

J 520/201



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP84481372713332T
Certificate Issued Date	: 14-Jun-2021 03:36 PM
Account Reference	: SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0156748799650847T
Purchased by	: AMNA CONSTRUCTIONS PVT LTD
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: PLOT NO.118 AND 119 IN BLOCK-J, PATEL NAGAR, LUCKNOW.
Consideration Price (Rs.)	:
First Party	: VIJAY SHUKLA ANSHU BAJPAI VIVEK TEWARI
Second Party	: AMNA CONSTRUCTIONS PVT LTD
Stamp Duty Paid By	: AMNA CONSTRUCTIONS PVT LTD
Stamp Duty Amount(Rs.)	: 8,12,100 (Eight Lakh Twelve Thousand One Hundred only)



.....Please write or type below this line.....

V. Shukla

A. Bajpai

BUILDER AGREEMENT

Date of Execution : 16-06-2021
Place of Execution : Lucknow

For Amna Construction Pvt. Ltd.

Signature

Vivek Tewari



QT 0001716564

Statutory Alert:

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



Market Value : ₹ 1,15,98,444/-
Stamp Duty : ₹ 8,12,100/-
Ward : Sardar Patel Nagar

DETAILS OF INSTRUMENT IN SHORT

1	Ward	: Sadar Patel Nagar
2	Mohalla	: Block-J, Patel Nagar, Lucknow
3	Details of Property	: Plot No. 118 and 119 Bearing Municipal No. 553/175, 553/176, New No. 553/119 and 553-A/153 in Block-J situate at Patel Nagar, Lucknow.
4	Standard of measurement	: Sq. meters
5	Area of Property	: 743.49 sq. meters
6	Location Road	: Not on Main Segment Road
7	Type of Property	: Plot
8	Boundaries	: East : 12 feet wide Service Lane West : 60 feet wide Road North : 24 feet wide Road South : Plot No. 117

For Anna Construction Pvt. Ltd.

Bhukla

A. Bajpai

Virendra

9	No of persons in first part (3); No of persons in second part (1);	
10	Details First Party / Owners	: Details of Second Party /Builder
	(1) Sri Vijay Shukla (PAN-AXJPS2182F) son of Sri R.S. Shukla resident of 100, Patel Nagar, Alambagh, Lucknow (2) Smt. Anshu Bajpai (PAN-AIHPB2302D) wife of Sri Alok Bajpai resident of 554/214/1, Chota Barha, Bheem Nagar, Alambagh, Lucknow (3) Sri Vivek Tewari (PAN-ACFPT7459P) son of Late Sri Vyom Kesh Tewari resident of 11, Patel Nagar, Tedipulia, Alambagh, Lucknow	M/s Amna Constructions Pvt. Ltd. (PAN-AAFCA3636E) a company incorporated under the Companies Act, 1956, having its registered office at Grandeur Apartments-1, 93-I, Butler Road, Dalibagh, Lucknow through its Authorised Signatory Sri Nadeem-ur-Rahman son of Late Shafiq-ur-Rahman authorised vide Board Resolution dated 15-06-2021

THIS BUILDER AGREEMENT IS EXECUTED BETWEEN (1) Sri Vijay Shukla (PAN-AXJPS2182F) son of Sri R.S. Shukla resident of 100, Patel Nagar, Alambagh, Lucknow (2) Smt. Anshu Bajpai (PAN-AIHPB2302D) wife of Sri Alok Bajpai resident of 554/214/1, Chota Barha, Bheem Nagar, Alambagh, Lucknow (3) Sri Vivek Tewari (PAN-ACFPT7459P) son of Late Sri Vyom Kesh Tewari resident of 11, Patel Nagar, Tedipulia, Alambagh, Lucknow. of the First Part (hereinafter jointly referred to as "Owners/ First Party") AND M/s Amna Constructions Pvt. Ltd. (PAN-AAFCA3636E) a company incorporated under the Companies Act, 1956, having its registered office at Grandeur Apartments-1, 93-I, Butler Road, Dalibagh, Lucknow

Shukla
A. Bajpai
Vivek Tewari

For Amna Construction Pvt. Ltd.
Shukla

PHOTOGRAPH

Plot Nos. 118 and 119 Bearing Municipal No. 553/175, 553/176, New No. 553/119 and 553-A/153 in Block-J situate at Patel Nagar, Lucknow



Shukla

A. Bajpai
Vishwanath

FIRST PARTY

For Amna Construction Pvt. Ltd.

A handwritten signature in black ink, appearing to be 'S. Sharma' or similar, written over a light blue line.

SECOND PARTY

through its Authorised Signatory Sri Nadeem-ur-Rahman son of Late Shafiq-ur-Rahman authorised vide Board Resolution dated 15-06-2021 (hereinafter referred to as the "Builder/Second Party").

WHEREAS Sri Hari Krishna Dhingra had purchased the Plot No. 118 in Block-J situate at Alambagh Lucknow measuring 4431 sq. feet from RMS Co-operative Housing Society Ltd vide registered Sale Deed dated 11-03-1964 registered in Book No. I Volume 1775 Page 392 Addl. File Book No. I Volume 1785 Pages 43/48 at No. 1175 on 12-03-1964 in the office of Joint Sub Registrar, Lucknow; AND

WHEREAS after purchasing the said Plot Sri Hari Krishna Dhingra got constructed a House over it ;AND

WHEREAS later on Sri Hari Krishna Dhingra expired, after the death of Sri Hari Krishna Dhingra his son Sri Mahendra Kumar Dhingra got his name mutated in the records of Lucknow Nagar Nigam which was numbered as Municipal No. 553/175 Patel Nagar, Lucknow ;AND

WHEREAS later on Sri Mahendra Kumar Dhingra transferred the said House No. 553/175 Built over Plot No. 118 in Block-J situate at Patel Nagar, Lucknow measuring 4431 sq. feet in favour of Smt. Vidyawati Kapoor, Sri Amitabh Kapoor and Sri Ravi Kapoor vide registered Sale Deed dated 19-11-1984 registered in Book No. I Volume 3020 Pages 209/211 at No. 4096 on 19-11-1984 in the office of Sub Registrar, Lucknow ;AND

WHEREAS later on Smt. Vidyawati Kapoor expired on 24-06-1988 after executing a Will dated 20-11-1986 in which she bequeathed her share in the said House No. 553/175 Built over Plot No. 118 in Block-J situate at Patel Nagar, Lucknow measuring 4431 sq. feet in favour of her grandson Sri Amitabh Kapoor and Sri Ravi Kapoor ;AND

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A. Bajpai

Vinod Kumar

For Anna Construction Pvt. Ltd.



