



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp



17075 26650/2021

Certificate No. : IN-UP50599884934410T
 Certificate Issued Date : 01-Sep-2021 04:56 PM
 Account Reference : NEWIMPACC (SV)/ up14343804/ LUCKNOW SADAR/ UP-LKN
 Unique Doc. Reference : SUBIN-UPUP1434380488033446968967T
 Purchased by : M S SANJEEVA CONSTRUCTIONS THR PROP SANJEEV KUMAR
 Description of Document : Article 5 Agreement or Memorandum of an agreement
 Property Description : PLOT KHASRA NO-2137/2 AND 2146, AREA-30000 SQ FT., SITUATED AT KANAUSI LUCKNOW.
 Consideration Price (Rs.) :
 First Party : DR SHANTI KUMAR KAMLESH SON OF LATE BADLURAM RASIK
 Second Party : M S SANJEEVA CONSTRUCTIONS THR PROP SANJEEV KUMAR
 Stamp Duty Paid By : M S SANJEEVA CONSTRUCTIONS THR PROP SANJEEV KUMAR
 Stamp Duty Amount(Rs.) : 22,17,500
 (Twenty Two Lakh Seventeen Thousand Five Hundred only)



E-STAMP LOCKED

SUB REGISTRAR-V
LUCKNOW

Please write or type below this line

For Sanjeeva Constructions

Dr Kamlesh

Sanjeev Kumar
Proprietor



EC 0004478467

VOID VOID VOID

Statutory Alert:

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

PHOTOGRAPH- Plot Khasra No. 2137/2 and Khasra No.2146 minjumla measuring 30,000 sq.ft, situated at Village Kanausi, Ward Keshari Kheda, P.S. Krishna Nagar Lucknow, bounded as below:



Boundaries-

- East : Property of Sri Hanuman Mishra.
- West : Road wide 12 meter and thereafter Choti Nahar
- North : Property of Krishna Gopal Vishwakarma
- South : House of Shri Anil Singh and thereafter lane.

FIRST PARTY

(Handwritten signature)
(Handwritten signature)

SECOND PARTY

For Sanjeeva Constructions

(Handwritten signature)
Proprietor

For Sanjeeva Constructions

(Handwritten signature)
Proprietor



भारत सरकार
GOVERNMENT OF INDIA



शान्ति कुमार कपलेश
Shanti Kumar Kamlesh
जन्म तिथि/ DOB
15/07/1950
पुरुष / MALE



6006 9519 2629

आधार - आम आदमी का अधिकार

SK Kamlesh



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

Address

आत्मज: बदलू राम रसिक,
279, सुभाष मार्ग, दुगावाँ,
राजेन्द्र नगर, लखनऊ,
उत्तर प्रदेश - 226004

S/O: Badlu Ram Rasik. 279
subhash marg. dugawan.
Rajendra Nagar, Lucknow.
Uttar Pradesh - 226004

6006 9519 2629



SK Kamlesh

AK Kamlesh

भारत सरकार

आयकर विभाग



भारत सरकार

GOVT. OF INDIA

SHANTI KUMAR KAMLESH

BAOLU RAM RASIK

15/07/1950

Account Number
AQSPK4356K

Kamlesh



AK Kamlesh

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
AGBPK3338A



नाम /NAME
SANJEEV KUMAR

पिता का नाम /FATHER'S NAME
VIRENDRA KUMAR SINHA

जन्म तिथि /DATE OF BIRTH
30-06-1966

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, लखनऊ

COMMISSIONER OF INCOME-TAX, LUCKNOW

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त,
आयकर भवन,
अशोक मार्ग,
लखनऊ.

In case this card is lost/found, kindly inform/return to
the issuing authority :

Commissioner of Income-tax,
Aayakar Bhawan,
Ashok Marg,
Lucknow.

For Sanjeeva Constructions

Proprietor



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार
Unique Identification Authority of India

पता:

आत्मज: विरेन्द्र कुमार सिन्हा, फ्लैट न - 401 पृथ्वी सदन, 1, वाला कदर रोड, लखनऊ, लखनऊ जी.पी., उत्तर प्रदेश, 226001

Address:

S/O: Virendra Kumar Sinha, Flat No - 401 Prithvi Sadan, 1, Wala Qadar Road, Lucknow, Lucknow G.p, Uttar Pradesh, 226001

6365 6426 8180



1947



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www.uidai.gov.in



भारत सरकार

Unique Identification Authority of India

नामांकन क्रम / Enrollment No.: 2036/47298/08379

To

संजीव कुमार

Sanjeev Kumar

S/O: Virendra Kumar Sinha

Flat No - 401 Prithvi Sadan 1, Wala Qadar Road

Lucknow

Lucknow G.p

Lucknow Lucknow

Uttar Pradesh 226001

8415025118



MA991937567FT

30/09/2016
399193756



आपका आधार क्रमांक / Your Aadhaar No. :

6365 6426 8180

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



संजीव कुमार

Sanjeev Kumar

जन्म तिथि / DOB : 30/06/1966

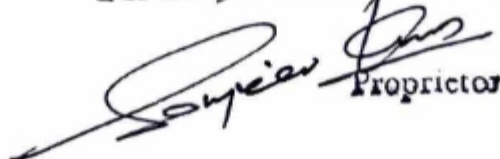
पुरुष / Male



6365 6426 8180

मेरा आधार, मेरी पहचान

For Sanjeeva Constructions


Proprietor



भारत सरकार
Government of India

Issue Date: 03/05/2015



अजनी कुमार कमलेश
Anjani Kumar Kamlesh
जन्म तिथि / DOB 03/05/1976
पुंलिंग / MALE



3813 6459 5356

मेरा पहचान, मेरी पहचान



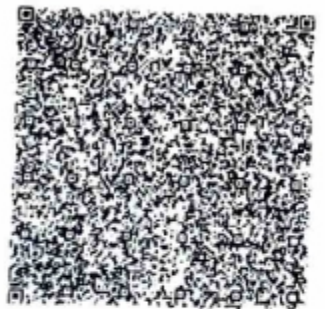
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता: आत्मज: शान्ति कुमार कमलेश, 279,
सुभाष मार्ग, दुगावाँ, लखनऊ, लखनऊ, उत्तर
प्रदेश, 226004

Address: S/O. Shanti Kumar Kamlesh, 279,
Subhash Marg, Dugawan Lucknow,
Lucknow, Uttar Pradesh, 226004

Print Date: 24/02/2021



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भारत सरकार
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भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

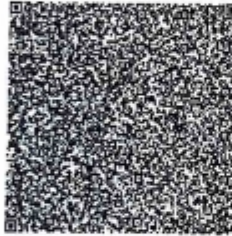
नामांकन क्रम/ Enrolment No.: 0000/00736/21459

Download Date: 01/09/2021

To
समीर कुमार
Sameer Kumar
SANJEEV KUMAR
FLAT NO. 401 PRITHVI SADAN
1 WALA QADAR ROAD
KAISERBAGH
BUDS AND BLOSSOM SCHOOL
Lucknow
Lucknow G.p
Lucknow Uttar Pradesh - 226001
8604770555

