





202400996044789

This Development Agreement entered into this the 05th day of October 2024 between:-


**Brahma Deo Dubey** (PAN-BBKPD8691Q, Aadhar no. XXXX-XXXX-5381) S/o Late Hingu alias Vishwanath Dubey, (Mobile No. - 9651243538) & **Chandra Shekhar Dubey** (PAN-BFDPD1282C, Aadhar no. XXXX-XXXX-6421) S/o Shri Brahma Deo Dubey (Mobile No.- 8318200446) both residing at House no. N. 6/9C, Indira Nagar, Chitapur, Varanasi hereinafter jointly and severally referred to as the Land Owners which term unless otherwise repugnant to the context shall mean & include their legal representatives, successors and the assigns.

..... **First Party**

**AND**

**HKDGANPATI INFRASHAPERS LLP** (PAN-AARFH1979C) having its registered office at Arazi number 189/1, Chandpur, Lahartara Varanasi represented through its designated partners and authorized signatories **Sanjeev Kapoor** (Aadhar No. XXXX-XXXX-0580) S/o Sri Anil Kapoor resident of B-21/124, Plot no. 12-S, Sarju Nagar Colony, Kamachha, Varanasi. (Mobile No.-9161280999) and **Smt. Neeta Agrawal** (Aadhar No. XXXX-XXXX-8173) wife of Shri Yogesh Kumar Agrawal resident of 51, Elexi Enclave, Dhoopchandi, Red Building, Varanasi (Mobile No.- 9369981504) hereinafter referred to as the Builder/Developer which term unless otherwise repugnant to the context shall mean & include its executers, administrators and the assigns.

..... **Second Party**

*Brahma Deo Dubey*  


**For HKDGANPATI INFRASHAPERS LLP**

*Chandra Shekhar Dubey* *Sanjeev Kapoor* *Neeta Agrawal*  
**Designated Partner**

WHEREAS, **Brahma Deo Dubey** son of Late Hingu alias Vishwanath Dubey, the party number 1 of the landowner, is absolute owner of the property being Aarazi No. 595 area 0.1190 Hectare, situated in Village- Bhadwar, Pargana- Dehat Amanat, Tehsil- Sadar, District- Varanasi, who acquired the said land in inheritance as per the prevailing law and his names have been entered in the *bandobast* and his son **Chandra Shekhar Dubey** the party number 2 of the landowner, is absolute owner of another adjoining property being Aarazi No. 596 area 0.2540 Hectare, of the same village, who have acquired the said land from inheritance from her mother Late Malti Devi, hereinafter jointly referred to as the "said land", morefully detailed in schedule hereunder. Chandra Shekhar Dubey is the only son of Brahma Deo Dubey and Late Malti Devi.

AND WHEREAS the "said land" is in actual joint physical possession in the members of the first party and their names are duly mutated in the revenue record over both the said plot of land.

AND WHEREAS the land owners desired to develop the said entire land jointly but due to lack of technical know-how and funds could not develop the same.

AND WHEREAS the first party/landowners thus jointly approached the developer/second party, hereinabove mentioned, which is a builder of repute and its partners having experience in the development of such land, with proposal to get develop the "said land".

AND WHEREAS on the assurances given by the First Party/Land Owners that the first party is the absolute owner of the said land and that the entire land is in possession of the first party and that the land bears a clean and perfect title and is free from any disputes, encumbrances, litigations, attachments, notices, charges, mortgages, lease, lien, prior agreement, acquisition etc., the Second party/developer firm, agreed to the proposal of the First Party/Land Owners to develop the "said land" of the land owners on certain terms and conditions, beneficial to both the parties, mentioned herein below.