WHEREAS later on Sri Amitabh Kapoor expired on 16-09-2012 leaving behind him Smt. Ritesh Kapoor (wife) who is issueless and as such she is the absolute owner of Sri Amitabh Kapoor's share ;AND

WHEREAS later on Sri Ravi Kapoor and Smt. Ritesh Kapoor had jointly transferred the House No. 118 (Old No. 553/175) situate at Patel Nagar, Lucknow measuring 4431 sq. feet i.e. 411.802 sq. meters in favour of Sri Vijay Shukla, Smt. Anshu Bajpai and Sri Vivek Tewari vide registered Sale Deed dated 08-03-2018 registered in Book No. I Volume 23596 Pages 241/266 at No. 4873 on 08-03-2018 in the office of Sub Registrar-I, Lucknow ;AND

WHEREAS Sri Krishan Singh had purchased the Plot No. 119 in Block-J situate at Alambagh Lucknow measuring 4919 sq. feet from RMS Co-operative Housing Society Ltd vide registered Sale Deed dated 13-07-1983 in the office of Joint Sub Registrar, Lucknow ; AND

WHEREAS after purchasing the said Plot Sri Krishan Singh got constructed a House over it which was numbered as Numbered as Municipal No. 552/176 Patel Nagar, Lucknow ;AND

WHEREAS later on Sri Krishan Singh had transferred the House No. 553/176 Built over Plot No. 119 in Block-J situate at Patel Nagar, Lucknow measuring 4695 sq. feet in favour of C. Roberts vide registered Sale Deed dated 13-07-1983 registered in Book No. I Volume 2883 Pages 170/174 at No. 10306 on 06-10-1983 in the office of Joint Sub Registrar, Lucknow; AND

WHEREAS later on C. Roberts had transferred the Part of House No. 553/176 Built over Plot No. 119 in Block-J situate at Patel Nagar, Lucknow measuring land area 801 sq. feet together with 801 sq. feet construction in favour of M/s Arora Poultry Products Limited vide registered Sale Deed dated 31-07-1993 registered in Book No. I Volume

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A. Bajpai

Vinod Kumar

For Arma Construction Pvt. Ltd.

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18 Page 339 at No. 444 on 31-07-1993 in the office of Sub Registrar, Lucknow ; AND

WHEREAS after purchasing the said House M/s Arora Poultry Products Limited got demolished the said House ;AND

WHEREAS later on C. Roberts had transferred the Part of House No. 553/176 Built over Plot No. 119 in Block-J situate at Patel Nagar, Lucknow measuring land area 179 sq. feet together with 179 sq. feet construction in favour of Sri Rajesh Agarwal vide registered Sale Deed dated 06-09-1993 registered in Book No. I Volume 48 Pages 193/212 at No. 1212 on 22-09-1993 in the office of Sub Registrar, Lucknow; AND

WHEREAS later on C. Roberts had transferred the Part of House No. 553/176 Built over Plot No. 119 in Block-J situate at Patel Nagar, Lucknow measuring land area 224 sq. feet in favour of Smt. Savitri Devi vide registered Sale Deed dated 27-10-1994 registered in Book No. I Volume 347 Pages 347/368 at No. 4604 on 28-10-1994 in the office of Sub Registrar, Lucknow ; AND

WHEREAS later on Smt. Savitri Devi expired on 03-10-2017. As such Sri Rajesh Agarwal became the absolute owner of Part of House No. 553/176 Built over Plot No. 119 in Block-J situate at Patel Nagar, Lucknow measuring land area 224 sq. feet; AND

WHEREAS later on C. Roberts had transferred the Part of House No. 553/176 Built over Plot No. 119 in Block-J situate at Patel Nagar, Lucknow measuring land area 3715 sq. feet together with 2503 sq. feet construction in favour of M/s Arora Poultry Products Limited vide registered Sale Deed dated 06-10-1995 registered in Book No. I Volume 11 Pages 259/276 at No. 169 on 06-10-1995 in the office of Sub Registrar, Lucknow ;AND

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For Anna Construction Pvt. Ltd.



WHEREAS later on M/s Arora Poultry Products Limited had transferred the Part of Plot No. 119 Bearing Municipal No. 553/176 in Block-J situate at Patel Nagar, Lucknow measuring land area 801 sq. feet in favour of Mohd. Saleem Khan vide registered Sale Deed dated 19-09-2011 registered in Book No. I Volume 13199 Pages 127/148 at No. 13322 on 19-09-2011 in the office of Sub Registrar-I, Lucknow ; AND

WHEREAS later on Mohd. Saleem Khan had transferred the Part of Plot No. 119 Bearing Municipal No. 553/176 in Block-J situate at Patel Nagar, Lucknow measuring land area 801 sq. feet in favour of Smt. Nalin Maini, Sri Rajul Maini vide registered Sale Deed dated 29-09-2011 registered as Document No. 13695 on 29-09-2011 in the office of Sub Registrar-I, Lucknow ; AND

WHEREAS later on M/s Arora Poultry Products Limited had transferred the Part of House No. 553/176 Built over Plot No. 119 in Block-J situate at Patel Nagar, Lucknow measuring land area 345.23 sq. meter and 139.405 sq. meter covered area in favour of Mohd. Shoeb Khan and Mohd. Saleem Khan vide registered Sale Deed dated 06-03-2012 registered in Book No. I Volume 13893 Pages 297/338 at No. 4012 on 06-03-2012 in the office of Sub Registrar-I, Lucknow ; AND

