registered on 25.07.1930 in Bahi No 1, Jild No. 523, Page No. 256 to 258 having Sr. No.47 and also was in possession of Arazi No.45 mee for area admeasuring 16 decimal 2 Kari. After the death of Late Rai Bahadur Ram Narain Lal Srivastava, his four sons, namely, Late Kailash Narain Srivastava, Late Prakash Narain Srivastava, Late Suraj Narain Srivastava and Late Hridaya Narain Srivastava became the owners in possession of their parts of land, commercial shops and bungalow situated in Arazi



*Suraj Narain Lal Srivastava*  *Chhawan*  *Sanj Srivastava*  *Sugandh*   
*Ramesh Narain Lal Srivastava*  *Purni*  *Suraj*  *Arjun* 



UTTAR PRADESH (U)

4640 429832

No.43 and 45 admeasuring area of 1.965 acres through settlement & mutual consent about 18 years ago and a memorandum whereof was reduced into writing on 30/01/2015, out of which the successors of Late Kailash Narain Srivastava, Late Prakash Narain Srivastava and Late Suresh Narain Srivastava as detailed in the FIRST PARTY became the owners and in possession of the property mentioned in Schedule at the last of this deed by virtue of settlement and mutual consent. Through the FIRST PARTY were owners in possession of the land situated in Arazai No 43 & 45 mee but they have purchased a part of land through registered Sale Deed dated 11/07/2018 for admeasuring 2 decimal 8 kari from Khewat Khata No 1 Arazai No 43 and area admeasuring 16 decimal 2 kari from Khewat Khata No 1 Arazai No 45 mee Mauja Chakjatal from the

*Angar Anand Lalit* *Shri* *Suresh Srivastava* *Suresh*  
  
*Ram Anand Suresh* *Suresh* *A. Anand*  


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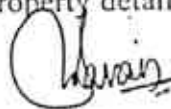

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46AD 429833

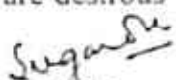

successors of Late Hiralal & Pannalal to avoid any future dispute with the successors of Late Late Hiralal & Pannalal, vide Registered deed dated 11.07.2018 in Bahi No.1, Jild No.14769, page No. 223 to 370 having Sr. No.8054.

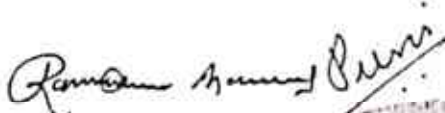

WHEREAS the FIRST PARTY became the owners and in possession of the said land along with the old constructed Residential Houses and Shops existing therein more particularly detailed below in the Schedule at the foot of this Deed, and have the full right to transfer and make all/every type of arrangements as the owners and in possession thereof.



WHEREAS all the parties of the FIRST PARTY are owners in possession of the property detailed below in the Schedule and are desirous



Sangan Devi Lalai  

Sarig Simstava  

Sugandha  

Ramani Devi  

A. P. Singh  



UTTAR PRADESH

(13)

46AD 429834

of constructing a Multi Storied Commercial Building permissible under building Rules and regulations but are not in position to do so because of lack of funds required to be invested in making the desired constructions as well as for the lack of experience in making such type of Multi Storied Commercial Building.

WHEREAS THE SECOND PARTY is one of the recognized Builders and have successfully constructed several Multi-Storied Commercial and Residential Buildings with their own funds & infrastructure on the basis of Builders Agreement.

WHEREAS the FIRST PARTY approached the SECOND PARTY and made them aware of their desire and wish to construct a Multi Storied

*Sugan Devi Lali*  


*Chiranj*  


*Saraj Sivastava*  


*Sugan*  


*Ramman Mural*  


*Purni*  


*[Signature]*  


*[Signature]*  


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UTTAR PRADESH (14)

46AD 429835

Commercial building at the land mentioned in the Schedule and invited the terms and conditions from the SECOND PARTY.

WHEREAS on invitation of the FIRST PARTY the SECOND PARTY inspected the situation of the land with existing constructions as detailed below in the Schedule and examined the Title papers etc. Thereafter, the SECOND PARTY gave its offer to the effect that they will construct the intended Multi-Storied Commercial Building after getting the Map sanctioned and obtaining all the necessary permissions in the name of the FIRST PARTY at the own expense of the SECOND PARTY by investing its own FUNDS and in consideration of the investments so made in getting map sanctioned, obtaining other necessary permissions and in making the construction of the Building the SECOND PARTY shall

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UTTAR PRADESH

(15)

46AD 429836

become the absolute and full owner of 43% of the constructed Building, along with the proportionate land, on completion of the construction as per the plan annexed with agreed specifications and subject to mutual amendment.

WHEREAS on consideration of the offer so made by the SECOND PARTY being reasonable and profitable to the FIRST PARTY, the FIRST PARTY accepted the offer of the SECOND PARTY.

WHEREAS the FIRST PARTY and SECOND PARTY have mutually settled and agreed upon the following terms and conditions:-

1. That the SECOND PARTY will get the Map prepared for the construction of the proposed Multi-Storied Commercial Building as per the Building rules and Regulations as permitted in law at their

Sayee Narsi Lalan Chavan  
Saroj Sivasara  
Sugandh  
Ramesh Kumar  
Puri  
Srivastava  
A. N. S.











UTTAR PRADESH

(16)

46AD 429837

own expense in the name of the FIRST PARTY and get the same sanctioned from Gorakhpur Development Authority at their own cost and expenses and will also obtain other required permissions and NOC from other concerned Authorities and Department at their own costs and expenses. The FIRST PARTY, except for providing any financial help, will extend and render all the necessary help and co-operate with the SECOND PARTY in obtaining such permissions and sanctions from various authorities without any objection and delay.

- 2. That the SECOND PARTY will purchase the Maximum permissible FAR with their own money.

<i>Arjun Narain Singh</i> 	<i>Arjun</i> 	<i>Saroj Sinha</i> 	<i>Sugandh</i> 
<i>Ramesh Kumar</i> 	<i>Pooja</i> 	<i>Arjun</i> 	<i>Arjun</i> 

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Uttar Pradesh (17)

46AD 429638

3. That after leaving behind the ground coverage as per rules, the maximum FAR shall be purchased according to the height of the building to be constructed on the necessary set back.
4. That it has been agreed upon between the FIRST PARTY and the SECOND PARTY, that for getting the shops and building (to the extent agreed upon) in occupation of the tenants vacated, removed or adjusted shall be the sole responsibility of the FIRST PARTY. However, for doing so by the FIRST PARTY if some expenses and payments will be required for getting tenants adjusted or some area needs to be given then in that case such required expenses, payment or adjustment of land shall be borne by the FIRST PARTY and

Pragya Kauri Lal Pravasi Suroj Singh Sugam



Ramesh Kumar Puni

Investor

Pravasi



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उत्तर प्रदेश UTTAR PRADESH (18)

46AD 429600

SECOND PARTY jointly, according to their share i.e. 57% and 43% respectively. Both the parties agree to set aside mutually agreed space out of their respective shares in the constructed building for such purpose and will deal with it only after settlement of the tenants.

5. That any settlement made by the FIRST PARTY with the tenant, or tenants in occupation, either for shifting them to some other place in the building to be constructed, or for any other type of adjustment, shall be made by way of Registered Documents executed in between the FIRST PARTY and such tenants, stipulating all the terms and conditions mutually agreed in between them. However the expenses required to be incurred in execution of such registered document shall be borne by the tenants in occupation or by both the parties to this agreement in their respective shares as per the case may be.

Sugan Nandan Singh Chauhan Sanj. Srivastava Sugan



Ramesh Kumar

Kumar

[Signature]

[Signature]



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U.P. 11 UTTAR PRADESH

(19)

46AD 429840

6. That the FIRST PARTY will hand over the vacant possession of the land and the building more particularly detailed below in the Schedule given at the foot of this Deed to the SECOND PARTY immediately upon execution of this BUILDERS AGREEMENT so that the SECOND PARTY may be able to make necessary preparations for the proposed Multi-Storied Commercial building over the same as per plan annexed. However, the handing over of the possession of the land and existing building will be deemed to be only for the purpose of making construction as per sanctioned plans and shall not be deemed as transfer of land to the SECOND PARTY. However, the SECOND PARTY will have the right to allot, including entering into agreement to sell and receive advances

*Sanjay Kumar Sharma* *Varun* *Sanjay Srivastava* *Sandeep*  
     
*Ramesh Kumar* *Punit* *Sandeep* *Ankur*  
   



उत्तर प्रदेश (20)

(20)

46AD 429841

against their part of share i.e. 43% of the total constructed area as per agreed terms. However, in case under circumstances that the SECOND PARTY does not complete the construction of the said building and leaves the work midway then the allotted portions including the agreements to sale and advances received by SECOND PARTY, shall be the liability of the SECOND PARTY alone and the land /property given by the First party to the Second party for development shall not get encumbered in any way by this act of the Second party.

7. That all the existing construction over the land detailed below in the schedule shall be demolished by the SECOND PARTY at their cost and expenses. However, the proceeds of the demolished building

Anjan Kumar Singh      Chandra      Suresh Srivastava      Anand Kumar  
  
 Ramesh Kumar Singh      Anand Kumar      Anand Kumar      Anand Kumar  




UTTAR PRADESH (21)

46AD 429842

including, girders, iron, wooden rafters, doors etc. will belong to the FIRST PARTY. It is, however, clearly agreed that the second party will demolish the building only after the approval of the plans by the authorities concerned.

8. That after getting the map sanctioned from the GDA and obtaining the necessary permission, clearances and NOC from the concerned departments and authorities whatever is required and also any NOC from Air Force that may be required by the SECOND PARTY and getting the required agreements executed for settlement with the tenants in occupation by the FIRST PARTY, the SECOND PARTY will make the construction as per the annexed map with

<i>Sugan Nathi...</i>	<i>Chauhan</i>	<i>Saraj Sivanana</i>	<i>Sugandh</i>
<i>Ramesh Kumar</i>	<i>Puri</i>	<i>Sivanana</i>	<i>Ahluwalia</i>

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WEST UTTAR PRADESH (22)

46AD 429572

their own funds within a period of FOUR YEARS from the date of sanction of the map from the competent authorities.

9. That in case due to any act of God or due to any order or stay order of the Court or of any authority or dues of any kind which is beyond the control of the SECOND PARTY (which does not include the escalation of the Rate and prices of building materials) the work of construction is stayed or interrupted then in that case the period of completion of construction will be extended with the mutual consent and agreement of both the parties. Having regard to the period for which the construction was stayed and interrupted. However for delay of other than the reasons mentioned above the SECOND

*Angra Stein Lal* *Chavris* *Singh Srivastava* *Sugandh*  
     
*Ramesh Kumar* *Puri* *Srivastava* *Prakash*  
   





UTTAR PRADESH (23)


46AD 429573


PARTY will pay a penalty @ Rs. 25,000/- per week of delay to the FIRST PARTY.


10. That the construction of the proposed Multi storied commercial building shall be made according to the specification detailed out in the map annexed with this Deed. The construction of the Multi Storied Building shall be made as per the suggestion of the architect duly appointed by mutual consent of both the parties and the suggestion given by that appointed Architect shall be considered by both the parties. The first party will have the right to appoint a person for supervision and to ensure that quality and specifications are adhered to. The second party agrees to disclose all relevant information and advance all help in the matter.


*Arun Varma*  



*Charan Singh*  



*Sanjay Singh*  


*Sudhakar*  


*Ramesh Kumar*  


*Punit*  


*Sanjay Singh*  


*Arun*  


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उत्तर प्रदेश UTTAR PRADESH (24)

46AD 429574

- 10A. The SECOND PARTY will indemnify the first party for any loss arising from the material defects and construction quality for the initial period of 3 years after completion. But in the case of natural calamity, any act of God or any other reason beyond the control of SECOND PARTY shall not be responsible/ liable in any way.
11. That all the costs and expenses required to be incurred in water proofing, electrification, painting and elevation etc. of the proposed Multi Storied Building shall be borne by the SECOND PARTY exclusively.
12. That the SECOND PARTY shall also provide and make necessary arrangements for water supply, toilets etc. as per the approved map

Sarvesh Kumar Lalia Ushain Sanjay Srivastava Singhania  
   

Ramesh Kumar Puri Singhania Ahluwalia  
   

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UTTAR PRADESH (25)

46AD 429575

- with their own fund and investments as per minimum specifications annexed.
- 13. That in establishing and installing the fire fighting system is found to be necessary according to the height of the proposed Multi Stories Building then in that case the SECOND PARTY shall also provide and install the appropriate fire fighting system in the building with their own fund and at their own cost.
- 14. That the SECOND PARTY shall also bear the costs and expenses of installing the transformer from the concerned Electrical Department in the proposed Multi Storied Building. The SECOND PARTY shall make flooring of outer lobby & gallery of the commercial shops

Anjan Nandi Saha  Anjan  Sriy. Sivastava  Sugandh   
Ramesh Kumar  Pooja  Sivastava  Apurva 

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UTTAR PRADESH (26)

46AD 429576

- with combination of Vittrified tiles/Granite tiles & Italian tiles but the floor of the shops shall be (kuchcha) and unfinished.
15. That the SECOND PARTY shall make the flooring of the set back and open land with inter locking bricks or lawn tiles.
  16. That the SECOND PARTY shall provide Generator for the power back up of common Area of the Multi Storied Building and for the maintenance of the Generator the required fees shall be fixed by the Society so constituted or any other arrangement (referred hercin after as Society) from time to time and the Society/arrangement so constituted will bear the cost of maintenance of the common facilities. Such fees or cost incurred in maintaining the common

Arjun Dasi Lohani  Harish  Sani Sivastava  Sugars   
 Anam Munnad  Puri  Sivastava  Arjun 

भारतीय गैर न्यायिक

दस  
रुपये  
रु. 10



TEN  
RUPEES  
Rs. 10









INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH (27)

46AD 429577

utility shall be collected from all the occupants of the Multi storied Building irrespective of their status of occupation.

- 17. That the common area maintenance charge shall be payable to the Society to be constituted by all the occupants according to their equitable respective area of occupation. The amount of charges so payable shall be fixed by the Society from time to time as per the need.
- 18. That the SECOND PARTY shall also install appropriate number of LIFTS and will provide and make necessary arrangement for FIRE DUCT and ELECTRIC DUCT from the lower ground floor and will also provide the Generator for power back up for the lift, with their own funds and cost.

*Suryan Kauri Singh* *Neeraj* *Sriyog Simotans* *Sugandh*  




  
*Ramesh Kumar* *Srinivasa* *Ashwini*  





भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES

Rs.10

INDIA NON JUDICIAL

उत्तर प्रदेश (28)

46AD 429578

19. That in case the sanction map is amended or modified in future then in that event the additional portion shall be of FIRST PARTY and the SECOND PARTY according to their respective share so agreed. On completion of the building, the actual area on measurement will be apportioned between the FIRST PARTY & the SECOND PARTY, in case of excess or short construction, according to their respective shares.
20. That the SECOND PARTY shall also provide submersible pump and boring in the proposed Multi Storied Building as found necessary to be installed with their own fund and cost.
21. That as per the agreed terms and condition the SECOND PARTY has to pay a total sum of Rupees 7.50 crore (Rupees Seven Crore

Arjun Mehta  
Ramesh Kumar  
Suman Singh  
Sugandh  
Suman Singh  
Suman Singh  
Suman Singh  
Suman Singh

भारतीय नैऋत्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

UTTAR PRADESH (29)

46AD 429579

and fifty lacs only) as interest free Security Deposit to the FIRST PARTY for due performance of the part of the SECOND PARTY as per the detail given here under, the receipt whereof hereby acknowledged by the FIRST PARTY.

