

I 4370/19



उत्तर प्रदेश UTTAR PRADESH

EW 740706

13

st  
1000

5000/-  
Apr 4500/-

500-1  
2012-20



*[Signature]*



*[Signature]*

AGREEMENT

This Deed of Agreement for Rights of viding the possess executed on this day 03 August 2019 BETWEEN M/S SHILPI INDUSTRIES, PAN NO. ADEFS4497C AND M/S SHILPI ENTERPRISES, PAN NO. AAIFS7585C with its partner Rai Anurag Chandra S/o Late Rai Dinesh Chandra R/o Kushasthali, S-2/638 club Road Sikraul Varanasi entry and have and after referred as "Owner/First Party" and in favour of M/S CHANDRA TOWERS PVT. LTD. PAN NO. AAACC4422F through its director Mr. Santosh Kumar Singh S/o Late Vijay Bahadur Singh R/o S-25/243Ka, Sarsauli Bhojubir, Cantt. Varanasi after referred as "Second Party".

For SHILPI ENTERPRISES

*[Signature]*  
PARTNER

For SHILPI INDUSTRIES



*[Signature]*  
Partner

For-Chandra Towers Pvt. Ltd.



*[Signature]*  
Santosh Kumar Singh  
Director

6020

1.8.19

श्रीमती सुश्रीमती  
उत्तरी गण्डा

मनमोहन अली

Prof



  
मो० मानिक अली  
स्टाम्प विक्रेता क०क०-वाराणसी  
ला० नं०-49/67/102



For Chandan Towers Pvt Ltd

Director

WHEREAS M/s Shilpi Industries, a Partnership firm has purchased Half Plot No.15 area 22.50 Decimal and Plot No.17 area 6 Decimal, 2 Gata area 0.285 Acre Village Shehamalpur Pargana Athgawa Tehsil Pindra Distt. Varanasi under sale deed dated 16.01.1996 registered as Document No.20670 Book No.1 Volume No.100 at Pages 345/374 on 16.01.1990 in the office of Sub-Registrar, Varanasi accorded as Bhumidhar with transferable rights and coming down in possession.

FOR SHILPI INDUSTRIES  
  
  
Partner

FOR SHILPI ENTERPRISES  
  
  
PARTNER

For-Chandra Towers Pvt. Ltd.  
Santosh Kumar  
Director

आवेदन सं०: 201900995006807

विक्रय अनुबंध विलेख (बिना कब्जा)

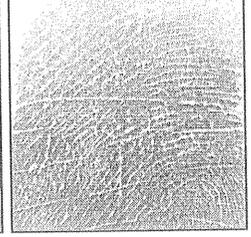
बही सं०: 1

रजिस्ट्रेशन सं०: 4370

वर्ष: 2019

प्रतिफल- 5000 स्टाम्प शुल्क- 100 अग्रिम राशि- 4500 पंजीकरण शुल्क - 500 प्रतिलिपिकरण शुल्क - 60 योग : 560

श्री मेसर्स शिल्पी इण्डस्ट्रीज एण्ड मेसर्स शिल्पी इन्टरप्राइजेज द्वारा  
राय अनुराग चन्द्रा अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री स्व० राय दिनेश चन्द्रा  
व्यवसाय : व्यापार  
निवासी: कुशस्थलीय, एस-2/638, क्लब रोड, सिकरौल, वाराणसी।