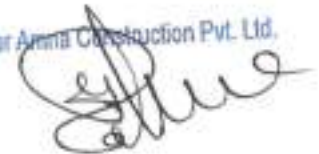
WHEREAS later on Mohd. Shoeb Khan, Mohd. Saleem Khan, Smt. Nalini Maini and Sri Rajul Maini had jointly transferred the House No. 553/176 New No. 553/119 Built over Plot No. 119 in Block-J situate at Patel Nagar, Lucknow measuring 4516 sq. feet i.e. 419.702 sq. meters in favour of Sri Vijay Shukla and Smt. Anshu Bajpai and Sri Vivek Tewari vide registered Sale Deed dated 24-05-2018 registered in Book No. I Volume 24001 Pages 151/180 at No. 11047 on 24-05-2018 in the office of Sub Registrar-I, Lucknow; AND

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For Arora Construction Pvt. Ltd.



WHEREAS later on Sri Rajesh Agarwal had transferred the House No. 553/176 New No. 553-A/153 Built over Plot No. 119 in Block-J situate at Patel Nagar, Lucknow measuring 403 sq. feet i.e. 37.453 sq. meters in favour of Sri Vijay Shukla and Smt. Anshu Bajpai and Sri Vivek Tewari vide registered Sale Deed dated 27-08-2018 registered in Book No. I Volume 24271 Pages 299/336 at No. 15122 on 27-08-2018 in the office of Sub Registrar-I, Lucknow; AND

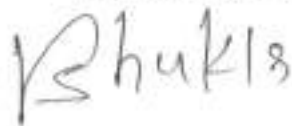
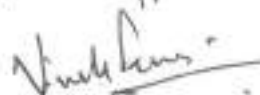
WHEREAS the First Party in order to derive optimum utility from the said land intended to construct a multi-storied building on the said part of property measuring about 8000 sq. feet i.e. 743.49 sq. meters;

AND WHEREAS for want of resources financial and manpower the First Party / Owners has not been able to develop the same of its own;

AND WHEREAS the Second party who is a reputed Developer /Builder has agreed to join hands with First Party towards fulfillment of said object subject to terms and conditions set forth /enumerated in this agreement.

NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. That the Owners /First Party shall make available the demised property i.e. Plot Nos. 118 and 119 Bearing Municipal No. 553/175, 553/176, New No. 553/119 and 553-A/153 in Block-J situate at Patel Nagar, Lucknow measuring about 8000 sq. feet i.e. 743.49 sq. meters for development and construction of the said residential / commercial building to be carried out by the builder / second party.
2. That the building plans for the proposed building has already been approved and the Builder shall construct the Building according to the plan. The Owners shall be bound to sign relevant documents regarding revised plan or plans for effecting such alterations, modifications and additions in the building, so as to


A. Bajpai


For Anna Construction Pvt. Ltd.



obtain its approval / sanction or compounding from the local authority, Lucknow.

3. That the ultimate roof of the building shall always be in the exclusive rights of First Party / Owners in the following manner :-
 - (A) Terrace -1 = Smt. Anshu Bajpai
 - (B) Terrace-2 = Sri Vivek Tewari
 - (C) Terrace-3 = Sri Vijay Shukla
4. That the open un-constructed land on the plot shall belong and remain exclusive property of the First party / Owner and Second Party / Builder and either of the parties shall have no right to block / construct anything on the same.
5. That the builder/second party will develop and construct the residential / commercial building upon the demised premises in accordance with the plan or plans and will develop the site, roads and parking area with its own resources and finances accordingly. The builder shall also be entitled to stock/store materials, tools and machineries required for construction on any part of the demised property during the construction and the Owners / First Party shall not be entitled to create any obstruction or interruptions, hindrance or hindrances in the development and construction work/activity and completion of the builder/second party, its agent, workmen constructions, chowkidar etc. on the request of the builder/second party the Owners will sign all the necessary papers documents plans, affidavits, petition etc addressed to or to be submitted before the Lucknow Development Authority, Lucknow, Nagar Nigam, Local Authority, Government or any other authority or U.P. Power Corporation Ltd. for the exclusive purposes of the carrying out work pursuant to this agreement and the builder through this agreement itself shall be

V Shukla

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Vivek

For Anna Construction Pvt. Ltd.



deemed to possess the aforesaid powers to carry out the work under this agreement and such power shall continue to vest upon them until the completion of the project so as to enable the builder to effectually complete the said project under this agreement. The builder will erect and complete the said building in all respect in good substantial and workman. The builder shall have right to make publicity of the project at its own cost.

6. That the entire amount required for carrying out construction, development and completion of said building including the cost of transformer, lift, generator, water lifting pumps & charges and fees of the architect and all other statutory fees or charges or demands shall be met by builder/second party only. The Owners / First Party shall not be responsible for any dues, fee charges, damages or demands in respect to any such charges or expenses whatsoever.
7. That in consideration of the agreeing to develop the demised premises in the manner specified as above and hereunder the Owner and the builder/second party shall share the total covered area in inclusive of salable area, stair cases and lobbies etc. of the entire building in the ratio of 50% belonging to the Owner and 50% belonging to the builder/second party.
8. That the Owner / first party out of their shares of the total covered area will get the following flats / parking areas : -

Vijay Shukla

(A) Shop No. GF-2 on the Ground Floor

(B) Flat No. 103, 105 on the First Floor

(Parking in Basement and Ground Floor marked Yellow Color)

R Shukla

A. Bajpai

Vijay Shukla

For Anand Construction Pvt. Ltd.