Issue Date: 12/04/2021

Signature Not Verified
Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 2021.09.01 22:02:55
IST



आपका आधार क्रमांक / Your Aadhaar No. :

2510 6550 8801

VID : 9120 1401 7637 6543

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



समीर कुमार
Sameer Kumar
जन्म तिथि/DOB: 25/05/1996
पुरुष/ MALE

Issue Date: 12/04/2021

2510 6550 8801

VID : 9120 1401 7637 6543

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
संजीव कुमार, फ्लैट नं. 401 पृथ्वी सदन, 1 वाला कादर
मार्ग, इंडस एन्ड ब्लॉसम विद्यालय, कैसरबाग, लखनऊ,
लखनऊ,
उत्तर प्रदेश - 226001

Address:
SANJEEV KUMAR, FLAT NO. 401 PRITHVI
SADAN, 1 WALA QADAR ROAD, BUDS
AND BLOSSOM SCHOOL, KAISERBAGH,
Lucknow, Lucknow,
Uttar Pradesh - 226001



2510 6550 8801

VID : 9120 1401 7637 6543



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Sameer



BUILDER'S AGREEMENT

Market Value - Rs.3,16,73,420.06
 Stamp Duty - Rs.22,17,500/-
 E-Stamp Certificate
 No.IN-UP50599884934410T
 Ward : Kesari Khara, Lucknow

This Agreement is made on this 02nd day of September 2021 Between **Dr. Shanti Kumar Kamlesh** son of **Late Badluram Rasik**, Resident of **279 Subhash Marg Dugawan, Lucknow-226004** (here in after called the **FIRST PARTY**) and **M/s Sanjeeva Constructions**, having its registered office at **Flat No.101-A, Prithvi Sadan, 1,Wala Qadar Road, Chaullakhi, Lucknow -226001** through its Proprieter **Sri Sanjeev Kumar** son of **Sri V.K. Sinha**, resident of **Flat No.401, Prithvi Sadan, 1 Wala Qadar Road, Qaiserbagh, Lucknow- 226001** (hereinafter called the **SECOND PARTY**).

Dr. Shanti Kumar Kamlesh



For Sanjeeva Constructions

Sanjeev Kumar
Proprietor



WHEREAS first party is the absolute owner in possession of Khasra Plot No. 2137/2 measuring 0.1500 hectare and Khasra Plot No. 2146 measuring 0.2080 Hectare having total measuring 0.3580 hectare equal to 38520.80 Sq.ft, having Khata No.00548, situated at Village Kanausi, Pargana, Tahsil and District Lucknow (P.S. Krishna Nagar) Lucknow out of which only 30,000 sqft land is available on this part. The aforesaid land was inherited from his father Late Badluram Rasik, who died on 12-10-1997, leaving behind him his only son Dr. Shanti Kumar Kamlesh and the name of Dr. Shanti Kumar Kamlesh has been mutated in the revenue records. The aforesaid land was purchased from Late Bhagwan Debn son of Late Heera Lal resident of Kanausi, Pargana, Tahsil and District Lucknow through registered sale deed 13.12.1963 and which is registered on serial no. 4886, Book No. I, Volume No. 177 on pages 105 to 106 in the office of Chief Sub Registrar Lucknow on dated 16.12.1963 and is bounded as below:-

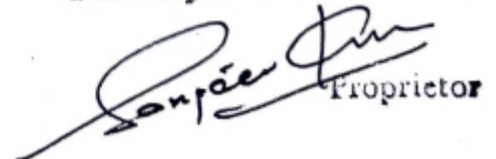
East	: Property of Sri Hanuman Mishra.
West	: Road wide 12 meter and thereafter Choti Nahar
North	: Property of Krishna Gopal Vishwakarma
South	: House of Shri Anil Singh and thereafter lane.

AND WHEREAS, the second party is a Builder with experience of having and constructed several multi-storied residential buildings and has good experience in this field.

AND WHEREAS, the parties have mutually agreed that the second party shall develop and construct a multi-storied group housing building



For Sanjeeva Constructions

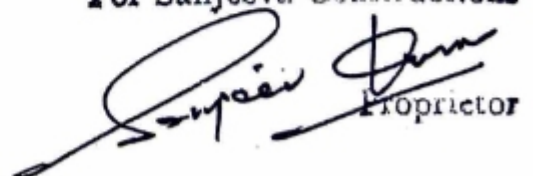

Proprietor

upon the said land of the first party on the mutually agreed terms and condition which are herein after stated:-

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN PARTIES HERETO AS UNDER :

1. That the first party declares that he is seized and possessed of the said demised land admeasuring 30,000 (Thirty Thousand) Square feet specifically described in the schedule appended at the foot of this deed and shown in the site plan annexure-A annexed to and forming part of this agreement.
2. That the first party declares that the said land is free from all type of encumbrances, liens, charges, mortgage, defects or claims of anyone in the shape of sale, gift or exchange or trust or lease or transfer and the first party possesses marketable title in respect of the said land.
3. That the second party has paid a sum of Rs.15,00,000/- (Rupees Fifteen Lac) to the first party as an interest free security money vide cheque no.693806 dated 02-09-2021 drawn on Punjab National Bank, Branch M.G. Marg, Lucknow which shall be refunded by the first party to the second party at the time of completion of the aforesaid project and at the time of taking possession of his 40% constructed area.
4. That the second party will construct the multistory residential group housing (Project) upon the said property at his own costs, risks,



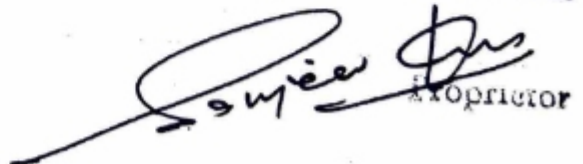
For Sanjeeva Constructions

 Proprietor

expenses and responsibility on 'principal to principal basis and not as agent of the first party.

5. That the second party will first get the residential group housing plan approved from the Lucknow Development Authority, Lucknow and then construct residential group housing building. Basement and stilt on ground floor will be used for parking and other amenities of the project, while the Ist to VIth floor will be flats/units as shown in the annexed maps on the said land of the aforesaid project. The second party shall have right to move any application or affidavit for sanction of plan in the Lucknow Development Authority, Lucknow, Nagar Nigam Lucknow, Lucknow Jal Sansthan, Lesa, Fire and Tehsil etc and to give his own affidavit and to deposit any charges, fees and any amount demanded by the department for the sanction of plan.
6. That the first party's ratio in the said property will be 40% of the total sale value of the constructed area over the said plot of land as per working plan and the second party's ratio in the said property will be 60% of the total sale value of the constructed area over the aforesaid plot of land. The working construction maps/plan is attached herewith and is made part of this builder agreement. If any more area will be constructed by the second party then the same will be divided proportionately either by giving another flat or by paying money for that area at the current rate. The roof of the aforesaid apartment shall be divided by both the parties i.e. 40 % area first party and 60 % area second party. Both the parties shall be exclusive owners of their portion of roof of the aforesaid apartment.



