



e-Stamp

I10094/24

Certificate No. : IN-UP77065284717494W
 Certificate Issued Date : 09-Sep-2024 11:27 AM
 Account Reference : NEWIMPACC (SV)/ up14752704/ VARANASI SADAR/ UP-VNS
 Unique Doc. Reference : SUBIN-UPUP1475270450123036229032W
 Purchased by : CORALGREENS BUILDTECH PVT LTD DIR KHALID ANSARI
 Description of Document : Article 5 Agreement or Memorandum of an agreement
 Property Description : ARAZI NO.194,195 AND 196 MAUZA DHANESARI PARGANA ATHGAWA TEHSIL PINDRA VARANASI
 Consideration Price (Rs.) : ₹20,00,000
 First Party : REKHA DUBEY AND KRIPAKAR DUBEY
 Second Party : CORALGREENS BUILDTECH PVT LTD DIR KHALID ANSARI
 Stamp Duty Paid By : CORALGREENS BUILDTECH PVT LTD DIR KHALID ANSARI
 Stamp Duty Amount(Rs.) : 20,00,000
 (Twenty Lakh only)

₹20,00,000

₹20,00,000
₹20,00,000
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₹20,00,000

₹20,00,000



Signature - *Eshel*
 ACC Name: Vishal Kumar Baranwal
 ACC Code: -UP 14752704
 CC Add: Bhuvneshwar Nagar Colony VNS
 Mobile No: -9129700718
 Licence No: -547
 Distt.-VARANASI

E-STAMP LOCKED BY
 S. R. PINDRA
 VARANASI

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CORALGREENS BUILDTECH PVT. LTD.

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 Director



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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.challestamp.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.

प्रस्तुतकर्ता द्वारा प्रेषित प्रमाण पत्र

उपनिवेशक पिछले वर्ष का प्रमाण पत्र 202400995013220

शेखर प्रार्थना पत्र प्रस्तुत करने का दिनांक

प्रस्तुतकर्ता या प्राप्ति का नाम खातिर संख्या

लेख का प्रकार विक्रय क्र.नुंबर दिनांक

प्रतिफल की धनराशि 0 / 28565000.00

1. रजिस्ट्रीकरण शुल्क 285650
2. प्रतिनिधिकरण शुल्क 100
3. निरीक्षण या तलाश शुल्क
4. मुद्रांतर के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. याचिक भत्ता

1 से 6 तक का योग 285750

शुल्क वसूल करने का दिनांक 2024-09-09 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2024-09-09 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

I 10034/24



71
20,00,000/-
3000
2,85,65,000/-
2,85,65,000/-
38



DEVELOPER AGREEMENT

This Agreement made this 9th Day of September 2024 between **Rekha Dubey** (PAN ACBPR8254L Mobile 7007969966) W/o **Kripakar Dubey** and **Kripakar Dubey** (PAN BARPD9121R Mobile 9838266666) S/o **Amritakar Dubey** both R/o H.No. S. 8/217, Sudhakar Road, Khajuri, Varanasi hereinafter referred to as the "LAND OWNERS / FIRST PARTY" (which expression shall unless excluded by and/or repugnant to the subject or context be deemed to include and mean their heirs, legal representatives, successors, executors, administrators and/or assigns) of the ONE PART

AND

M/s **Coralgreens Buildtech Private Limited** (PAN-AAECC0751D) having its registered office at C. 19/115-2, Fatman Road, Lallapura, Varanasi through its one of the Director **Mr. Khalid Ansari** S/o **Shahid Junaid Ansari** (Aadhaar No. 9579-0637-0546) (Mobile No. 9839055194) R/o C. 19/115-2, Fatman Road, Lallapura, Varanasi (Duly authorized in the board of Directors meeting by

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Director

resolution Dated 16-05-2024), hereinafter referred to as the **DEVELOPER / SECOND PARTY** (which expression shall unless excluded by or otherwise repugnant to the subject or context mean and include its successors, liquidators, receivers and assigns) of the **OTHER PART**.