DETAILS OF PAYMENT

- a) Rs.1,25,00,000/- Cheque No.590884 dated 08.08.2015 of Vijaya Bank Gorakhpur
- b) Rs.62,50,000/- Cheque No.590874 dated 08.08.2015 of Vijaya Bank Gorakhpur
- c) Rs.62,50,000/- Cheque No.590875 dated 08.08.2015 of Vijaya Bank Gorakhpur

*Angara Murali*



*Chandra Suresh*



*Sugandha*



*Ramesh Kumar*



*Premi*



*Srisostana*



*Ashwini*



भारतीय गैर न्यायिक

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रुपये

₹.10



TEN  
RUPEES




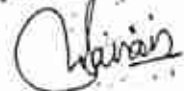


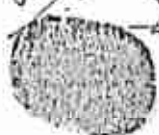

Rs.10

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH (30)

46AD 429580

- d) Rs.1,25,00,000/- Cheque No.590876 dated 08.08.2015 of Vijaya Bank Gorakhpur.
- e) Rs.25,00,000/- Cheque No.201058 dated 14.09.2016 of Oriental Bank of Commerce, Gorakhpur.
- f) Rs. 2,63,02,000/- spent by SECOND PARTY of this deed to the FIRST PARTY of this deed on account of cost incurred in obtaining the Registered Sale Deed dated 11.07.2018 along with stamp duty from Arjun Agrawal and others in the name of FIRST PARTY of this deed.
- g) Rs.12,32,667/- Cheque No124203, dated 12.07.2018 of Vijaya Bank Gorakhpur





  
 Arjun Agrawal Puri  Sarin Sinuotava 
  





भारतीय नैऋत्यायिक

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INDIA NON JUDICIAL


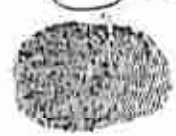






UTTAR PRADESH (31)

46AD 429581

- h) Rs.18,66,333/- Cheque No.124204 dated 12.07.2018 of Vijaya Bank Gorakhpur
- i) Rs.18,66,333/- Cheque No.124205 dated 12.07.2018 of Vijaya Bank Gorakhpur
- j) Rs.37,32,667/- Cheque No.124207 dated 12.07.2018 of Vijaya Bank Gorakhpur

The total amount of security deposit having total of Rs.7.50 crore (Rupees Seven Crore and Fifty Laes only) paid in the manner as mentioned above.

22. That it has been agreed upon between the FIRST PARTY and the SECOND PARTY that the amount of Security Deposit shall remain

*Sanjay Kumar Lohi* *Chiranjeev* *Sarbjit Singh* *Singh*  
     
*Ramesh Kumar* *Puri* *Sivakumar* *Ahmed*  
   

भारतीय नैऋत्यायिक

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रुपये  
रु.10



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RUPEES  
Rs.10

INDIA NON JUDICIAL

UTTAR PRADESH (32)

46AD 429582

deposited with the FIRST PARTY without any interest and shall be refunded and paid back positively by the FIRST PARTY to the SECOND PARTY in the manner here in after mentioned in paragraph 23 of this deed.

23. That it is mutually agreed in between the FIRST PARTY and the SECOND PARTY that the FIRST PARTY shall positively refund back and pay back the amount of Rs.7.50 crore (Rupees Seven Crore and fifty lacs only) Security Deposited with them to the SECOND PARTY in the following manner without any interest to the SECOND PARTY against the receipt acknowledging the payment to the FIRST PARTY.

















भारतीय गैर न्यायिक

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RUPEES  
Rs.10

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH (33)

46AD 429583

- a) Rs. 4.80 Crore (Rupees Four Crore and Eighty Lacs) immediately upon completion of the construction of the Linter of the last floor of the proposed building.
- b) Rs.1.20 Crore (Rupees One Crore and Twenty Lacs) within 6 months from the date of completion of the construction of the proposed building.
- c) Rs. 1.50 Crore (Rupees One Crore and Fifty Lacs) immediately after issue of Completion Certificate by the Gorakhpur Development Authority.

It is made clear that in case the completion certificate is issued before 6 (six) month the period fixed for the refund of Rs.1.20 Crore (Rupees One Crore and Twenty Lacs), then in that case the FIRST



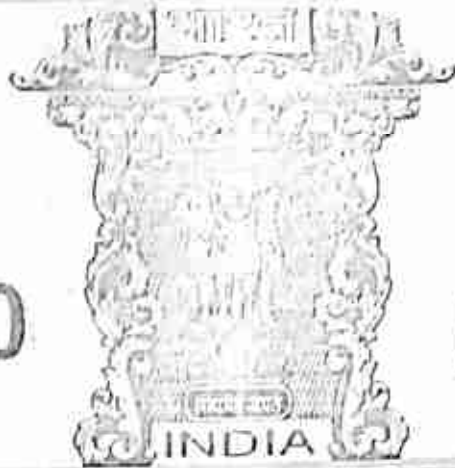







भारतीय गैर न्यायिक

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TEN  
RUPEES

Rs.10

INDIA NON JUDICIAL

UTTAR PRADESH (34)

46AD 429584

PARTY shall be liable to refund and pay the entire balance amount of Rs.2.70 Crore (Rupees Two Crore and Seventy Lacs) to the SECOND PARTY together against the receipt acknowledging the repayment so received. It is also made clear that the FIRST PARTY will not transfer or let or permit anybody to occupy in any capacity whatsoever more than 90% of the built-up area on each floor out of their share of 57% of the built-up area on each floor till the entire amount of Security Deposit is refunded and paid back to the SECOND PARTY against the receipt of acknowledgment of such refund and pay back is obtained from the SECOND PARTY. However, the so retained 10% out of the 57% share of the FIRST PARTY will decrease proportionately in the same ratio as the

*Angan Devi Laha* *Charan* *Saroj Simran Laha* *Sugan*  
     
*Ramesh Kumar* *Puri* *Aravind* *Aravind*  
   

भारतीय गैर न्यायिक

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RUPEES

₹.10

Rs.10



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INDIA NON JUDICIAL

उत्तर प्रदेश (35)

46AD 429585

remaining deposit, on refund of deposit as per clause 23 of this agreement.

24. That it has been mutually settled and agreed upon in between the FIRST PARTY and the SECOND PARTY that in case FIRST PARTY fails to refund and pay back the amount of Security Deposit to the SECOND PARTY in the manner mentioned and stipulated above in the preceding paragraph, then in that case the SECOND PARTY shall be entitled to sell out of the 10% of the shops / commercial space on each floor, from the share of the FIRST PARTY at the then prevailing rates in order to realise the entire amount of the Security Deposit along with the interest @ 10% P.A. for the delayed period. In the event of any excess amount being

Angen Kaur Lohi *Chavan* Singh Srivastava Sugandha  
  
 Ramesh Kumar Singh *Srivastava* A.P. Singh  


भारतीय नैऋत्यायिक

दस  
रुपये

₹.10



TEN  
RUPEES

Rs.10

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

(36)

46AD 429586

received by selling the above mentioned portion in part or full, the same shall be paid back to the FIRST PARTY against the receipt of acknowledgement of having received such amount issued by the FIRST PARTY to the SECOND PARTY.

25. That only after completion of the construction of the said Multi-Storyed Building, the SECOND PARTY shall become the full owner with transferable rights to the extent of 43% of the entire constructed building proportionately, on each floor along with the proportionate land.

26. That as per the terms and conditions mutually agreed and settled between the parties, 43% share of the constructed building that will go to the Second Party has been shown in Red Colour in the map

Anjan Naini Saha    Sugandha  
 Pawan Kumar Puri    



UTTAR PRADESH (37)

46AD 429601

annexed to this deed and the 57% share of the constructed building that will go to the First party has been shown in Blue Colour.

26A. FIRST PARTY and the SECOND PARTY as absolute owner shall have full right and title to transfer the same in any manner what so ever it may be including the sale, or to let out to the tenants or make any type of arrangements as per their choice and convenience. However, the division of agreed ratio will be taken into the consideration for the actual built up area on construction and the area marked on the map going to both the parties will be altered accordingly, by actual measurement on completion of the construction subject to condition enumerated in para 25 of this deed.

<i>Sugan Prasad</i>	<i>Chavan</i>	<i>Saroj Sirohana</i>	<i>Sugan</i>
<i>Ramesh Kumar</i>	<i>Puri</i>	<i>Ananta</i>	<i>Ananta</i>

भारतीय गैर न्यायिक

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TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

UTTAR PRADESH

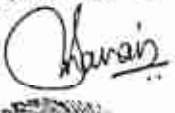







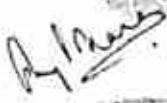




(38)

46AD 429602

27. That both the parties shall have the ownership right according to their respective share in the common area conference room, parking / basement parking and roof of the proposed Multi Storied Building and shall be entitled to share the amount of income accruing from different sources from the aforesaid areas according to the agreed respective share.

28. That all the expenses required to be incurred in getting this deed of BUILDERS AGREEMENT shall be borne by the SECOND PARTY exclusively.

Schedule mentioned property is situated at road from Kali Mandir Tiraha to Kutchehri Chaowk and under Mauja- Chak Jalal. According to the

Arjun Kumar Saini  Saroj Sivanava   
     
 Arjun Kumar Saini     
   

भारतीय गैर न्यायिक

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RUPEES

Rs. 10



INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH (39)

46AD 429589

Government valuation as per the notification issued by District Magistrate Gorakhpur- "U.P. Stamp Act 1997 (Valuation of property) under Rule 4 (1) to assess minimum valuation of the properties situated under purview of Sub Registrar Office, Gorakhpur Sadar Second(II) as per the list effective from 03.08.2016 the valuation of the schedule mentioned property is to be derived on the basis of part 2, format-3 and V code 55 for uncultivated land at main road segment and 3(क) of part 2, format-3, V code 55 for commercial properties at main road segment as under:-

Accordingly the specified circle rate stands at Rs.52,000/- per Sq.Mtr. and extra 10% on the circle rate for the reason that the plot has road on three sides and thus stands at Rupees 57,200/- per Sq.Mtr. for uncultivated land having total area 4140 Sq.Mtr. as per chart given below and Rs.1,20,000/- per Sq. Mtr. for commercial property having total area of 350.65 Sq.Mtr. as per chart given below.

Angen Mani Sahu  
 Anwar  
 Saroj Sainkaran  
 Sugan  
 Ramendra Kumar Prasad  
 Sainkaran  
 A.P. Das

भारतीय गैर न्यायिक

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TEN  
RUPEES

Rs.10

INDIA NON JUDICIAL

उत्तर प्रदेश (40)

46AD 429590

FOR UNCULTIVATED LAND

Sr. No.	Area	Valuation
1.	First 500 Sq.Mtr. out of total land area of 4140Sq.Mtr.	2,86,00,000.00
2.	Second 500 Sq.Mtr. out of total land area of 4140Sq.Mtr. (500 to 1000 Sq. Mtr. at 15% less of Circle Rate)	2,43,10,000.00
3.	Third 1000 Sq.Mtr. out of total land area of 4140 Sq.Mtr. (1000 to 2000 Sq.Mtr. at 20% less of the Circle Rate)	4,57,60,000.00
4.	Balance 2140 Sq.Mtr out of total land area of 4140 Sq.Mtr. (Above 2000 Sq.Mtr. at 30% less of the Circle Rate.)	8,56,85,000.00
Sub Total		18,43,55,600.00

Sugan Rai Singh



Chavris



Saraj Sivantara



Sugan



Ramesh Anand Prasad



Singh



Prasad



भारतीय गैर न्यायिक

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रुपये  
रु.10



TEN  
RUPEES  
Rs.10

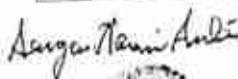

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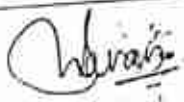

UTTAR PRADESH (41)

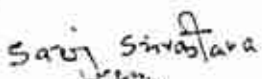

46AD 429591

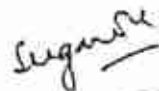

VALUATION OF OLD RESIDENTIAL BUILDING



1.	Residential building of RBC having total area of 561.57 Sq.Mtr. @ 11,000/- Per Sq. Mtr. (Since the building is more than 88 years old and the valuation as per the prescribed formula comes into negative hence the maximum rate of discount of 70% of the total circle rate is taken.)	18,53,181.00
Sub Total		18,53,181.00



  




  




  


भारतीय गैर न्यायिक

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RUPEES

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INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

(42)

46AD 429592

FOR SINGLE NATURE COMMERCIAL PROPERTY

1.	First 100 Sq.Mtr. out of total area of 350.65 Sq.Mtr.	1,20,00,000.00
2.	Balance 250.65 Sq.Mtr out of total area of 350.65 Sq.Mtr. (Above 100 Sq.Mtr. at 30% less of the Circle Rate.)	2,10,54,600.00
3.	Single nature commercial building of RBC having total area of 350.65 Sq.Mtr. @ 11,000/- per Sq. Mtr.	38,57,150.00
Sub Total		3,69,11,750.00

*Arjun Kumar Jais*



*Manish*



*Satyendra Singh*



*Sugandh*



*Ramesh Kumar*



*Punit*



*S. S. Sharma*



*A. M. Singh*



# SPECIFICATION

(Annexure-1)

## **STRUCTURE:**

RCC frame structure with masonry partitions. The height of basement-1 & 2 and ground floor shall be minimum of 12' 8". First floor to third floor shall be minimum of 11'6" & on above floors shall be minimum of 9'6". All concrete work of Foundation and Slabs in Ready mix Concrete (RMC). Structure designed for the highest seismic considerations for the zone as stipulated by the code and better safety.

## **FOUNDATION:**

Reinforced concrete footings and column with raft with water proofing.

## **FOR COMMERCIAL**

Flooring/skirting	:	Vitrified Tiles/ Granite Tiles
Railing	:	S.S. handrails and Balustrades.
Wall finishes	:	Premium Emulsion on Plaster

## **STAIRCASE:**

Flooring	:	Polished Indian Stone/Granite On treads, Vitrified Tiles risers and landings.
Railing	:	S.S. handrails and Balustrades.
Wall finishes	:	Premium Emulsion on Plaster

## **COMMON PASSAGE**

Flooring	:	Polished Granite/Vitrified Tile.
Wall finished	:	Premium Emulsion on Plaster
Ceiling Finishes	:	Premium Emulsion on Plaster

## **SALABLE/RENTAL AREA**

Flooring	:	Original form of slab
Ceiling/Wall Finishes	:	Putting By Putty

## **DRIVE WAY**

Flooring	:	Interlocking Bricks /Lawn Tiles
----------	---	---------------------------------

## **MECHANICAL AND FIRE**

<b>FIGHTING SERVICES</b>	:	<ul style="list-style-type: none"> <li>* Escalators as shown in the annexed map. Otis/Kone/Plyson Krupp.</li> <li>* Fire fighting provision as per Provisional NOC from fire Dept.</li> <li>* Underground and overhead water tanks with proper jockey pumps as per specifications as services consultants.</li> </ul>
<b>C.P. FITTINGS AND</b>	:	Grohe/Jaquar toilet fittings or equivalent single lever fittings

*Asper Narin Shukla*



*Charan*



*Savij Srivastava*



*Sigande*



*Ramesh Kumar*



*Pavni*



*Anand*



*Prakash*



ACCESSORIES

in all toilets. All toilet floors provided with adequate water proofing treatment.

EXTERNAL WALL FINISHES:  
EXTERNAL WALL FINISHES:

External Grade anti fungal/anti algae paint for reputed makes and brands.

STAIRCASE:

- Flooring : Polished Indian Stone/Granite On treads, Vitrified Tiles risers and landings.
- Railing : Painted M.S. handrails and Balustrades.
- Wall finishes : Oil Bound Distemper on plaster.

COMMON PASSAGE

- Flooring : Polished Granite/Indian marble/Vitrified Tile.
- Wall finished : Oil Bound Distemper on plaster
- Ceiling Finishes : Oil Bound Distemper on plaster

EXTERNAL WALL FINISHES:  
EXTERNAL WALL FINISHES:

External Grade anti fungal/anti algae paint for reputed makes and brands.