*Brahma Deo Dubey*  


*Chandra Shekhar Dubey*  


For HKDGANPATI INFRASHAPERS LLP

*Jaimin* *Neeta Agrawal*  
  
  
Designated Partner

AND WHEREAS after mutual consultation it was agreed between the parties that the second party/developer shall develop the "said land" owned by First Party morefully detailed and described in the schedule hereunder entirely out of its own funds and construct a multistoried building, as per present planning, over the land owned by the first party and in consideration thereof certain built up such units, as more fully mentioned herein below, along with proportionate land underneath shall vest in the developer/ Second party and likewise certain built up such units, as more fully mentioned herein below, along with proportionate land underneath shall vest in the land owners/First Party.

**Now, therefore, the parties hereto execute this agreement and bind themselves with the following:-**

1. That the First Party/Land Owner hereby declares that they are the absolute owners in possession of the property, more-fully detailed in the schedule hereunder and as shown in the plan annexed hereto.
2. That the first party has handed over the vacant possession of the "said land" to the second party with the registration of this agreement.
3. That the Second Party shall have full authority to prepare the plan for development of the land get the plan and its modification, if any, approved from Varanasi Development Authority and obtain such other sanctions, No-objections, permissions etc. from any other authority, as and when require, either in the name of the First Party/Land Owner and/or its own name.
4. That the entire expenses of development of land, from preparation of plan up to final construction shall be borne by the Second party alone and no incidence of cost or expenses on this score shall fall on the first party.

*Brahma Debby*



*Chandra Mohan Debby*



For HKDGANPATI INFRASHAPERS LLP

*Neeta Agrawal*

Neeta Agrawal

Designated Partner



आवेदन सं०: 202400996044789

विक्रय अनुबंध विलेख (बिल्डर)

बही सं०: 1

रजिस्ट्रेशन सं०: 7770

वर्ष: 2024

प्रतिफल- 0 स्टाम्प शुल्क- 4275000 बाजारी मूल्य - 61060000 पंजीकरण शुल्क - 610600 प्रतिलिपिकरण शुल्क - 100 योग : 610700

श्री एचकेडीगणपति इन्फ्राशेपर्स एलएलपी जरिये साझेदार व अधिकृत हस्ताक्षरी द्वारा  
संजीव कपूर अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री अनिल कपूर  
व्यवसाय : व्यापार  
निवासी: बी 21/124, प्लॉट नम्बर 12-एस, सरजू नगर कालोनी, कमच्छा, वाराणसी



श्री. एचकेडीगणपति इन्फ्राशेपर्स एलएलपी जरिये साझेदार व अधिकृत हस्ताक्षरी द्वारा संजीव कपूर अधिकृत पदाधिकारी/ प्रतिनिधि  
ने यह लेखपत्र इस कार्यालय में दिनांक 07/10/2024 एवं  
11:59:46 AM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अजय कुमार सिंह  
उप निबंधक :सदर द्वितीय  
वाराणसी  
07/10/2024

इरफान अहमद .  
निबंधक लिपिक  
07/10/2024

प्रिंट करें



5. That the second party shall develop and make legal construction over the "said land" to derive maximum benefit to both the land owner as well as the developer. As per the plan proposed by the second party and agreed by the first party, the second party shall make plan and endeavor to construct and develop a multi-storing building over the "said land".
6. That after the development and construction over the "said land" as aforementioned in preceding paragraph the units (residential flats) in the multistory building shall be divided between the parties in the manner that the First party shall be owner of 48,000 (Forty Eight Thousand) square feet of the super built-up area, comprising about 40 units along with the proportionate land AND the entire remaining developed area, including all or any TDR or purchasable FAR, along with the proportionate land shall vest in the Developer.
7. That it is also agreed that in case the developer develops any commercial space/ shopping units within the scheduled property, the First Party/Land owner shall be entitled to one (1) such shop unit only.
8. That after the sanction of the construction plan from Varanasi Development Authority and before start of the development work, on a copy of the development plan; the second party shall allot and mark units/Flats to be delivered to first party as per the share aforementioned such that the units/flats marked for both the parties shall be similarly located in the developed building. Such marking of share shall be done in supplementary agreement, to be prepared in two or more copies, signed by the First Party/Land Owner and the Second party. This supplementary agreement shall always be deemed to be part and parcel of this agreement.
9. That it is agreed between the parties that demarcation as mentioned above shall be of complete units. In the event that