WHEREAS property Arazi no. 195 measuring 0.040 Hect and 196 measuring 0.040 Hect total two gata total area 0.080 Hect i.e. 8704 sq ft situated at Mauza Dhanesari, Pargana Athgawa, Tehsil Pindra, Distt Varanasi was owned and possessed by Rekha Dubey, who got the property from its previous owner Smt. Radha Devi by registered gift deed, registered in Book No. I Vol. 6914 on pages 129 to 154 at Sr. No. 9898 dated 04-11-2023 and the Arazi no. 194 measuring 0.061 Hect or 6636.8 sq ft situated at Mauza Dhanesari, Pargana Athgawa, Tehsil Pindra, Distt Varanasi was owned and possessed by Kripakar Dubey, who got the property from its previous owner Sarvjeet and Jagdish Ss/o late Kashinath by registered sale deed, registered in Book No. I Vol. 1815 on pages 335 to 348 at Sr. No. 2949 dated 12-09-2012 and put them into actual possession over said property as absolute Owner. Since then **LAND OWNERS / First Party** are in actual possession over the property (morefully detailed and described in the schedule -I) as absolute Owners. Their title is absolute and unassailable in respect of the said property.

AND WHEREAS on the basis of transfer deeds detailed above, the **LAND OWNERS / First Party** got their names recorded in revenue / govt. records as absolute Owners of said property and they are in actual possession over said property as absolute Owners thereof and sufficiently entitled to all that the piece and parcel of land morefully described in the **Schedule -I** hereunder written and hereinafter, for the sake of brevity, referred to as "the said Property". The said property is free from all encumbrance, lien and charges and the **LAND OWNERS / First Party** being entitled to independent and distinctive right title interest and capable of being transferred independently. The land Owners / First Party undertakes that the land sought to be developed under the scheme is free from all encumbrances,



CORALGREENS BUILDTech PVT. LTD.


Director



आवेदन सं०: 202400995013220

विक्रय अनुबंध विलेख (बिल्डर)

बही सं०: 1

रजिस्ट्रेशन सं०: 10094

वर्ष: 2024

प्रतिफल- 0 स्टाम्प शुल्क- 2000000 बाजारी मूल्य- 28565000 पंजीकरण शुल्क - 285650 प्रतिलिपिकरण शुल्क - 100 योग : 285750

श्री कोरलग्रीन्स बिल्डटेक प्राईवेट लिमिटेड द्वारा
खालिद अंसारी अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री शाहिद जुनैद अंसारी
व्यवसाय : व्यापार
निवासी: सी० 19/115-2 फातमान रोड लल्लापुरा वाराणसी



श्री, कोरलग्रीन्स बिल्डटेक प्राईवेट
लिमिटेड द्वारा
ने यह लेखपत्र इस कार्यालय में दिनांक
09/09/2024 एवं 01:37:54 PM बजे
निबंधन हेतु पेश किया।

खालिद अंसारी अधिकृत
पदाधिकारी/ प्रतिनिधि



रजिस्ट्रेशन अधिकारी के हस्ताक्षर

पादवेन्द्र द्विवेदी
उप निबंधक :पिंडरा
वाराणसी
09/09/2024
अमित कुमार सिंह
निबंधक लिपिक
09/09/2024

प्रिंट करे

litigations and disputes. In case of contrary the LAND OWNERS shall indemnify the developer / second party.

AND WHEREAS the said property is yielding no income to the LAND OWNERS / First Party, rather they have to spend considerable amount for its maintenance and security. Therefore, the LAND OWNERS / First Party has decided to get the entire land developed in such a manner that the said property be exploited beneficially so that the said property is properly used and gets sufficient fund and income to the LAND OWNERS / First Party .

AND WHEREAS the Developer / Second Party, who is a body corporate established to earn profit having its main business object and activity as Real estate builder was in search of a suitable piece of land in this area for constructing a residential/commercial building and earn profit out of that construction, approached the LAND OWNERS / First Party, and explained the benefits of getting a residential/commercial building constructed over the said property.

AND WHEREAS the LAND OWNERS / First Party also assured the Developer / Second Party about their right, title and interest in respect of the said property. They also assured the Developer / Second Party that the said property is free from all encumbrances, lien and charges and they are competent and entitled to deal with said property as per their desire.

AND WHEREAS the Developer, above named offered to develop the said property on the terms which are very reasonable and feasible. Therefore, the LAND OWNERS / First Party, finding the plan very suitable and further terms and condition offered are also being reasonable, accepted the proposal of the Developer / Second Party and agreed to get the entire land developed by the Developer / Second Party for construction of a residential/commercial building at the cost and expenses of Developer / Second Party alone.

AND WHEREAS the Developer / Second Party also agreed for development of the said property and offered to build multi-

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CORALGREENS BUILDTECH PVT. LTD.