[Signature]

Smt. Anshu Bajpai

- (A) Shop No. GF-3 & GF-4 on the Ground Floor
- (B) Flat No. 401, 402, 403, 404 and 406 on the Fourth Floor
- (C) Flat No. 501, 504 on the Fifth Floor
- (Parking in Basement and Ground Floor marked Pink Color)

Vivek Tiwari

- (A) Shop No. GF-1 on the Ground Floor
 - (B) Flat No. 101, 102, 104, 106 on the First Floor
 - (C) Flat No. 502 on the Fifth Floor
 - (Parking in Basement and Ground Floor marked Green Color)
- That the Builders/ Second Party out of their shares of the total covered area will get the following flats / parking areas: -
 - (A) Entire Second Floor
 - (B) Entire Third Floor
 - (C) Flat No. 405 on the Fourth Floor
 - (D) Flat No. 503, 505 and 506 on the Fifth Floor
 - That Smt. Anshu Bajpai shall pay the cost of Shop No. GF-4 to the Builder / Second Party within three months from the date of execution / registration of this agreement.
9. That the common passage or common staircase shall be shared equally by the Owners and the builder or their heirs, nominees or assignees.
10. That the Builder / Second Party has agreed and undertakes to expeditiously commence and carry out the project work and complete the same within a period of 24 months commencing from the registration date of this builder agreement, except for

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Vivek

For Amina Construction Pvt. Ltd.



force majeure, public disturbance war or any other reason, order of the Government, Lucknow Development Authority or any other Authorities, intervention of the court, stopping or prohibiting the demolition, development, erection and construction of the proposed multistoried building and for like reasons. Provided that where the construction remains suspended due to force majeure, public disturbances, communal riots or reasons mentioned above period the construction shall remain suspended as such accounts.

11. That subject to the aforesaid clause 07 the builder / second party shall be the exclusive owner of total built up assigned to it, over which it shall have absolute and exclusive right to sell, let out, lease out or part with in any manner and to make bookings, receive advance payments from intending buyers, enter into the agreement to sell of the proposed area in the builder allocation, and the Owners / First Party shall have exclusive right, title and interest over total built up area assigned to it, and will be at liberty to deal with the same in any manner its like.
12. That the authority of the builder to book/lease/mortgage or dispose-off their share in the project building subject to the restrictions mentioned above, cannot be cancelled by the other Owners / First Party and Builder / Second Party unilaterally.
13. That the builder/second party agrees and undertakes to indemnify and keep harmless and indemnified the Owners against all or any claims which may be made by any person during the course of completion the building and or in respect of provisional sale or dealings by the builder with third parties of the areas in the project building.

Shukla

A. Bajpai

Vishwanath

For Anna Construction Pvt. Ltd.



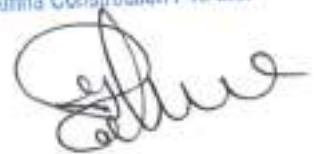
14. That the Owners shall do all acts, deeds, matters and things, as is are or may from time to time, be necessary to give effect this agreement or to implement the same and shall not transfers, charges, encumbrances, alienate or part with the possession of the plot or any part thereof or do anything which may contravene the terms of this agreement.
15. That the Owners and builder have entered into this agreement purely on a principal basis and nothing stated herein shall be deemed to or construed as a partnership between Builder and Owners nor shall the builder and the Owners in any manner constitute an association of person(s).
16. That all the taxes, in respect of the said property upto the date of this builder agreement shall be borne and paid by the First Party while the taxes pertaining to the period after the date of this deed shall be borne and paid by the Second Party.
17. That it is agreed that the terms of this agreement can be altered or modified by way of supplementary registered or unregistered agreements by mutual consent of both parties.
18. That as soon as the building is complete two members of each party will form a Society which will look after the maintenance and repairs of the common areas and machineries etc. This society shall be entitled to collect charges/amount from the Owners/occupiers of the shops / Flats at such rates as may be considered from time to time.
19. That the land on which the proposed multi-storied building is to be constructed absolutely belongs to the Owners who possess exclusive rights title and interest over the same. The builder is hereby assured that no one other than the Owners have get any right title or interest over the demised property and the Owners

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A. Bajpai

Vinod Kumar

For Anna Construction Pvt. Ltd.



alone are legally competent to enter into this agreement with the second party. The aforesaid land and the demised property are also free from all sorts of encumbrance, charges, liens and attachments. The Owners have assured the builder that the demised property i.e. the subject matter of this agreement has neither been acquired nor requisitioned under the Land Acquisition Act or under the law then for the time being in force by the State Government or the Lucknow Development Authority or any other authority nor any notice in respect thereto has ever been received or served upon the Owners.

20. That if there is any claim, demand, tax, liability or any other court order, whatsoever against the Owners/first party it is a condition of this agreement that the work on the development and/or other matters incidental to this agreement shall not at any time during or after the completion be stopped, obstructed or delayed in any manner, whatsoever, by the Owners / First Party.
21. That the Owners and developer / promoter shall be respectively responsible for payment of all municipal and property taxes and other outgoing and imposition whatsoever hereinafter, for the sake of brevity collectively referred to as the said rates payable in respect of its respective allocations, the said rates to be apportioned pro-rate with reference to the salable building(s) as a whole. All such taxes, however, can be transferable to the transferee(s) or nominee(s) of Owners and developers.
22. That the Builder / Second Party and Owners / First Party shall exclusively right execute and register the transfer deeds / lease deed etc of Shops / Flats in favour of the prospective purchaser(s) upto their shares in indicated through flat numbers and color.

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A. Bajpai

Vinod Kumar

For Amma Construction Pvt. Ltd.



