



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No.	IN-UP020081720613970
Certificate Issued Date	18-May-2016 05:43 PM
Account Reference	SHCIL (FI)/upshcil01/ALLAHABAD/UP-AHD
Unique Doc. Reference	SUBIN-UPUPSHCIL01023984371551416
Purchased by	MAA LALITA ENTERTAINMENT AND DEVELOPERS PVT.LTD
Description of Document	Article 5 Agreement or Memorandum of an agreement
Property Description	NAZUL NOW FREEHOLD LAND No. 100 CIVIL STATION SITUATED AT 35 THORNHILL ROAD ALLD More Detail As Per Deed
Consideration Price (Rs.)	0 (Zero)
First Party	SARAD KUMAR VARSHNEY AND MANOJ KUMAR VARSHNEY
Second Party	MaalalitaEntAndDevelopers P Ltd Thru Sanjeev Agarwal
Stamp Duty Paid By	MaalalitaEntAndDevelopers P Ltd Thru Sanjeev Agarwal
Stamp Duty Amount(Rs.)	72,83,000 (Seventy Two Lakh Eighty Three Thousand only)



Please write or type below this line

Sanjeev Agarwal

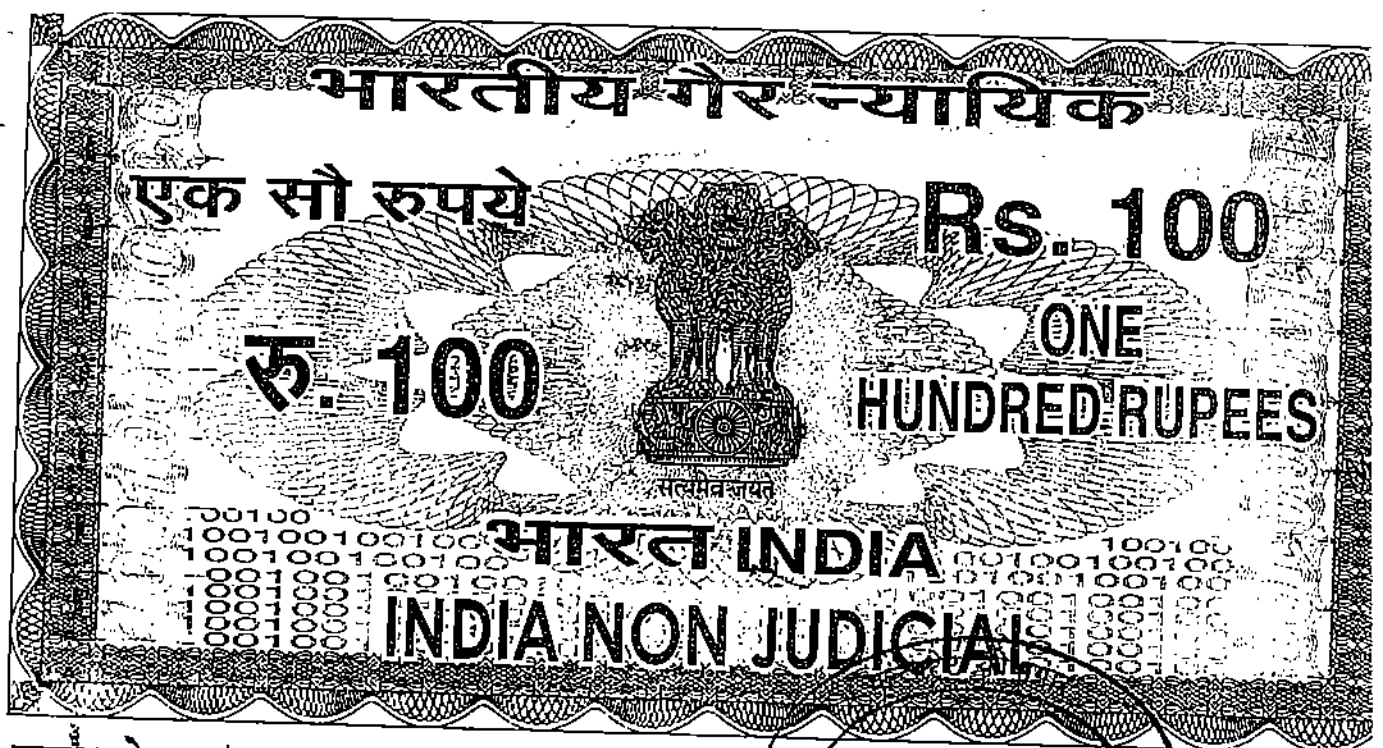


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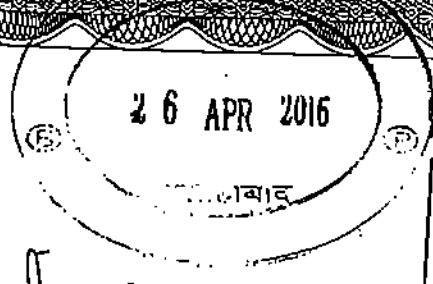
Statutory Alert:

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2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Complaints Cell.

Self Attested



उत्तर प्रदेश UTTAR PRADESH



CV 410371



Identified
Advocate

BUILDER'S AGREEMENT (REGISTERED)

THIS BUILDERS AGREEMENT is made and executed at Allahabad on this the 18th day of May, 2016.

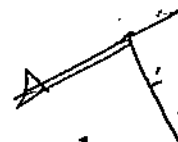
BETWEEN

Mr. Sarad Kumar Varshney having Voter ID No. HTS2246718 PAN NO. AAGPV7958J, Mobile No. 9415016756 and Mr. Manoj Kumar Varshney having Aadhaar No. 4406 3740 8780 PAN NO. AAGPV9606C, Mobile No. 9335105826 both sons of Late Sushil Kumar Varshney and both R/o 69, Mohitsimganj, Allahabad, presently residing at Old 23 D New 35 Thornhill Road, Allahabad, hereinafter jointly referred to as "The Owners-First Party", which term shall always mean and include their heirs, successors, executors and assignees unless expressly excluded.

AND

M/s Maa Lalita Entertainment & Developers Private Limited, PAN No. AAECM7538A a duly incorporated company under the provisions of Companies Act, 1956 having its registered office at 265/316, Old Katra, Allahabad through its Managing Director Sanjeev Agarwal S/o Late

Sanjeev Agarwal



Self Attested



उत्तर प्रदेश UTTAR PRADESH

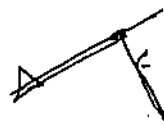
Shyam Lal Agarwal R/o 265/316, Old Katra, Allahabad, having Aadhar No. 496279441185, PAN No. AADCV1281G Mobile No. 9839054198, hereinafter referred to be as "The Builder-Second Party" which term shall always mean and include its successors, Legal Representatives, executors and assignees; unless expressly excluded.

AND WHEREAS Mr. Sarad Kumar Varshney and Mr. Manoj Kumar Varshney both sons of Late Sushil Kumar Varshney and both R/o 69, Mohitsimganj, Allahabad, presently residing at Old 23 D New 35 Thornhill Road, Allahabad, are the owners of Nazul now free hold land numbered as 113D, Civil Station, Allahabad measuring 2225.92 sq.mts. situated at Mohalla Thornhill Road and bearing municipal number 35, Thornhill Road, Allahabad vide freehold deed dated 23.03.2012 executed by the ADM (Nazul), Allahabad on behalf of the Governor of Uttar Pradesh which is registered with the office of Sub Registrar (First), Allahabad in Bahi number 1, Zild number 7402, in page number 305 to 352 at serial number 1512 on 23.03.2012.