For Sanjeeva Constructions

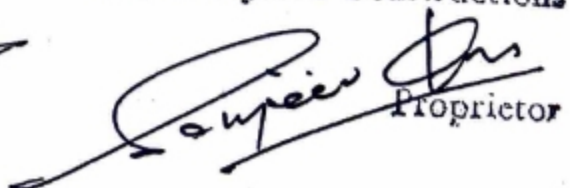


Proprietor

7. That the second party assures the first party that he is financially capable to execute and complete the present project without any interruption or delay.
8. That the second party shall obtain the sanction plans from the Lucknow Development Authority Lucknow for the construction of residential group housing project but all the expanses regarding sanction of plans shall be borne by both the parties in the ratio of 60% by the second party and 40% by the first party respectively.
9. That all the said accommodations flats/units of the first party are being shown on the first floor and sixth floor and extra area if any will be adjusted on the second floor accordingly while all the accommodations, flats/units of the second party are being shown on second floor, third floor, fourth floor and fifth floor in the site working construction map/plan attached herewith and are being made part of this agreement.
10. That the second party alone is entitled to book and take advance money of the flats\units in proposed group housing project as allotted to the second party only in the proposed group housing project as per construction Plans for sale and the price shall be settled by the second party alone and the first party will be bound by the same. Further the second party alone can receive the advance amounts from the proposed buyers and the first party has nothing to do with it and 40% flats allotted to first party and price for the same shall be settled by first party and second party has nothing to do with it.



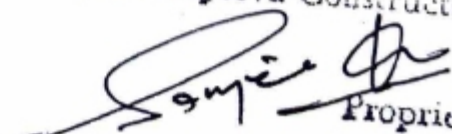
For Sanjeeva Constructions



Proprietor

11. That after the completion of construction of the aforesaid group housing project as per the working construction plan the first party will be the full exclusive owner in possession of all the flats allotted to him hereinbefore mentioned and the second party will be the exclusive owner in possession of all the flats/units in the said group housing project allotted to him and both the parties shall have full right, title and interest to execute the sale deeds/transfer deeds in respect of their respective flats/units and to give possession thereof after receiving all the sale price and both the parties shall have no right to make any objection/interruption to each other.
12. That the first party shall hand over actual, vacant, peaceful and physical possession of the said property to the second party after sanction of plan from Lucknow Deveolopement Authority, Lucknow. It needs to mention here that the first party, at the time of granting the possession, has granted to the second party a license to enter upon the said property as bare licensee only for enabling him to develop the said property as per agreement subject to the handing over all accommodation as set out in para 2 above. It is hereby expressly agreed by and between the parties hereto that the possession of the said property is not being given to the second party in part performances contemplated by Section 53A of the Transfer of Property Act, 1882. The first party and the second party hereby confirm that by virtue of the second party entering upon the said property as licensee, the same does not amount to take up possession of the said property, except to develop and act as per agreement. If any dispute arises at the time of handing over the possession of the



For Sanjeeva Constructions

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aforesaid property by the first party to the second party then the second party shall have right to recover all his expenses, losses and damages along with interest, paid in the advance money, execution and registration of this agreement and amount paid to Lucknow Development Authority, Lucknow for the sanction of plan of the aforesaid property, from the first party.

13. That the period for the completion of construction of group housing project of this builder's agreement is 4 years (48 months) from the sanction of building plan by the Lucknow Development Authority, Lucknow and handing over the actual possession of the said property however, this period can be extended with the consent of both the parties if found necessary extension in completion of construction by the second party subject to force majeure. If unnecessary delay happens after four years then the second party will pay Rs.5/- square feet per month to the first party on remaining area of 40% of the constructed area of the first party.

14. That the second party shall be entitled to proceed with the Construction of the building on the said property in accordance with the Construction plan attached herewith and is part of this agreement and the second party shall throughout hereafter and always save harmless and keep indemnified the first party and their respective estates and effects from and against all actions, charges, expenses, damages, fines, penalties etc. resulting on account of any act of omission or any breach, delay or default on the part of second party in raising the residential multi-storied complex of any rules, regulations, terms or conditions or otherwise.




For Sanjeeva Constructions



Proprietor

15. That the second party shall, pay all the fees/ charges of the Architects, R.C.C. Consultants, Engineers, Contractors etc. appointed by him for the development of this project and none of them can claim any fee or other charges from the first party.
16. That the second party shall, throughout the development, save harmless and keep the first party indemnified, from and against all claims for the fee, charges, fines and other payments whatsoever which during the progress of the work may become payable or be demanded by the development/public/local authority or authorities in respect of the said work or anything done or caused to be done or omitted to be done under the authority herein contained and shall generally and from time to time, discharge and pay as from the date of this agreement all claims, rents, municipal taxes and other dues, duties, impositions and burdens at any time hereafter chargeable against the owner or occupier by statutes or otherwise relating to the said property or any building thereon as and when they shall become due and/or payable and shall keep the first party indemnified of from and against the payment thereof.
17. That it shall be the responsibility of the second party to complete the construction within the time agreed between the parties subject to force majeure.
18. That the entire construction work shall be carried out by the second party at his own risk, costs and expenses. The second party shall bear and pay the bills of the labours, contractors, suppliers of building materials, wages and salaries payable to the workmen and



For Sanjeeva Constructions



Proprietor

other persons employed for the purposes of carrying out the construction work.

19. That the second party shall also save harmless, indemnify and keep indemnified the first party from any claim that may be made by any one against the first party on account of the second party carrying out the said construction work.
20. That the first party will pay all the municipal taxes, water, sewer charges and electricity charges etc. of the said property due or found due to the concerned departments/ authorities up to this date of agreement but thereafter the second party shall pay all the outgoing including, bills taxes, charges, penalties etc. of Govt., Local authorities, municipal corporation, electricity department, etc. from this date of agreement up to the date of the completion of the building House Tax assessment and Water and electric connection will be disconnected at the time of this agreement.
21. That the building will be deemed completed only after the completion of all the construction and sale of all the flats/units of the said group housing project.
22. That the second party shall raise the construction as per P.W.D specifications of Ist class with R.C.C. Column and slab.
23. That the completion of the complex would include-
 - a) Lift of Schneider /Otis etc.
 - b) Generator of Kirlosker
 - c) Chaukhat (frame) of Doors/ Windows will be of Desi Sakhu Aluminium (Panel) thereof will be of Teak wood board/flush doors, including finishing coat of paint/polish.




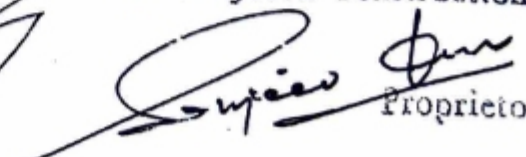
For Sanjeeva Constructions


Proprietor

- d) Flooring of vitrified tiles and wall tiles in toilets and kitchen with cooking and working platform of granite with kitchen sink.
- e) Electric wiring (internal and external) of branded copper wires, Modular switches with ISI mark.
- f) All water supply and sanitary work including C.P.V.C Class pipes and C.P. fittings with ISI mark.
- g) Provision of water supply, with submersible pump and overhead tank.
- h) Exterior with weather proof painting on walls and any other misc. sundry work related to completion of the said project.
- i) Provision of treatment with build-tech water proofing chemical for toilets on upper floors.
- j) Provision of treatment with Build-tech water proofing chemical on Terrace.
- k) Inter-com telephone facility.
- l) CC Cameras.