*Brahma D. D. D. D.*  


For HKDGANPATI INFRASHAPERS LLP

*Neeta Agrawal*  
Designated Partner

*Chandrasekharam Datta*  






आवेदन सं०: 202400996044789

बही सं०: 1

रजिस्ट्रेशन सं०: 7770

वर्ष: 2024

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त  
विक्रेता: 1

श्री ब्रह्म देव दूबे, पुत्र श्री स्व० हिंगू उर्फ विश्वनाथ दूबे

निवासी: एन 6/9सी, इन्दिरा नगर, चितईपुर, वाराणसी

व्यवसाय: अन्य

विक्रेता: 2



श्री चन्द्र शेखर दुबे, पुत्र श्री ब्रह्म देव दुबे

निवासी: एन 6/9सी, इन्दिरा नगर, चितईपुर, वाराणसी

व्यवसाय: अन्य

क्रेता: 1

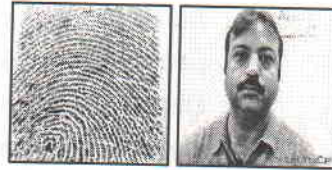


श्री एचकेडीगणपति इन्फ्राशेपर्स एलएलपी जरिये साझेदार व  
अधिकृत हस्ताक्षरी के द्वारा संजीव कपूर, पुत्र श्री अनिल कपूर

निवासी: बी 21/124, प्लॉट नम्बर 12-एस, सरजू नगर कालोनी,  
कमञ्चा, वाराणसी

व्यवसाय: व्यापार

क्रेता: 2



श्री एचकेडीगणपति इन्फ्राशेपर्स एलएलपी जरिये साझेदार व  
अधिकृत हस्ताक्षरी के द्वारा नीता अग्रवाल, पत्नी श्री योगेश कुमार  
भाप्रवाल

निवासी: 51, एलेक्सी इन्विलेव, धूपचण्डी, वाराणसी

व्यवसाय: व्यापार

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1



complete units cannot be allocated to either Party, the shortfall shall be adjusted by payment of money from one Party to the other. The rate for such adjustment shall be Rs. 5,000/- (Rupees Five Thousand only) per square foot. The payment required for adjustment of incomplete units shall be calculated based on the difference between the actual square footage allocated to each Party and the square footage required to maintain the agreed-upon ratio to be paid at the time of handing over of possession of the developed units to first party by the second party.

10. That immediately after execution of this Agreement, the Developer shall be free to put up the hoardings/boards, bring out brochures and commence the marketing of the proposed Project from the date of registration of project. The residential building shall be named "HKDGANPATI-BRAHMDEO Apartment"
11. That after the release of the sanctioned construction plan and after the portions to be allotted to the respective parties are marked, the Second party shall take up the work of development in the right earnestness and complete the developmental work as far as possible within a period of Five (5) years from the date of sanctioning and releasing of Map from Varanasi Development Authority, subject to *force majeure*, this period shall be extended for further period upon subject to work being in progress. If after aforementioned period of 5 years, the units allotted to the first party is are not delivered to them, a penalty @ Rs. 1/- (Rs. One only) per sq. ft. per month will be paid to Land Owner by the developer, for the undelivered units, till the date of transfer of units to the Landowners by the developer.
12. That after completion of project, or earlier if requested by the first party, the second party shall hand over the developed units as agreed above to the first party.