AND WHEREAS the owners are interested in developing the aforesaid plot of land by construction of a "Multistoried Residential Complex" as may be permitted by the Allahabad Development Authority, Allahabad.

AND WHEREAS "The Builder-Second Party" offered to develop the said multistoried residential complex as may be permitted by the Allahabad Development Authority over the aforesaid Nazul now free hold land numbered as 113D, Civil Station, Allahabad measuring 2225.92 sq.mts. situated at the crossing of Thornhill Road and Strachey Road and bearing municipal number 35, Thornhill Road, Allahabad and the aforesaid offer has been accepted by

Sarad Varshney, Chandrashekhar



Self Attested

631 18/5/16 18 प्रयोजन
 क्रमांक तिथि मूल्य
 स्टाम्प क्रेता का नाम W ललित इंटरनेट
 निवासी 69 मोहम्मद गंज इलाहाबाद
 ला० नं० 805 अकां 31 मार्च 2016 को जारी जायसवाल
 स्टाम्प विक्रेता जनपद न्यायालय परिसर इला०

विक्रय अनुबंध विलेख
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 श्री शरद कुमार वाण्य
 पुत्र श्री स्व सुशील कुमार वाण्य
 व्यवसाय
 निवासी 69 मोहम्मद गंज इलाहाबाद वोटर आई डी नं० HTS2246718
 अथावा पत्ना
 नं० 69 मोहम्मद गंज इलाहाबाद वोटर आई डी नं० HTS2246718
 दिनांक 20/5/2016 समय 4:45PM
 यज्ञ नियन्त्रण हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुनील कुमार
 उप निबन्धक (प्रथम)

इलाहाबाद
 20/5/2016

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

विक्रेता शरद कुमार वाण्य क्रेता

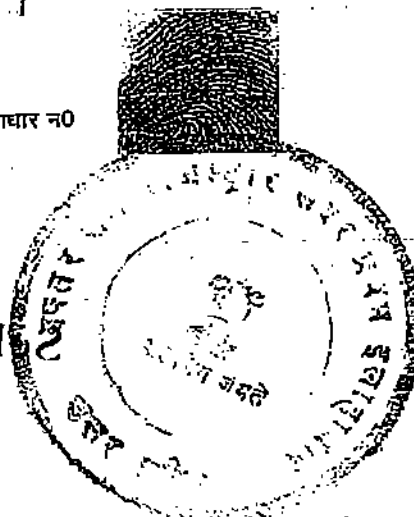
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 नं० HTS2246718



श्री मे० मां ललित इंटरनेट एण्ड डेटा प्रॉलि० द्वारा
 संजीव अग्रवाल
 पुत्र श्री स्व श्याम लाल अग्रवाल
 पेशा
 निवासी 265/316 पुराना कटरा इलाहाबाद पैन नं०
 AADCV1281G



श्री मनोज कुमार वाण्य
 पुत्र श्री स्व सुशील कुमार वाण्य
 पेशा
 निवासी 69 मोहम्मद गंज इलाहाबाद आधार नं०
 440637408780



18/5/16



उत्तर प्रदेश UTTAR PRADESH

16 APR 2018

CV 410373

"The Owners-First Party" as per terms and conditions given herewith in this Builder's Agreement.

AND WHEREAS "The Owners-First Party" has represented and assured "The Builder-Second Party" as follows :-

1. "The Owners-First Party" has not entered into any Agreement of either sale or mortgage or development of the said premises with any one else in the past.
2. The property is free from all encumbrances and charges in any manner.
3. There is not legal dispute pending against the aforesaid freehold land.
4. That except "The Owners-First Party" or their successors, no body else has any right, title or interest, claim or demand whatsoever or howsoever into or upon the said property.
5. That there is no notice of acquisitions or requisition received or pending in respect of the above Nazul now free hold land numbered as 113D, Civil Station, Allahabad measuring 2225.92 sq.mts. situated at the crossing of Thornhill Road and Strachey Road and bearing municipal number 35, Thornhill Road, Allahabad.

AND WHEREAS on the basis of aforesaid representations and finding the same to be true, "The Builder-Second Party" has decided to develop the aforesaid property and agreed for the construction of multistoried residential complex as may be permitted by the Allahabad Development Authority, Allahabad by its own investment and money on the said Nazul now free hold land numbered as 113D, Civil Station, Allahabad measuring 2225.92 sq.mts. situated at the crossing of Thornhill Road and Strachey Road and bearing

[Signature]
[Signature]

[Signature]

[Signature]

Self Attested



2017 August

सुनील कुमार
उप निदेशक (प्रथम)
इलाहाबाद
20/6/2016

रिजिस्ट्रार ऑफिस के इलाहाबाद



पत्राचार में आने वाले पत्रों के निम्नलिखित विवरण दिए गए हैं।

23/07/2017 को प्राप्त पत्रों के विवरण दिए गए हैं।

[Handwritten signature]

सुनील कुमार
उप निदेशक (प्रथम)

8 मार्च 2017 को प्राप्त पत्रों के विवरण दिए गए हैं।

[Handwritten signature]

सुनील कुमार
उप निदेशक (प्रथम)

रिजिस्ट्रार ऑफिस के इलाहाबाद

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उत्तर प्रदेश UTTAR PRADESH

26 APR 2016

CV 410374

municipal number 35, Thornhill Road, Allahabad, on the terms and conditions as contained hereinafter.

NOW "THE OWNERS-FIRST PARTY" AND THE BUILDER SECOND PARTY HERETO CONVENANT AS UNDER :-

1. That "The Owners-First Party" do hereby declare that Nazul now free hold land numbered as 113D, Civil Station, Allahabad measuring 2225.92 sq.mts. situated at the crossing of Thornhill Road and Strachey Road and bearing municipal number 35, Thornhill Road, Allahabad, is exclusively owned and possessed by "The Owners-First Party" and is free from any encumbrances, lien or charges.
2. "The Owners-First Party" has provided to "The Builder-Second Party" the rights to construct the said multistoried residential complex over the aforesaid Nazul now free hold land numbered as 113D, Civil Station, Allahabad measuring 2225.92 sq.mts. situated at the crossing of Thornhill Road and Strachey Road and bearing municipal number 35, Thornhill Road, Allahabad.
3. That "The Builder-Second Party" got prepared the building plans of the proposed residential complex for construction of 22 flats / residential units over the aforesaid property measuring 2225.92 sq.mts. by a competent architect and that "The Owners-First Party" has submitted the same with the Allahabad Development Authority for its approval / sanction. That the Allahabad Development Authority vide its order number 113/प्रअ(त.स.-2)/Zone-1/मुआ 2015-16 dated 11.05.2016 has sanctioned the building plan over aforesaid property.