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Director



आवेदन सं०: 202400995013220

बही सं०: 1

रजिस्ट्रेशन सं०: 10094

वर्ष: 2024

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

विक्रेता: 1

श्रीमती रेखा दूबे, पत्नी श्री कृपाकर दूबे

निवासी: म० नं० एस 8/217 सुधाकर रोड खजुरी वाराणसी

व्यवसाय: गृहिणी

विक्रेता: 2



श्री कृपाकर दूबे, पुत्र श्री अमृताकर दूबे

निवासी: एस० 8/217 सुधाकर रोड खजुरी वाराणसी

व्यवसाय: नौकरी

क्रेता: 1



श्री कोरलग्रीन्स बिल्डटेक प्राइवेट लिमिटेड के द्वारा
खालिद अंसारी, पुत्र श्री शाहिद जुनेद अंसारी

निवासी: सी० 19/115-2 फातमापुर रोड लल्लापुरा वाराणसी

व्यवसाय: व्यापार

ने निष्पादन स्वीकार किया जिनकी पहचान

पहचानकर्ता : 1



श्री श्रेयकर दूबे, पुत्र श्री कृपाकर दूबे

निवासी: एस० 8/217 सुधाकर रोड खजुरी वाराणसी

व्यवसाय: अन्य

पहचानकर्ता : 2



श्री राकेश कुमार श्रीवास्तव, पुत्र श्री सुरेन्द्र श्रीवास्तव

निवासी: एस० 1/36ए-1-के चुप्पेपुर वाराणसी

व्यवसाय: नौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

पादवेन्द्र द्विवेदी

उप निबंधक : पिंडरा

वाराणसी

09/09/2024

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे

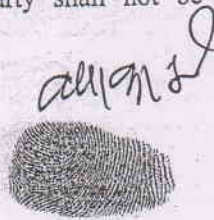
नियमानुसार लिए गए हैं।

टिप्पणी:

storied housing /commercial complex over the said property (B+G+7) in a substantial and workman like manner and in conformity with the site plan, elevations, sections and specifications with proper and suitable walls, ceilings, floors, partitions, staircases, roofs, fixtures and fittings and all conveniences and amenities for habitation and enjoyment of such building, unit and / or units therein in a decent style.

AND WHEREAS considering all the facts and after threadbare discussions between the parties, the parties hereunto agreed to the terms and conditions of development as under:-

- 1- That the site plan for development shall be prepared and submitted for approval and the terms and conditions hereinafter provided, have been agreed to on the stipulation that the said plan shall be duly approved by Varanasi Development Authority, Varanasi.
- 2- That it has been agreed between the parties that under the Scheme formulated, the LAND OWNERS / First Party will jointly get 45% of the built up area along with proportionate undivided, indivisible and un-demarcated land in lieu of his land offered by him to Developer / Second Party for development and construction of residential/commercial building. The share of LAND OWNERS / First Party is detailed and described in Schedule - II given hereunder.
- 3- That it has further been agreed between the parties that in lieu of the development of the said property and construction of a residential/commercial building over the said property out of its own fund, the Developer / Second Party will get 55% of the built up area along with undivided, indivisible and un-demarcated proportionate land in lieu of the development of the said property and construction of a multi storied housing complex over the said property. The developer shall be entitled to deal with this 55% portion of built up area and proportionate, undivided, indivisible and un-demarcated land as per its wishes and requirements. The LAND OWNERS / First Party shall not be entitled to create any hindrance in



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Director



Developer's right in respect of its share. The Developer's share is detailed and described in Schedule - III given hereunder.

- 4- That even if the said plan may have to be revised, the basic terms such as agreed proportionate share of constructed area including land entered into between the parties shall remain the same but for necessary minor modifications including up-gradation of the specification of the building depending upon the availability and viability of new products and market trends, so that the said property may be developed properly and legally.
- 5- The Developer / Second party shall proceed expeditiously with site development, preparation of final building plans over the property detailed in Schedule-I. The Developer / Second Party shall complete the project within 42 months from the date of commencement of project. The project shall be treated to be commenced from the date of sanction of the building plan by the V.D.A. or possession of the plot given to Developer / Second Party, whichever is later. However, the period of project can be extended to a further period of 6 months (grace period), with the mutual consent of the parties.
- 6- That any period executed for and by any act of God or critical situation such as riot, pandemic or covid or any natural calamity beyond the human control shall not be included in counting of 42 months i.e. for completion period of project.
- 7- That if the Second Party/developer could not complete the project within the stipulated period of 42 month and 6 months extended grace period (as mentioned in para 5 of this deed) then in such case the Second Party will pay @ 150000/- per month to the First Party until completion of the project.
- 8- That if on account of any order of court or any statutory authority or on account of any challenge in respect of the





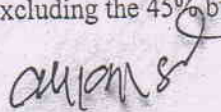
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Director

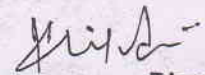


right and title of the LAND OWNERS / First Party, the work of development gets stopped, the period for which the work are stopped shall get enlarged for the completion of the construction plan.