23. That it is further agreed between the parties that in case of any increase in the permissible of F.A.R. during the construction of the proposed building project subject to legal sanction by the authority concern the promoter will carry out further constructions on the same terms and conditions as in the agreement, including the ratio of allocation of areas / spaces. Provided always this right shall not be available after completion of building and the cost of purchase of such additional F.A.R. shall always be borne by the Builder alone.
24. That the parties undertake not to do any act which may in any manner, contravene the terms of this agreement respecting the above property.
25. That ultimate responsibility for quality of construction shall rest upon the Builder/second party exclusively.
26. That the builder / Second party has paid a sum of ₹ 50,00,000/- (Rupees Fifty Lakhs only) as interest free refundable security to the First Party the receipt whereof the First Party hereby acknowledges.
27. That the plot subject matter of this agreement is situate at Patel Nagar, Alambagh, Lucknow, which is not on main segment roads of the Circle Rate List issued by Collector, Lucknow. There is no construction on the said plot.
28. That the subject matter of this agreement is 743.49 sq. meter of land the valuation of the same @ ₹ 13,000/- per sq. meter comes to ₹ 96,65,370/-. The Plot is situate on two side road in front of park hence 20% extra value comes to ₹ 19,33,074/-. Thus the total value of the said plot comes to ₹ 1,15,98,444/- consequently the stamp duty of ₹ 8,12,000/- has been paid on the market value of property. There is an interest free refundable security of

V Shukla

A. Bajpai
Vishnu

For Amna Construction Pvt. Ltd.



₹ 50,00,000/- on which the stamp duty of ₹ 100/- has been paid. Thus the total stamp duty of ₹ 8,12,100/- has been paid on this Builder Agreement vide E-Stamp Certificate No. IN-UP84481372713332T DATED 14-JUN-2021.

29. That this builder agreement has been drafted by the undersigned as per instructions and documents provided by the parties for which they shall be responsible.
30. That the identification of the parties has been done on the basis of the documents provided by them.

SCHEDULE OF PROPERTY

Plot Nos. 118 and 119 Bearing Municipal No. 553/175, 553/176, New No. 553/119 and 553-A/153 in Block-J situate at Patel Nagar, Lucknow measuring about 8000 sq. feet i.e. 743.49 sq. meters and bounded as under :-

East : 12 feet wide Service Lane

West : 60 feet wide Road

North : 24 feet wide Road

South : Plot No. 117

SCHEDULE OF REFUNDABLE INTEREST FREE SECURITY

- I. Received ₹ 25,00,000/- vide Cheque No. 607408 dated 16-06-2021 drawn on J&K Bank Akbari Gate Abdul Aziz Road, Lucknow.
- II. Received ₹ 25,00,000/- vide Cheque No. 607409 dated 16-06-2021 drawn on J&K Bank Akbari Gate Abdul Aziz Road, Lucknow.

**Total Paid Refundable Interest Free Security ₹ 50,00,000/-
(Rupees Fifty Lakhs only).**

For Agni Construction Pvt. Ltd.




A. Prajapati

Vinod Kumar

IN WITNESS WHEREOF the parties have put their respective signatures on this builder agreement on the date, month and year first above written in the presence of following witnesses.

WITNESSES :

1.



(Danish Rasheed)
Advocate
Civil Court, Lucknow

Vshuk1s



A. Bajpai
Vishwas



2.



(Neeraj Singh)
S/o Sri Maan Singh
R/o Jiamau, Hazratganj, Lucknow

FIRST PARTY / OWNERS



For Anna Construction Pvt. Ltd.



SECOND PARTY / BUILDER

Drafted by :



(Arun Khanna)
Advocate
Civil Court, Lucknow.

Composed by :



(Amit Kumar Singh)

MAP OF

Plot Nos. 118 and 119 Bearing Municipal No. 553/175, 553/176, New No. 553/119 and 553-A/153 in Block-J situate at Patel Nagar, Lucknow measuring about 8000 sq. feet i.e. 743.49 sq. meters and bounded as under : -