Brahma Deo Dubey

Chandrasekhar Dubey

For HKDGANPATI INFRASHAPERS LLP

Janak Das Neta Agrawal  
Designated Partner

श्री महेन्द्र प्रसाद चौबे, पुत्र श्री भागवत चौबे

निवासी: पण्डितपुर, जगतपुर, वाराणसी

व्यवसाय: अन्य

पहचानकर्ता : 2



श्री जय राम द्विवेदी, पुत्र श्री राजमणि दूबे

निवासी: नेहिया, वाराणसी

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

अजय धर्मराज सिंह  
उप निबंधक : सदर द्वितीय  
वाराणसी  
07/10/2024

इरफान अहमद  
निबंधक लिपिक वाराणसी  
07/10/2024

प्रिंट करें



13. That the Developers shall keep the land owner 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, workers, etc. It shall be the responsibility of the Developers to safeguard any materials or goods brought by the Developers. If at any time, any loss of any material or any goods of the Developers is caused or pilfered or stolen, the land owner shall not be liable for the same.
14. That similarly, in the event that any dispute arises in the title and possession of the Land Owner, or if any litigation arises concerning the title of the Land Owner, or due to any dispute with the neighbors, or in the event of any dispute between the members of the Land Owner, or upon discovery of any charge, lien, or encumbrance on the Property to be developed, causing obstruction to the development process, the Land Owner shall indemnify the Developer for any losses incurred thereby. It is also agreed that any delay in the completion of the development work arising from the aforementioned obstructions shall not be computed for the purposes of determining the period of completion of the work as agreed upon between the parties.
15. That the Second party shall be entitled to amalgamate other adjoining land, also by providing access from the scheduled property, with the land of the first party hereby agreed to be developed and may draw a composite plan of construction and develop the property amalgamating that land and also to provide portions of built up area of the developed property to other land owners as per the terms agreed to by the second party with those land owners. However, it is agreed that the share of the First Party/Land Owner in the developed building shall be the same as agreed to in this agreement.

*Borabima Deb Debey*



*Chandreshkhar Datta*



For HKDGANPATI INFRASHAPERS LLP

*Spandan Neeta Agrwal*  
Designated Partner



16. That in the project certain earmarked common areas and certain common facilities also shall be provided and to be maintained within the common areas of the entire complex. The first and the Second party and/or their transferees shall necessarily become the member of the association or society or any other statutory body established for the maintenance of the common areas and certain common facilities complex and shall pay the recurring charges and any other charges fixed by that statutory body it for the maintenance of the complex as a whole. That the maintenance charges of common areas and common facilities shall be proportionately apportioned to each unit/Flat as may be in proportion to their super built up area to the entire super built-up area of the complex. The maintenance charges and other charges and other fees are to be paid to the maintenance authority of the complex in all circumstances, even if the flat in question remains vacant. The maintenance of the complex shall be done by the second party until the society of unit holders takes over the maintenance of the complex and the first party and/or their transferee shall pay such recurring maintenance charges to the second party for this period. Rules and regulations of the maintenance authority shall be binding on all the unit owners/occupiers.
17. The first party shall pay the society membership charges, society depository fund and proportionate cost for purchase and installation of the electricity transformer and generator for the complex, to the second party at the time of handing over the units to the first party.
18. The common areas, including the open land, and the common facilities of the developed property, shall be for the joint and common use of the unit holders of the developed property and the First Party/Land Owner shall not have any claim on any specific

*Paralima W. S. Dubey*



*Chandrabhakt W. S. Dubey*



For HKDGANPATI INFRASHAPERS LLP

*Neetu Asv...*

Designated Partner



portion of property except the units hereby agreed to be allotted to them.