- 9- That the Developer / Second Party shall get the building plan sanctioned and approved at its optimum FAR before proceeding with development of the site at its own cost. The Developer / Second Party shall further bear all the cost, fees or composition fees and compounding fees related to the proposed Development payable to Varanasi Development Authority or local Body.
- 10- That it has further been agreed between the parties that if FAR has been purchased, the cost/expenses will be bear by both the parties in their respective share.
- 11- That it has further been agreed between the parties that the Developer / Second Party shall not book/sell/mortgage said 45% portion of the built up area and proportionate, un-demarcated and undivided land of the LAND OWNERS 's share in the multi storied building to be constructed by the Developer / Second Party at its own cost (morefully detailed and described in Schedule II of this Developer Agreement).
- 12- That it has further been agreed between the parties that the Developer / Second Party shall be entitled and authorise to deal with its 55% portion of built up area and proportionate undivided and un-demarcated land as per its wishes and requirements (morefully detailed and described in Schedule III of this Developer Agreement).
- 13- That the Developer / Second Party shall be entitled and authorise to allot and/or to sell all the constructed area/apartments within its share full detailed in Schedule III of this deed along with undivided and un-demarcated proportionate land to any or various person and to receive the entire sale consideration/gain/benefits etc. thereof excluding the 45% built up area which are meant for LAND

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Director

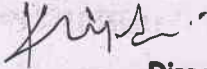


OWNERS / First Party only. The LAND OWNERS / First Party has appointed and authorized Developer / Second Party to execute such Deeds of Sale and /or agreement to sale or lease deed or any transfer deed or gift deed and receive sale consideration thereof in the name of Developer / Second Party. The Powers given by LAND OWNERS to Developer shall not be amended, altered or revoked by LAND OWNERSs during the continuance of project or before the completion of this project or till all the flats and shops of developer's share is not sold whichever is later.

- 14- The LAND OWNERS / First Party hereby nominate and authorizes the Developer / Second Party to do the following acts, that is to say:-
- (A) The Developer / Second Party will submit the construction plan of the project for the approval of the V.D.A.
 - (B) That the LAND OWNERS / First Party will have no objection if the Developer / Second Party submit the building plans in the name of the LAND OWNERS / First Party in accordance with rules framed by authority to the local authority (ies) or apply for any other sanctions, permission or approvals for its convenience and benefit. It is clearly understood that all fees and costs relating to approvals, permissions and sanctions will be totally borne by the Developer / Second Party.
 - (C) To the extent of its own share so defined to transfer and convey on ownership basis or other basis the said flats/ commercial spaces in the building to be constructed on the said land and to receive and appropriate to its own account the sale price in respect thereof.
 - (D) And generally to do all the acts, deeds and things for developing the said property.
 - (E) To appoint architects, surveyors, engineers and contractors and other person or persons.



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Director



- (F) To make applications to the concerned authorities for, Electric connections and get, if required to, installed a transformer exclusively for the project.
- (G) To accept service of any writ, summons or other legal process or notice and to appear and represent the LAND OWNERS / First Party in any court or before any Magistrate, Judicial tribunal and other tribunals in connections with the development of said property and to defend or file suits, actions or other proceedings in any court or before any public officer or tribunal relating to the development of the said property or part or parts thereof and for any of the purposes aforesaid to sign execute and deliver or file necessary Vakalatnama, claims, plaints, orders, applications, affidavits, petitions and other documents, papers and writings. In case of any legal proceedings in any court of law, measures at its own cost to protect the right, title and interest of the LAND OWNERS/First Party and reasonable advice of the LAND OWNERS/First Party in this regard shall be obtained by the Developer / Second Party at all times at its own cost.
- (H) To enter into agreement for sale and / or sale deed of or otherwise allot flats / unit earmarked as its share fully detailed and described in Schedule III of this deed alongwith undivided proportionate land area and received sale consideration of its own name, except the LAND OWNERS / First Party Portion or part thereof in sanctioned plan of the aforesaid building/buildings, to the purchasers after allocating LAND OWNERS 's portion.
- 15- That it will be the sole responsibility of the Developer / Second Party to get the construction plan approved by the Varanasi Development Authority and all such authority as may be necessary under law for the construction of flats as early as possible. All costs in connection thereof shall be borne by the Developer / Second Party.
- 16- That the LAND OWNERS / First Party hereby authorize the Developer / Second Party to sign necessary forms,