ELECTRICAL WIRING AND INSTALLATION:

- Fixtures and Fitting : ISI compliant modular switches/sockets distribution boxes and circuit breakers from standard makes and brands.
- Wiring : ISI compliant copper wiring in concealed conduits. Adequate provision for light points, fan points, Air conditioners, receptacles and power points in all rooms. Electrical points for exhaust fans and all the other amenities like fridge, Microwave, geysers in kitchens and toilets.
- Plumbing : ISI compliant water supply pipes with standard valves and accessories. IS compliant PVC Rain/Waste water pipes and traps.
- Elevators : High speed lifts as per annexed map of Otis/Kone/Thyssen Krupp with automatic doors.

*Arjun Nam Jaisri*



*Chavan*



*Saty Simatara*



*Sugandh*



*Ramesh Kumar*



*Pravir*



*Sanjay*

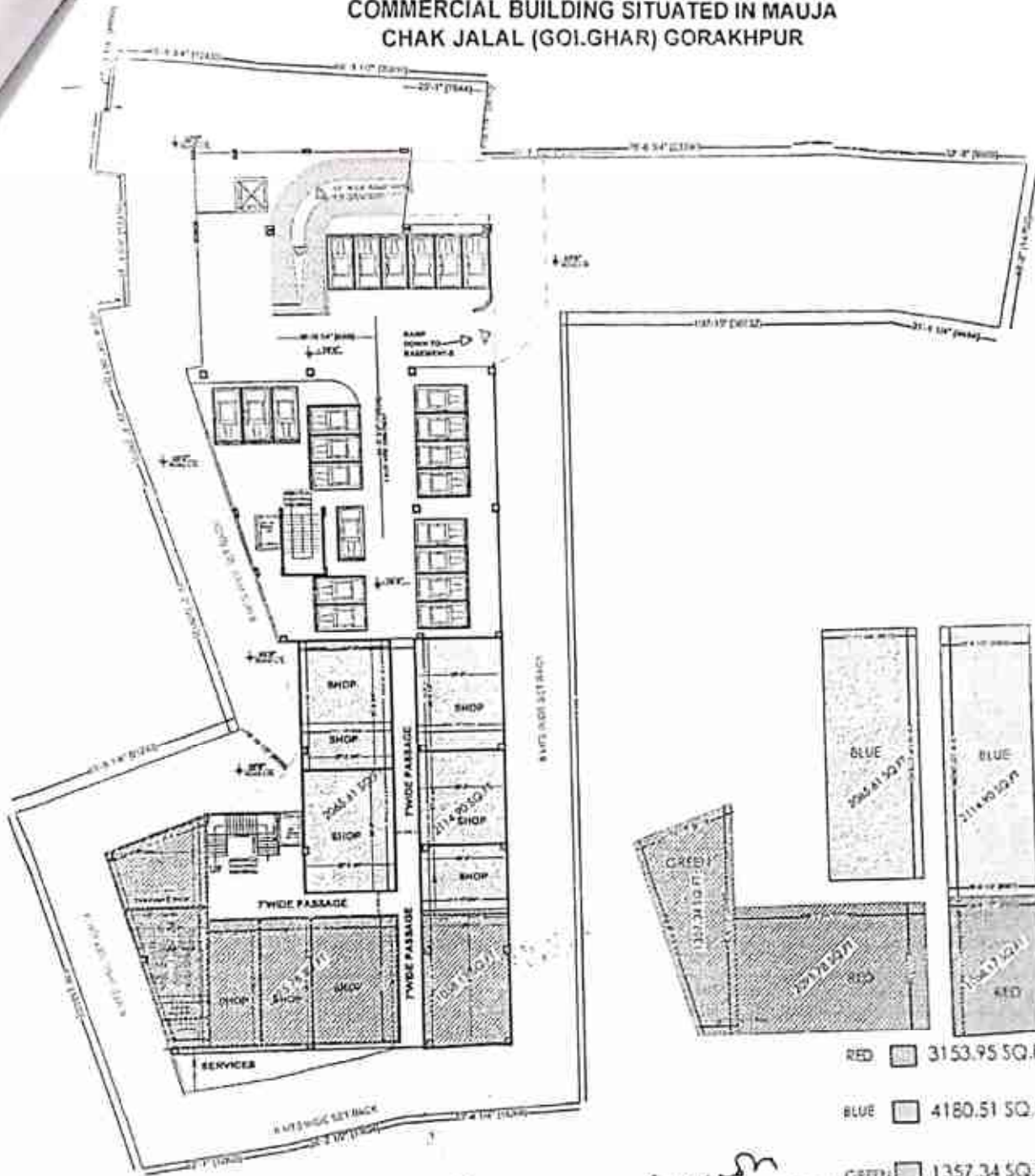


*Prakash*





**PROPOSED PLAN OF MULTISTORIED  
COMMERCIAL BUILDING SITUATED IN MAUJA  
CHAK JALAL (GOI.GHAR) GORAKHPUR**



**BASEMENT-2 ( COMM+PARKING )**

*Sugandh*  
*Sugandh*  
*Varun*  
*Sanjiv Srivastava*



*Sugandh*



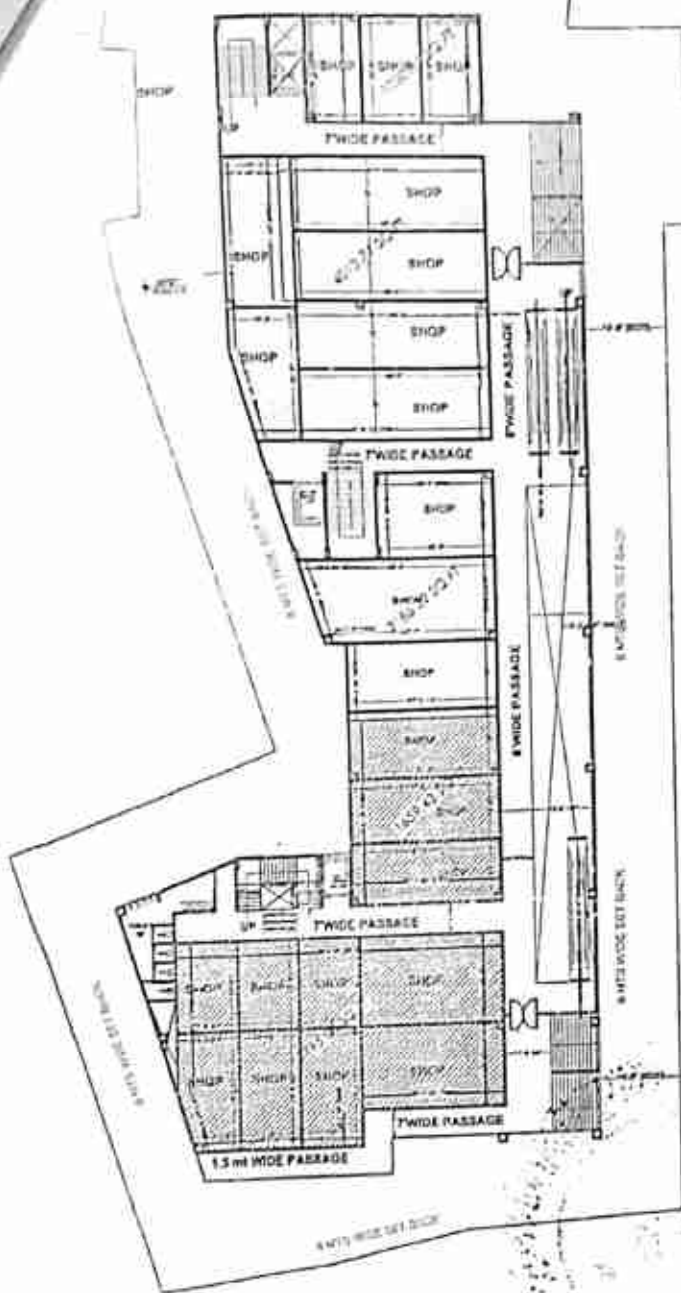
*Arjun*



*Ramesh Kumar*



PROPOSED PLAN OF MULTISTORIED  
COMMERCIAL BUILDING SITUATED IN MAUJA  
CHAK JALAL (GOLGHAR) GORAKHPUR



RED  5454.49 SQ.FT

BLUE  7230.07 SQ.FT

**Ground FLOOR ( COMM. )**

*Sangam Narain Indraw Chawan Sanjay Sinwatava*

*Sugandh*



*Rajesh*



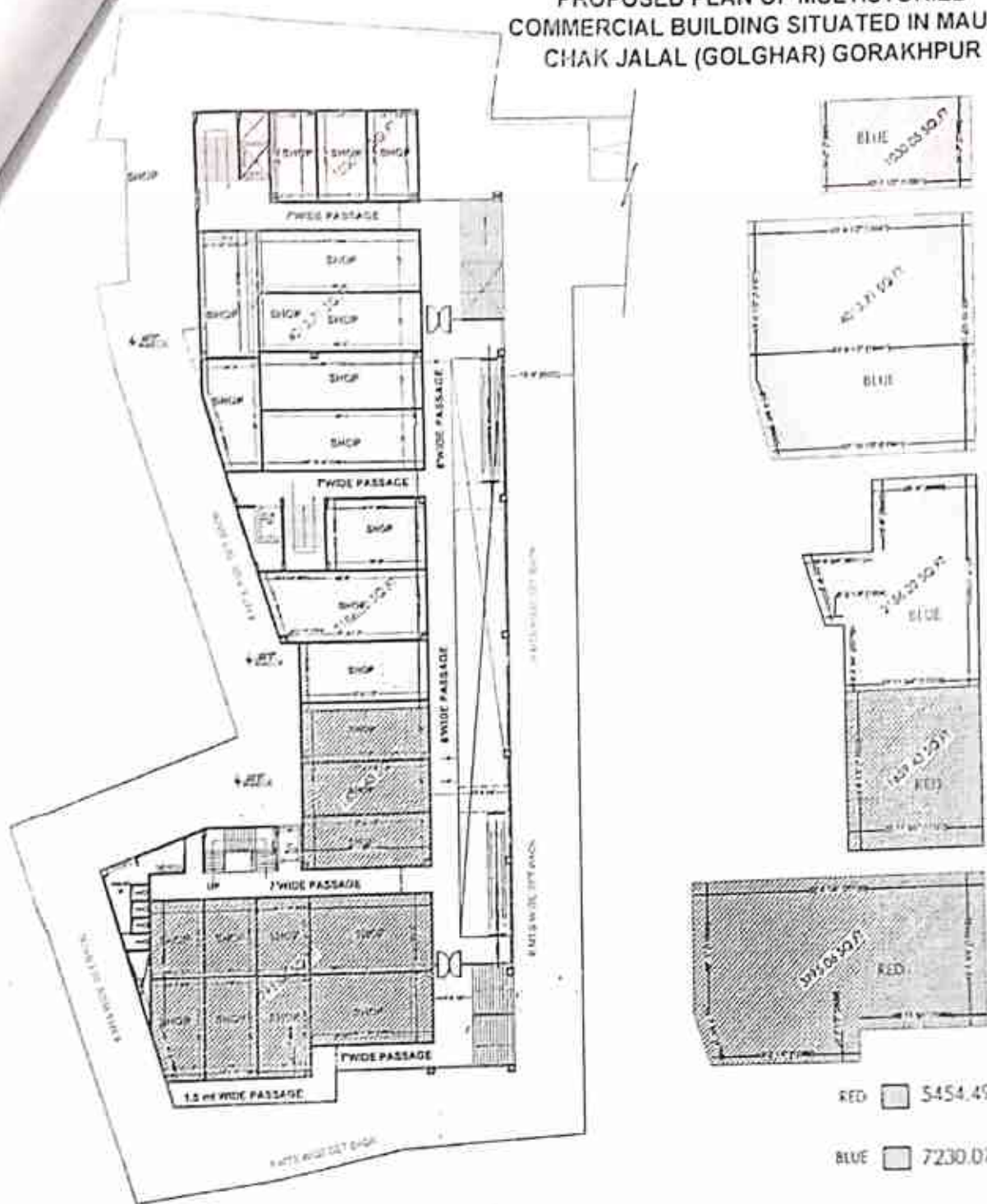
*Ramesh Kumar*



*Sanjay*



PROPOSED PLAN OF MULTISTORIED  
COMMERCIAL BUILDING SITUATED IN MAUJA  
CHAK JALAL (GOLGHAR) GORAKHPUR



RED  5454.49 SQ. FT

BLUE  7230.07 SQ. FT

**FIRST FLOOR ( COMM. )**

*Augustine Anand* *Pravin* *Savitri Srivastava*

*Sugandha*

*[Handwritten signature]*

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*[Handwritten signature]*

*Ramesh Kumar*

*Purni*

*[Handwritten signature]*

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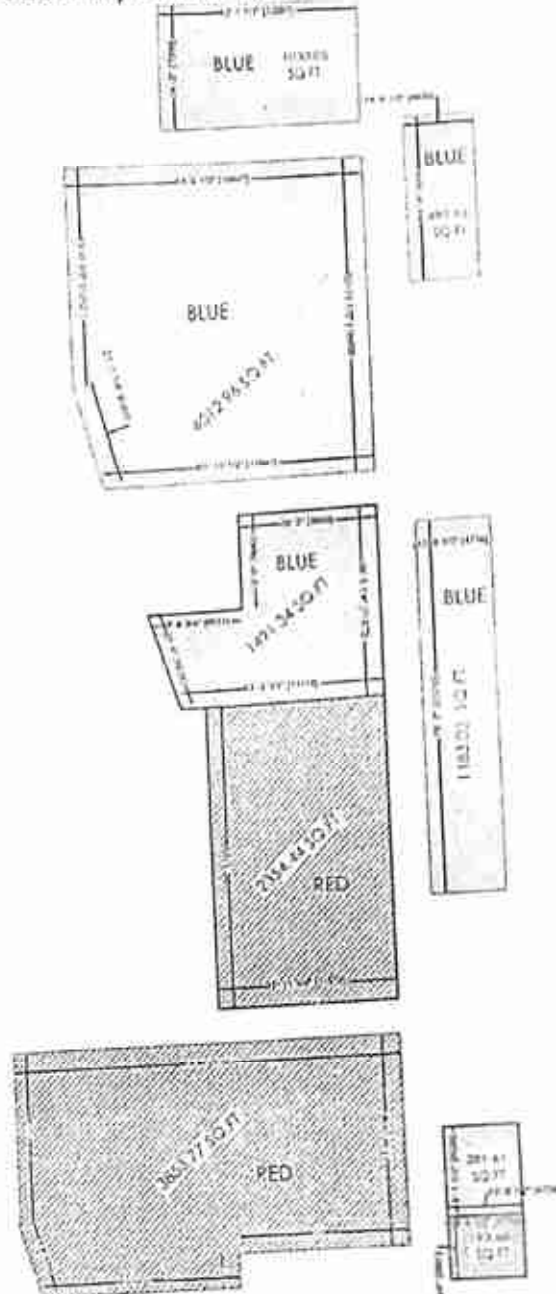
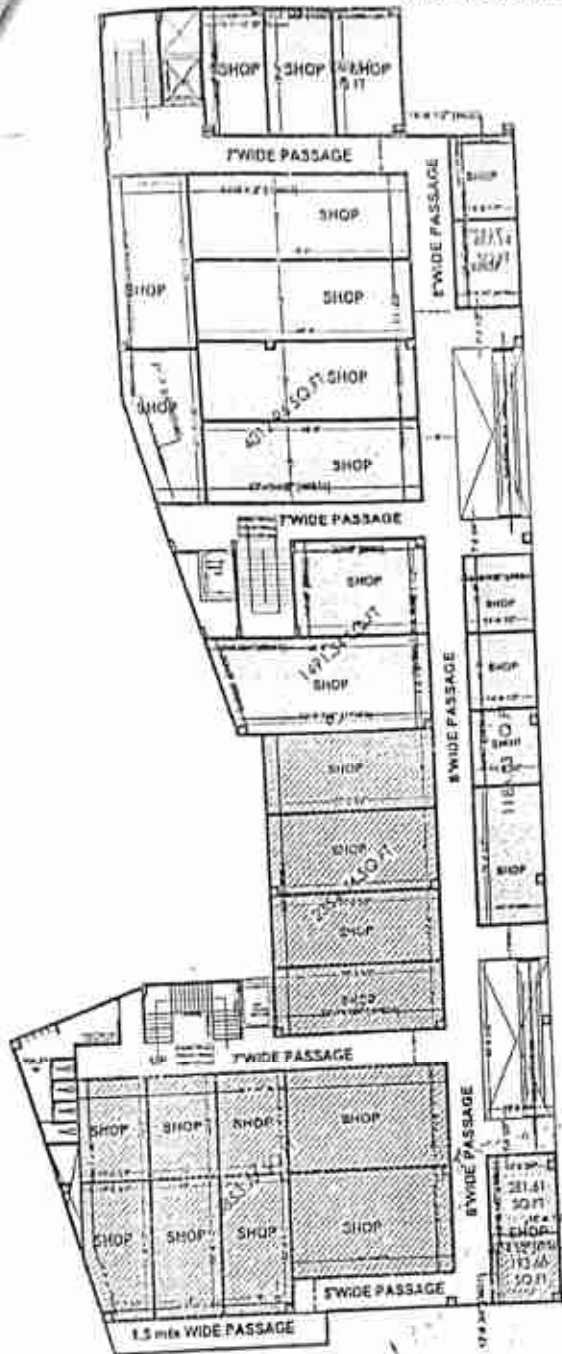
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PROPOSED PLAN OF MULTISTORIED  
COMMERCIAL BUILDING SITUATED IN MAUJA  
CHAK JALAL (GOLGHAR) GORAKHPUR