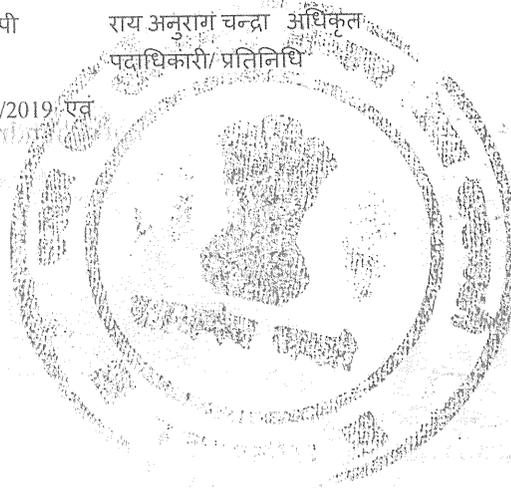
*Signature*

श्री. मेसर्स शिल्पी इण्डस्ट्रीज एण्ड मेसर्स शिल्पी  
इन्टरप्राइजेज द्वारा

राय अनुराग चन्द्रा अधिकृत  
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 09/08/2019 एतं  
03:32:51 PM बजे  
निबंधन हेतु पेश किया।

10/08/2019



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*Signature*  
विनय सिंह

उप निबंधक :पिंडरा

वाराणसी

09/08/2019

*Signature*  
कृष्ण मुरारी तिवारी

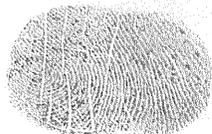
निबंधक लिपिक

प्रिंट करें

8/9/2019, 3:34

AND WHEREAS Shilpi Enterprises Partnership Firm has purchased Plot No.18 area 1075 Acre and Plot No.19 Area 0.06 Acre along with 2/3 Share of Plot No.16 area 11 Decimal i.e. 0.075 Acre i.e. 3 Gata Total area 0.21 Acre at Village Shehamalpur Pargana Athgawa Tehsil Pindra Distt. Varanasi under sale deed dated 02.04.1987 registered as Document No.5089 Book No.1 Volume No.6688 at Pages 130/132 on 02.03.1988 in the office of Sub-Registrar, Varanasi and coming down in possession over the said property as Bhumidhar with transferable rights and recorded as such.

AND WHEREAS thus the said two partnership firms and jointly are owners in possession of property detailed in schedule of this deed and hereinafter for the shape of brevity stated as Grantor.

For SHILPI INDUSTRIES  
  
  
PARTNER

For-Chandra Towers Pvt. Ltd.  
  
Santosh Kumar  
Director

For SHILPI ENTERPRISES  
  
PARTNER

आवेदन सं०: 201900995006807

बही सं०: 1

रजिस्ट्रेशन सं०: 4370

वर्ष: 2019

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

विक्रेता: 1

श्री मेसर्स शिल्पी इण्डस्ट्रीज एण्ड मेसर्स शिल्पी इन्टरप्राइजेज के  
द्वारा राय अनुराग चन्द्रा, पुत्र श्री स्व० राय दिनेश चन्द्रा  
निवासी: कुशस्थलीय, एस-2/638, क्लब रोड, सिकरौल,  
वाराणसी।

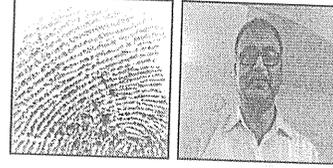
व्यवसाय: व्यापार



क्रेता: 1

श्री चन्द्रा टावर्स प्रा०लि० के द्वारा संतोष कुमार सिंह, पुत्र श्री स्व०  
विजय बहादुर सिंह  
निवासी: एस-25/243क, सरसौली, भोजबीर, कैण्ट, वाराणसी।

व्यवसाय: व्यापार



ने निष्पादन स्वीकार किया। जिनकी पहचान

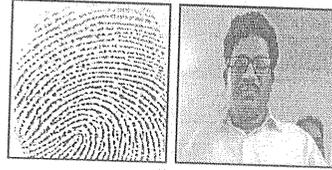
पहचानकर्ता: 1

श्री रामाशंकर शुक्ला, पुत्र श्री स्व० पारस नाथ शुक्ला

निवासी: बिसुन बरई, जौनपुर।

व्यवसाय: अन्य

पहचानकर्ता: 2

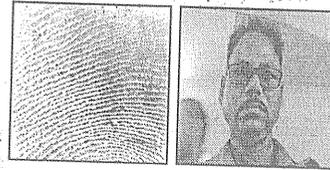


श्री भोला मिश्रा, पुत्र श्री स्व० विश्वनाथ मिश्रा

निवासी: एस/2/638ए, क्लब रोड, वाराणसी।

व्यवसाय: अन्य

पहचानकर्ता: 2



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

टिप्पणी:

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

विनय सिंह

उप निबंधक: पिंडरा

वाराणसी

कृष्ण मुरारी तिवारी

निबंधक लिपिक

AND WHEREAS Chandra Tower Pvt. Ltd. the Second Party has purchased from Shyam Lal segregated area 0.66 Acre of Plot No.13 of Village Shehamalpur Pargana Athgawa Tehsil Pindra Distt. Varanasi under the sale deed dated 22.02.1988 registered as Document No.2640 Book No.1 Volume No.1918 at Pages 87/122 on 15.09.1999 in the office of Sub-Registrar-III, Varanasi.

AND WHEREAS Chandra Tower Pvt. Ltd. has proposed and got approved as Sub-Division and building plan against File No.94/2017 D.Ha/Vinyas vide order dated 12.02.2019 possessed by Prabhari Adhikari (Manchitra) Varanasi development Authority.

For SHILPI INDUSTRIES  
  
  
Partner

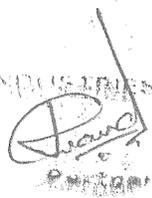
For SHILPI ENTERPRISES  
  
PARTNER

For-Chandra Towers Pvt. Ltd.  
  
Sandeep Kumar  
Director

AND WHEREAS The Second Party request for grant of agreement without possession of excess to Babatpur - Varanasi Road from its South West Corner to the plots detailed in schedule of this deed.

AND WHEREAS since Plot No.16 and portion of Plot No.17 has been absorbed by the road widening of Varanasi to Babatpur Airport Road. The area left with First Party have been detailed in part-II of the Schedule of this deed without creating any lien or incumbrance over title of the said plots.

AND WHEREAS since the such land detailed in the schedule of this deed is lying vacant and it's of no other more profitable yield the First Party has agreed for the said grant to the Second Party against the said annularity and agreed to execute the deed and get the said register.

For SHILPI INDUSTRIES  
  
  
PARTNER

For SHILPI ENTERPRISES  
  
PARTNER

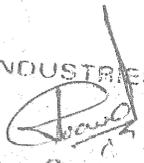
For-Chandra Towers Pvt. Ltd.  
Santosh Kumar  
Director



NOW DEED OF AGREEMENT FOR VIVIDING THE POSSESS WITNESSETH AS FOLLOWS: -

1. That in pursuance of the said agreement and in consideration of the sum of Rs. 5,000=00 (Five Thousand only) out of which 4,500=00 paid by the grantee to the grantor, the receipt of which the grantor acknowledges, the grantor grants to the grantee FULL AND FREE right for both parties and liberty for grantee and his successors in title, owners or occupiers for the time being of the flats of Chandra Anandan Colony and their tenants, servants, visitors and all other persons authorized by him or them in common with the grantor and other having the like right at all times hereafter to pass and repass with or without carts, carriages or other vehicles laden or unladen of any description over the red land along a path 30 feet wide between the points marked A and B on the plan, which path has been shown on the plan by dotted lines, for the purpose of going from the Chandra Anandan Colony to the public road called the Varanasi - Babatpur Road and vice versa TO HOLD the same to the grantee and his successors in title. By virtue of this Agreement both grantor and grantee will share in use this road.

*as provided at limited Act*

For SHILPI INDUSTRIES  
  
  
Partner

For-Chandra Towers Pvt. Ltd.  
  
