

18382 ✓ J 5321 19

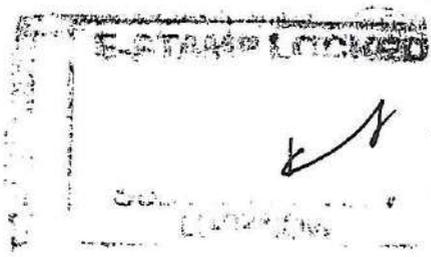


सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP06309379011964R
 Certificate Issued Date : 05-Jul-2019 12:12 PM
 Account Reference : SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
 Unique Doc. Reference : SUBIN-UPUPSHCIL0107514744695403R
 Purchased by : MS SEVENTH SKY DEVELOPERS PVT LTD
 Description of Document : Article 5 Agreement or Memorandum of an agreement
 Property Description : FREEHOLD PLOT NO.1 NAZOOOL KHASRA NO.230,231,232 AND 233, AREA-4313.35 SQMTR. AT BHADEVA, LUCKNOW.
 Consideration Price (Rs.) :
 First Party : VIKAS TRIVEDI SON OF SRI SURYA KUMAR TRIVEDI
 Second Party : MS SEVENTH SKY DEVELOPERS PVT LTD
 Stamp Duty Paid By : MS SEVENTH SKY DEVELOPERS PVT LTD
 Stamp Duty Amount(Rs.) : 36,04,200
 (Thirty Six Lakh Four Thousand Two Hundred only)



ATTESTED ATTESTED ATTESTED
Please write or type below this line

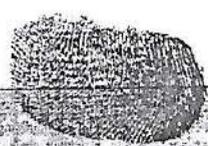
Handwritten signature

Pragatipath Real Estates Pvt. l

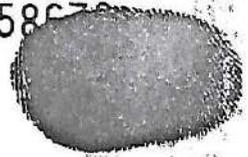
Handwritten signature
Director



Handwritten signature
Seventh Sky Developers PVT



0001158678



Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.

भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



E-Aadhaar Letter

नामांकन क्रमांक/Enrolment No.: 2017/93012/57552

पता (Address) (प्रिंटेड)

S/O S.K. Trivedi, B-2, SECTOR-D, SITAPUR ROAD
JANKIPURAM, Lucknow, Lucknow,
Uttar Pradesh - 226021

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

आधार संख्या: Your Aadhaar No.:

8510 5554 3701



INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

आम आदमी का अधिकार



www.uidai.gov.in

Validity unknown

Digitally signed by Sandeep Bhardwaj
Date: 2016.02.28 17:19 IST

आम आदमी का अधिकार

आधार पहचान पत्र ही बार-बार नामांकन दर्ज करवाने की आवश्यकता नहीं है।

आधार पहचान पत्र को सही ढंग से सुरक्षित रखें और इसे किसी भी व्यक्ति को देना न दें।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.

भारत सरकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



नाम: S.K. Trivedi
जन्म तिथि: DOB 03/02/1978
लिंग: /MALE



पता:

आत्मज: एम.के. त्रिवेदी, बी-2, सेक्टर-डी, सीतापुर रोड योजना, जानकीपुरम, लखनऊ, लखनऊ, उत्तर प्रदेश - 226021

Address:

S/O S.K. Trivedi, B-2, SECTOR-D, SITAPUR ROAD YOJANA, JANKIPURAM, Lucknow, Lucknow, Uttar Pradesh - 226021

8510 5554 3701

8510 5554 3701

आम आदमी का अधिकार

Aadhaar-Aam Admi ka Adhikar

Pragatipath Real Estates Pvt. Ltd.

Director

आयकर विभाग

INCOME TAX DEPARTMENT

VIKAS TRIVEDI

SURYA KUMAR TRIVEDI

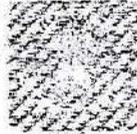
03/02/1978

ACMPT6080B

Handwritten signature

भारत सरकार

GOVT. OF INDIA



31122011

Handwritten signature

REMARKS / OBSERVATION

विदेशी सेवा / MISCELLANEOUS SERVICE



पिता / कानूनी अभिभावक का नाम / Name of Father / Legal Guardian
AMIT KUMAR AGARWAL

R1048083

माता का नाम / Name of Mother
ANITA AGARWAL

पति या पत्नी का नाम / Name of Spouse

पता / Address
52^थ/2487D-1 D-16C

MAHANAGAR EXTENSION, LUCKNOW

PIN: 226006, UTTAR PRADESH, INDIA

पुराने पासपोर्ट का नं. और इसके जारी होने की तिथि का स्थान / Old Passport No. with Date and Place of Issue
64062881 18/07/2007 LUCKNOW

फाइल नं. / File No.
LK3071142169217

For Seventh Sky Developers Pvt. Ltd.

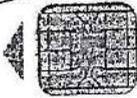

Director.