**2ND. FLOOR ( COMM. )**

RED 6401.89 SQ.FT

BLUE 8486.13 SQ.FT

*Sanjay Singh*  
*Sanjay Singh*

*Sugandh*

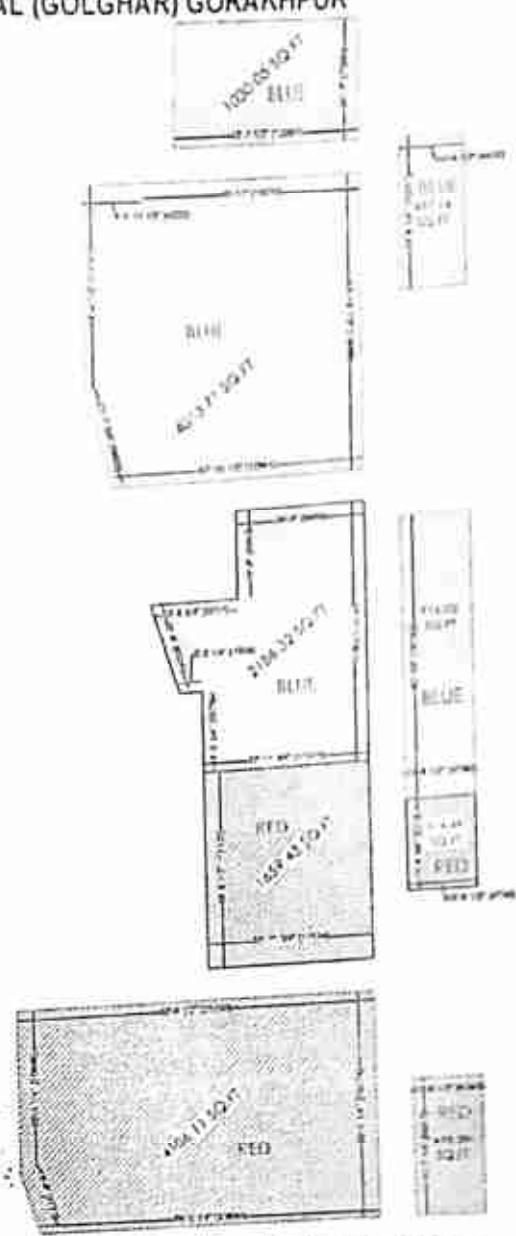
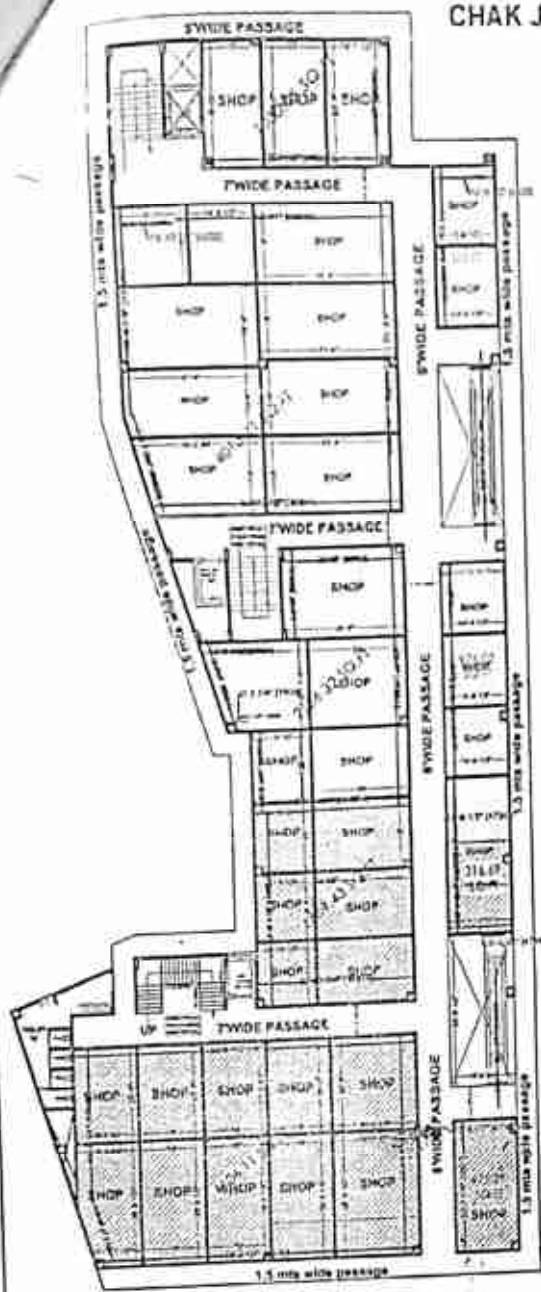
*Ramesh Kumar*

*Sanjay Singh*

*Sanjay Singh*



PROPOSED PLAN OF MULTISTORIED  
COMMERCIAL BUILDING SITUATED IN MAUJA  
CHAK JALAL (GOLGHAR) GORAKHPUR



**3RD. FLOOR( comm.)**

RED  6557.52 SQ.FT  
BLUE  8693.24 SQ.FT

*Sugan Nain Lohari*

*Chavan*

*Sanjiv Shivatava*

*Sugan*



*Rakesh Kumar*

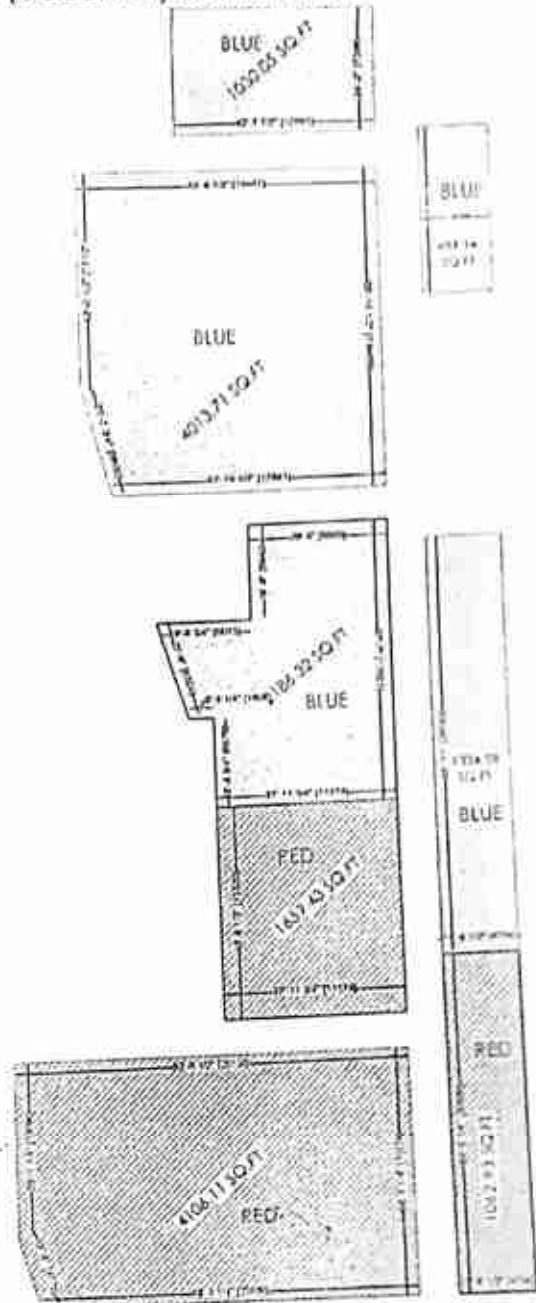
*Puri*

*Srivastava*

*Prakash*



PROPOSED PLAN OF MULTISTORIED  
COMMERCIAL BUILDING SITUATED IN MAUJA  
CHAK JALAL (GOLGHAR) GORAKHPUR



RED  6828.47 SQ. FT

BLUE  9051.80 SQ. FT

4TH. FLOOR( comm./OFFICE)

*Sanjay Kumar Luitan* *Charan Singh Sinastava*

*Sugan*



*Purni*

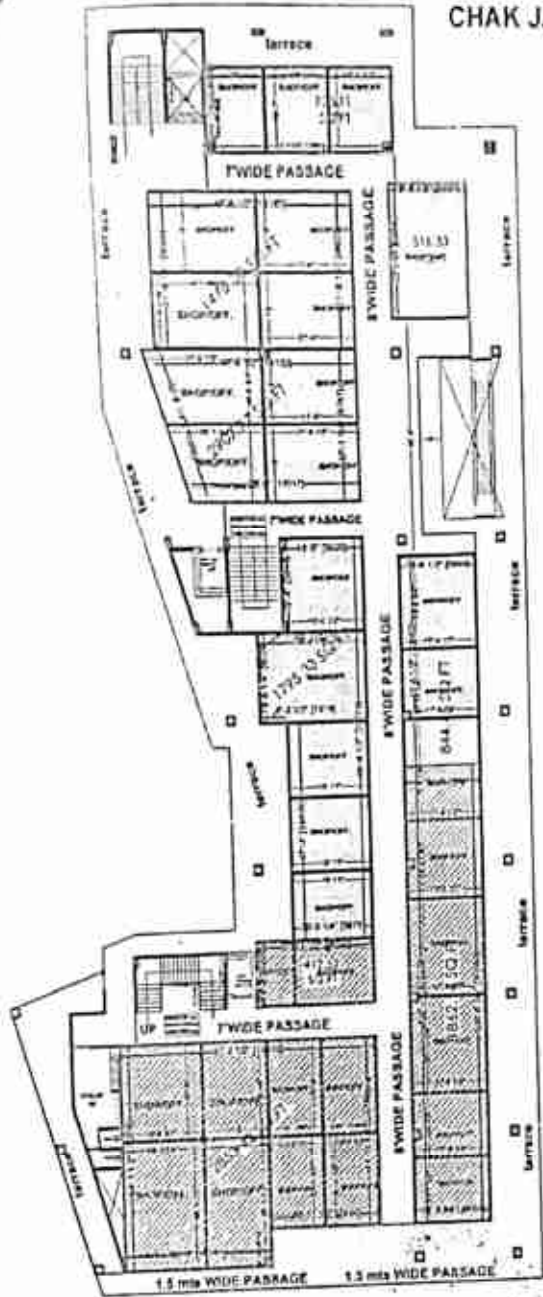
*Sinastava*

*Alpa*

*Renu Meher*



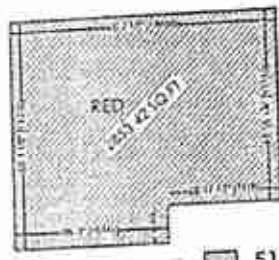
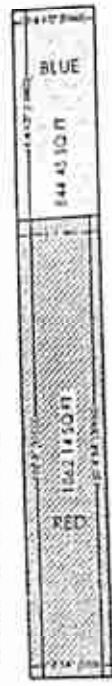
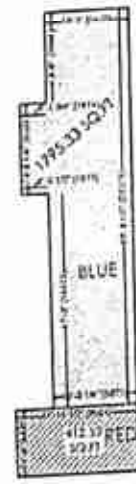
PROPOSED PLAN OF MULTISTORIED  
COMMERCIAL BUILDING SITUATED IN MAUJA  
CHAK JALAL (GOLGHAR) GORAKHPUR



BLUE 113.11  
93.71



BLUE  
314.38  
32.48



RED 5128.08 SQ. FT

BLUE 6796.98 SQ. FT

5TH. FLOOR ( COMM/off. )

*Sugam Kumar* *Chavan* *Saroj Srivastava* *Sugam*



*Ramesh Kumar*

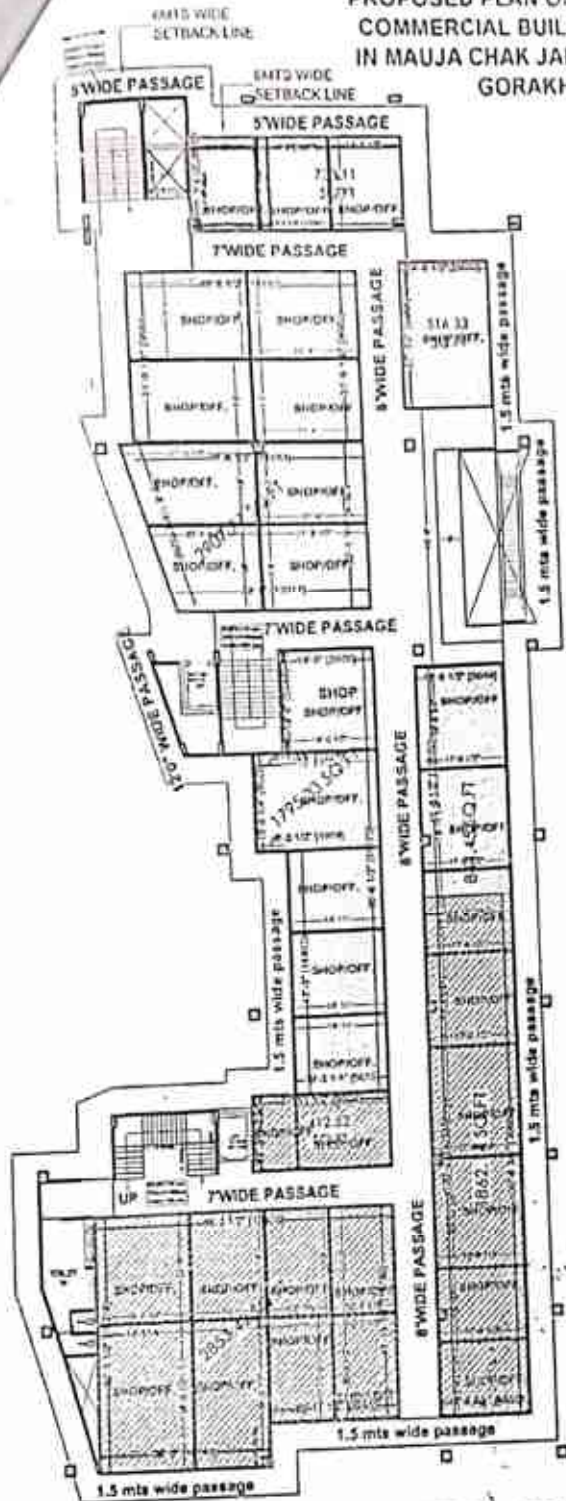
*Puri*

*[Signature]*

*[Signature]*



PROPOSED PLAN OF MULTISTORIED  
COMMERCIAL BUILDING SITUATED  
IN MAUJA CHAK JALAL (GOLGHAR)  
GORAKHPUR



BLUE 733.11 SQ.FT

BLUE 514.33 SQ.FT

BLUE 262.37 SQ.FT

BLUE 1795.33 SQ.FT

BLUE 844.45 SQ.FT

RED 2653.62 SQ.FT

RED 5128.08 SQ.FT

BLUE 6796.98 SQ.FT

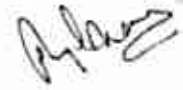
6TH. FLOOR (COMM/off.)