Sareesh Verma, Allahabad

[Signature]

Self Attested

क्रमांक तथि मूल्य प्रयोजन
स्टाम्प क्रोता का नाम
निवासी
ला०नं० ८८८८ दिनां ३१ मार्च २०१५ तक आकारा जायसकाल
स्टाम्प विक्रेता जगन्नाथ न्यायालय परिसर इला०
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Book No. :





उत्तर प्रदेश UTTAR PRADESH

4. That the aforesaid residential complex to be built over free hold land numbered as 113D, Civil Station, Allahabad measuring 2225.92 sq.mts. and bearing municipal number 35, Thornhill Road, Allahabad. shall be known as 'Vinayak Lata Kunj'.
5. That the aforesaid building plan for construction of 'Vinayak Lata Kunj' comprising of 22 flats / residential units and which has been sanctioned by the Allahabad Development Authority has been annexed to this Builder's Agreement as Annexure No. 1
6. That all cost / charges required for sanction of the aforesaid building plans has been borne by the "The Builder-Second Party".
7. That "The Owners-First Party" and "The Builder-Second Party" from this date onwards shall jointly have right to get the existing sanctioned plan revised by Allahabad Development Authority, Allahabad. It is made clear that the "The Owners-First Party" shall from the date of this "Builder Agreement" shall have no right to get building plans revised / modified unilaterally from any competent authority unless the same has been counter signed by "The Builder-Second Party" nor "The Owners-First Party" shall have any right to get the said building plans cancelled at any time during the course of development.
8. That due to inadvertent oversight a portion of Nazul Site could not get converted into free hold which the First Party shall get done from the Collector Allahabad as per the freehold policy of the State Government and shall also bear the cost towards the same. Once the said portion of the land gets converted into free hold by The Owner-First Party in its favour then the

For and on behalf of, [Signature]



[Signature]

Self Attested



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३० भा निवाला-२५० पृष्ठ ३० मोलिनो बाना बाबाल अण्णावाल
का खाता नाम अण्णावाल
265/318 गुना कल्या खारिबाद का ३० AACCV1281G

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Book No. :

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Registration No. 70-10

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सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

26 APR 2016

SV 410376

said land shall also become part of the proposed residential complex 'Vinayak Lata Kunj' and FAR towards the same shall be got sanctioned from the Allahabad Development Authority as per the rules of the ADA.

9. That "The Builder - Second Party" has paid a sum of Rs. 1,00,00,000/- (One Crore Only) as interest free refundable security deposit to the "The Owners-First Party" as per following details.

Details of the Payment :-

(Payment in favour of Mr. Sarad Kumar Varshney)

Date	Cheque	Amount	Bank/Cash
20.01.16	354584	50,00,000/-	HDFC Bank Ltd. Civil Lines, Allahabad

(Payment in favour of Mr. Manoj Kumar Varshney)

Date	Cheque	Amount	Bank/Cash
20.01.16	354585	50,00,000/-	HDFC Bank Ltd. Civil Lines, Allahabad

The above mentioned interest free security deposit shall only be refundable once the above mentioned project has been completed in all respect and once completion certificate is issued by the ADA

10. That "The Builder - Second Party" undertakes to start the construction work after receipt of the sanctioned building plan from the ADA or hand over of vacant possession of the aforesaid property by The Owner-First Party to The Builder - Second Party and complete the construction of the building within 3 years but not later than 4 years.

11. That in case The Builder - Second Party fails to complete the constructions as per the sanctioned plan within the above specified period then The Owner-First Party shall be at liberty to complete the remaining construction and charge

Sarad Kumar Varshney



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Self Attested



उत्तर प्रदेश UTTAR PRADESH

the amount so required towards the same from "The Builder - Second Party". In such an eventuality "The Builder - Second Party" shall pay to "The Owner - First Party" all such sum of money invested by "The Owner - First Party" to get the remaining work completed and that "The Builder - Second Party" shall pay to "The Owner - First Party" interest @1.5% per month towards any outstanding amount due till the date of such payment.

12. That "The Owners-First Party" Mr. Sarad Kumar Varshney and Mr. Manoj Kumar Varshney shall have all rights as exclusive owner of the under mentioned flat along with proportionate land and all common amenities provided in the said multistoried residential complex to be built by "The Builder-Second Party" as per the Building plans Sanctioned by the Allahabad Development Authority, Allahabad.

Sarad Varshney, Chandra Varshney



Self Attested



उत्तर प्रदेश UTTAR PRADESH

Flats/Apartment of Mr. Sarad Kumar Varshney and Mr. Manoj Kumar Varshney

Sr. No.	Flat No.	Unit No.	Floor No.	Type
1	1	101	First	4 BHK
2	2	102	First	4 BHK
3	1	201	Second	4 BHK
4	2	202	Second	4 BHK
5	1	301	Third	4 BHK
6	2	302	Third	4 BHK
7	1	701	Seventh	4 BHK
8	2	702	Seventh	4 BHK
9	1	901	Ninth	4 BHK
10	1	1001	Tenth	4 BHK
11	2	1002	Tenth	4 BHK
12	2	1102	Eleventh	3 BHK

That "The Owners-First Party" shall also have all rights to use proportionate Car Parking space on the covered still floor, basement and the open area. "The Owners-First Party" shall also have all rights to allot

Sarad Varshney *Manoj Varshney*



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उत्तर प्रदेश UTTAR PRADESH

46 APR 2016

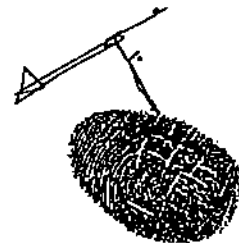
CV 410379

the said car parking space to the prospective purchaser/s of the above flat and receive the consideration for the same if any, as per the parking plan jointly prepared by "The Builder-Second Party" and "The Owners-First Party".

That "The Owners – First Party", shall solely have all rights to allot, book, enter into agreement to sell, execute sale deed, lease deed or any other valid document in respect of the above mentioned flat to prospective purchaser/s and to receive the sale consideration/advance, rent for the same and discharge its valid receipt without any interference of any other party to this Builders Agreement.

13. That "The Builder-Second Party", shall solely have all rights as owner of the under mentioned flats along with proportionate land and all common amenities provided in the said multistoried residential complex to be built by "The Builder-Second Party" as per the Building plans Sanctioned by the Allahabad Development Authority, Allahabad.

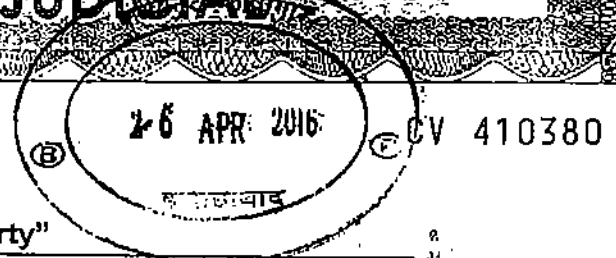
Farooq Vershey *Chandra Shekhar*



Self Attested



उत्तर प्रदेश UTTAR PRADESH



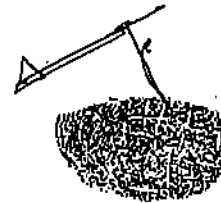
Flat/Apartment of "The Builder-Second Party"

Sr. No.	Flat No.	Unit No.	Floor No.	Type
1	1	401	Fourth	4 BHK
2	2	402	Fourth	4 BHK
3	1	501	Fifth	4 BHK
4	2	502	Fifth	4 BHK
5	1	601	Sixth	4 BHK
6	2	602	Sixth	4 BHK
7	1	801	Eighth	4 BHK
8	2	802	Eighth	4 BHK
9	2	902	Ninth	4 BHK
10	1	1101	Eleventh	3 BHK

That "The Builder - Second Party", shall solely have all rights to allot, book, enter into agreement to sell, execute sale deed, lease deed or any other valid document in respect of the above mentioned flat to prospective purchaser/s and to receive the sale consideration/advance, rent for the same and discharge its valid receipt without any interference of any other party to this Builders Agreement.