  
Director

For SHILPI ENTERPRISES  
  
  
PARTNER

PROVIDED ALWAYS that it shall be lawful for the grantor and his successors in title to place and keep gates at the point A and B marked on the said plans, he and they maintaining such gates in proper repair and condition and keeping them open when required for the exercise of the right of way hereby granted.

**SCHEDULE:**

**PART-I**

Plot No. 13 Vill. Sehmalpur, Pargana Athagaon, Tahsil Pindra, Varanasi of Chandra Towers Pvt. Ltd.

EAST : Boundary of Vill. Khajuhi.

WEST: Varanasi - Babatpur Road & Chak Road.

NORTH : Chak Road there after Plot No. 10 of Chandra Towers P. Ltd.

SOUTH : Plot No. 19, 18, 17 there after Varanasi – Babatpur Road.

For SHILPI INDUSTRIES  
  
  
PARTNER

For-Chandra Towers Pvt. Ltd.  
  
  
Director

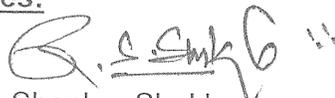
For SHILPI ENTERPRISES  
  
  
PARTNER

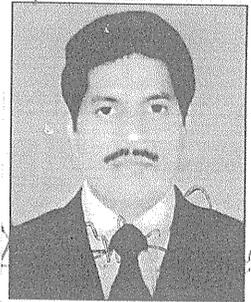
**PART-II**

Plot No. 17, 18, 19, Vill. Sehmalpur, Pargana Athagaon, Tahsil Pindra, Varanasi of Shilpi Industries & Shilpi Enterprises. From Plot No. 17, 18, 19 area 271.201 sq. mtr. are in this agreement for road using both the parties.

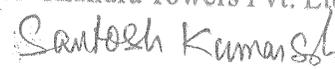
In witnesses whereof the sparties hereto have put their respective signatures unto this deed in presence of the witnesses on the day, month and year first above written.

**Witnesses:**

-   
1. Rama Shankar Shukla  
S/o Late Paras Nath Shukla  
R/o Bisuin, Barai, Jaunpur  
Mob: 6387209494



  
For SHILPI INDUSTRIES  
  
Partner

For-Chandra Towers Pvt. Ltd.  
  
Director

  
For SHILPI ENTERPRISES  
  
PARTNER

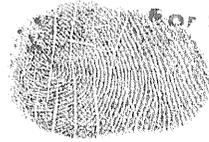
2. Bholu Mishra  
S/o Late Vishwanath Mishra  
R/o S-2/638A, Club Road, Varanasi.  
Mob: 8739059430