24. That the name and style of the proposed complex/project will be **"NARAYANA ESTATES"** (Rajvaidya Badluram Rasik & Dr. Shanti Kumar Kamlesh Foundaion), Promoters & Developers Sanjeeva Constructions.

25. That the selling rights of all the flats/units in the said group housing project of first party will be fully with the first party and the first party will be free to sell his own share i.e.40%. The selling rights of all the flats/units in the said group housing project of second party will be fully with the second party and the second party will be free

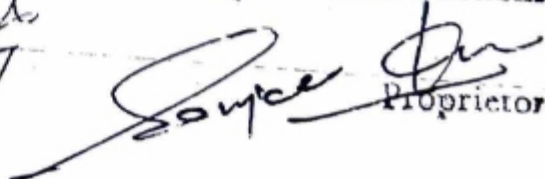
 for Sanjeeva Constructions
 Proprietor

to sell his own share i.e.60%. The second party only will manage all the sale and will receive amenities charges, external development charges and maintenance charges etc from all the purchasers of the project of first party and second party both.

26. That after the completion of the buildings, the first party will be sole owner of flats/units allotted to them separately while the second party builder will be exclusive sole owner of the all the remaining flats/Units. In case LDA Lucknow or any other local authority by whatever name called issues any notice of any nature or imposes any penalty, charges, taxes in respect of flats/units allotted to the first party and owned by them, only the first party will deal with same and if any penalty, charges taxes are imposed, it will be sole liability of the first party and the second party will not be liable for the same. Similarly if any such notice is issues in respect of the remaining flats/units allotted to the second party, of which the second party will be the owner, then the second party will deal with same and if any penalty, charges taxes are imposed, it will be the sole liability of the second party and the first party will not be liable for the same.
27. That the second party will maintain/look after the common areas/ services/ amenities and therefore second party will by self or will arrange an agency for the mentioned purposes till the sale of all the flats/units is completed and up to one year of completion of the project, and after that Resident Welfare Association is formed and thereafter it will be managed by the flat owners by creating RWA for this purpose. An agreement will be signed between the second



For Sanjeeva Constructions


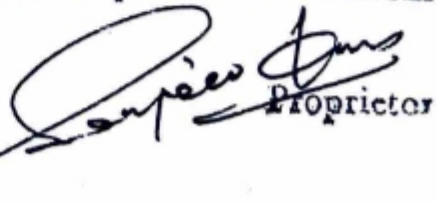


Proprietor

party and the flat owners RWA in this regard after the RWA is formed.

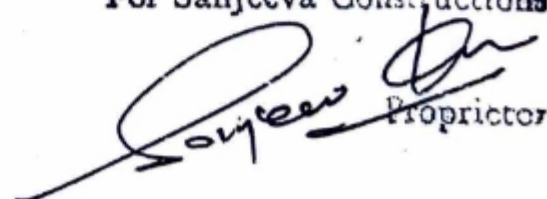
28. That the second party will provide complete electric wiring from flat to Electric Main Panel, complete water connection from Tank to flat, common deep-boring, electric load sanction by LESA, Generators for power back up, lift, inter-com telephone, fire fighting equipments, external development and parking facilities to all the flat owners, as aforesaid mentioned, while purchaser of all the flats/units of first party and second party both of the project will pay for the same to the second party towards the external development and amenities cost of the said facilities.
29. That the interest free maintenance charges non refundable for the common areas and the aforesaid facilities of the proposed project will be realized by the second party from all the purchasers of flats/units of first party and second party both of the project before executing the sale deeds per flat/unit and the same and will be deposited as corpus amount in the bank account of the Resident welfare Association of the flat-owners, when the Resident Welfare Association will be formed.
30. That the first party is not liable to pay any taxes/charges to the State/ Local/Municipal authorities after handing over its possession to the second party for construction and upto the sale of his flats. However, first party is liable to pay all the taxes / charges up to the date of handing over the possession.

For Sanjeeva Constructions



Proprietor

31. That both the parties will pay all the registration charges and stamp duty of this builder agreement and will be shared by the first party and the second party in the ratio of 40% and 60% respectively.
32. That the first party will provide specific land for the construction of temple and the second party will construct the said temple on the said land at his own expenses and idols of god shall be provided by the first party.
33. That the construction will be made by the second party as per specifications given in this agreement and the detailed working plan attached with this agreement except any deviations / changes with the consent of both the parties or by Lucknow Development Authority, Lucknow.
34. That after the completion of the aforesaid building, both the parties shall be exclusive owners of their respective flats/units along with proportionate land and they shall have absolute and independent right to book, sell, gift, or transfer their allotted flats/unit in favour of anyone in any manner whatsoever. Both the parties shall have also right to execute the sale/transfer deed of their respective flats and to give possession thereof to the prospective buyers/transferrers and to receive consideration amount.
35. That the second party is paying all the expenses for execution and registration of builder's agreement and shall also pay all the expenses for sanction of plan from the Lucknow Development Authority, Lucknow for the aforesaid project. The first party after completion of the aforesaid project shall adjust the entire amount of his 40% share paid by the second party on behalf of first party in



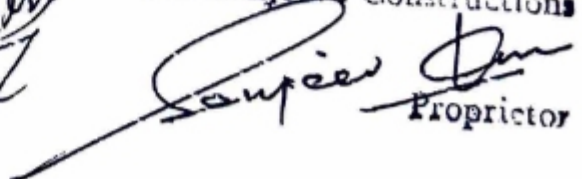
For Sanjeeva Constructions

Proprietor

execution and registration of builder's agreement and for sanction of plan from Lucknow Development Authority, Lucknow for the aforesaid project from his 10 % constructed area in the shape of flats/units located on the second floor and the second party shall become the exclusive owner of the said flats/units and shall have right to sell/transfer at his own will for which the first party shall have no objection in any manner whatsoever.