14. That terrace of the multistoried complex shall be exclusively owned and possessed by "The Owners-First Party" hereto and if Allahabad

Free Versely, Chandra



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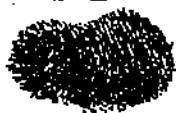
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उत्तर प्रदेश UTTAR PRADESH

- Development Authority, Allahabad provides more FAR for construction over terrace in that case "The Builder-Second Party" shall raise construction as per Building Plan and the cost thereof and the amount to be deposited with Allahabad Development Authority, Allahabad or any other Department shall be borne by "The Builder-Second Party". "The Owners-First Party" and "The Builder-Second Party" shall be the exclusive owners of the said construction in the ratio of 55:45 where in The Owner-First Party shall get 55% while The Builder-Second Party shall get 45%.
15. That the Electric and General Store provided in the said project on the Stilt Level shall in exclusive ownership and usage of "The Owner – First Party" without interference of any other.
 16. That in respect of the entire materials required for construction, payment of labours, workmen etc. and all the other charges and expenses required for construction activity or allied purposes shall be borne and paid by "The Builder-Second Party" exclusively. "The Owners-First Party" shall not be liable for the same under any circumstances. "The Builder-Second Party" shall be the principal employer for all workers and labours etc.
 17. That "The Builder-Second Party" assures and undertakes to keep "The Owners-First Party", indemnified against any third party claim/or action arising out of any sort of act or omission of "The Builder-Second Party" or any accident relating to the construction of the proposed multistoried residential complex. "The Builder-Second Party" shall also be responsible to pay any damages, penalties and or compounding fees etc. payable in respect of development work and for any deviations.

Suresh Verma, Chaudhary





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उत्तर प्रदेश UTTAR PRADESH

18. That all property taxes payable to Nagar Nigam, Allahabad or Jal Sansthan, Allahabad regarding the premises in the question till date of this agreement shall be borne and paid by "The Owners First Party" and from the date of agreement, "The Builder-Second Party" shall bear and pay the taxes and all other levies that may be imposed by Nagar Nigam, Allahabad, Allahabad Development Authority, Allahabad or any other Local Body and Authority.
19. That the Flats fallen in the share of the "The Owners-First Party" fully described herein before in this agreement together with proportionate land shall absolutely vest in "The Owners-First Party" and "The Owners-First Party" shall be entitled to either retain or sell the same at their own discretion by their own signatures without any interference by "The Builder-Second Party" or its successors, assignees or nominees. "The Owners-First Party" shall have full rights to receive sale consideration/advance sale consideration/rent of the flats of their respective share.
20. That similarly the Flats fallen in the share of "The Builder-Second Party" as per details given hereinbefore in this agreement together with proportionate land shall absolutely vest in "The Builder-Second Party" and "The Builder-Second Party" alone shall be entitled to either retain or to transfer, sell or assign or let out the same by its own signatures without any interference by "The Owners-First Party" or their heirs, legal representatives, executors, Assignees and nominees. "The Builder-Second Party" shall have full rights to receive actual sale consideration/advance sale consideration/lease rent in respect of the flats in its share.

[Signature]


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13

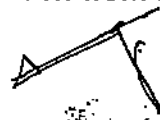
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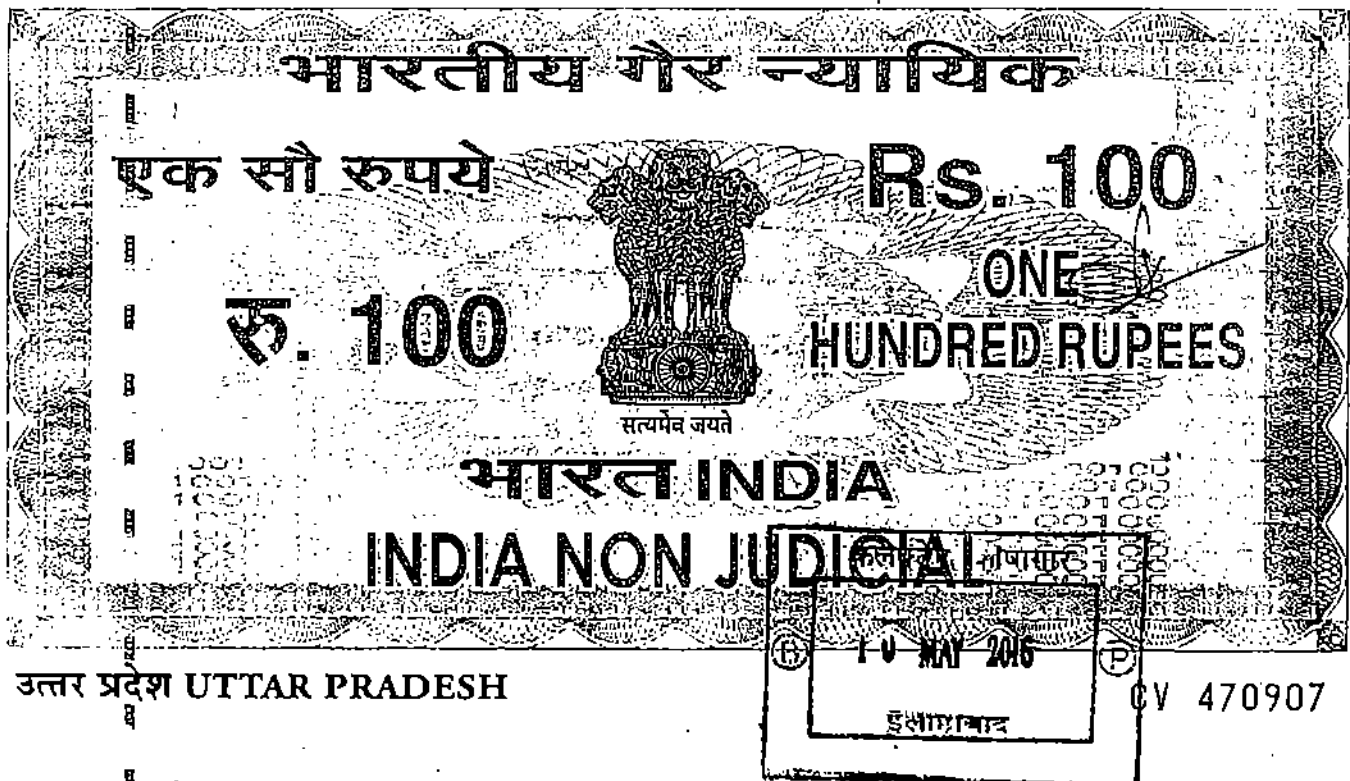
21. That the open areas of the plot after construction of building of the Multi Storied Group Housing Scheme shall be exclusively under control and management of the parties hereto and the same shall always be used by the parties hereto for more beneficial enjoyment of the Multistoried Group Housing Scheme, till such time the said Multistoried Group Housing Scheme is handed over to the residents Welfare Society for its future maintenance.
22. That the passage, common area and common amenities of the Multistoried Group Housing Scheme shall always be available for use to "The Owners-First Party", "The Builder-Second Party", their transferees and assignees.
23. That in the event of any question of difference or dispute arising in connection with or in respect of interpretation or scope of the agreement or any part thereof the same shall be referred to 3 Arbitrators, one each to be appointed by "The Owners-First Party" and "The Builder-Second Party" and the Third Arbitrator to be appointed by the aforesaid two Arbitrators and the decision of the arbitrators shall be final and binding on the parties hereto. The provisions of Arbitration Act, 1996 shall be fully applicable to the arbitration proceedings. The place of arbitration shall be Allahabad and the language shall be English/Hindi.
24. That it is specifically mentioned and made clear that during construction of the Multistoried Group Housing Scheme, "The Owners - First Party" including their heirs and LR's, executors, nominees and assignees shall not be entitled to interfere in any manner in the construction of the said multistoried residential housing complex and the construction work shall not

Shri. J. J. J.