East : 12 feet wide Service Lane

West : 60 feet wide Road

North : 24 feet wide Road

South : Plot No. 117

8000 sq. feet i.e.
743.49 sq. meters

V. Bhukla

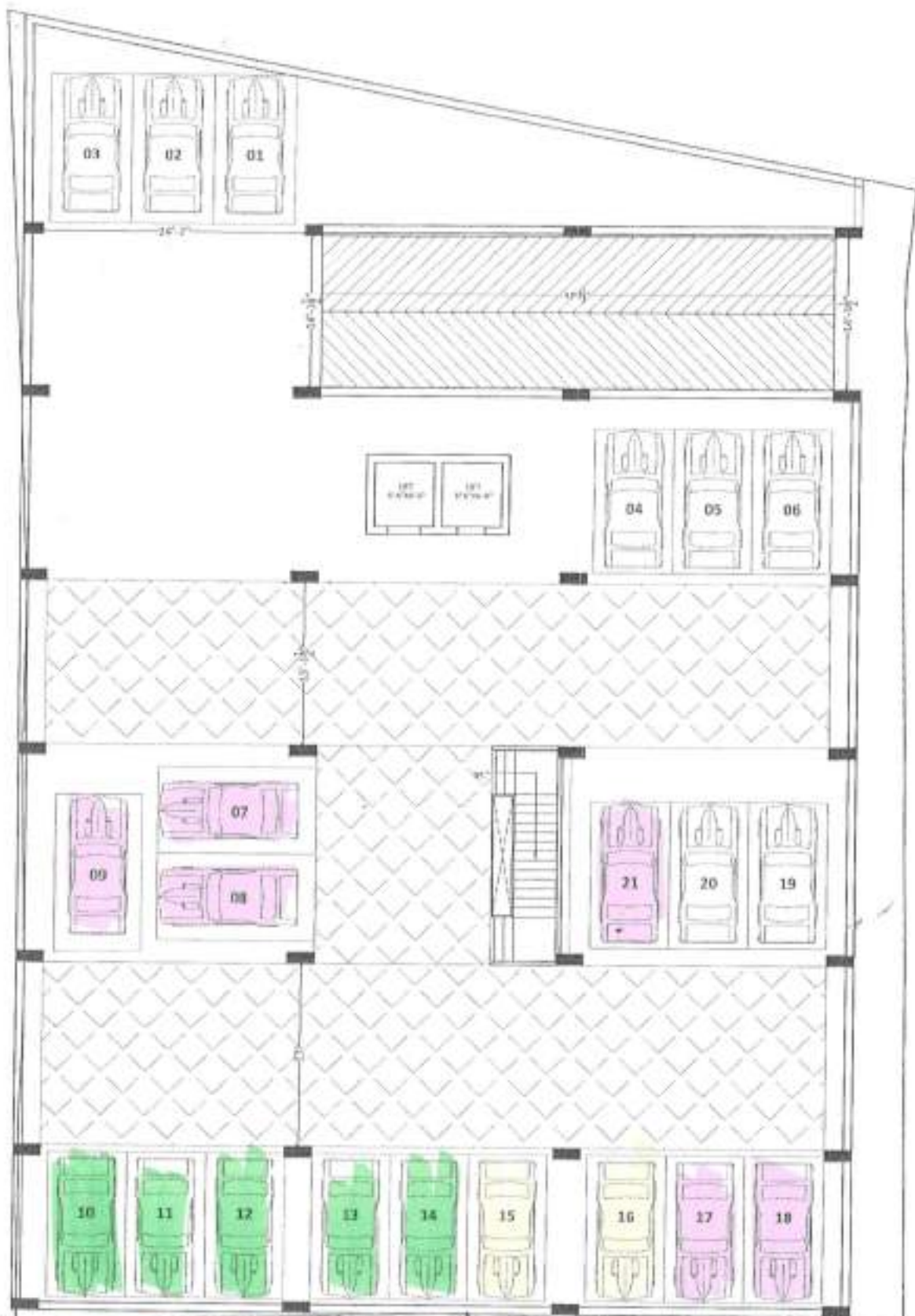
A. Bajpai
Vishwakarma

FIRST PARTY

For Anna Construction Pvt. Ltd.



SECOND PARTY



PARK FACE ROAD

PARK FACE ROAD

553/175

A. B. B. ROAD

Vinod Kumar

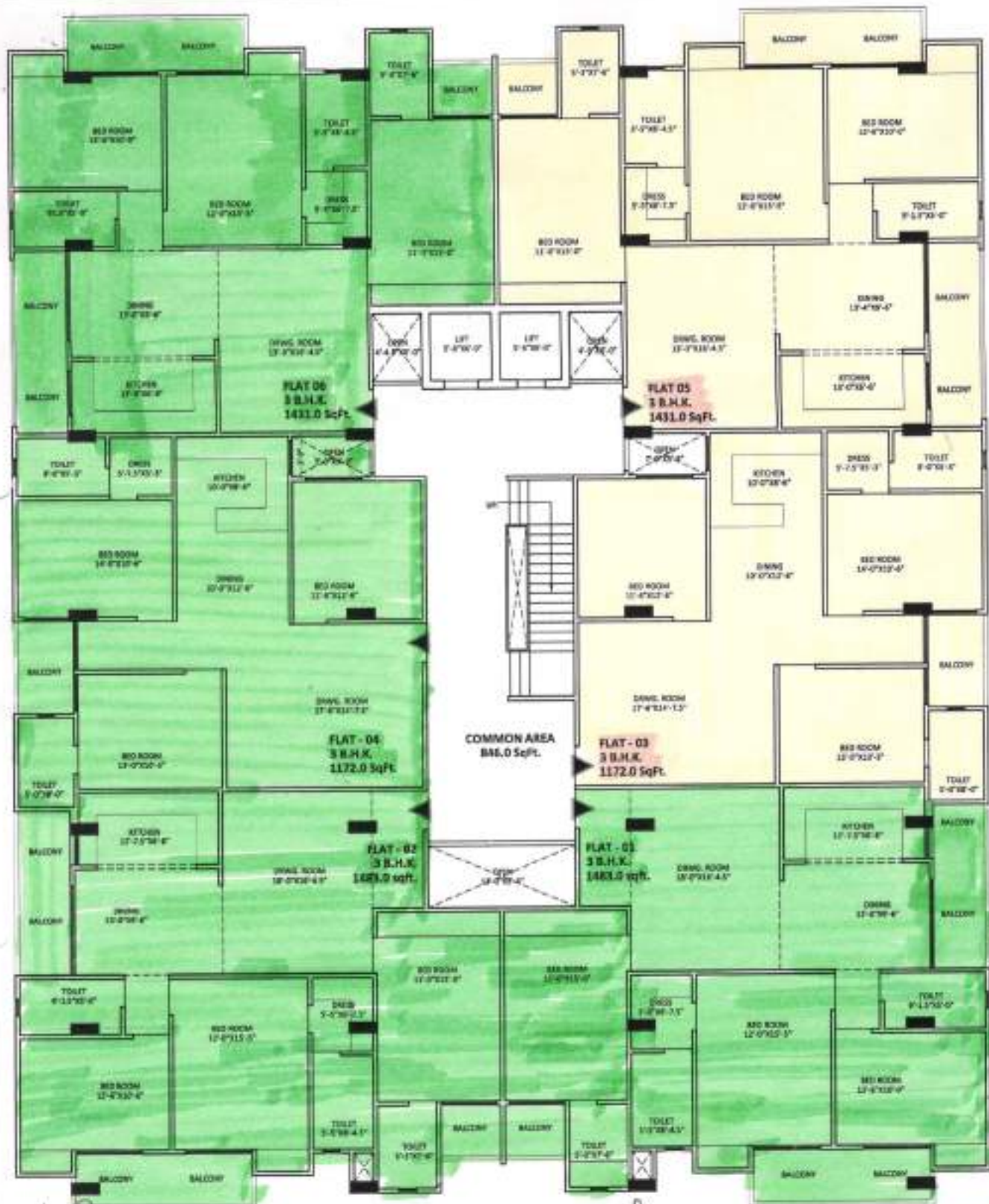
For Anna Construction Pvt. Ltd.