*Asghar Hussain*

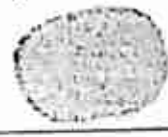
*Chavsi*

*Soni Sivastava*

*Sugandi*



*Ramesh Kumar*



भारतीय गैर न्यायिक

दस  
रुपये

रु.10



TEN  
RUPEES

Rs.10

INDIA NON JUDICIAL

UTTAR PRADESH

(43)

46AD 429593

**STAMP DUTY IS BEING PAID ON TOTAL VALUATION OF  
SCHEDULE MENTIONED PROPERTY**

FOR UNCULTIVATED LAND	18,43,55,600.00
VALUATION OF OLD RESIDENTIAL BUILDING	18,53,181.00
FOR COMMERCIAL PROPERTY	3,69,11,750.00
Total	22,31,20,531.00
Grand Total for calculation after rounding off	22,31,21,000.00

In regard to the Schedule mentioned property the FIRST PARTY had never executed any kind of sale to agreement registered or unregistered neither have ever mortgaged the property to any Financial Institution, Individuals, Firm, Company or Private or Nationalised Banks

*Sanjay Nandi* *Chandra* *Sanjay Srivastava* *Sugandha*  
*Ramesh Kumar* *Purni* *Sudha* *Ashish*

भारतीय गैर न्यायिक

दस  
रुपये  
रु. 10



TEN  
RUPEES

Rs. 10

INDIA NON JUDICIAL

UTTAR PRADESH (44)

46AD 429594

nor have kept as security with any Court/Courts. In the best of knowledge of the FIRST PARTY there is no restriction or order against the FIRST PARTY from any Court or authority barring to sale, transfer or enter into Builders Agreement. That the schedule mentioned property is situated within the limits and purview of Nagar Nigam and Gorakhpur Development Authority and no party of the FIRST PARTY belongs to Schedule cast / Schedule Tribe.

In WITNESS WHERE OF both the parties on their own free will and without any pressure have put their signature and thumb mark on this document of BUILDERS AGREEMENT.

<i>Signature</i> 	<i>Signature</i> 	<i>Sany Srinivasa</i> 	<i>Signature</i> 
<i>Signature</i> 	<i>Signature</i> 	<i>Signature</i> 	<i>Signature</i> 



उत्तर प्रदेश UTTAR PRADESH

(45)

46AD 429595

SCHEDULE

Detail of the land along with existing construction situated in Khewat khata No. 2/3 plot no.43 (43 mee as khatauni) and khewat khata No.1 plot no.43 mee and 45 mee of Mauja Chakjalal, Tappa-Kusba, Pargana-Haveli, Tahsil-Sadar, Distt. Gorakhpur having total area of 4490.65 Square Meter out of which single nature Commercial property consists of 350.65 Sq.Mtr. which is covered by single story and balance 4140 Sq.Mtr. land area having old residential construction in 561.57 Sq.Mtr. and open area of 3578.43 Sq.Mtr. and shown by letters A B C D E F G H I J K L M N O in the MAP ANNEXED and having boundary as under:-

Asanjan Kauri Lali	Chauran	Saraj Srivastava	Sugars
Ramesh Kumar	Puri	Srivastava	Sharma

13/2018

पृष्ठ नम्बर 52

विक्रय अनुबंध विलेख (विलेख)

प्रतिफल- 75000000 स्टाम्प शुल्क- 15618990 बाजारी मूल्य- 223121000 पंजीकरण शुल्क- 20000 प्रतिलिपिकरण शुल्क- 280 योग: 20280

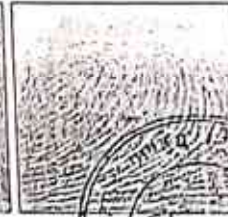
श्री आर्किड ग्रीन इन्फ्रासिटी प्रा० लि० जरिये डायरेक्टर द्वारा

राज कुमार अग्रवाल अधिकृत पदाधिकारी/ प्रतिनिधि,

पुत्र श्री स्व० नयनल डालमिया

व्यवसाय: व्यापार

प्लॉट नं० 402 त्रिवेणी अपार्टमेंट गोयल हाता धर्मशाला बाजार गोरखपुर



श्री आर्किड ग्रीन इन्फ्रासिटी प्रा० लि० जरिये

डायरेक्टर द्वारा

ने यह अनुबंध इस कार्यालय में दिनांक 13/07/2018

एवं 04:09:31 PM बजे

निबन्धन हेतु पेश किया।

राज कुमार अग्रवाल अधिकृत  
पदाधिकारी/ प्रतिनिधि

17833

रजिस्ट्रीकरण अधिकारी केन्द्र

के०के० तिवारी  
उप निबंधक : सहायक द्वितीय  
गोरखपुर  
13/07/2018

रजत श्रेष्ठ  
कनिष्ठ सहायक (निबंधन) - तिप



भारतीय गैर न्यायिक

दस  
रुपये

TEN  
RUPEES

₹.10

Rs.10



INDIA NON JUDICIAL





उत्तर प्रदेश UTTAR PRADESH (46)

46AD 429596

- East : Main Road Golghar and property of H.N. Srivastava & other
- West : Narain Tower etc.
- North: Baldev Plaza Lane and shops of H.N. Srivastava & other
- South: Gandhi Gali



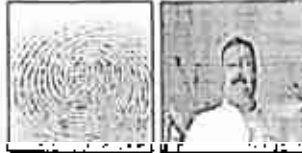


132018

पुरि विलेख 58.59

विप 4 प्रवाह/7



रजिस्ट्रीकरण अधिकारी के इमांशर

के.के. तिबारी  
उप निबंधक - सदर द्वितीय  
गोरखपुर

रजत श्रेष्ठ  
कनिष्ठ सहायक (निबंधन) - निप



ने की। प्रत्यक्ष भद्र साक्षियों के निशान अंगुठे नियमानुसार  
दिए गए हैं।  
टिप्पणी:

50  
12/11/18  
5

20/11/18





UTTAR PRADESH

46AD 429597

(47)

COMMERCIAL ACTIVITY WITHIN  
TRIANGLE OF 50 METERS OF PROPERTY

50मीटर त्रिभुज व्यावसायिक

50मीटर त्रिभुज व्यवसायिक

Angam Nairahli

Harvati

S. Srinivasan

Luganra

Ramesh Kumar

Puri

J. S. S.

A. S.

नारायण श्रीवास्तव

निवासी: 401 सी वर्ल्ड पेरी जॉस रोड बांद्रा मुंबई

व्यवसाय: अन्य

विक्रेता: 9



श्री श्यामल नारायण, पुत्र श्री कैलाश नारायण श्रीवास्तव

निवासी: 117 टैगोर टाउन इलाहाबाद

व्यवसाय: अन्य

विक्रेता: 10

श्री धूम्य श्रीवास्तव के द्वारा श्यामल नारायण, पुत्र श्री स्व०  
कैलाश नारायण श्रीवास्तव

निवासी: 177 टैगोर टाउन इलाहाबाद

व्यवसाय: अन्य

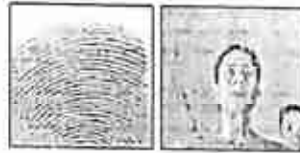
विक्रेता: 11

श्री नृप नारायण पाण्डेय के द्वारा श्यामल नारायण, पुत्र श्री  
स्व० कैलाश नारायण श्रीवास्तव

निवासी: 177 टैगोर टाउन इलाहाबाद

व्यवसाय: अन्य

विक्रेता: 12

श्री रोली नारायण के द्वारा श्यामल नारायण, पुत्र श्री स्व०  
कैलाश नारायण श्रीवास्तव

निवासी: 177 टैगोर टाउन इलाहाबाद

व्यवसाय: अन्य

क्रेता: 1

श्री आर्किट ग्रीन इन्फ्रासिटी प्रा० लि० जरिये डापरपेटर के  
द्वारा राज कुमार अग्रवाल, पुत्र श्री स्व० नधमत डालमियानिवासी: फ्लैट न० 402 त्रिवेणी अपार्टमेंट गोयल हाता  
धर्मशाला बाजार गोरखपुर

व्यवसाय: व्यापार

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1



श्री नील सुन्दर पालड़ीवाल, पुत्र श्री राधेश्याम पालड़ीवाल

निवासी: 187 शाहपुर पोस्ट गीला वाटिका राहुर गोरखपुर

व्यवसाय: अन्य

पहचानकर्ता: 2



01  
1212(100)  
15

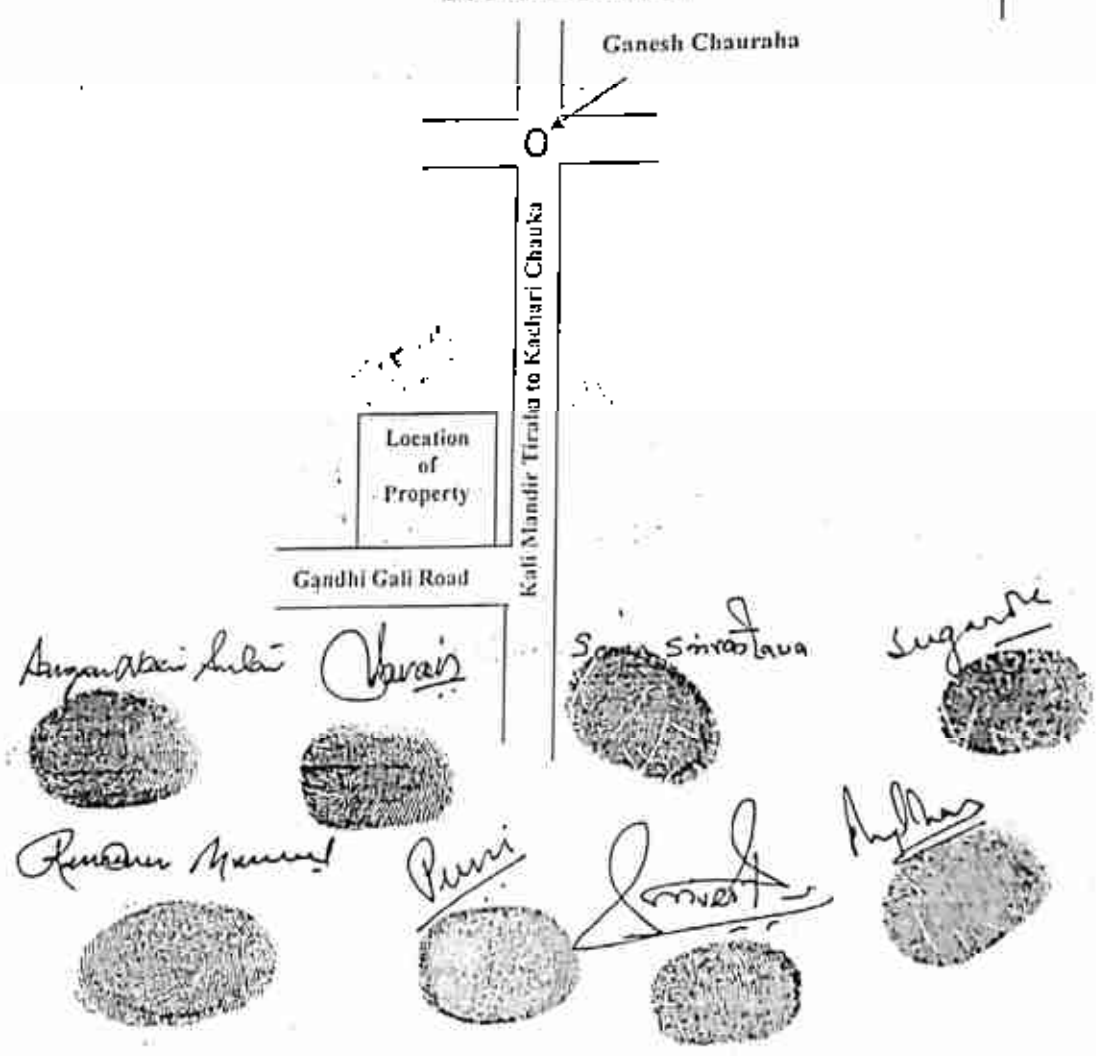




उत्तर प्रदेश UTTAR PRADESH

46AD 429598

ROUTE MAP



निष्पादन लेखपत्र वाट सुनने प समझने मजपुन व प्राप्ता फनराधि रु प्रतेखानुसार उपाय

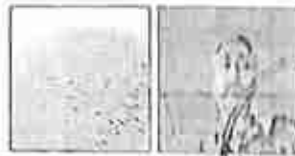
विक्रेता: 1

श्री सगम नारायण श्रीवास्तव, पुत्र श्री स्व० प्रकाश नारायण श्रीवास्तव

निवासी: 92 स्टेशन रोड गोतधर गोरखपुर

व्यवसाय: व्यापार

विक्रेता: 2 *Sayan Kashyap*



82  
12/11/18  
15

श्री योगेश नारायण श्रीवास्तव, पुत्र श्री स्व० प्रकाश नारायण

श्रीवास्तव

निवासी: सी००४ टावर 1 आदर्श पाम रिटोट आउटर रिंग रोड निपर इटेल केपस वेस्तानुर बेगतुरु कर्नाटक

व्यवसाय: कृषि

विक्रेता: 3 *Yashwanth*



श्रीमती सरोज श्रीवास्तव, पत्नी श्री स्व० प्रकाश नारायण श्रीवास्तव

निवासी: 92 स्टेशन रोड गोतधर गोरखपुर

व्यवसाय: गृहिणी *Saroj Sinha*

विक्रेता: 4



श्रीमती डॉ० सुगंधा भारती, पुत्री श्री स्व० प्रकाश नारायण श्रीवास्तव पत्नी डॉ० देवेन्द्र भारती

निवासी: गाँधी नगर गोतधर गोरखपुर

व्यवसाय: डाक्टर

विक्रेता: 5 *Sugandha*



श्रीमती पूर्वी नारायण पाण्डेय, पुत्री श्री स्व० प्रकाश नारायण श्रीवास्तव पत्नी मंकेधर नाथ पाण्डेय

निवासी: हरिओम नगर सिवित लाइव गोरखपुर

व्यवसाय: गृहिणी

विक्रेता: 6 *Purni*



श्री सुमन श्रीवास्तव, पुत्र श्री स्व० सुरज नारायण श्रीवास्तव

निवासी: 401 सी वार्ड रिज कॉस रोड गान्धी नगर

व्यवसाय: गृहिणी

विक्रेता: 7 *Suman*



श्री उमा श्रीवास्तव के द्वारा सुमन श्रीवास्तव, पुत्र श्री स्व० सुरज नारायण श्रीवास्तव





UTTAR PRADESH

(49)

46AD 429599

*[Signature]*

*[Signature]* Sanoj Srivastava

*[Signature]*



*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*



Dated: July 2018

Drafted by

Signature of Witnesses :

1. *[Signature]*

*[Signature]*

2. Neel Sunder Palniwal,  
S/o Sri Radheshyam Palniwal,  
147, Shaktipur, H.P. Padder Marg,  
Gola Vatika - Gorakhpur

(Ved Prakash Kesarwani)  
Advocate

Civil Court, Gorakhpur

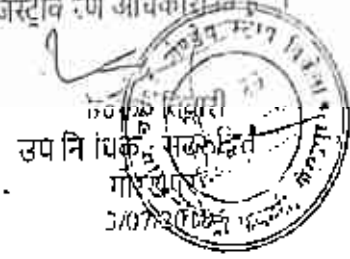
13/07/2018

वही संख्या । जिल्द संख्या 14779 के पृष्ठ 93 से 216 तक क्रमांक 8192 पर दिनांक 13/07/2018 को रजिस्ट्रीकृत किया गया ।

03  
171244  
2

6/11/30

रजिस्ट्रीकृत अधिकारी के हस्ताक्षर



247/10

भारतीय गैर न्यायिक

पचास  
रुपये

रु.50

FIFTY  
RUPEES

Rs.50



INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH



*Handwritten signature/initials over the portrait.*

BP 777567

**POWER OF ATTORNEY**

I, Mrs. Justice (Retired) Poonam Srivastava, wife of, Sri Subodh Kumar Srivastava, and daughter of, Late Kailash Narain Srivastava, resident of, AD-46, Ekanki Kunj Colony, Muir Road, Rujapur, Allahabad-U.P., am the co-owner of the property of the site having details as House No. C/118/79 and C/118/80, of Khewat No.2/3 Plot No.43 mee and Plot No.45 mee, Mohalla, Chak Jalal, Tahsil Sadar, District, Gorakhpur.