36. That in the event of any dispute, different or question arising out of or in respect of any terms of this agreement then the same will be referred to Shri. Ajay Srivastava, (Architect), Shri. KK Srivastava (Advocate), Shri Ashish Chaturvedi (Advocate) and Shri. Sanjay Seth and Shri Sumer Agarwal whose joint decision will be final and shall be binding upon both the parties to this agreement, but in case of any differences, it will be settled through court. The provisions of arbitration and conciliation act 1996 will apply unless amended, at Lucknow.
37. That the term 'parties' herein before used shall, unless there be anything repugnant to the subject or context, includes their respective successors and assigns.
38. That the area of the aforesaid plot is 30,000 square feet or 2788.10 square meter. The aforesaid plot is neither situated on corner side nor between two side road or on park facing or on any segment road but it is situated on 12 meter wide road. The market value of the land as per rate list dated 15-12-2015 issued by the Collector, Lucknow and which is effective till date at the rate of Rs.11,300/- per square meter, which comes to Rs.3,15,05,576.20. the aforesaid plot is covered by

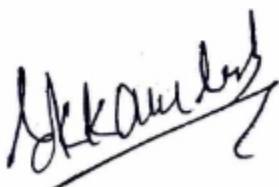


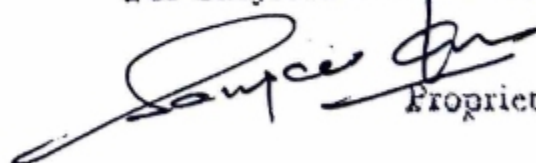
For Sanjeev Construction


Proprietor

boundarywall from front side only along with gate. The value of the boundary wall and gate comes to Rs.1,50,000/-. One room of tin-shade measuring 48 square feet or 4.460 square meter is constructed therein. The market value of room at the rate of Rs.4000/- per square meter comes to Rs.17,843.86. As such total value of the aforesaid plot comes to Rs.3,16,73,420.06. As such the stamp duty of Rs.22,17,500/- on the amount of valuation has been paid through this deed. The aforesaid plot has not been acquired by any scheme of Lucknow Development Authority Lucknow or U.P. Avas Evam Vikas Parishad, Lucknow etc.

39. That the first party will get the aforesaid land if required converted from agriculture to non agriculture under section 80 of the UP Revenue Code 2006 from the competent authority and the expenses of the same will be borne in at the ratio of 40%-60% accordingly.
40. That all the terms and conditions of this builder's agreement shall equally be binding upon the legal heirs and successors of both the parties.
41. That one additional copy (Musanna) of this builder's agreement are being prepared with original and are being registered with this builder's agreement and which shall be deemed as original and will be in the custody of first party, while the original agreement will be with the second party.



For Sanjeeva Constructions

 Proprietor

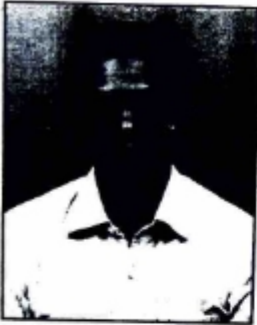
SCHEDULE OF PROPERTY


Plot Khasra No. 2137/2 and Khasra No.2146 minjumla measuring 30,000 sq.ft, situated at Village Kanausi, Ward Keshari Kheda, P.S. Krishna Nagar, Lucknow bounded as below:

East : Property of Sri Hanuman Mishra.
 West : Road wide 12 meter and thereafter Choti Nahar
 North : Property of Krishna Gopal Vishwakarma
 South : House of Shri Anil Singh and thereafter lane.

IN WITNESS WHEREOF, the parties hereto have signed this deed on the day, month and year first above written.

Witness :

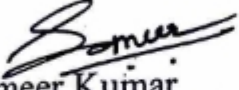


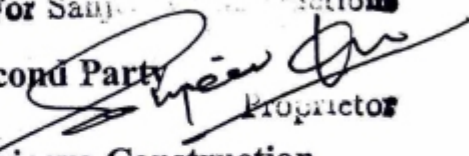
1. 
 Dr. Anjani Kumar Kamlesh
 Son of Dr. Shanti Kumar Kamlesh
 R/o 279, Subhash Marg, Dugawan
 Lucknow
 M.No.8318417708


 First Party

(Dr. Shanti Kumar Kamlesh)
 PAN AQSPK4556K
 M.No.9415089531



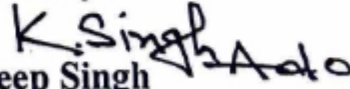
2. 
 Sameer Kumar
 Son of Sri Sanjeev Kumar
 R/o Flat No.401 Prithvi Sadan,
 1, Wala Qader Road, Lucknow
 M.No.8318840483

For Sanjeeva Construction
 Second Party

 Proprietor
 M/s Sanjeeva Construction
 through its Proprietor
 PAN AGBPK3338
 M.No.9415025140

Typed by:

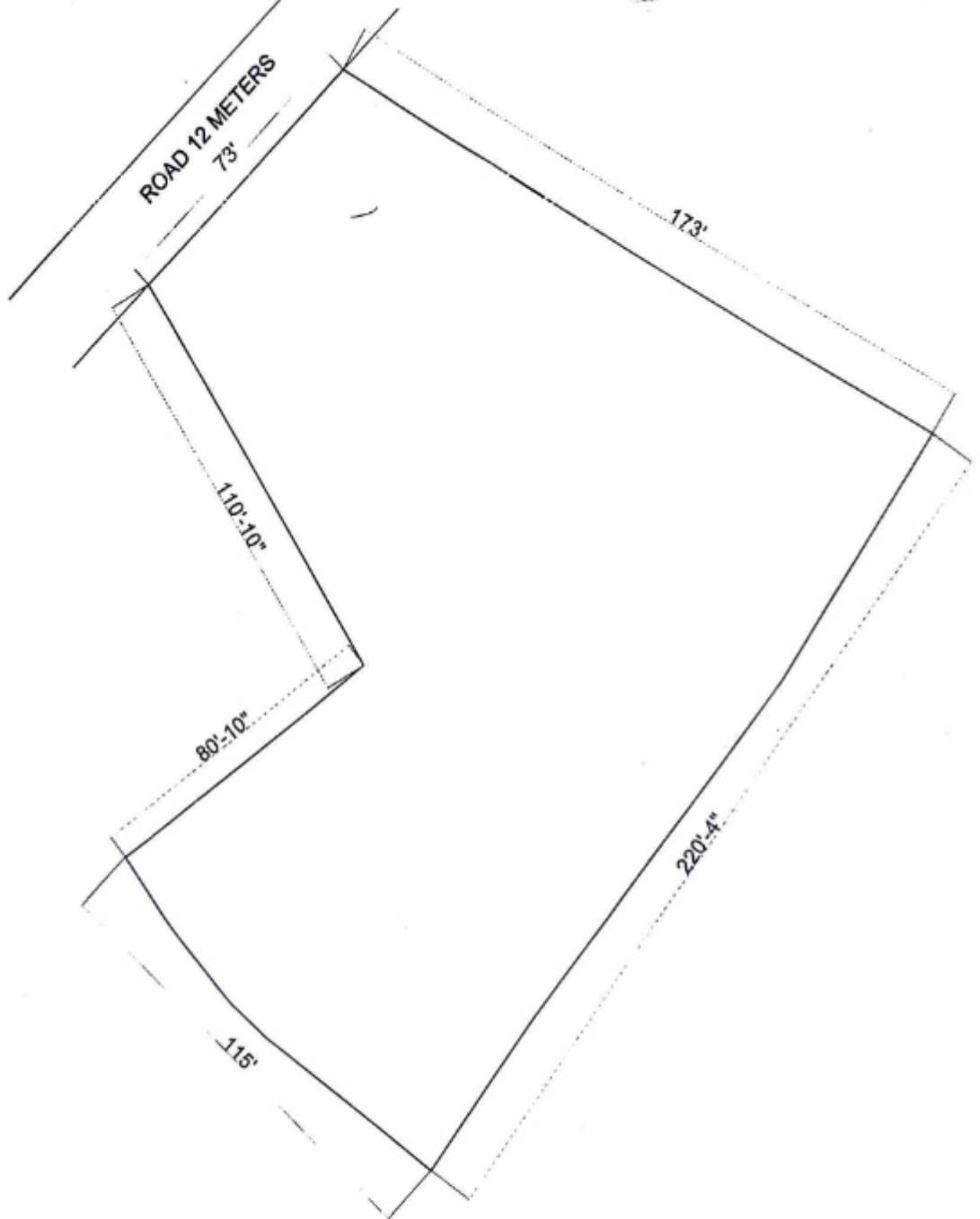


Drafted by:


 Kuldeep Singh
 Advocate

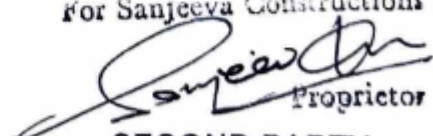
Chamber No.3, Civil Court, Lucknow
 M.No.9415022155

THE PLAN OF PLOT BEARING KHASRA NO.2137/2 & 2146 MEASURING
1000 SQ.FT. SITUATED AT VILLAGE KANAUSI, WARD KESHARI KHEDA,
S. KRISHNA NAGAR LUCKNOW.



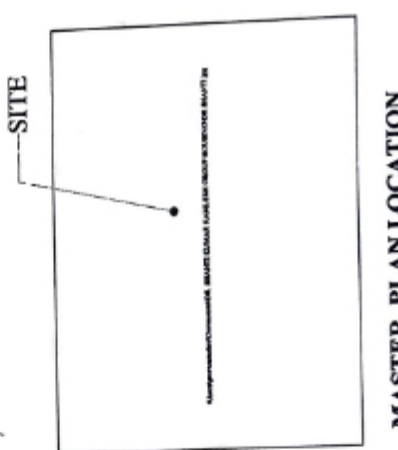
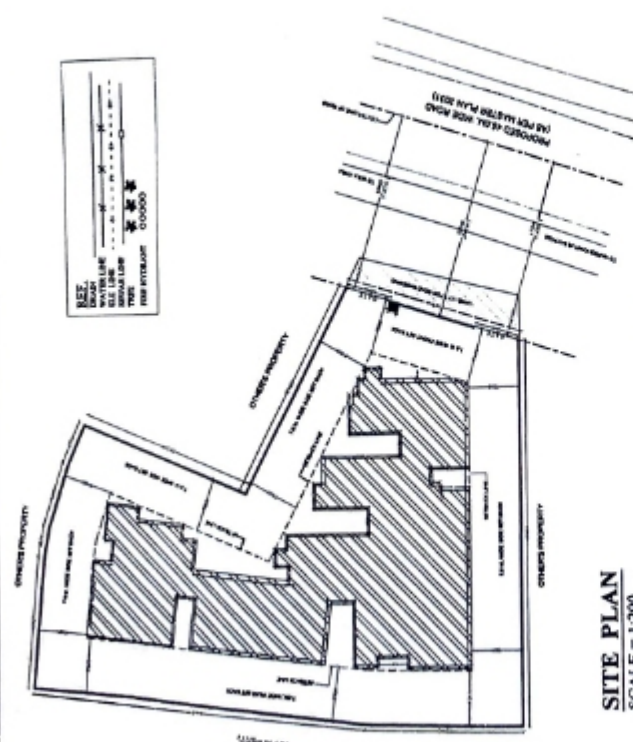
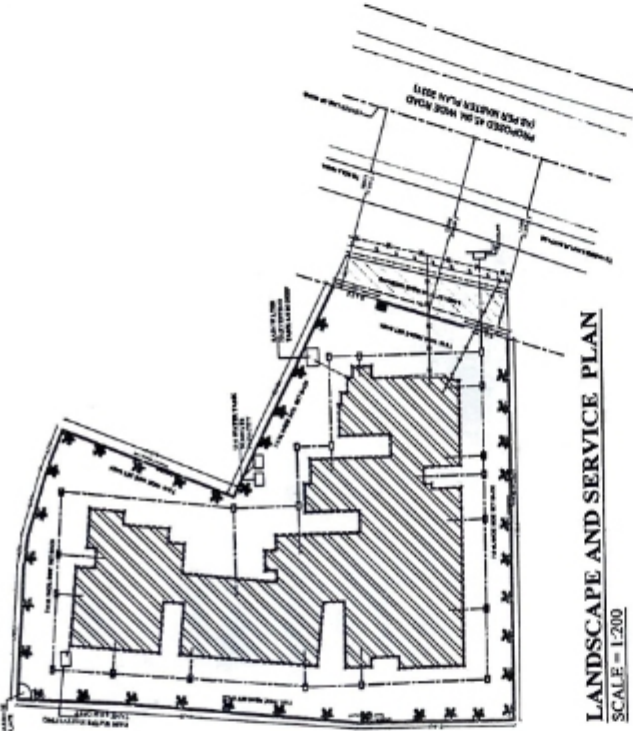
NORTH :- Property of Krishna Gopal Vishwakarma
SOUTH :- House of Shri.Anil Singh & thereafter lane
EAST :- Property of Mr.Hanuman Mishra
WEST :- Road 12 meters wide & thereafter Choti Nahar


FIRST PARTY

For Sanjeeva Construction

Proprietor
SECOND PARTY

AREA STATEMENT

PLOT AREA	= 2812.96 SQMT.
LAND LEFT FOR ROAD WIDENING NET PLOT AREA	= 109.85 SQMT. = 2703.11 SQMT.
PERMISSIBLE GROUND COVERAGE(40%)	= 1081.24 SQMT.
PERMISSIBLE F.A.R. (1.50)	= 4054.66 SQMT.
PURCHASABLE F.A.R. (50.0%) TOTAL F.A.R.	= 2027.33 SQMT. = 6081.99 SQMT.
COVD. AREA ON BASEMENT COVD. AREA ON G. FL. (STILT PARKING)	= 1236.66 SQMT. = 1032.26 SQMT. (38.19%)
OPEN AREA	= 1670.85 SQMT.
COVD. AREA ON 1ST.FL. (INCLUDING LIFT AREA)	= 1032.26 SQMT.
COVD. AREA ON 2ND.FL. (EXCLUDING LIFT AREA)	= 1022.23 SQMT.
COVD. AREA ON 3RD.FL.	= 1022.23 SQMT.
COVD. AREA ON 4TH.FL.	= 1022.23 SQMT.
COVD. AREA ON 5TH.FL.	= 957.78 SQMT.
COVD. AREA ON 6TH.FL.	= 6078.56 SQMT. (F.A.R. = 2.25)
PURCHASABLE COVERED AREA	= 2024.30 SQMT.
MUMTY AND MACH ROOM AREA	= 45.17 SQMT.
GUARD ROOM AREA (1.20X1.35)	= 1.62 SQMT.
CAR PARKING REQUIRED	= (55 X 1 + 5 X 1.25) = (55+7) = 62 NOS.
CAR PARKING PROVIDED IN BASEMENT	= 29 NOS.
CAR PARKING PROVIDED ON GROUND	= 33 NOS.
TOTAL CAR PARKING PROVIDED	= 62 NOS.
TOTAL NO. OF FLAT	= 60