PLOT NO 118 AND 119 BEARING MUNICIPAL No
553/175, 553/176, NEW NO. 553/119 AND 553-A/153
IN BLOCK - J SITUATE AT PATEL NAGAR, LUCKNOW

BASEMENT PARKING PLAN

Signature



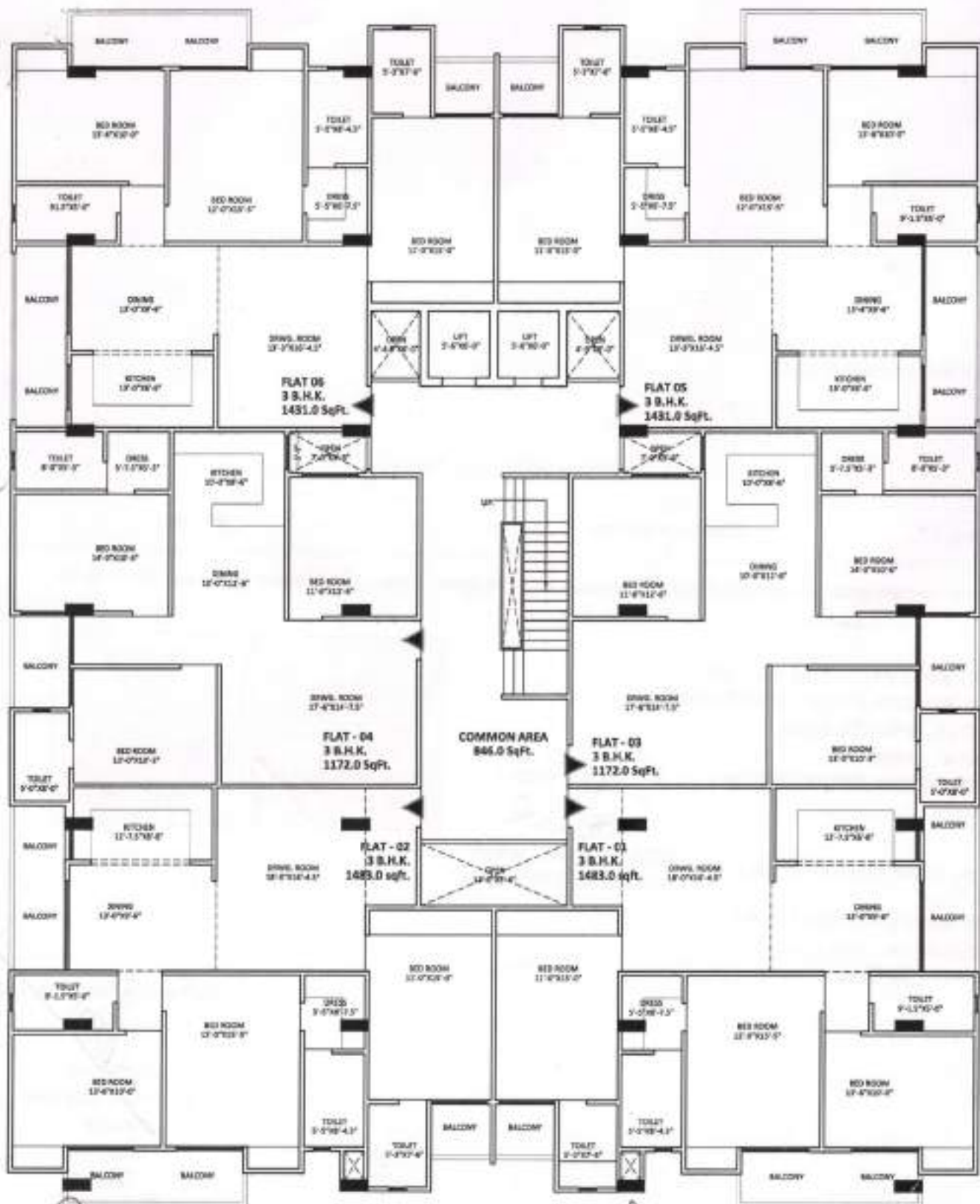


PLOT NO 118 AND 119 BEARING MUNICIPAL No
553/175, 553/176, NEW NO. 553/119 AND 553-A/153
IN BLOCK - J SITUATE AT PATEL NAGAR, LUCKNOW

FIRST FLOOR PLAN

For Anna Construction Pvt. Ltd.





PLOT NO 118 AND 119 BEARING MUNICIPAL No
553/175, 553/176, NEW NO. 553/119 AND 553-A/153
IN BLOCK - J SITUATE AT PATEL NAGAR, LUCKNOW

THIRD FLOOR PLAN

For Arma Construction Pvt. Ltd.



आवेदन सं०: 202100821034146

चिक्रय अनुबंध विलेख (विल्डर)

वही सं०: 1

रजिस्ट्रेशन सं०: 520

वर्ष: 2021

प्रतिफल- 0 स्टाम्प शुल्क- 812100 बाजारी मूल्य - 11599000 पंजीकरण शुल्क - 115990 प्रतिलिपिकरण शुल्क - 140 योग: 116130

श्री मे. आमना कंस्ट्रक्शन प्रा. लि. द्वारा
नदीम-उर-रहमान अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री स्व. शफीक-उर-रहमान
व्यवसाय : व्यापार
निवासी: कार्यालय बौण्डियर अपार्टमेंट-1, 93-1, बटलर रोड, डालीबाग,
लखनऊ



श्री मे. आमना कंस्ट्रक्शन प्रा. लि. द्वारा नदीम-उर-रहमान अधिकृत पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक
16/06/2021 एवं 04:53:53 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राजेन्द्र प्रसाद,
उप निबंधक : सदर प्रथम
लखनऊ
16/06/2021