19. That after completion of the project, units/flats earlier marked by the first and the second party shall vest in the respective party along with proportionate, impartible area of land and other common facilities and each party shall be entitled to exploit and deal with the units vested in each party in the manner they choose as its absolute owner which may include transfer by sale of units allotted to the parties.
20. That the developer shall be entitled to make or change the lay-out, designs and specifications of the construction, planning, marketing and to fix price for the sale/lease/mortgage of the building or its part and shall also be entitled to book the same and receive advances/sale consideration/lease rent and other receivables from the prospective transferees at its sole discretion without any interference from the land owners.
21. The Developer will have right to borrow funds from any bank or financial institution for raising finance for the purpose of carrying out its obligations under this Agreement and/or any other agreement or writing in pursuance thereof. All costs, charges and expenses including any interest on the loan amounts shall be borne and paid by the Developer alone. The fund(s)/loan(s) so raised by the Developer shall be repaid by the Developer and the Owner shall not be responsible for the repayment of such loan(s) including all costs, charges and interest.

It is expressly agreed and confirmed by the Developer that all liability under any such loans whether by way of repayment of principal, interest or any other costs or charges there under shall always be the liability of the Developer alone, the Developer shall under no circumstances whatsoever look to the Owner in context of any liability under the said Loans.

*Brahma K. Prasad*



*Chandrashekhar Dubey*



For HKDGANPATI INFRASHAPERS LLP

*Neeta Agarwal*  
Designated Partner



Furthermore, in the eventuality that any Bank and/or Financial Institution seeks to enforce such loan by sale of the said Land or any part thereof, then in such event the liability in that respect shall be that of the Developer alone. The Developer hereby indemnifies and shall for all times hereafter keep the widest nature in connection with the enforcement of any such loans by any Bank or Financial Institution against the said Land as aforesaid.

22. *Force Majeure:* That it is agreed that the delay caused in getting the said building constructed due to any Force majeure such as riots, disturbance of peace, fire, flood and earthquake or any act of God or any other natural calamity in the area of construction or any other happening, which paralyzes and actually brings to a standstill, normal life in the city and in the building industry on the site of the construction or some other reasons such as strikes, non availability of building materials, transporter's strike, governmental restrictions and /or reasons of civil commotion, due to any stay/ injunctions/restrains orders passed by any competent court/tribunal/authority, which may be beyond the control of the developer, it would not be the responsibility of the developer and time consumed in clearance for the above mentioned hurdles shall not be counted in the stipulated period stated above.
23. That the optimum parking space shall be provided in the developed property, which also shall be earmarked in the final approved plan in the same ratio as agreed to hereinabove.
24. That to make the said land of the first party approachable from the road the second party has purchased a strip of land towards the north of the "said land" for a consideration.
25. That keeping in view of the immediate need of the Landowners, the Developer/Second Party has paid to the Land Owners/First Party an amount of **Rs. 59,00,000/- (Rupees Fifty Nine Lac only)** as per the memo of payment given hereunder as security

*Dr. Mahima H. H. H. H. H.*



*Chandrashekhar H. H. H.*



For HKDGANPATI INFRASHAPERS LLP

*Spandan Mehta Agrawal*  
Designated Partner



deposit. In view of the additional amount that the Second party has to spend to make the said land of the first party developable, the First Party/Land Owner shall refund to the Second Party an amount of Rs. 1,00,00,000/- (**Rupees One Crore only**) without interest in 4 years starting from registration this agreement. If the amount remains unpaid by the first party, the amount shall be adjusted by the second party from the developed super area to be delivered by the second party to the first party at the rate of rupees 5,000/- per square feet, that is to say the total developed super area of 48,000 square feet agreed to be delivered to the first party shall decrease in proportionate manner.

26. That the First Party/Land Owners shall be liable to pay the arrears of each and every nature till the date of delivery of possession given to the Second Party for development of the land. The Second Party/Developer shall pay all taxes or charges levied upon the property being developed and after the building is complete, all the then prevailing taxes, charges, etc. shall be paid by the parties, in proportionate to their interest in the developed building. Parties shall be liable to collect and pay GST or other tax as levied upon the units/flats allotted to the share of each party, to be finally deposited with the authorities.
27. That it is reiterated the both the parties shall be entitled to exploit the Units/Flats vested in each party as detailed herein above in any manner they choose. The Developer is also hereby jointly and severally authorized by the members of the First party to transfer the Units/Flats vested in second party, as detailed above, in any manner, including transfer by sale. The Landowners also authorizes the Developer to do all acts and deeds not specifically mentioned in this Developer's Agreement for the development of the land detailed in Schedule hereunder and also to sell, lease, give on licence or transfer in any manner the Units/Flats vested in it