SHALEEN CONSULTANTS
Office: 10/10, 1st Floor, Sector 10, Gurgaon, Haryana
Phone: 01299-411111, 01299-411112
E-mail: shaleen@shaleenconsultants.com

OWNERS: For Sanjeev Architects
Shanti Kumar Kamlesh
PRODIGE
THIS MAP HAS BEEN PREPARED UNDER MASTER PLAN 2001 BHAWAN UPVIDHI 2008



PROJECT: PROPOSED GROUP HOUSING BUILDING PLAN FOR DR. SHANTI KUMAR KAMLESH ON GATA NO. - 2137/2 AND 2146 AT PARGANA - KANOSI, DISTT. - LUCKNOW. (60 FLATS)



TYPICAL 2nd. TO 4th. FLOOR PLAN
 SCALE = 1:100 (11 FLATS ON EACH FLOOR)



FIRST FLOOR PLAN
 SCALE = 1:100 (11 FLATS ON FLOOR)

PROJECT:
PROPOSED GROUP HOUSING BUILDING PLAN FOR DR. SHANTI KUMAR KAMLESH ON GATA NO. - 2137/2 AND 2146 AT PARGANA - KANOSI, DISTT. - LUCKNOW. (60 FLAT'S)



OWNERS:

Akamlesh Kamlesh
For Saajid Architects

For Saajid Architects

SHALEEN CONSULTANTS
 10/10, Sector 10, Gurgaon, Haryana
 Contact No. - 91 9870046111 / 99 88462244

THIS MAP HAS BEEN PREPARED UNDER MASTER PLAN 2010 BHAWAN UPVIDH 07/2008

विक्रय अनुबंध विलेख (बिल्डर)

बही सं०: 1

रजिस्ट्रेशन सं०: 6650

वर्ष: 2021

प्रतिफल- 0 स्टाम्प शुल्क- 2217500 बाजारी मूल्य- 31673421 पंजीकरण शुल्क- 316740 प्रतिलिपिकरण शुल्क - 120 योग: 316860

श्री डॉ० शांती कुमार कमलेश ,
पुत्र श्री स्व० बदलूराम रसिक
व्यवसाय : डाक्टर
निवासी: २७९ सुभाष मार्ग दुगावां लखनऊ

Dr. Kamlesh



ने यह लेखपत्र इस कार्यालय में दिनांक 02/09/2021 एवं 03:06:56 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

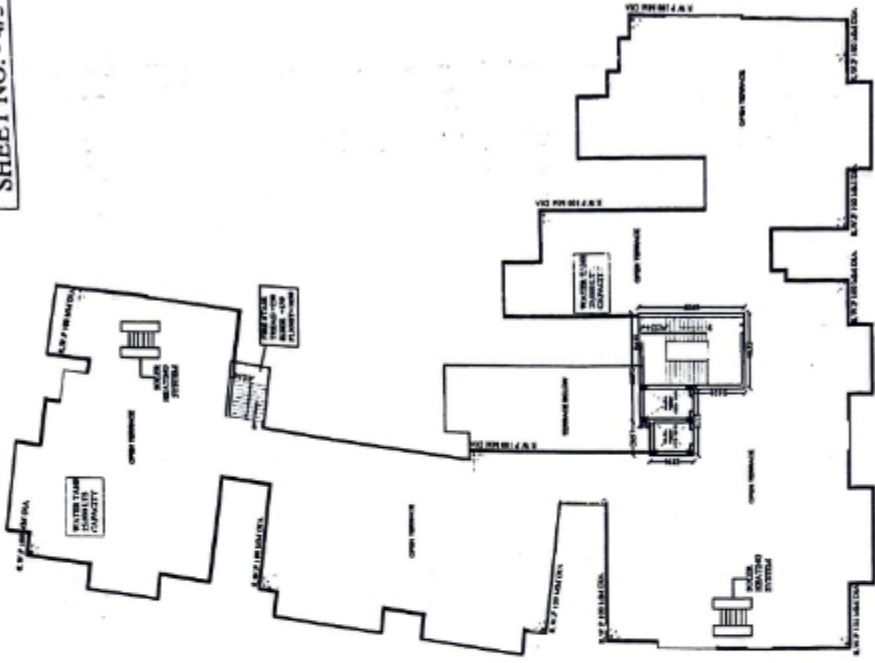
[Signature]

कल्पना अवस्थी
उप निबंधक :सदर पंचम
लखनऊ
02/09/2021

राजेश प्रताप सिंह
निबंधक लिपिक



16860



TERRACE PLAN
SCALE = 1:100



6th. FLOOR PLAN
SCALE = 1:100 (7 FLATS ON FLOOR)



5th. FLOOR PLAN
SCALE = 1:100 (9 FLATS ON FLOOR)



OWNERS: *Shanti Kumar Kamlesh*

PROJECT: **PROPOSED GROUP HOUSING BUILDING PLAN FOR DR. SHANTI KUMAR KAMLESH ON GATA NO. - 2137/2 AND 2146 AT PARGANA - KANOSI, DISTT. - LUCKNOW. (60 FLAT'S)**

For Sanjeev Architecture
SHALEEN CONSULTANTS
 PLOT NO. 10, JALPAKOTA ROAD, KANOSI, DISTT. LUCKNOW
 Contact No. - 91 8038841 | 99 5840303

THIS MAP HAS BEEN PREPARED UNDER MASTER PLAN 2012 URBAN UPVI/DIRI 2008

बही सं०: 1

रजिस्ट्रेशन सं०: 6650

वर्ष: 2021

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

विक्रेता: 1

श्री डॉ० शांती कुमार कमलेश, पुत्र श्री स्व० बदलूराम
रसिक

निवासी: २७९ सुभाष मार्ग दुगावां लखनऊ

व्यवसाय: डाक्टर

क्रेता: 1



श्री मेसर्स संजीवा कंस्ट्रक्शन्स द्वारा प्रोप्राइटर के द्वारा
संजीव कुमार, पुत्र श्री वी के सिन्हा