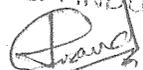
भोलु मिश्रा

भोलु मिश्रा

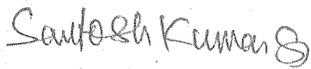
For SHILPI ENTERPRISES  
  
PARTNER



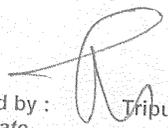
For SHILPI INDUSTRIES

  
First Party Partner

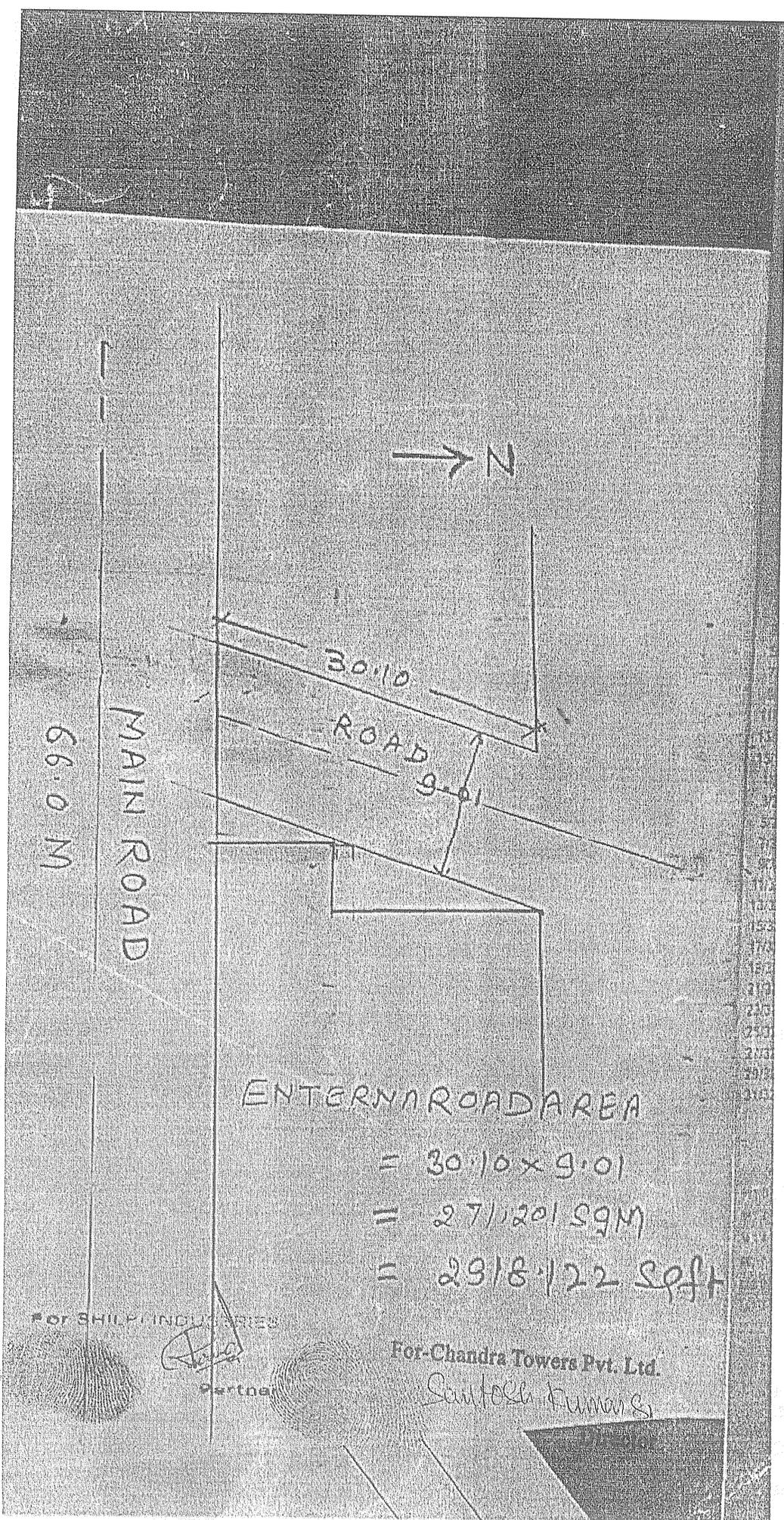
Second Party  
For-Chandra Towers Pvt. Ltd.

  
Director



  
Drafted by : Tripurari Shankar  
Advocate

maindoc.\kapil\Deed of Agreement for Rights.docx



66.0 M

MAIN ROAD



30.10

ROAD

9.01

INTERNAL ROAD AREA

$$= 30.10 \times 9.01$$

$$= 271.201 \text{ SQM}$$

$$= 2918.122 \text{ SQFT}$$

FOR SHILP INDUSTRIES

*[Signature]*  
Partner

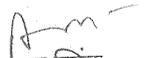
For-Chandra Towers Pvt. Ltd.

*[Signature]*

आवेदन सं०: 201900995006807

बही संख्या 1 जिल्द संख्या 4677 के पृष्ठ 231 से 250 तक क्रमांक 4870 पर  
दिनांक 09/08/2019 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
विमय सिंह

उप निबंधक : पिंडरा

वाराणसी

09/08/2019



पिंट करें

Director