Mobile No. 9415317315,

Aadhar No. 5619 3111 8397

I, as well as my other co-owners of the aforesaid property, are intending to construct a Multi-Storied commercial building over the same, but due to my involvement in other works and engagements, I am not in a position to look after the day to day matters of the project. Also, I am personally not available, generally, in the city of Gorakhpur to assist in any, or all, of the formalities of the

*Handwritten signature: Poonam Srivastava*



क्रमांक 215 दिनांक 1/11/2013  
स्टाफ जेठ का नाम पुनवती श्रीमती कर्मा देवी मुनेष प्रसाद  
निवासी 2 मोड 213  
स्टाफ विद्यालय श्रीमती कर्मा देवी का नं 711  
वीरगंज जिला काठमांडू जेठ काइलास की अर्द्ध 21 वर्ष 2013 तक

हस्ताक्षर





उत्तर प्रदेश UTTAR PRADESH

[2]

53AD 632169

project, or even to enter into the Builders' Agreement or the formalities required for getting the map sanctioned or obtaining any other permission/s from different authorities for the same. As such, I hereby appoint Mr. Shyamal Narain, son of, Late Kailash Narain Srivastava, and presently resident of, 177, Tagore Town, Allahabad-211002, U.P., who is also my own brother, as my lawful Attorney in respect of the aforesaid co-owned property, with my free will, and without any type of pressure, or undue influence, and authorize him to carry out the following works and execute any registered deed or any type of Builders' Agreement qua the proposed project on the aforesaid property, on my behalf:

1. To execute, to sign and present and lodge any document (such as Sale Deed, Builders' Agreement, Power of Attorney, Gift deed etc. or any other), in the office of the Joint Sub-Registrar and Registrar of Assurances at Gorakhpur, and to appear before them and to admit on my behalf execution of the Deeds executed in my behalf in respect of the scheduled property.
2. To submit a duly proposed map according to Building Rules and Regulation before the Gorakhpur Development Authority, Gorakhpur, for getting the same sanctioned under his own signature, for, and on my behalf,

Poonam Srivastava



क्रमांक 716 दिनांक 7.1.18 सु. 20/5 2018  
 स्टाम्प लेखा नं. पु. नजीब खतव पुरी अकेल खाना खीवाकल  
 निवास 20122015 पु. नजीब

स्टाम्प विक्रेता श्रीमती लता देवी लडा नं. 711  
 वारासी खम्मा कचहरी इलाहाबाद लाइसेंस को अर्पित 31 मार्च 2018  
 हस्ताक्षर

*Poojamma Swastava* पु. नजीब खतव पुरी

प्रतिफल - 100 रुपया मुक्त - 100 रुपया मुक्त - 0 पंजीकरण शुल्क - 500 प्रतिनिधिकरण शुल्क - 60 योग 560

श्रीमती पुष्पा श्रीवास्तव  
 पत्नी श्री सुधीर कुमार श्रीवास्तव पुरी स्व. केलाय नराम श्रीवास्तव  
 व्यवसाय रोजगारी  
 निवासी एन.टी. 46, एकाकी कुंज कालोनी, मॉडर रोड, राजपुर इलाहाबाद।



*Poojamma Swastava*

15.01.2018 पर इस कार्यसूचि में दिनांक 10/01/2018 पर 13-15/01/2018 को  
 (आवेदन दि. 04 फरवरी 2018)

रजिस्ट्रार जनरल (आयकर) इलाहाबाद

**IAU**  
 इंसोल्वेंसी अथॉरिटी  
 उपा निदेशक (आयकर) इलाहाबाद  
 इलाहाबाद  
 2018-2019

अधीनस्थ सुधीर कुमार श्रीवास्तव  
 कनिष्ठ सहायक (आयकर) इलाहाबाद



भारतीय गैर न्यायिक

दस  
रुपये

रु. 10



TEN  
RUPEES

Rs. 10

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

[3]

53AD 632170

- and to do each and every acts and deeds required therefor under his own signature.
3. To move each and every application before the District Magistrate, Additional District Judge, Sub Divisional Magistrate, Tahsildar etc. or any other authority competent in this regard, under his own signature, on my behalf, and to file any affidavit, and to submit any bond so required, under his own signature, as my lawfully appointed attorney, on my behalf.
  4. To move, on my behalf, any application/s etc., if so required, before the Nagar Nigam, Gorakhpur, either before the start of the construction, or during the construction, or on completion of the construction of the proposed Multi-storied building, under his own signature.
  5. To move each and every applications etc. before the Fire Department, the Hydel Department, the Labour Department, the Pollution Department, the Air force authorities or any other Authority/ies for getting permission, no objection or compliance of any required formalities under his own signature, on my behalf, as my duly constituted and appointed attorney. I hereby, also authorize him, as my attorney, to deposit the required fees etc. on my behalf, in the concerned office/s or before the concerned authorities.

Poonam Swastika





भारतीय गैर न्यायिक

दस  
रुपये

रु. 10



TEN  
RUPEES

Rs. 10

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH [4]

53AD 632171

6. To do each and every other acts and deeds as may be, or are, required, with regard to the proposed construction of the particular Multi-storied Building over the aforesaid co-owned property.
7. That the acts and Deeds made and done in this regard by my aforesaid lawfully appointed attorney shall always be deemed to have been done by me personally and shall always be binding upon me.
8. That this power of Attorney is without any consideration and shall be revocable.

SCHEDULE:

House No. C/118/79 and C/118/80, of Khewat No 2/3 Plot No.43 mee and Plot No.45 mee of Mohalla Chak Jalal, Tahsil Sadar, District, Gorakhpur, with boundaries as below:

- East- Main Road, Golghar, Gorakhpur and property of Late Hridaya Narain Srivastava and others  
West- Narain Tower etc.  
North- Baldeva Plaza Lane and shops of Late Hridaya Narain Srivastava and others  
South- Gandhi Gali, Gorakhpur.

Pawan Srivastava

क्रमांक ३४ ..... १-११४ ..... १० ..... १०/१ ..... ११/१२  
स्टाम्प क्रमांक ..... ५१११ जीवाग्रतंत्र पंचवी अक्षरों गुण १२ जीवाग्रतंत्र  
निवास ..... २१०२ ३१५ ..... ५११० .....  
स्टाम्प विक्रेता श्री पती लता देवी लता ३० ७११  
चौरासी धम्मा जयहरी इला ० लाइसेंस को अर्थात् ३१ क्रमांक २०१ क्रमांक  
होगा देवी



भारतीय गैर न्यायिक

दस  
रुपये

रु. 10



TEN  
RUPEES

Rs. 10

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

[5]

Witnesses:

- 1- Smt. Roopam Narain Pande  
wife of, Sri Pramod Kumar Pande  
daughter of, Late Kailash Narain Srivastava,  
presently residing at, B-104, Pushp Court Apartments,  
74A, Muir Road, Ashok Nagar, Allahabad-U.P.  
Aadhar No. 2594 7369 5395  
Mobile No. 8840044866

*Roopam Narain Pande*



- 2- Ms. Rolee Narain,  
daughter of Late Kailash Narain Srivastava,  
presently residing at, HIG-B-2, Yellow A.D.A. Colony,  
2, Circular Road, Rajapur, Allahabad-U.P.  
Aadhar No. 5182 6173 8857  
Mobile No. 9918933663

*Rolee Narain*



In witness where of I have put my signature in the presence of the witnesses  
above, with my free will and consent on this the 10th day of the month July of  
the Year 2018.

*Poojan Swartha*



कसबा ३१ ..... दिनांक १-७-१९ ..... सु. ११/१ ..... प्रयोग ११०२  
स्टाम्प क्र. ११०२ ..... श्री जीवाशंकर पंढरी कुशीलकुमार ..... श्री ११०२  
निवासा २ मोड १५ ..... इलाहाबाद

स्टाम्प विक्रेता श्रीमती लक्ष्मी देवी ..... नं० ११०२

वीरसारी खम्भा कचहरी इलाहाबाद नगरपालिका की अर्थात् ३१ मार्च २०१९

हस्ताक्षर



भारतीय गैर न्यायिक

दस  
रुपये

रु. 10



TEN  
RUPEES

Rs. 10

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

[6]

53AD 632173

Dated 10-07-2018

(POONAM SRIVASTAVA)

Poonam Srivastava

Drafted By:  Manoj Kumar Singh "Lokesh" Advocate

Typed By:  Girdhar

क्रमांक ~~735~~ दिनांक 10/7/18 पृ 30/10 गो.सं. 102  
 स्थायी क्रमांक 247 पंजीयक पत्नी सुबोधकुमार जीवादीव  
 निवासी 2 मो. 225 8/10

स्टाम्प दि. 10/7/18 का देय 300 नं. 711

चौरासी खम्भा कचहरा इलाहाबाद लाइसेंस की अवधि 31 मार्च 2019  
 हस्ताक्षर

बही संख्या 4 जिल्द संख्या 475 के पृष्ठ 311 से 322 तक क्रमांक 247 पर  
 दिनांक 10/07/2018 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*HAS*  
 हसनैन अहमद (प्र)  
 उप निबंधक - सदर प्रथम  
 इलाहाबाद  
 10/07/2018



JK 246/18

भारतीय गैर न्यायिक

पचास  
रुपये

FIFTY  
RUPEES

रु.50

Rs.50



INDIA NON JUDICIAL

BP 777569

उत्तर प्रदेश UTTAR PRADESH



*Smt. Roopam Narain Pande*

**POWER OF ATTORNEY**

I, Smt. Roopam Narain Pande wife of, Sri Pramod Kumar Pande,  
and, daughter of, Late Kailash Narain Srivastava, presently residing at,  
B-104, Pushp Court Apartments, 74A, Muir Road, Achak Nagar,  
Allahabad-U.P., am the co-owner of the property of the site having details  
as House No. C/118/79 and C/118/80, of Khewat No.2/3 Plot No.45 mee  
and Plot No.45 mee, Mohalla. Chak Jalal, Tahsil Sadar, District, Gorakhpur.

**Aadhar No. 2594 7369 5395      Mobile No. 8840044866**

I, as well as my other co-owners of the aforesaid property, are intending to  
construct a Multi-Storeyed commercial building over the same, but due to my  
involvement in other works and engagements, I am not in a position to look  
after the day to day matters of the project. Also, I am personally not  
available, generally, in the city of Gorakhpur to assist in any, or all, of the  
formalities of the project, or even to enter into the Builders' Agreement or

*Roopam Narain Pande*





भारतीय गैर न्यायिक

दस  
रुपये

रु. 10

TEN  
RUPEES

Rs. 10

भारत  
INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

[2]

53AD 632179

the formalities required for getting the map sanctioned or obtaining any other permission/s from different authorities for the same. As such, I hereby appoint Mr. Shyamal Narain, son of, Late Kailash Narain Srivastava, and presently resident of, 177, Tagore Town, Allahabad-211002, U.P., who is also my own brother, as my lawful Attorney in respect of the aforesaid co-owned property, with my free will, and without any type of pressure, or undue influence, and authorize him to carry out the following works and execute any registered deed or any type of Builders' Agreement qua the proposed project on the aforesaid property, on my behalf:

1. To execute, to sign and present and lodge any document ( such as Sale Deed, Builders' Agreement, Power of Attorney, Gift deed etc. or any other); in the office of the Joint Sub-Registrar and Registrar of Assurances at Gorakhpur, and to appear before them and to admit on my behalf execution of the Deeds executed in my behalf in respect of the scheduled property.
2. To submit a duly proposed map according to Building Rules and Regulation before the Gorakhpur Development Authority, Gorakhpur, for getting the same sanctioned under his own signature, for, and on my behalf; and to do each and every acts and deeds required therefor under his own signature.



Roopam Narain Pandey

कम्प्लेट नं. 228 दि. 9-11-2018 मू. 1.0/ एनेज फीस  
 स्टाम्प नं. 10000 नारायण चं. पी. एच. डी. गुर्गुल मन्डल  
 निवासा मन्डल रोड इमहावादा  
 स्टाम्प विक्र. नं. 10000 दि. 9-11-2018 मू. 1.0/ एनेज फीस  
 वीरसायी खम्भा कचहरी इलाहा लाइसेंस की अंकन 31 नव 2019 मू. 1.0/ एनेज फीस  
 इमहावादा

संस्थापना नाम

प्रतिष्ठापन नं. 10000 मू. 1.0/ एनेज फीस  
 Naranam Naranam Poudal

डी.डी. नं. 10000 मू. 1.0/ एनेज फीस  
 पी. एच. डी. गुर्गुल मन्डल  
 निवासा मन्डल रोड इमहावादा



दिनांक 09/11/2018 मू. 1.0/ एनेज फीस  
 Naranam Naranam Poudal

संस्थापक अधिकारी के संकेत  
 Naranam Naranam Poudal  
 दिनांक 09/11/2018  
 मन्डल रोड इमहावादा



भारतीय गैर न्यायिक

दस  
रुपये

रु.10

TEN  
RUPEES

Rs.10

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH:

[3]

53AD 632180

3. To move each and every application before the District Magistrate, Additional District Judge, Sub Divisional Magistrate, Tahsildar etc. or any other authority competent in this regard, under his own signature, on my behalf, and to file any affidavit, and to submit any bond so required, under his own signature, as my lawfully appointed attorney, on my behalf.
4. To move, on my behalf, any application/s etc., if so required, before the Nagar Nigam, Gorakhpur, either before the start of the construction, or during the construction, or on completion of the construction of the proposed Multi-storied building, under his own signature.
5. To move each and every applications etc. before the Fire Department, the Hydel Department, the Labour Department, the Pollution Department, the Air force authorities or any other Authority/ies for getting permission, no objection or compliance of any required formalities under his own signature, on my behalf, as my duly constituted and appointed attorney. I, hereby, also authorize him, as my attorney, to deposit the required fees etc. on my behalf, in the concerned office/s or before the concerned authorities.