निवासी: फ्लैट न० ४०१ पृथ्वी सदन १ वाला कदर रोड
कैसरबाग लखनऊ

व्यवसाय: व्यापार

ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता : 1



श्री डॉ० अंजनी कुमार कमलेश, पुत्र श्री डॉ० शांती कुमार
कमलेश

निवासी: २७९ सुभाष मार्ग दुगावां लखनऊ

व्यवसाय: डाक्टर

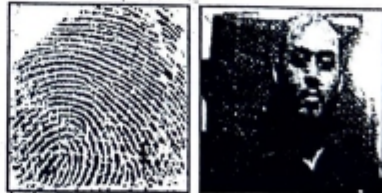
पहचानकर्ता : 2



श्री समीर कुमार, पुत्र श्री संजीव कुमार

निवासी: फ्लैट न० ४०१ पृथ्वी सदन १ वाला कदर रोड
लखनऊ

व्यवसाय: व्यापार

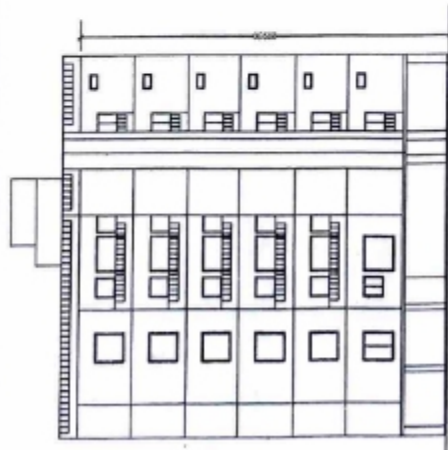


रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

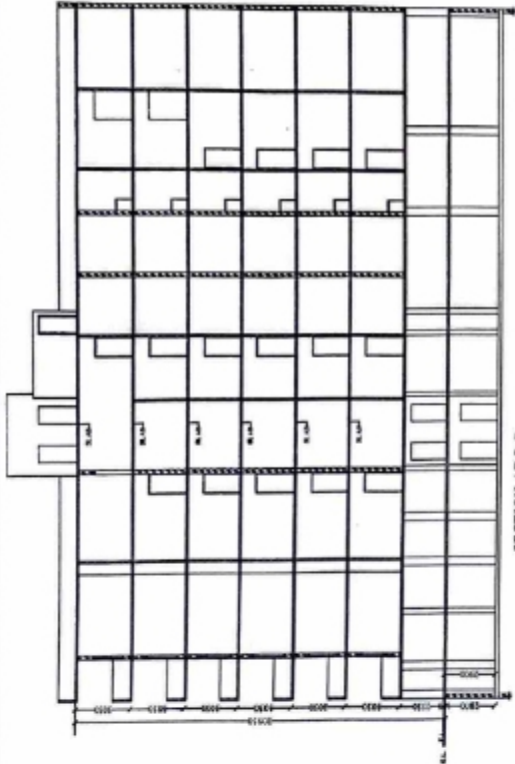
कल्पना अवस्थी
उप निबंधक : सदर पंचम
लखनऊ

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

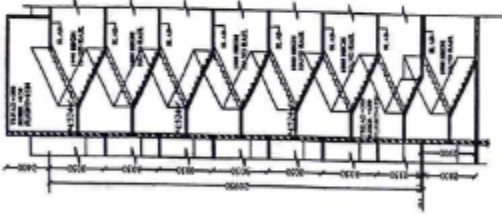
राजेश प्रताप सिंह
निबंधक लिपिक



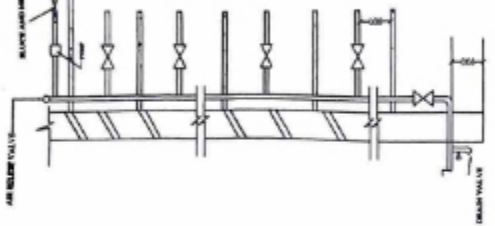
FRONT ELEVATION
SCALE = 1:100



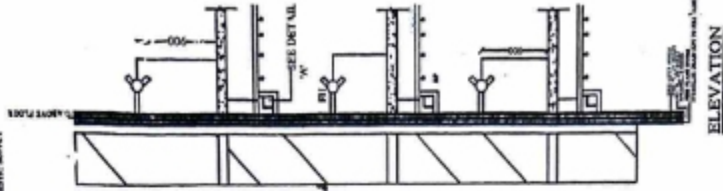
SECTION AT A-A
SCALE = 1:100



SECTION AT B-B
SCALE = 1:100



TYPICAL ARRANGEMENT OF
DOWN-COMER

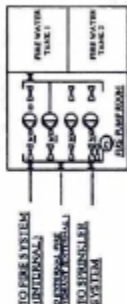


ELEVATION

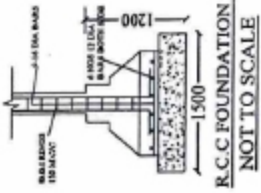
	FIRE EXTINGUISHER
	AUTO SPRINKLER
	NON-RES. 1.5 HRS.
	WATER VALVE
	TERRACE PUMP FOR LAMP

FIRE FIGHTING PROVISION
 67/4" DIA. SUCTION & DELIVERY CONNECTION
 1800 ELECTRIC PUMP CAP 16000 LPM
 1800 DIESEL PUMP CAP 16000 LPM
 1800 ELECTRIC JOCKY PUMP 180 LPM
 1800 DIESEL JOCKY PUMP 180 LPM
 11.6 WATER STORAGE TANK 10,000 LITRS
 0.41 WATER STORAGE TANK 50,000 LITRS
 MOREFA

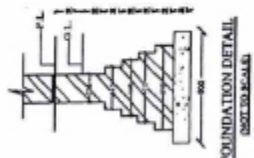
	NON RETURN VALVE
	DETECTION WIRING
	LOG RETAINER PIPE
	OH PIPE LEAKAGE
	SMOKE/HEAT DETECTOR
	TERRACE PUMP FOR LAMP



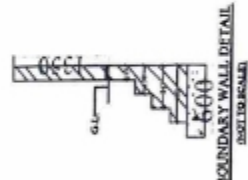
TYPICAL SYSTEM OF PUMPS WITH TWO
ELECTRIC ONE DIESEL FIRE PUMP



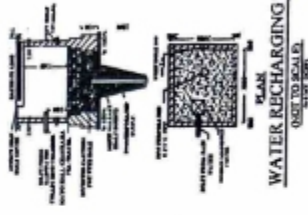
R.C.C FOUNDATION
NOT TO SCALE



FOUNDATION DETAIL
NOT TO SCALE



BOUNDARY WALL DETAIL
NOT TO SCALE



WATER RECHARGING PIT
(USE TO SCALE)
NOT TO SCALE

PROJECT:
PROPOSED GROUP HOUSING BUILDING PLAN FOR DR. SHANTI KUMAR KAMLESH ON GATA NO. - 2137/2 AND 2146 AT PARGANA - KANOSI, DISTT. - LUCKNOW. (60 FLAT'S)



OWNERS:
 Dr. Shanti Kumari Kamlesh
 407, Sector-10, Gurgaon
 Haryana
 THIS MASTER PLAN HAS BEEN PREPARED UNDER MASTER PLAN 2003, URBAN DEVELOPMENT ACT, 1972

आवेदन सं०: 202100821054396

बही संख्या 1 जिल्द संख्या 15033 के पृष्ठ 317 से 362 तक
क्रमांक 6650 पर दिनांक 02/09/2021 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



कल्पना अवस्थी

उप निबंधक : सदर पंचम

लखनऊ

02/09/2021