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Signature

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Signature
Director

applications, maps, plans and other papers necessary for obtaining sanction for the construction of said residential/commercial complex from Varanasi Development Authority or any other authority competent to grant sanction under law.

- 17- That all materials to be worked and/or used for the said construction of the proposed residential/commercial complex, although the same may not be particularly mentioned in this agreement shall be supplied and furnished by the Developer / Second Party only.
- 18- That Developer / Second Party shall, on completion of construction work at its own cost and expenses, remove and clear away all scaffoldings, fencing, unused material and rubbish from the said complex.
- 19- That the Developer / Second Party shall confirm in all respects with the provisions and regulations of any general or local act, rules, orders and regulations of the Government or any local authority or authorities, which may be applicable to the proposed building and construction works and shall comply with all terms and indemnify and keep indemnified the LAND OWNERS / First Party against all penalties costs, charges and expenses, damages incurred by reasons of non observance of any such provisions or regulations, or breach of the terms.
- 20- That the Developer / Second Party shall also keep the LAND OWNERS / First Party indemnified against all claims, compounding, demands of any nature in respect of the developmental work and in respect of any liability incurred on account of violation of any law or rule or any claim arising out of employment of engineers, artisan or workers etc. of any nature. It shall be the sole responsibility of the Developer / Second Party to safeguard any materials or goods brought by the developer. If at any time, any loss of any material or any goods of the Developer / Second Party is caused or pilfered or stolen, the LAND OWNERS /



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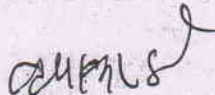


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Director

First Party shall not be liable for the same in any circumstances whatsoever.

- 21- That the LAND OWNERS / First Party shall be entitled to execute deed of sale or deed of agreement to sale in respect of their share that is 45% of the built up area along with undivided and un-demarcated proportionate land area and the Developer / Second Party shall not create any hindrance of any sort in the execution of such deeds in favour of intending purchaser or purchasers of land Owners' share. The Developer / Second Party shall have no claim over the sale consideration received by LAND OWNERS / First Party in respect of his share (morefully detailed and described in Schedule II of this Developer Agreement).
- 22- That the Developer / Second Party shall be entitled to execute deed of conveyance or deed of agreement to sale or sale deed or lease deed or any transfer deed in respect of its share of 55% in the built up area along with undivided and un-demarcated proportionate land area and the LAND OWNERS / First Party shall not create any hindrance and / or objection in the execution and registration of such deed or deeds. The LAND OWNERS / First Party authorize the Developer / Second Party to receive sale consideration thereof in its own name. The LAND OWNERS / First Party shall have no claim over the sale consideration received by Developer / Second Party in respect of its share (morefully detailed and described in Schedule III of this Developer Agreement).
- 23- That the Developer / Second Party shall be entitled to apply for electric connection, water connection and such other permission etc. as may be required for promotion and proper implementation of the said scheme.
- 24- That all the powers given by the LAND OWNERS / First Party to Developer / Second Party shall not be withdrawn, revoked and / or altered during the existence of this agreement provided by Developer will not violate any terms of present agreement.



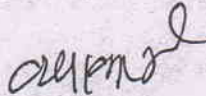
CORALGREENS BUILDTech PVT. LTD.