14

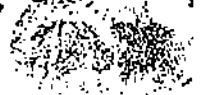
Self Attested



उत्तर प्रदेश UTTAR PRADESH

- be stopped in any circumstances even during pendency of the arbitral proceeding.
25. That after the said Multistoried Residential Complex has been completed and occupied by "The Owners-First Party", "The Builder-Second Party" and or their assignees, agents, representative. Licensees in whatsoever capacity, the cost of maintenance of the said residential complex (in all respects) will be shared by all i.e. "The Owners - First Party", "The Builder - Second Party" and or their assignees, agents, representative, licensees in whatsoever capacity in proportion to the area in their possession or as may be decided by "The Owners-First Party" and "The Builder-Second Party".
26. That "The Builder-Second Party" shall be responsible for the construction as per laid down rules and regulation and shall follow and adhere to all mandatory regulations. Any fine or penalty imposed by any department due to the default of The Builder-Second Party shall be borne by The Builder-Second Party.
27. That "The Owners-First Party" and "The Builder-Second Party" shall jointly decide the way by which the maintenance of the said multistoried residential complex shall be carried out and shall also decide the charges/rates or maintenance and the security deposit to be taken in this regard from the prospective purchasers/occupiers of the different units of the proposed 'Vinayak Lata Kunj'.
28. That the terms of this Builders Agreement supersedes all earlier negotiations, discussions or agreements whether written or oral amongst

Sanjay Verma, Chairman



15

Self Attested

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

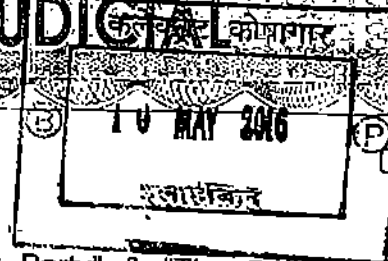
Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH



UV 470908

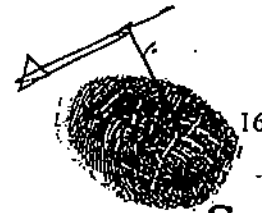
- the parties here to. ("The Owners-First Party" & "The Builder-Second Party").
29. That "The Builder-Second Party" shall pay to the "The Owner-First Party" an amount of Rs. 20,000/- per month from the 1st of June 2016 till the completion of the said project.
30. That "The Builder-Second Party" shall complete the said project with the products of company of repute and that each apartment / flat shall be fitted with modular kitchen and air conditioners in each bedroom as well as the drawing room, dinning room and the family lounge.
31. That cost of Builders Agreement including payment of stamp duty is being borne by "The Builder-Second Party". The Stamp Duty of this Builder's Agreement has been paid through E-Stamp bearing certificate no. IN-UP020081720613970 and serial No. VO-0000502560

IN WITNESS WHEREOF the parties hereto have signed this Builder's Agreement with their own good and free will and accord and without any coercion and in sound state of mind and health on this the 18th day of May, 2016 at Allahabad.

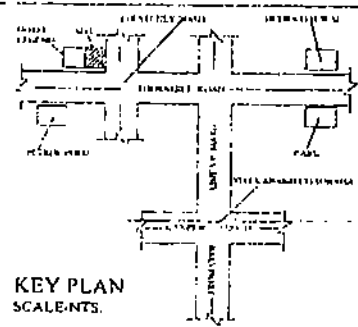
SCHEDULE OF PROPERTY

NAZUL NOW FREE HOLD LAND NUMBERED AS 113D, CIVIL STATION, ALLAHABAD MEASURING 2225.92 SQ.MTS. SITUATED AT THE CROSSING OF THORNHILL ROAD AND STRACHEY ROAD AND BEARING MUNICIPAL NUMBER 35, THORNHILL ROAD, ALLAHABAD AND BOUNDED AS BELOW :

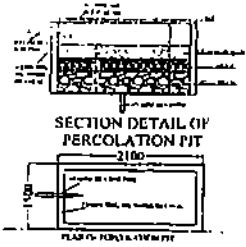
Farooq Vershey, Chairman



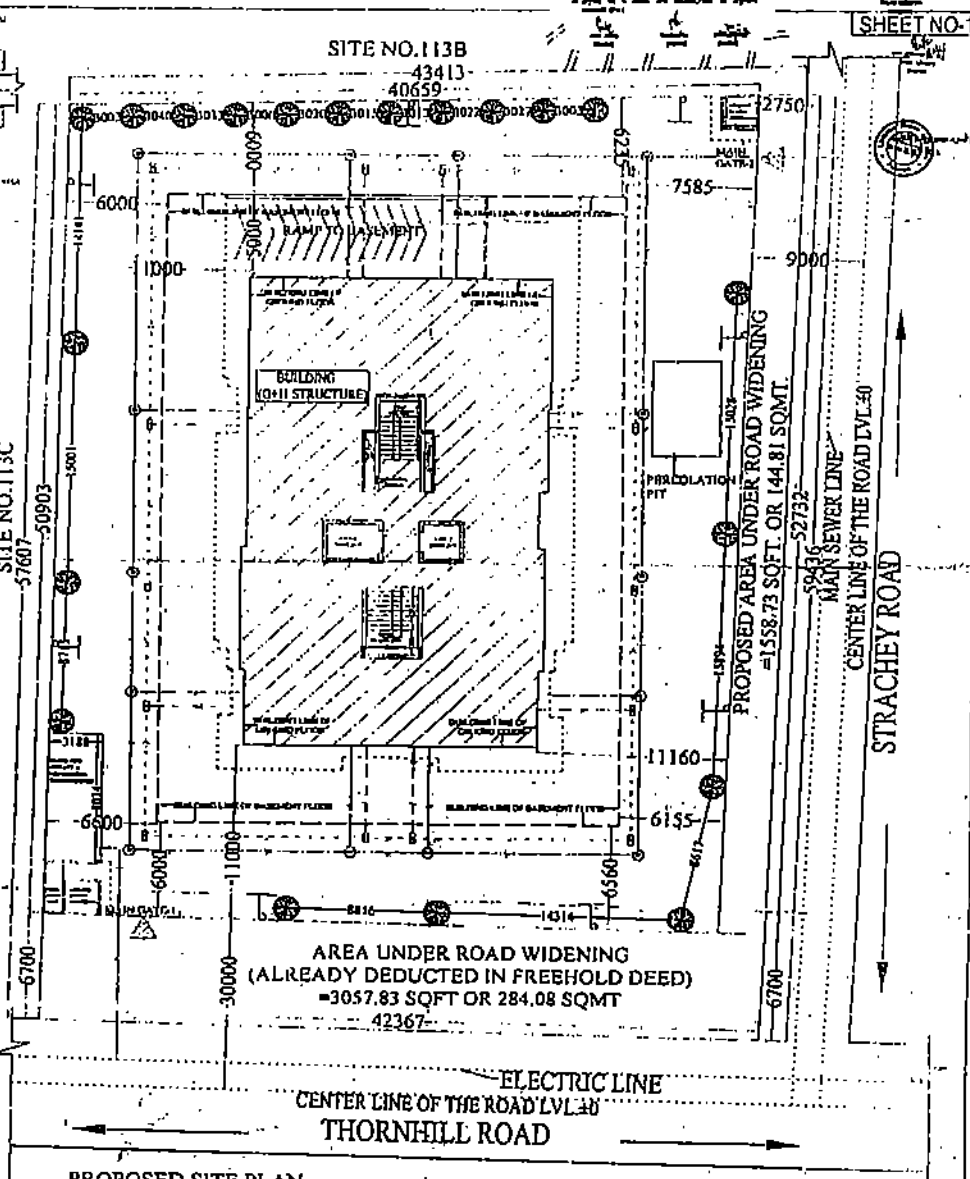
Self Attested

[illegible]

KEY PLAN
SCALE: N.T.S.