सै० शुभ अखतर
निबंधक लिपिक



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता : 1

श्री दानिश रशीद, एडवोकेट

निवासी: सिविल कोर्ट, लखनऊ

व्यवसाय: वकालत

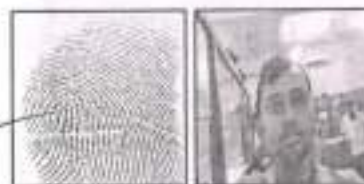
पहचानकर्ता : 2



श्री नीरज सिंह, पुत्र श्री मान सिंह

निवासी: जियामऊ, हज़रतगंज, लखनऊ

व्यवसाय: लौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राजेश प्रसाद

उप निबंधक : सदर प्रथम
लखनऊ

सी० सुरेश अख्तर
निबंधक लिपिक

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



आवेदन सं०: 202100821034146

वही सं०: 1

रजिस्ट्रेशन सं०: 520

वर्ष: 2021

निष्पादन लेखपत्र बाद सुनने व समझने मजमून व प्राप्त धनराशि रु प्रलेखानुसार उक्त
चिकेता: 1

श्री विजय शुक्ला, पुत्र श्री आर. एस. शुक्ला

निवासी: 100, पटेल नगर, आलमबाग, लखनऊ

व्यवसाय: व्यापार

चिकेता: 2

Rishu b/s



श्रीमती अंशु बाजपेई, पत्नी श्री आलोक बाजपेई

निवासी: 554/214/1, भीम नगर, आलमबाग, लखनऊ

व्यवसाय: गृहिणी

चिकेता: 3

A. Bajpai



श्री विवेक तिवारी, पुत्र श्री स्व. व्योम केश तिवारी

निवासी: 11, पटेल नगर, टैलीपुलिया, आलमबाग, लखनऊ

व्यवसाय: व्यापार

चिकेता: 1

Vivek



श्री मे. आमना कंस्ट्रक्शन प्रा. लि. के द्वारा नदीम-

उर-रहमान, पुत्र श्री स्व. शफीक-उर-रहमान

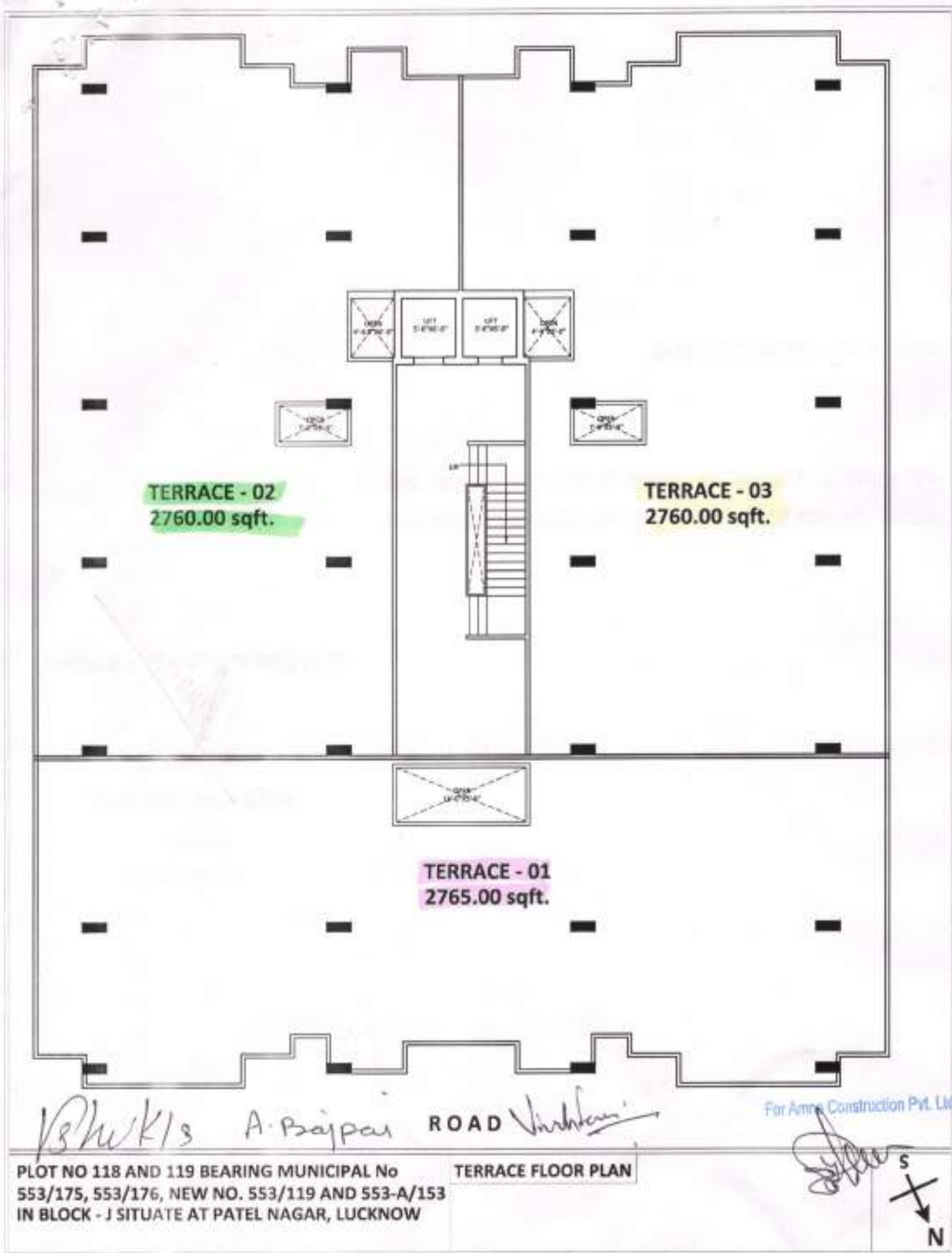
निवासी: कर्मालय-बीण्डियर अपार्टमेंट-1, 93-1,

बटलर रोड, डालीबाग, लखनऊ

व्यवसाय: व्यापार

Me. Amna





आवेदन सं०: 202100821034146

वही संख्या 1 जिल्द संख्या 24506 के पृष्ठ 285 से 338 तक
क्रमांक 520 पर दिनांक 16/06/2021 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राजेन्द्र प्रसाद,

उप निबंधक : सदर प्रथम

लखनऊ

16/06/2021