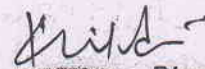
Director



- 25- That nothing stated herein shall be deemed or constitute the partnership between the Developer / Second Party and LAND OWNERS / First Party neither constitute as a Joint Venture or Joint Ventures between the LAND OWNERS and the Developer / Second Party nor shall the Developer / Second Party and the LAND OWNERS / First Party constitute as Association of Persons.
- 26- That it is agreed that until a Society and / or company or any other body of the unit holders, takes over the maintenance of the complexes the maintenance of the developed area shall be the liability of the Developer / Second Party and the developer shall be entitled to realize the cost of such maintenance / replacements etc. proportionately from the unit holders on the built up area in proportion to the entire built up area. Proper account for such maintenance charge will be maintained by the developer until such Society/Company is formed which shall be duly audited and shall be final and binding on all the unit holders.
- 27- That the Developer / Second Party shall not be entitled to create any charge or encumbrance over the property coming in the share of Land Owners. However the developer shall be entitled to create charge and/or encumbrance over the property specified as its share. But the responsibility to repay the said loan, if any, shall be on the developer only and the LAND OWNERS / First Party shall not be liable and / or responsible for repayment of the said loan.
- 28- That all taxes/charges fees, expenses security deposits etc. for development or construction of the project will be borne by the Developer / Second Party.
- 29- That; the LAND OWNERS / First Party hereby declare that:
- i) The said property is a free hold and the LAND OWNERS/First Party have got title to the same free from all encumbrance, lien and charges whatsoever.



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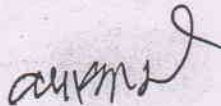


Director



- ii) The LAND OWNERS / First Party have not created any encumbrances on the said property or any part thereof by way of sale, mortgage, exchange, lease, trust assessment right, gift, lien, leave, license, permission, rent possession, charge inheritance or any other encumbrances whatsoever.
- iii) No notice or notification for acquisition or acquisitions under the statutes for the time being enforce, has been received, served or issued affecting the said property or any party thereof and LAND OWNERS are entitled to develop and or cause to be developed the said entire property.
- iv) There are no attachments either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, lispendens, notices, insolvency notice, petitions or adjudications order made or at the instance of any part thereof.
- v) Apart from the LAND OWNERS / First Party none else is entitled to or has any share, right, title or interest in the said property or any part thereof either as a partner or any partnership or coparcener in any joint family or otherwise and that the LAND OWNERS / First Party is not benamidars or trustees for any one in respect of the said property the maintenance and upkeep thereof any funds of the joint family or any nucleus thereof.
- 30- That the Developer / Second Party shall not be liable for any of the outgoings of the property relating to the period prior to this agreement which shall be the liability of the LAND OWNERS / First Party alone.
- 31- That it is agreed that after the execution of these presents the Developer / Second Party shall be entitled to construct temporary godowns, site offices, sample flats etc. and put up its sign boards and hoardings on the said premises at its own cost and risk.
- 32- That if any dispute arises out of this agreement between the parties or between a party and/or the heirs of other party of






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Director

this agreement, if any, which is not provided or otherwise in the agreement inclusive of the dispute relating to the interpretation, operation or enforcement of terms of this agreement the same shall be settled by reference to Arbitrators jointly appointed by the parties in accordance with the provisions of Arbitration and Conciliation Act, 1996.

- 33- That in due course of possession, development and constructions, or at any point of time it is found that the title of LAND OWNERS / First Party to the said property mentioned in Schedule I hereunder is defective in that case this agreement shall stand cancelled and the Developer / Second Party shall be entitled to obtain compensation in respect of money spent and/or incurred by it in development of the said premises and construction of the building in the said premises and that money so spent and incurred by the Developer / Second Party, with the mutual consent of the parties.
- 34- The built up area is divided between land owner and developer is 45%/55% ratio (45% land owner and 55% developer), however if any parties getting more or less area then the area which is described in Schedule II and Schedule III of this Agreement, in that case it shall be compensated at then prevailing market rate.
- 35- That if after approval of building plan/map by competent authority if needed both the parties shall be ready and available to execute and get registered with a supplementary/correction deed of this Agreement.
- 36- That it has been agreed between both the parties that original title documents of said property will be kept by developer / Second Party and the copy thereof would be with the First Party



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[Signature]
Director



SCHEDULE - I

All that piece and parcel of land bearing Arazi no. 194 measuring 0.061 Hect and Arazi no. 195 measuring 0.040 Hect and Arazi no. 196 measuring 0.040 Hect total 3 Gata total measuring 0.141 Hect or 15340.8 sq ft i.e. 1425.72 sq mter situated at Mauza Dhanesari, Pargana Athgawa, Tehsil Pindra, Distt Varanasi butted and bounded as below:

ON THE EAST: Arazi no. 197

ON THE WEST: Boundary of Primary School and Arazi no. 193

ON THE NORTH: Panchkoshi to Harahua Road

ON THE SOUTH: Boundary of Mauza Dasepur.