Resham Narain Pandey

क्रमांक 729 ..... 199-7-18 मू ..... 10/ .....  
 स्टांप के लिए .....  
 निवासी .....  
 स्टांप दिनांक .....  
 बीरारी खम्भा कचेहरी इलाहाबाद लाइसेंस की अवधि 31 मार्च 2018 तक है।  
 हस्ताक्षर

निष्पादन लेखपत्र बाद सुनने व समझने गजमुक्त व प्रकृत धनराशि के परलेखानुसार उक्त

निष्कारकर्ता: 1. Roopam Narain Pandey

श्रीमती सुषमा नारायण पाण्डेय, पत्नी श्री प्रमोद कुमार पाण्डेय

निवासी: 108, गौर रोड, अशोक नगर, इलाहाबाद।

अवस्था: अन्य



ने निष्पादन स्वीकार किया। दिनकी पहचान पहचानकर्ता: 1.

श्रीमती पूनम श्रीवास्तव, पत्नी श्री युवराज कुमार श्रीवास्तव

निवासी: ए-2/1-46, लालाजी कुंज काठोनी, गौर रोड, राजपुर, इलाहाबाद।

अवस्था: अन्य

पहचानकर्ता: 2

Poonam Srivastava



श्रीमती रोली नारायण, पत्नी श्री स्व. कैलाश नारायण श्रीवास्तव

निवासी: एच/आई/एन/बी/वी-2, पत्नी ए-2/1/10/10 काठोनी, 2 राकुलार रोड, राजपुर, इलाहाबाद।

अवस्था: अन्य

Rolie Narain



श्रीमती प्रमोद कुमारी पाण्डेय का नाम के अन्तर्गत 108 गौर रोड, अशोक नगर, इलाहाबाद।  
 दिनांक

श्रीमती प्रमोद कुमारी के पति

हस्ताक्षर  
 उप निबंधक - सट्टर प्रकाश इलाहाबाद

अशोक कुमार केपवार  
 कनिष्ठ सहायक (निबंधन) निष्पादन

दिनांक

भारतीय गैर न्यायिक

दस  
रुपये

रु. 10

TEN  
RUPEES

Rs. 10

INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

[4]


53AD 632181

6. To do each and every other acts and deeds as may be, or are, required, with regard to the proposed construction of the particular Multi-storied Building over the aforesaid co-owned property.
7. That the acts and Deeds made and done in this regard by my aforesaid lawfully appointed attorney shall always be deemed to have been done by me personally and shall always be binding upon me.
8. That this power of Attorney is without any consideration and shall be revocable.

SCHEDULE:

House No. C/118/79 and C/118/80, of Khewat No 2/3 Plot No.43 mee and Plot No.45 mee of Mohalla Chak Jalal, Tahsil Sadar, District, Gorakhpur, with boundaries as below:

East- Main Road, Golghar, Gorakhpur and property of Late Hridaya Narain Srivastava and others  
West- Narain Tower etc.  
North- Baldeva Plaza Lane and shops of Late Hridaya Narain Srivastava and others  
South- Gandhi Gali, Gorakhpur.

  
Roopan Narain Parule



भारतीय गैर न्यायिक

दस  
रुपये

₹.10

TEN  
RUPEES

Rs.10

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

[5]

53AD 632182

Witnesses:

- 1- Mrs. Justice (Retired) Poonam Srivastava,  
wife of, Sri Subodh Kumar Srivastava,  
daughter of, Late Kailash Narain Srivastava,  
resident of, AD-46, Ekanki Kunj Colony,  
Muir Road, Rajapur, Allahabad-U.P.  
Mobile No. 9415317315,  
Aadhar No. 5619 3111 8397

*Poonam Srivastava*



- 2- Ms. Rolee Narain,  
daughter of Late Kailash Narain Srivastava,  
presently residing at, HIG B-2, Yellow A.D.A.  
Colony, 2, Circular Road, Rajapur, Allahabad-U.P.  
Aadhar No. 5182 6173 8857  
Mobile No. 9918933663

*Rolee Narain*



In witness where of I have put my signature in the presence of the  
witnesses above, with my free will and consent on this the 10th day of the  
month July of the Year 2018.

*Roopam Narain Parule*



भारतीय गैर न्यायिक

दस  
रुपये

रु.10

TEN  
RUPEES

Rs.10

INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

[6]

53AD 632183

Date: 10-07-2018

(ROOPAM NARAIN PANDE )

*Roopam Narain Pandey*



Drafted By: *Manoj Kumar Singh* Manoj Kumar Singh "Lokesh" Advocate

Typed By: *Girdhar* Girdhar

245/18

भारतीय गैर न्यायिक

पचास  
रुपये

₹.50



FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH



BP 777568

### POWER OF ATTORNEY

I, Kumari Rolee Narain, daughter of Late Kailash Narain Srivastava, presently residing at, HIG B-2, Yellow A.D.A. Colony, 2, Circular Road, Rajapur, Allahabad-U.P., am the co-owner of the property of the site having details as House No. C/118/79 and C/118/80, of Khewat No.2/3 Plot No.43 mee and Plot No.45 mee, Mohalla, Chak Jalal, Tahsil Sadar, District, Gorakhpur.

Aadhar No. 5182 6173 8857

Mobile No. 9918933663

I, as well as my other co-owners of the aforesaid property, are intending to construct a Multi-Storied commercial building over the same, but due to my involvement in other works and engagements, I am not in a position to look after the day to day matters of the project. Also, I am personally not available, generally, in the city of Gorakhpur to assist in any, or all, of the formalities of the project, or even to enter into the Builders' Agreement or the formalities required for getting the map sanctioned or obtaining any other permission/s from different

Rolee Narain



क्रमांक २११ ति. १९-११-१९५० प्र. ५०/५०/५०  
स्टाम्प क्रेता का नाम श्रीमती राजकुमारी लक्ष्मी देवी कपूर  
निवासी २२, कलकत्ता रोड, लखनऊ

स्टाम्प विक्रेता श्रीमती लक्ष्मी देवी लाल नं० ७११

चौरासी खम्भा कचेहरो इलाहाबाद लाइसेंस की अवधि ३१ मार्च २०११ तक  
हस्ताक्षर



भारतीय गैर न्यायिक

दस  
रुपये

₹.10

भारत

INDIA

TEN  
RUPEES

Rs.10

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

[2]

53AD 632174

authorities for the same. As such, I hereby appoint Mr. Shyamal Narain, son of, Late Kailash Narain Srivastava, and presently resident of, 177, Tagore Town, Allahabad-211002, U.P., who is also my own brother, as my lawful Attorney in respect of the aforesaid co-owned property, with my free will, and without any type of pressure, or undue influence, and authorize him to carry out the following works and execute any registered deed or any type of Builders' Agreement qua the proposed project on the aforesaid property, on my behalf :

1. To execute, to sign and present and lodge any document ( such as Sale Deed, Builders' Agreement, Power of Attorney, Gift deed etc. or any other), in the office of the Joint Sub-Registrar and Registrar of Assurances at Gorakhpur, and to appear before them and to admit on my behalf execution of the Deeds executed in my behalf in respect of the scheduled property.
2. To submit a duly proposed map according to Building Rules and Regulation before the Gorakhpur Development Authority, Gorakhpur, for getting the same sanctioned under his own signature, for, and on my behalf, and to do each and every acts and deeds required therefor under his own signature.

Rohit Narain



क्रमांक 222 तिथि 07/07/18 मू 101 प्रयोजन 02  
स्टाम्प जेता का नाम रोली नारायण पुत्री कैलाश 212140/जीएसटी  
निवासी मन्डुल 2213 जिला 0

स्टाम्प विद्वेषित श्रीमती कमा देवी एन 711

चौरासी खम्भा कचेहरी इला0 लाइसेंस की अवधि 31 मार्च 201

हस्ताक्षर

मुख्तारनामा आम

प्रतिफल. 0 स्टाम्प शुल्क- 100 बाजारी मूल्य. रोली नारायण शुल्क 100 प्रतिनिधिकरण शुल्क - 60 योग : 560

कुमारी रोली नारायण,  
पुत्री श्री स्व० कैलाश नारायण श्रीवास्तव  
व्यवसाय : अ-य  
निवासी: एच०आई०जी० बी-2, यलो ए०डी०ए० कालोनी, 2, सर्कुलर रोड, राजपुर, इलाहाबाद।



ने यह लेखपत्र इस कार्यालय में दिनांक 10/07/2018 एवं 12:17:28 PM बजे  
निबंधन हेतु पेश किया।

रोली नारायण

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हसनैन अहमद (अ)  
उप निबंधक नगर प्रथम  
इलाहाबाद  
10/07/2018

अरविंद कुमार केथवारा  
कनिष्ठ सहायक (निबंधन) - निवर्तित





उत्तर प्रदेश UTTAR PRADESH

[3]

53AD 632175

3. To move each and every application before the District Magistrate, Additional District Judge, Sub Divisional Magistrate, Tahsildar etc. or any other authority competent in this regard, under his own signature, on my behalf, and to file any affidavit, and to submit any bond so required, under his own signature, as my lawfully appointed attorney, on my behalf.
4. To move, on my behalf, any application/s etc., if so required, before the Nagar Nigam, Gorakhpur, either before the start of the construction, or during the construction, or on completion of the construction of the proposed Multi-storied building, under his own signature.
5. To move each and every applications etc. before the Fire Department, the Hydel Department, the Labour Department, the Pollution Department, the Air force authorities or any other Authority/ies for getting permission, no objection or compliance of any required formalities under his own signature, on my behalf, as my duly constituted and appointed attorney. I, hereby, also authorize him, as my attorney, to deposit the required fees etc. on my behalf, in the concerned office/s or before the concerned authorities.

Rohit Narain



क्रमांक 292 दिनांक 11/03/2019 प्रयोजन  
 स्टाम्प क्रमांक का नाम रोजी नारायण पुत्री कौशिकी जीवास्व  
 निवासी अंकुल 225 8410  
 स्टाम्प दिनांक 01/03/2019 रुमा देवी का 711  
 चौरासी खम्हा कचेहरी इलाहाबाद लाइसेंस की अवधि 31 मार्च 2019 तक

Homestay

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु प्रलेखानुसार उक्त  
 मुख्तार कर्ता: Rose Narain

कुमारी रोजी नारायण, पुत्री श्री स्व० कैलाश नारायण श्रीवास्तव  
 निवासी: एच०आई०जी० बी-2, पलो ए०डी०ए० कालोनी, 2,  
 सर्कुलर रोड, राजापुर, इलाहाबाद।  
 व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान  
 पहचानकर्ता: Poonam Srivastava


श्रीमती पूरुषा श्रीवास्तव, पत्नी श्री सुबोध कुमार श्रीवास्तव  
 निवासी: ए०डी०-46, एकांकी कुंज कालोनी, मयोर रोड, राजापुर,  
 इलाहाबाद।  
 व्यवसाय: अन्य  
 पहचानकर्ता: Poonam Narain Parole



श्रीमती रूपम नारायण पाण्डेय, पत्नी श्री प्रमोद कुमार पाण्डेय  
 निवासी: बी-104, पुष्प कोर्ट अपार्टमेंट, 74ए, मयोर रोड, अशोक  
 नगर, इलाहाबाद।  
 व्यवसाय: अन्य



ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे निष्पादनानुसार लिए  
 गए हैं।  
 रिष्यणी:

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर  
  
 हरीश चंद्र (अध्यक्ष)  
 उप निबंधक : सदर प्रथम  
 इलाहाबाद  
 अरविंद कुमार केपवास  
 कनिष्ठ सहायक (निबंधन) - नियमित

भारतीय गैर न्यायिक

दस  
रुपये

रु. 10

TEN  
RUPEES

Rs. 10

INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

[4]

53AD 632176

6. To do each and every other acts and deeds as may be, or are, required, with regard to the proposed construction of the particular Multi-storied Building over the aforesaid co-owned property.
7. That the acts and Deeds made and done in this regard by my aforesaid lawfully appointed attorney shall always be deemed to have been done by me personally and shall always be binding upon me.
8. That this power of Attorney is without any consideration and shall be revocable.

SCHEDULE

House No. C/118/79 and C/118/80, of Khewat No 2/3 Plot No.43 mee and Plot No.45 mee of Mohalla Chak Jalal, Tahsil Sadar, District, Gorakhpur, with boundaries as below:

- East- Main Road, Golghar, Gorakhpur aand property of Late Hridaya Narain Srivastava and others  
West- Narain Tower etc.  
North- Baldeva Plaza Lane and shops of Late Hridaya Narain Srivastava and others  
South- Gandhi Gali, Gorakhpur

Rolee Narain

क्रमांक 724 दिनांक 7-18 पू 2015 प्रयोजन प्रयोजन  
स्टाम्प क्रमांक 2101 225 पुर्वी अलख अलख  
निवासी अलख अलख अलख

स्टाम्प विज्ञान शिप्टी रुमा देवी लाल नं 711

चौरासी खम्भा कचहरी इलाहाबाद लाइसेंस की अवधि 31 मार्च 2019 तक

इकर



भारतीय गैर न्यायिक

दस  
रुपये

रु. 10

TEN  
RUPEES

Rs. 10

INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

[5]

53AD 632177

Witnesses:

- 1- Mrs. Justice (Retired) Poonam Srivastava,  
wife of, Sri Subodh Kumar Srivastava,  
resident of, AD-46, Ekanki Kunj Colony,  
Muir Road, Rajapur, Allahabad-U.P.  
Mobile No. 9415317315,  
Aadhar No. 5619 3111 8397

*Poonam Narain Srivastava*



- 2- Mrs. Roopam Narain Pande,  
wife of, Sri Pramod Kumar Pande  
resident of, B-104, Pushp Court Apartments,  
74A, Muir Road, Ashok Nagar, Allahabad-U.P.  
Aadhar No. 2594 7369 5395  
Mobile No. 8840044866

*Poonam Srivastava*

*Roopam Narain Pande*



In witness where of I have put my signature in the presence of the witnesses above, with my free will and consent on this the 10th day of the month July of the Year 2018.

*Rohee Narain*



क्रमांक ३४ तिथि १-१०-१८ पृ० १६/१८ प्रयोजन १००२  
स्टाम्प क्रमांक का नाम २०११ ११/११/११ ११/११/११ ११/११/११ ११/११/११  
निवासी ११/११/११ ११/११/११

स्टाम्प विक्रेता श्रीमती लता देवी ला० न० ७११

चौरासी खम्भा कचेहरो इला० लाइसेंस की अवधि ३१ मार्च २०१८ तक  
होमिदा





उत्तर प्रदेश UTTAR PRADESH


[6]

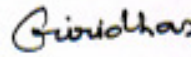
53AD 632178

Date 10-07-2018

(ROLEE NARAIN)

Rolee Narain

Drafted By:  Manoj Kumar Singh "Lokesh" Advocate

Typed By:  Girdhar

क्रमांक ~~726~~ दिनांक 10/7/18 मू. नं. 2018 प्रयोजन 11/18  
 स्टांप क्षेत्र का नाम देवी खम्भा प्र. यु. अ. शा. नं. 140/ बी. व. 18  
 निवासी अ. क. ल. 22/5 मु. नं. 18

स्टाम्प वि. नं. बी. व. 18/18 देवी खम्भा नं. 711  
 चौरासी खम्भा कंधेहरी इलाहाबाद लाइसेंस की अवधि 31 मार्च 2018 तक  
 ह. क. ल. 22/5

बही संख्या 4 जिल्द संख्या 475 के पृष्ठ 287 से 298 तक क्रमांक 245 पर  
 दिनांक 10/07/2018 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

~~हस्ताक्षर~~  
 हसनैन अहमद (प्र)  
 उप निबंधक : सदर प्रथम  
 इलाहाबाद  
 10/07/2018



378/7359

Tuesday, July 03, 2018

9:40 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 8185 दिनांक: 03/07/2018

सावाचे नाव: बांडा

दस्तऐवजाचा अनुक्रमांक: बरर9-7359-2018

दस्तऐवजाचा प्रकार: कुलमुखलपारपत्र

सादर करणाऱ्याचे नाव: उमा श्रीवास्तव - -

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 300.00

पुस्त्यांची संख्या: 15

एकूण:

₹. 400.00

आपणास मूळ दस्त, बंबनेल रिट, पुची-२ अंदाजे  
9:46 AM ह्या वेळेस मिळेल.