For HKDGANPATI INFRASHAPERS LLP



*Spunsh* Neeta Agrawal  
Designated Partner



*Parabha Deo Dubeey*

*Chandrasekhar Dubeey*

along with the proportionate share in the land and parking space without any objection of the land owners or their heirs.

28. That as per the prevailing rules, along with development of the scheduled land into group housing complex, it is incumbent to develop a building for economically weaker section of the society. Also as per the current rules, there is a provision to pay the shelter fee to the development authority in lieu of doing away with building of construction of EWS. As per the agreement between the parties, the second part shall pay the shelter fee in lieu of construction the building for EWS. However, in case it becomes necessary to construct the building of EWS, the second party, on its discretion, may construct such building for EWS over a portion of the schedule land towards the colony Road entirely out of its own expenses and the revenue generated from the transfer of such EWS shall also be retained by the second party.
29. The Landowner hereby also authorizes the Developer to do all acts and deeds not specifically mentioned in this Developer's Agreement in respect of development of the "said land" and for sale or transfer in manner the developers share in the developed property along with the proportionate land.
30. That the First Party/ Land owner shall do or execute or cause to be done or execute all such further deeds, matters and things not herein specified as may be required to be done by the Developer and for which the Developer may need the authority of the owner, including any such additional and further power of attorney and/or authorization as may be required for the purpose provided that all such acts, deeds, matters and things shall not in any way infringe on the rights of the owner and/or go against the terms of this agreement.
31. That all the expenses for the execution and registration of this agreement are borne by the Second party/ developer.

*Brahma N. Hubey*  
  
*Chandrashekhar Hubey*  


FOR HKDGANPATI INFRASHAPERS LLP  
*Neetu Agrawal*  
 Designated Partner  
  


**Note:-****Valuation of property as per Government circle rate:-**

<b>Particular</b>	<b>Area</b>	<b>Rate</b>	<b>Value</b>
Land	3730 Sq.mtr.	Rs. 11,200/- per Sq. Meter	Rs. 4,17,76,000.00
Boundary wall and gate			Rs. 6,00,000.00
Tube well			<u>Rs. 1,00,000.00</u>
Valuation			Rs. 4,24,76,000.00
+15% for commercial activity area			<u>Rs. 63,71,400.00</u>
Valuation			<b>Rs. 4,88,47,400.00</b>
+25% property situate within 100 meters of national highway (Mohan Sarai main road )			<b>Rs. 1,22,11,850.00</b>
Total Valuation			<b>Rs. 6,10,59,250.00</b>

- The government circle rate of Bhadwar village for *Pakki sadak* is Rs. 16,000 per Sq. Meter. As the land is more than 3000 sq. meter the valuation of same shall be decreased by 30%, as per the G.O. dated 05.05.2022, which brings the circle rate at Rs. 11,200 per Sq.mtr..
- The property hereby given on agreement is an open land bounded by a boundary wall.
- The parties are persons of Indian origin and the second party LLP is registered under Indian law and its partners are Indian citizens.
- The parties do not belong to SC/ST community. ✓
- The stamp Duty of **Rs. 42,75,000/-** has been paid through E-stamp Certificate no. **IN-UP11865511309235W** dated **05-10-2024**.