MAIN AREA STATEMENT			
SAC	CHARACTER OF ITEM	AREA	VAL
00	TOTAL	11/11/67	11/11/67
01	TOTAL	11/11/67	11/11/67
02	TOTAL	11/11/67	11/11/67
03	TOTAL	11/11/67	11/11/67
04	TOTAL	11/11/67	11/11/67
05	TOTAL	11/11/67	11/11/67
06	TOTAL	11/11/67	11/11/67
07	TOTAL	11/11/67	11/11/67
08	TOTAL	11/11/67	11/11/67
09	TOTAL	11/11/67	11/11/67
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77	TOTAL	11/11/67	11/11/67
78	TOTAL	11/11/67	11/11/67
79	TOTAL	11/11/67	11/11/67
80	TOTAL	11/11/67	11/11/67



PROPOSED SITE PLAN
SCALE-1:100

PROPOSED NOS. OF TREES=20 NOS.

NOTE: _____
SOIL PIPE= _____
RAIN W/II= _____
ELECTRIC POLE= _____

NOTE:- ALL DIMENSIONS ARE IN MM.

PROJECT:
PROPOSED GROUP HOUSING AT BUNGLOW NO.230(01.13), 35(NEW) AT
HAZUL NOW FREEHOLD PLOT NO.1133, CIVIL STATION, TIRUNELVELI
ROAD, CIVIL LINE, ALAIAPADAI.

OWNER:
1- SHRI. SHIRAD KUMAR VARSNIEY
2- SHRI. MANU KUMAR VARSNIEY
BOTH S/O LATE SUSJIL KUMAR
VARSNIEY



SITE PLAN

SHEET NO.-1

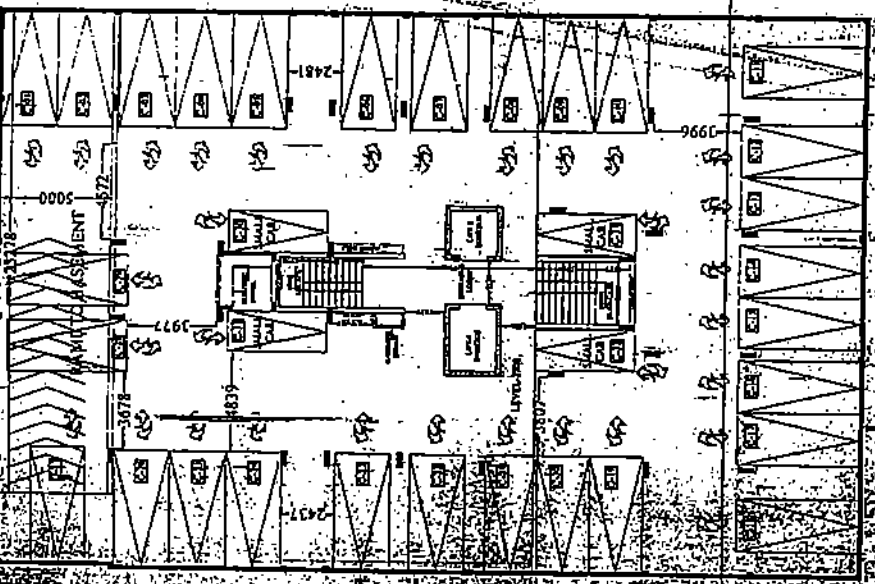
SCALE-1:100

THIS IS CERTIFIED THAT BUILDING PLAN IS AS
PER BY-LAWS OF 2008 AND MASTER PLAN 2071
ARCHITECT

James Wesley Chambers

Self Attested

SHEET NO-03



AREA STATEMENT (BASEMENT FLOOR PLAN)

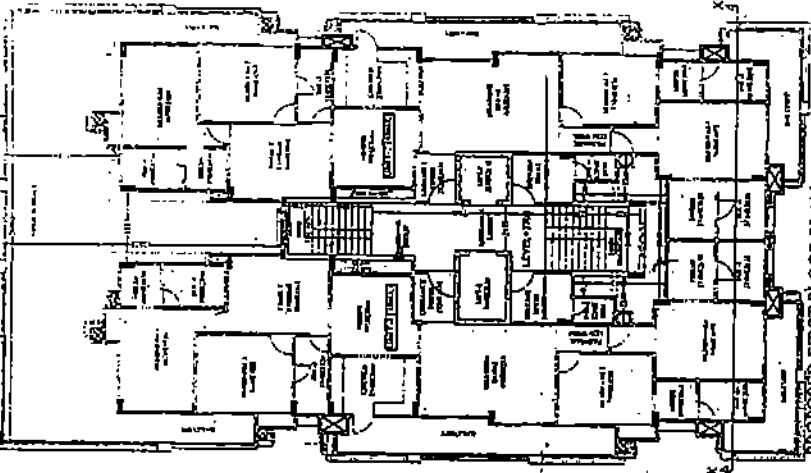
S.NO.	PARTICULAR	AREA (SQ. FT.)
1	PRO. BUILT UP AREA AT EACH FLOOR	4780.29
2	EX. (LIFT OPEN & FIRE ESCAPE)	1.00
3	PRO. TOTAL NOS. OF FLOOR	4781.29
4	PRO. GRAND TOTAL BUILT UP AREA	4782.29
5	NOS. OF UNIT AT EACH FLOOR	200
6	GRAND TOTAL NOS. OF UNITS (200)	200

PROJECT: HOUSING AT BUNGLOW NO.23D
 LOCATION: AT NAZUL NEW FREEHOLD PLOT
 NEAR RAILWAY STATION, THORNTON ROAD, CIVIL
 ENDS, HYDRABAD.



BASEMENT &
 TYPICAL FLOOR PLAN
 SHEET NO.03 SCALE: 1:100

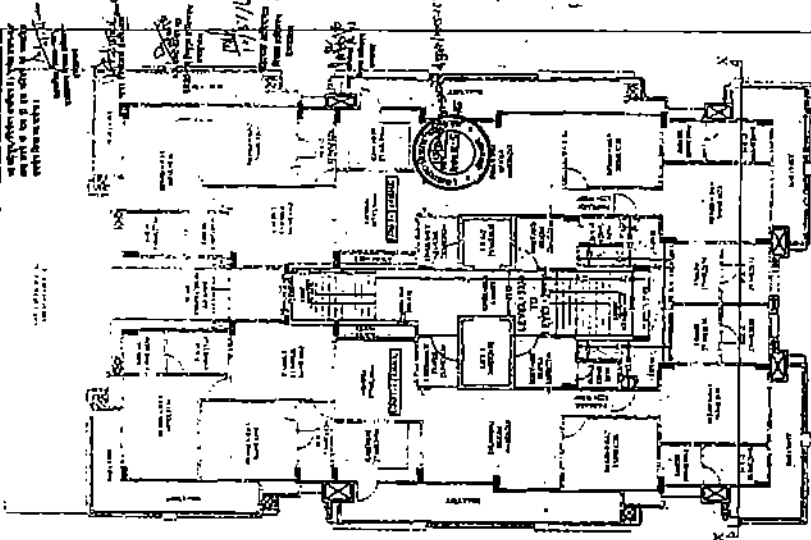
1- SHRI. SHARAD KUMAR VARNEY
 2- SHRI. MANOJ KUMAR VARNEY
 BOTH SO LATE SUSHIL
 KUMAR VARNEY