Schedule - II

Share of Land Owners / First Party detailed hereinbelow
alongwith 45% proportionate land area

Basement	-	45 % of total Parking
Ground/ Stilt Floor	-	Shop no. 002 + 45% Parking
First Floor	-	Shop no. 102, 104 and 106
Second Floor	-	Nil
Third Floor	-	Nil
Fourth Floor	-	Flat no. 401, 402, 403, 404, 406, 407, 408, 409 and 410
Fifth Floor	-	Flat no. 501, 502, 503, 504, 505, 506, 507, 508, 509 and 510
Sixth Floor	-	Flat no. 601 and 602
Seventh Floor	-	Flat no. 701 and 702

Schedule- III

Share of Developer / Second Party

Share of Developer / Second Party detailed herein below alongwith
55% proportionate land area

Basement	-	55% of total Parking
Ground/ Stilt Floor	-	Shop no. 001 + 55% Parking
First Floor	-	Shop no. 101, 103 and 105
Second Floor	-	Flat no. 201, 202, 203, 204, 205, 206, 207, 208, 209 and 210
Third Floor	-	Flat no. 301, 302, 303, 304, 305, 306, 307, 308, 309 and 310
Fourth Floor	-	Flat no 405
Fifth Floor	-	NIL
Sixth Floor	-	Flat no. 603, 604 and 605
Seventh Floor	-	Flat no. 703, 704 and 705



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[Handwritten Signature]
Director



NOTE-

1- The property is situated between "Harahua Police Chowki to Reliance Petrol Pump" and as per the circle rate of the property is Rs. 25000/- per sq meter but the notification issued by the District Magistrate/Collector, Varanasi through letter no. 105 dated 05-05-2022, if the land is more than 1000 sq meter then the circle rate will be 20% less of the prevailing circle rate i.e. Rs. 20000/- per sq meter i.e. valuation of the aforesaid property i.e. 1425.72 sq mtr X Rs. 20000/- Rs. 28514400/- and Rs.50,000/- of boundary making total Rs. 28564400/- total Govt valuation of Rs. 2,85,65,000/- hence stamp duty of Rs 20,00,000/- is being paid @7 % through E-Stamp no. IN-UP77065284717494W dated 09-09-2024.

2- All the parties are Indian Citizen and property is not belongs to S.C./S.T. and no any agreement to sale executed by First Party regarding Schedule -I property. There is no commercial activities and property is in the shape of open land.

3- That numbering of flats will be started from North-East Side of the building and it will be finished in the North-West side of the building..



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CORALGREENS BUILDTECH PVT. LTD.

Handwritten signature

Director



IN WITNESS WHEREOF the Parties hereto have set And subscribed their respective hands on the day, Month and Year First above written in presence of the witnesses.

WITNESSES

1 Name : ShreykarDubey

Father's Name: Kripakar Dubey

Address : S 8/217, Sudhakar Road, Khajuri,
Varanasi

Mobile No. : 7505979999

Signature




2. Name : Rakesh Kumar Srivastava

Father's Name : Surendra Srivastava

Address : S 1/36A-1-K, Chuppepur,
Varanasi

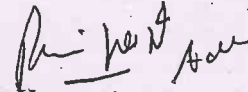
Mobile No. 9305320073

Signature



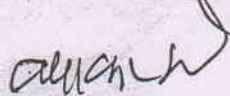

Drafted By -

Ravi Kant Mishra,
Advocate
Collectorate Campus, Varanasi



Typed By:


K.K.Computer
Collectorate, Varanasi



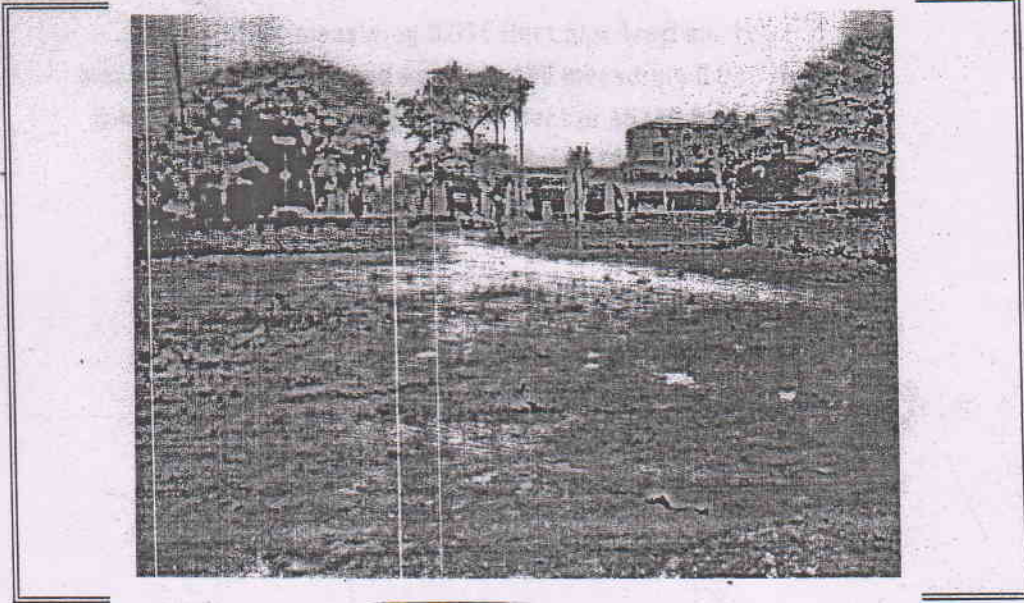

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Director



Office of Sub Registrar, Pindra, Varanasi

1. Nature of Way – Panchkoshi to Harahua Road
2. Nature of construction (commercial/residential)- Residential
3. Colour photograph of Property



First Party - Rekha Dubey and Kripakar Dubey
Second Party - M/s Coralgreens Buildtech Private Limited through its one of the Director Mr. Khalid Ansari

DETAILS OF THE PROPERTY

All that piece and parcel of land bearing Arazi no. 194 measuring 0.061 Hect and Arazi no. 195 measuring 0.040 Hect and Aarzi no. 196 measuring 0.040 Hect total 3 Gata total measuring 0.141 Hect or 15340.8 sq ft i.e. 1425.72 sq mter situated at Mauza Dhanesari, Pargana Athgawa, Tehsil Pindra, Distt Varanasi butted and bounded as below:

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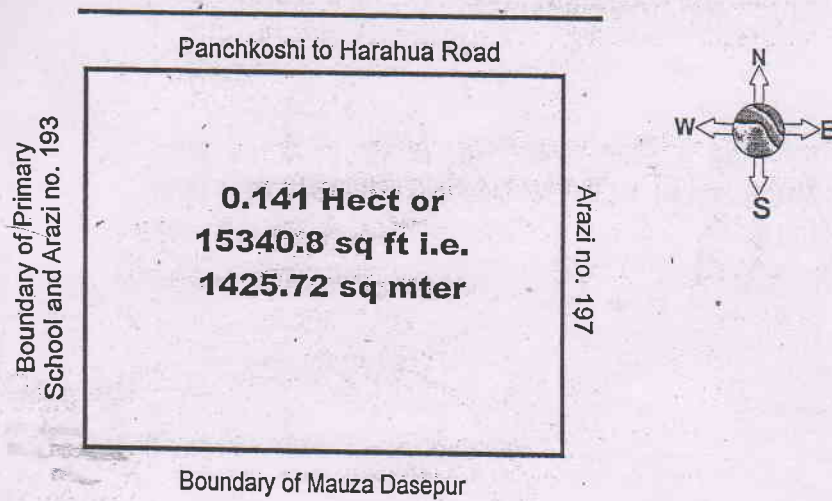
CORALGREENS BUILDTECH PVT. LTD.

Khalid Ansari
Director



Site Plan

Arazi no. 194 measuring 0.061 Hect and Arazi no. 195 measuring 0.040 Hect and Arazi no. 196 measuring 0.040 Hect total 3 Gata total measuring 0.141 Hect or 15340.8 sq ft i.e. 1425.72 sq mter situated at Mauza Dhanesari, Pargana Athgawa, Tehsil Pindra, Distt Varanasi



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DRAWN BY
K.K. COMPUTER,
SHOP NO. 4, C.B.A. BUILDING
COLLECTORATE COURT, VARANASI.

CORALGREENS BUILDTECH PVT. LTD.

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Director



आवेदन सं०: 202400995013220

बही संख्या 1 जिल्द संख्या 7502 के पृष्ठ 17 से 54 तक
क्रमांक 10094 पर दिनांक 09/09/2024 को रजिस्ट्रीकृत किया
गया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

यादवेन्द्र द्विवेदी
रूप निबंधक : पिंडरा
वाराणसी
09/09/2024

प्रिंट करे