Brahma Des Dubey



Chandrasekhar Dubey




For HKDGANPATI INFRASHAPERS LLP

Heet Agrawal

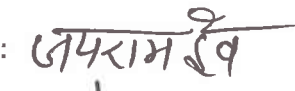
Designated Partner




**WITNESSES:-**

1. Name : Mahendra Prasad Chaubey  
 Father's Name: Bhagwat Chaubey  
 Address : Pandithpur, Jagatpur, Varanasi  
 Mobile : 9452186554  
 Signature : 



2. Name : Jai Ram Divedi  
 Father's Name: Rajmani Dubey  
 Address : Nehiyan, Varanasi  
 Mobile no. 9889984392  
 Signature : 

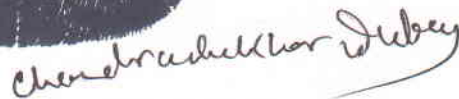


Drafted by:   
 (Amit Varma)  
 Advocate,  
 Civil Court, Varanasi.  
 Mobile no.:-9919891569.

Typed by:-  
 R.K. Computer  
 Central Bar Building, Shop no. 2,  
 Collectrate Court, Varanasi.









For HKDGANPATI INFRASHAPERS LLP



Neeti Agrawal  
 Designated Partner



सम्पत्ति का पोस्टकार्ड साईज का रंगीन फोटोग्राफ



**Brahma Deo Dubey S/o Late Hingu alias Vishwanath Dubey & Chandra Shekhar Dubey S/o Shri Brahma Deo Dubey (Mobile No.- 8318200446) both residing at House no. N. 6/9C, Indira Nagar, Chitapur, Varanasi.**

..... **First Party**

**AND**

**HKDGANPATI INFRASHAPERS LLP** having its registered office at Arazi number 189/1, Chandpur, Lahartara Varanasi represented through its designated partners and authorized signatories **Sanjeev Kapoor S/o Sri Anil Kapoor** resident of B-21/124, Plot no. 12-S, Sarju Nagar Colony, Kamachha, Varanasi and **Smt. Neeta Agrawal** wife of Shri Yogesh Kumar Agrawal resident of 51, Elexi Enclave, Dhoopchandi, Red Building, Varanasi

..... **Second Party**

**SCHEDULE OF THE LAND**

ALL that adjoining open land being Aarazi No. 595 area 0.1190 Hectare and Aarazi No. 596 area 0.2540 Hectare, total measuring 0.373 Hectare or 3730 Sq. meters, situated in Village-Bhadwar, Pargana- Dehat Amanat, Tehsil- Sadar, District- Varanasi bounded as follows:-

**East:** Aarazi number 601, 602 and 605  
**West:** Pakka Chak Marg  
**North:** Arazi number 597 of Bhola Singh and Arazi 601  
**South:** Land of heirs of late Ram Manohar Dubey

*Brahma Deo Dubey*



*Chandra Shekhar Dubey*



**For HKDGANPATI INFRASHAPERS LLP**

*Sanjeev Kapoor Neeta Agrawal*

**Designated Partner**



**SITE PLAN OF ALL** that adjoining open land being Aarazi No. 595 area 0.1190 Hectare and Aarazi No. 596 area 0.2540 Hectare, total measuring 0.373 Hectare or 3730 Sq. meters, situated in Village- Bhadwar, Pargana- Dehat Amanat, Tehsil- Sadar, District- Varanasi bounded as follows:-

- East:** Aarazi number 601, 602 and 605
- West:** Pakka Chak Marg
- North:** Arazi number 597 of Bhola Singh and Arazi 601
- South:** Land of heirs of late Ram Manohar Dubey



*Prabin Prasad Dubey*



*Chandrabhawan Dubey*



**For HKDGANPATI INFRASHAPERS LLP**

*Heeta Agrawal*  
**Designated Partner**



आवेदन सं०: 202400996044789

बही संख्या 1 जिल्द संख्या 13645 के पृष्ठ 159 से 190 तक क्रमांक  
7770 पर दिनांक 07/10/2024 को रजिस्ट्रीकृत किया गया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अजय धर्मराज सिंह  
उप निबंधक : सदर द्वितीय  
वाराणसी  
07/10/2024