PROPOSED FIRST FLOOR PLAN
 SCALE: 1:100

AREA STATEMENT FIRST FLOOR

S.NO.	PARTICULAR	AREA (SQ. FT.)
1	PRO. BUILT UP AREA AT EACH FLOOR	4780.29
2	EX. (LIFT OPEN & FIRE ESCAPE)	1.00
3	PRO. TOTAL NOS. OF FLOOR	4781.29
4	PRO. GRAND TOTAL BUILT UP AREA	4782.29
5	NOS. OF UNIT AT EACH FLOOR	200
6	GRAND TOTAL NOS. OF UNITS (200)	200



PROPOSED TYPICAL (2ND TO 10TH) FLOOR PLAN
 SCALE: 1:100

AREA STATEMENT (2ND TO 10TH) FLOOR

S.NO.	PARTICULAR	AREA (SQ. FT.)
1	PRO. BUILT UP AREA AT EACH FLOOR	4780.29
2	EX. (LIFT OPEN & FIRE ESCAPE)	1.00
3	PRO. TOTAL NOS. OF FLOOR	4781.29
4	PRO. GRAND TOTAL BUILT UP AREA	4782.29
5	NOS. OF UNIT AT EACH FLOOR	200
6	GRAND TOTAL NOS. OF UNITS (200)	200

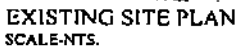
NOTE:- ALL DIMENSIONS ARE IN MM.


Sharad Varney

OWNER

ARCHITECT

Self Attested



NOTE:-
EXISTING BUILDING
TO BE DEMOLISHED
SHOWN THUS BY- 

AREA STATEMENT AT GROUND FLOOR (STLT PARKING)			
S.NO.	PARTICULAR	AREA	
		SGF	SGN
1	PROMULPTU AREA AT GROUND FLOOR (STLT PARKING)	799.95	174.54
2	PROMULPTU AREA AT GUARD ROOM	176.78	16.43
3	PWD COVERED CAR PARKING AT GROUND FLOOR (STLT)	24.50	ND3.
4	PWD OFFICE CAR PARKING AT GROUND	15.98	ND3.
5	TOTAL CAR PARK AT GROUND (COVERED + OPEN) (T=1)	46.96	ND3.

PROPOSED GROUND FLOOR PLAN (STILT PARKING)
SCALE: 1:100

1. PROPOSED CAR PARKING COVERED STILT - 24 NOS.
2. PROPOSED CAR PARKING OPEN - 16 NOS.
3. TOTAL PROPOSED CAR PARKING COVERED STILT + OPEN - 40 NOS.

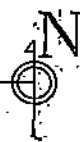
NOTE:- ALL DIMENSIONS ARE IN MM

PROJECT:-

PROPOSED GROUP HOUSING AT BUNGLOW NO.23D(OLD), 35D(NEW) AT NAZUL NOW FREEHOLD PLOT NO.113D. CIVIL STATION, THORNHILL ROAD, CIVIL LINES, ALLAHABAD.

OWNER:-

- 1- SHRI. SIIARAD KUMAR VARSNEY
2- SHRI. MANOJ KUMAR VARSNEY
BOTH SAO LATE SUSIIL KUMAR
VARSNEY



**GROUND FLOOR PLAN
(STILT PARKING)**

SHEET NO.-2

SCALP-1:100

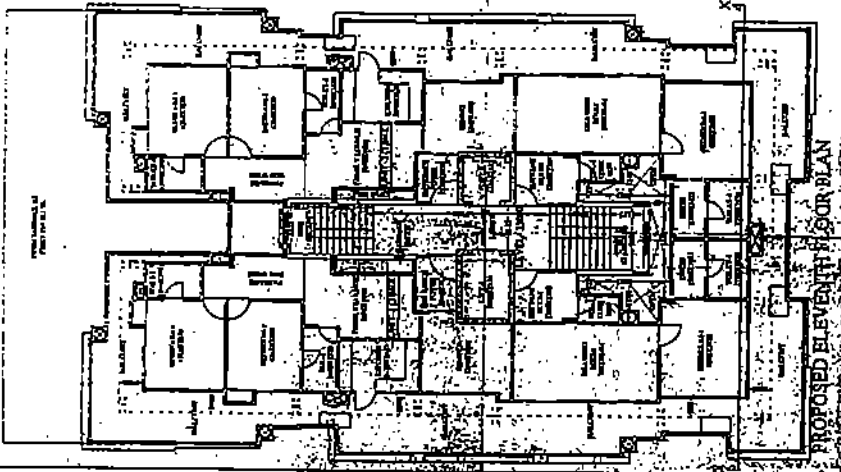
THIS IS CERTIFIED THAT BUILDING PLANS OR
PER BY LAWS OF 2006 AND MASTER PLAN IN
ARCHITECT

Self Attested



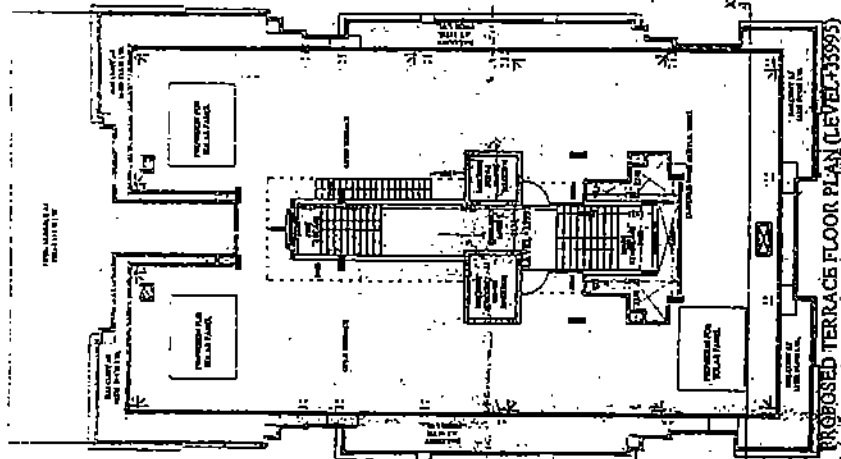
SHEET NO - 04

PROPOSED GROUP HOUSING AT BUNGLOW NO 231D (OLD) 33 (NEW) AT NAZUL NOW FREEHOLD PLOT NO 113D CIVIL STATION, THORNHILL ROAD, CIVIL ENGINEER ALLAHABAD.