बाजार मुल्य: ₹. 0.0/-

मोबदला ₹. 0/-

भरलेले मुद्रांक शुल्क : ₹. 500/-

1) देयकाचा प्रकार: By Cash रक्कम: ₹ 100/-

2) देयकाचा प्रकार: By Cash रक्कम: ₹ 300/-

Uma Srivastava

सह. दुय्यम निबंधक, अंधेरी क्र. ३,  
मुंबई उपनगर जिल्हा.

REGISTERED ORIGINAL DOCUMENT

DELIVERED ON.....



CHALLAN  
Form Number-6

बंदर-९  
पुस्तक क्र. १ ७३५९/९६  
२०१८



GRN MH003488753 :01819M		Date 02/07/2018-12:01:31		Form ID 46(f)	
Department Inspector General Of Registration		Payer Details			
Type of Payment Stamp Duty Registration Fee		TAX ID (If Any)			
Office Name BDRD ANDHERI NO 3 SUB REGISTRAR		PAN No.(If Applicable)			
Location MUMBAI		Full Name		UMA SRIVASTAVA	
Year 2018-2019 One Time		Flat/Block No.		FLAT NO 401, SEA WORLD	
Account Head Details		Premises/Building		PERRY CROSS ROAD, SANDRA WEST	
0030045501 Stamp Duty		Road/Street		MUMBAI	
Amount In Rs. 500.00		Area/Locality		MUMBAI	
		Town/City/District			
		PIN		4 0 0 0 5 0	
		Remarks (If Any) SecordPartyName=SUJAN SRIVASTAVA-			
		Amount In Words Five Hundred Rupees Only			
Total 500.00					
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank Code		Ref. No. CPI5642713	
Cheque/DD No.		Bank Date		RBI Date	
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Serial No. . Date			

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 याचि चालान केवल दुरुस्त निकाय कार्यालयमात्रमात्र नै करीवयाका दस्तासठी लागू नार्हे. योचि न कार्यालय दस्तासठी रजिस्ट्रार चालान लागू नार्हे।

Uma Srivastava

Cut Here

Cut Here

Cut Here



वर्ष-९		
पुरावकी क्र. ५	७३५२	९६
२०४६		

I am not in a position to look after the day to day matters of the project. Also that I am personally not available in the city to assist any or all the formalities of the project even to enter into the builders agreement or the formalities required for getting the map sanctioned or obtain any other permissions from several authorities for the same. So I hereby appoint my son, Mr. Suman Srivastava, S/o Late Suraj Narain Srivastava, resident of 401, Sea World, Perry Cross Road, Bandra, Mumbai 400050, as my lawful Attorney with my free will and without any type of pressure and authorize him/her for the following works and execute any registered deed or any type of builders agreement on my behalf.

1. To execute, to sign & present and lodge any document (Sale Deed, Builder Agreement, Power of Attorney, Gift deed etc. or any other) in the office of the joint Sub-Registrar and Registrar of Assurances at Gorakhpur and to appear before them and to admit on my behalf execution of the Deeds executed in my behalf in respect of schedule property.
2. To submit a duly proposed map according to building Rules and Regulation before the Gorakhpur Development Authority for getting the same sanctioned with his own signature for and on my behalf and to do each and every acts and deeds required therefore with her/his own signature.
3. To move each and every application before District Magistrate, Add. District Judge, Sub Divisional Magistrate, Tahsildar or any other authority competent in this regard with his own signature on my behalf and to file any affidavits and to submit any bond so required with his own signature as my lawful appointed attorney on my behalf.
4. To move any applications etc. before Nagar Nigam if any required either before start of the construction or during the construction or on completion of the construction of the Multi storied building with her/his own signature.
5. To move each and every applications etc. before fire Department, Hyde Department, Labour Department, Pollution Department, Air force authorities or any other Authorities for getting permission, no objection or compliance of any required formalities with her/his own signature on my behalf as my duly constituted and appointed attorney. He/She shall also deposit the required fees etc in the concerned office or before concerned authorities.



Uma Srivastava

बंदर-९		
प्लॉट नं. १	६३५९	५९४
२०२६		

- 6. To do each and every other acts and Deed if any required with regard to the proposed construction of this particular Multi storied Building.
- 7. That the acts and Deeds made and done in this regard by my lawful appointed attorney shall always be deemed to have been done by me personally and shall always be binding upon me.
- 8. That this power of Attorney is without any consideration and shall be revocable.

**SCHEDULE**

House no.C/118/79 and C/118/80, of Khewat No 2/3 Plot No.43mee and Plot No.45mee of Mohalla Chakjalal, Tahsil Sadar, Distt. Gorakhpur as boundary bellow.

East

West

North

South

Witnesses:

1-



Uma Srivastava

(UMA SRIVASTAVA)



Suman Srivastava

(SUMAN SRIVASTAVA)

In witness where of I have put my signature in the presence of the witnesses (power attorney holder) with my free will and consent on this day 3<sup>rd</sup> of the month July of the Year 2018



6/118-80	
6342	6/118
2018	



भारतीय विशिष्ट ओळख प्राधिकरण  
 भारत सरकार  
 Unique Identification Authority of India  
 Government of India

नोंदविण्यात क्रमांक / Enrollment No : 1177/70108/04586

To:  
 सुभाष शिवाजी  
 Sunil Shrivastava  
 S/O. Sunil Shrivastava  
 401, Sea World  
 Ferry Cross Road  
 Bandra West  
 Mumbai  
 Bandra West Mumbai  
 Maharashtra 400050  
 9820689272

Ref: 351271 30574 40081/P



SH337601681FT



आपला आधार क्रमांक / Your Aadhaar No. :

**6892 8807 4469**

आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
 Government of India



सुभाष शिवाजी  
 Sunil Shrivastava  
 जन्म तारीख / DOB: 07.09.1964  
 पुरुष / Male



**6892 8807 4469**

आधार - सामान्य माणसाचा अधिकार



*(Handwritten signature)*

बदर-९		
पुस्तक क्र. १	७३५९	९/१४
२०१६		



संघीय विशिष्ट भौतिक पहिचान

भारत सरकार  
Unique Identification Authority of India  
Government of India

नोंदविषयाक क्रमांक / Enrollment No 1177/70108/04584

To  
उमा शीवाजी  
Uma Shivaji  
W/O Suresh Shivaji  
401 Sea World  
Perry Cross Road  
Bandra West  
Mumbai  
Bandra West Mumbai  
Maharashtra 400050  
P-90205424

Ref. No. 271 39508 / 40081 / P



SH337598024FT



आपला आधार क्रमांक / Your Aadhaar No. :

**3778 9528 1678**

आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
Government of India



उमा शीवाजी  
Uma Shivaji  
जन्म तारीख - DOB 04/12/1940  
P. N. - Female



**3778 9528 1678**

आधार - सामान्य माणसाचा अधिकार

Uma Shivaji



बंदर-९		
पुस्तक क्र. ९	७३५९	११/१४
२०१८		

Summary1 (GoshwaraBhag-1)

378/7359

मंगळवार, 03 जुलै 2018 9:41 म.पू.

दस्त गोपवारा भाग-1

बदर9

दस्त क्रमांक: 7359/2018

दस्त क्रमांक: बदर9 /7359/2018

बाजार मूल्य: रु. 00/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. बदर9 चांचे कार्यालयात

पावती:8185

पावती दिनांक: 03/07/2018

अ. क्र. 7359 वर दि.03-07-2018

मादरकरणाराचे नाव: उमा श्रीवास्तव - -

रोजी 9:24 म.पू. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 300.00

पुढांची संख्या: 15

एकूण: 400.00

Uma Srivastava

दस्त हजर करणाऱ्याची सही:

सह. दु. नि. अंधेरी ३

सह दुय्यम निबंधक अंधेरी क्र. ३.

दस्ताचा प्रकार: कुलमुखत्यारपत्र

सह. दु. नि. अंधेरी ३

सह दुय्यम निबंधक अंधेरी क्र. ३.

मुद्रांक शुल्क: ४ जेव्हा तो प्रतिकार्य देण्यात आलेला असून त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 03 / 07 / 2018 09 : 24 : 02 AM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 03 / 07 / 2018 09 : 26 : 34 AM ची वेळ: (फी)

**प्रतिज्ञापत्र**

\*सध्या दस्तावेज व नोंदणी करण्य १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस यावस्त केलेला आहे. \*दस्तातील संपूर्ण मजदूर, निष्पादक व्यक्ती, साक्षीदर व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. \*दस्ताची सत्यता, वैधता कायदेशीर बाबीसोडी दस्त निष्पादक व कनुलीधारक हे संपूर्णपणे जबाबदार राहतील.

Uma Srivastava

लिहून देणारे :

लिहून घेणारे :



बदर-९		
पुस्तक क्र. १	७३५९	९३ / ९४
२०१८		



दस्त सौपबारा भाग-2

बदर9  
दस्त क्रमांक:7359/2018

03/07/2018 9 43:10 AM

दस्त क्रमांक : बदर9/7359/2018

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:उमा श्रीवास्तव -- पत्ता:401, - सी वर्ल्ड, बांदरा प, पेरी क्रॉस रोड, बांदरा पश्चिम, MAHARASHTRA, MUMBAI, Non-Government. पिन नंबर:	कुलमुखत्यार देणार वय :-78 स्वाक्षरी:- <i>Uma Sinha</i>		
2	नाव:सुमन श्रीवास्तव -- पत्ता:401, - सी वर्ल्ड, बांदरा प, पेरी क्रॉस रोड, बांदरा पश्चिम, MAHARASHTRA, MUMBAI, Non-Government. पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-50 स्वाक्षरी:- <i>Suman Sinha</i>		

वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:03 / 07 / 2018 09 : 27 : 39 AM

ओळख:-

खालील इमम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पत्रकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मुनवझर एच वैयद वय:20 पत्ता:बजार रोड बांदरा वॅस्ट मुंबई पिन कोड:400050		
2	नाव:दिनेश राजगुड -- वय:22 पत्ता:-बदर पिन कोड:400050		

बदर-९

पुस्तक क्र. १	७३५९९४९४
२०१८	

शिक्का क्र.4 ची वेळ:03 / 07 / 2018 09 : 28 : 35 AM

शिक्का क्र.5 ची वेळ:03 / 07 / 2018 09 : 28 : 49 AM बांदरी पुस्तक 4 मध्ये

सह दुय्यम निबंधक अंधेरी क्र. ३.  
EPayment Details



प्रमाणित करणेत येते की, या दस्तामध्ये एकूण.....पाने आहेत.  
सह दुय्यम निबंधक, अंधेरी क्र. ३,  
मुंबई उपनगर जिल्हा

बदर-९/७३५९/२०१८

पुस्तक क्रमांक १, क्रमांक.....वर

मुंबईला. 03 JUL 2018

दिनांक : 7359 / 2018

sr.	Epayment Number	Defacement Number
1	MH003488753201819	00018311542018

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.  
2. Get print immediately after registration.

For feedback, please write to us at feedback.isrma@gmail.com

## POWER OF ATTORNEY

I, Shilpi Ranjan, D/o Late Suraj Narain Srivastava, at present residing at 149, Haggets Pond Road, Andover MA 01810, USA, am the Co-owner of the Property of the site having details as House No.C/118/79 and C/118/80, of Khewat No.2/3 Plot No.43mee and Plot No.45mee Mohalla Chakjalal, Tahsil Sadar, Distt. Gorakhpur.

I as well as my other Co-owners are intending to construct a Multi Storied commercial building over the same. But due to my involvement in other works and engagements, I am not in a position to look after the day to day matters of the project. Also that I am personally not available in the city to assist any or all the formalities of the project even to enter into the builders agreement or the formalities required for getting the map sanctioned or obtain any other permissions from several authorities for the same. So I hereby appoint Mr. Suman Srivastava, S/o Late Suraj Narain Srivastava, resident of 401, Sea World, Perry Cross Road, Bandra, Mumbai 400050, my own brother as my lawful Attorney with my free will and without any type of pressure and authorize him/her for the following works and execute any registered deed or any type of builders agreement on my behalf.

1. To execute, to sign & present and lodge any document (Sale Deed, Builder Agreement, Power of Attorney, Gift deed etc. or any other) in the office of the joint Sub-Registrar and Registrar of Assurances at Gorakhpur and to appear before them and to admit on my behalf execution of the Deeds executed in my behalf in respect of schedule property.
2. To submit a duly proposed map according to building Rules and Regulation before the Gorakhpur Development Authority for getting the same sanctioned with his own signature for and on my behalf and to do each and every acts and deeds required therefore with her/his own signature.
3. To move each and every application before District Magistrate, Add. District Judge, Sub Divisional Magistrate, Tahsildar or any other authority competent in this regard with his

*S. Ranjan*

own signature on my behalf and to file any affidavit and to submit any bond so required with his own signature as my lawful appointed attorney on my behalf.

4. To move any applications etc. before Nagar Nigam if any required either before start of the construction or during the construction or on completion of the construction of the Multi storied building with her/his own signature.
5. To move each and every applications etc. before fire Department, Hydle Department , Labour Department, Pollution Department, Air force authorities or any other Authorities for getting permission, no objection or compliance of any required formalities with her/his own signature on my behalf as my duly constituted and appointed attorney. He/She shall also deposit the required fees etc in the concerned office or before concerned authorities.
6. To do each and every other acts and Deed if any required with regard to the proposed construction of this particular Multi storied Building.
7. That the acts and Deeds made and done in this regard by my lawful appointed attorney shall always be deemed to have been done by me personally and shall always be binding upon me.
8. That this power of Attorney is without any consideration and shall be revocable.

**SCHEDULE**

House no.C/118/79 and C/118/80, of Khewat No 2/3 Plot No.43mee and Plot No.45mee of Mohalla Chakjalal, Tahsil Sadar, Distt. Gorakhpur as boundary bellow.

East  
West  
North  
South

On this 18<sup>th</sup> day of JUNE, 2018, before me, the undersigned Notary Public personally appeared Shilpi Ranjan (name of document signer), proved to me through satisfactory evidence of identification, which were US PASSPORT, to be the person whose name is signed on the preceding or attached document in my presence.



Shibu Philip (official signature and seal of Notary)

**Witnesses:**

- 1- Shilpi Ranjan  
June 18, 18.
- 2- Shibu Philip



**SHIBU PHILIP**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires Oct. 21, 2022



In witness where of I have put my signature in the presence of the witnesses, with my free will and consent on this day 18..... of the month June..... of the Year 2018

SHILPI RANJAN

Shilpi Ranjan



The Commonwealth of Massachusetts

William Francis Galvin  
Secretary of the Commonwealth

SEEN IN THE CONSULATE GENERAL  
OF INDIA  
NEW YORK, USA

NO. USANC 0612818

DATE: JUN 22 2018

L. Krishnamurthy  
Consul (CPV)  
Consulate General of India  
New York

**APOSTILLE**

(Convention de La Haye du 5 octobre 1961)

1. Country: United States of America  
*This public document*
2. has been signed by: Shibu Philip
3. acting in the capacity of: Notary Public
4. bears the seal/stamp of: Shibu Philip  
*whose commission expires on: October 21, 2022*



Certified

5. at: Boston, Massachusetts
6. the: 18 June, 2018
7. by: the Secretary of the Commonwealth
8. No.: 2052954
9. Seal/stamp: *Great Seal of the Commonwealth*

10. Signature

William Francis Galvin  
Secretary of the Commonwealth