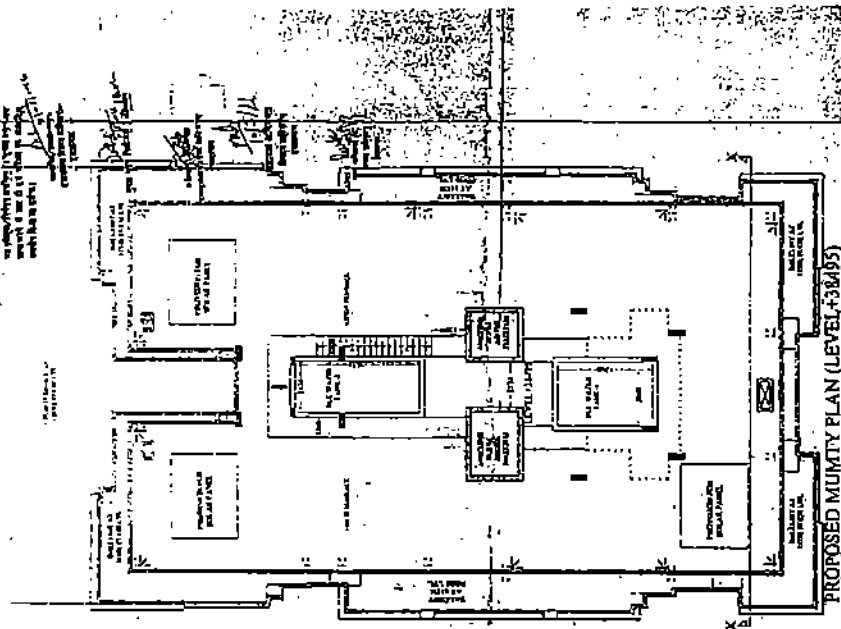
PROPOSED ELEVENTH FLOOR PLAN (LEVEL 33995)

AREA STATEMENT (ELEVENTH FLOOR)			
SL. NO.	PARTICULARS	AREA	UNIT
1	PROPOSED BALCONY AREA AT ELEVENTH FLOOR	370.20	SQ. FT.
2	TOTAL AREA OF UNIT AT ELEVENTH FLOOR	2.30	SQ. FT.



PROPOSED TERRACE FLOOR PLAN (LEVEL 33995)

AREA STATEMENT (TERRACE FLOOR)			
SL. NO.	PARTICULARS	AREA	UNIT
1	PROPOSED TERRACE AREA	370.20	SQ. FT.



PROPOSED MUMTY PLAN (LEVEL 33995)

NOTE:- ALL DIMENSIONS ARE IN MM.

PROJECT:
PROPOSED GROUP HOUSING AT BUNGLOW NO 231D (OLD) 33 (NEW) AT NAZUL NOW FREEHOLD PLOT NO 113D CIVIL STATION, THORNHILL ROAD, CIVIL ENGINEER ALLAHABAD.

ELEVENTH & TERRACE FLOOR PLAN

1- SHRI SHARAD KUMAR VARSNEY
2- SHRI MANOJ KUMAR VARSNEY
BOTH S/O LATE SUSHIL KUMAR VARSNEY

SHEET NO-4 SCALE: 1:100

OWNER: SHRI SHARAD KUMAR VARSNEY & S/O LATE SUSHIL KUMAR VARSNEY
ARCHITECT: [Signature]

Shreed Varsney

Self Attested



सर्वेक्षण/निर्माण कार्य-पत्र नं. 1/2004/सर्वेक्षण-पत्र
आवक नं. 1/2004/सर्वेक्षण-पत्र
आवक नं. 1/2004/सर्वेक्षण-पत्र

MUMTY FLOOR
LEVEL+38495

TERRACE FLOOR
LEVEL+35995

ELEVENTH FLOOR
LEVEL+33000

TENTH FLOOR
LEVEL+29970

NINTH FLOOR
LEVEL+26940

EIGHTH FLOOR
LEVEL+23910

SEVENTH FLOOR
LEVEL+20880

SIXTH FLOOR
LEVEL+17850

FIFTH FLOOR
LEVEL+14820

FOURTH FLOOR
LEVEL+11790

THIRD FLOOR
LEVEL+8760

SECOND FLOOR
LEVEL+5730

FIRST FLOOR
LEVEL+2700

DRIVEWAY
LEVEL±0

SOUTH SIDE ELEVATION

PROJECT:
PROPOSED GROUP HOUSING AT BUNGLOW NO.230
(OLD JAMNATI AT MAZIL NIN FREDICK) PLAT
NO.110 CIVIL STATION, THOMAS ROAD CIVIL
LIMIT, ALLAHABAD



SOUTH SIDE ELEVATION
SHEET NO. 5

SHRI SHARAD KUMAR VARSNEY
SHRI MANOJ KUMAR VARSNEY
BOTH SO LATE SHRI
KUMAR VARSNEY

SHRI SHARAD KUMAR VARSNEY
SHRI MANOJ KUMAR VARSNEY
BOTH SO LATE SHRI
KUMAR VARSNEY

ARCHITECT
ARCHITECT
ARCHITECT

Self Attested

Self-Attested

SECTION-XX

LEVEL-2900
0067-73A37

DRIVEWAY LEVEL#0

LEVEL 2100

SECOND FLOOR
LEVER 43730 -

1 FIRST FLOOR
LEVEL +8760

0601479A3E
F001479A3E

FILED IN 14820

SIXTH FLOOR
LEVEL +17850

SEVENTH FLOOR
EVEL+20880

EIGHTH FLOOR
LEVEL+23910

LEVEL+76940

TELEPHONE 297-6670

0001-1431

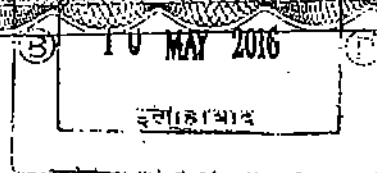
LEVEL+3595

NUMTY FLOOR
EVEI +38495

90-ON 13781



उत्तर प्रदेश UTTAR PRADESH



CV 470909

Boundary :

- North : - Site No. 113 B Civil Station, Allahabad.
South : - Land affected by master plan thereafter Thornhill-Road (Dayanand Marg), Allahabad.
East : - Strachey Road, Allahabad.
West : - Site No. 113 C, Civil Station, Allahabad.

Valuation of Property for the Purposes of payment of stamp duty :

Area 2225.92 Sq.Metres.


Value of land : 2225.92 sq.mts. X Rs. 42,500/- per Sq.Mts. = Rs. 9,46,01600/-


(Since the Freehold land lies between AG Office Chauraha to Kamla Nehru Road Chauraha)

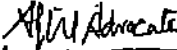
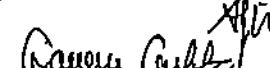
Value of land : 2225.92 sq.mts. X Rs. 4,250/- per Sq.Mts. = Rs. 9,46,0160/- (Since the Freehold land lies at the crossing of two roads)

Thus the total valuation does not exceed 10,40,62000/- as such the stamp duty @ Rs. 70 per Thousand as per G.O. dated 30.06.2008 of UP Government, stamp duty amounting to Rs. 72,84,500/- is paid

Witnesses:-

1.  Manoj Agarwal S/o Shri K.N. Agarwal
R/o 8, Chah Chand, Zero Road, Allahabad
Adhaar No. 6970 0417 0199 Mob. : 9919990393

2.  Umang Varshney S/o Sri. Manoj Kumar Varshney
R/o 23/D Thornhill Road, Allahabad.
Voter ID No. YYU1800523, Mobile No. : 9792977700

Drafted by:  Abdul Jalil Advocate
Typed by:  Naveen Gupta

Self Attested

क्रमांक 645-181/516/100-प्रयोजन

स्टाम्प क्रेता का नाम श्री लालिता शर्मा देवी

नियारी 65/1 म/5 लेखक मयल ल

ला० नं० 505 अवधि 31 मार्च 2015 तक अग्रिम जयसवाल

स्टाम्प विक्रेता जनपद न्यायालय परिसर इलाहाबाद

इलाहाबाद 20/5/16

20/5/16

आज दिनांक 20/05/2016 को

वही सं. 1 जिल्द सं. 9204

पृष्ठ सं. 129 से 162 पर क्रमांक 2612

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुनील कुमार

उप निबन्धक (प्रथम)

इलाहाबाद

20/5/2016

181/516/100