UNION OF INDIA Driving Licence

UP NT

UP30-19950001284



आपकी कलसे की तिथि
Date of issue
23/03/1995

संस्था / स्थान / शहर
18/04/2024

जन्म तिथि
Date of Birth
19/04/1974

Blood Group
O+



नाम / Name

RAJESH SINGH

पिता/पति का नाम / Son/Daughter/Wife of

HARI GOVIND SINGH

Rajesh Singh
9915052020

UP30 19950001284

UP04223865MY



LMV
23/03/1995



MCWG
23/03/1995



UP

संस्था / Address

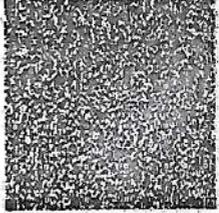
602 DASHMESH TOWER UPIL COMPOUND
AISHBAGH ROAD, RAJENDRA NAGAR
LUCKNOW - 226004

Holder's Signature

आपका / Issuing Authority Sign
Lucknow

QR Code with Photograph

भारतीय रिजर्व बैंक
Reserve Bank of India



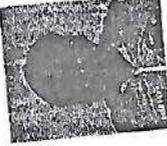
पता: रमा कंट टिवाड़ी, 56, साउथ बाजार, लाहौली, एच डी एफ सी बैंक, लाहौली रोड, फतेहपुर, उत्तर प्रदेश - 212635

Address: S/O Rama Kant Tiwari, 56, South Bazar, Laluli, H D F C Bank, Laluli Road, Bindki, Fatehpur, Uttar Pradesh - 212635

5582 1514 8862
VID: 9107528763568026

www.uidai.gov.in

भारतीय रिजर्व बैंक
Reserve Bank of India

अनिल कुमार टिवाड़ी
Anil Kumar Tiwari
जनम तिथि/DOB: 23/12/1976
पुलक/MALE

5582 1514 8862
VID: 9107528763568026

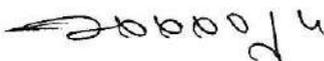
भारतीय रिजर्व बैंक, पंजी पहाचान

558215148862 - एनएच
Anil Kumar Tiwari

PHOTOGRAPH OF THE PROPERTY

Free Hold Plot No. 1, part of Nazool Land Khasra No. 230, 231, 232 & 233 measuring 4313.35 sq.mtr. situated at Bhadeva, Aishbagh, Lucknow




Signature of First Party


Pregatin Real Estates Pvt. Ltd.
Signature of Confirming Party
Director

For Seventh Sky Development Pvt. Ltd.


Signature of Second Party

DEVELOPMENT CUM BUILDER AGREEMENT

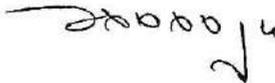
Place of Execution : Lucknow
 Value : Rs. 5,14,83,041/-
 Stamp duty paid : Rs. 36,04,200/-
 Ward : Bhawani Ganj

DETAILS OF INSTRUMENT IN SHORT

1.	Nature of land	:	Residential
2.	Ward/ Pargana	:	Bhawani Ganj
3.	Mohalla/ Village	:	Bhadeva
4.	Details of Property	:	Free Hold Plot No. 1, part of Nazool Khasra No. 230, 231, 232 & 233
5.	Standard of measurement	:	sq. meter
6.	Area of Property	:	4313.35 sq. meter
7.	Location Road	:	within 100 meter from Aishbagh Road & not on any Segment Road.
8.	Other Detail	:	Corner & 18 mtr. wide Road
9.	Type of Property	:	Plot
10.	Boundaries	:	East : Plot No. 2 part of Khasra No. 232, 233 & 234 West : 18 Meter wide Road North : Land of Khasra No. 230(P) & 233(P) South : 18 Meter wide Road
11.	No of persons in first part (1);		No of persons in second part (1)
12.	Details of First Party	13.	Detail of Second Party
	Vikas Trivedi son of Sri Surya Kumar Trivedi resident of B-2, Sector-D, Sitapur Road Scheme, Jankipuram, Lucknow.	:	M/s Seventh Sky Developers Pvt.Ltd., having its registered office 521/248-D/1(D-16 c), Mahanagar Extension, Lucknow-225806, represented by its Director Sri Akshay Agarwal, resident of 521/248/D-1, Mahanagar Extension, Lucknow-225806.
14.	Details of Confirming Party		
	M/s Pragatipath Real Estates Private Limited, having its registered office at 2nd Floor, PC Jain Building, 18, Madan Mohan Malviya Marg, Lucknow represented by its Director Sri Vikas Trivedi resident of B-2, Sector-D, Sitapur Road Scheme,	:	

Pragatipath Real Estates Pvt. Ltd.

For Seventh Sky Developers Pvt. Ltd.



Director



Jankipuram, Lucknow.	
----------------------	--

THIS DEVELOPMENT CUM BUILDER AGREEMENT IS EXECUTED BETWEEN (1) **Vikas Trivedi son of Sri Surya Kumar Trivedi resident of B-2, Sector-D, Sitapur Road Scheme, Jankipuram, Lucknow** (hereinafter referred to as **Owner/ First Party**, which said expression shall always mean and include their executors, administrators, representative and assigns) hereby referred to as Owner/First Party of the FIRST PART.

AND

M/s Pragati Path Real Estate Pvt. Ltd., having its registered office at 2nd Floor, PC Jain Building, 18, Madan Mohan Malviya Marg, Lucknow represented by its Director **Sri Vikas Trivedi resident of B-737, Sector-C, Mahanagar, Lucknow,** (hereinafter referred to as "confirming Party" which expression shall mean and include its executors, administrators, representative and assigns) of the CONFIRMING PART.

AND

M/s Seventh Sky Developers Pvt. Ltd., having its registered office at 521/248-D/1(D-16 c), Mahanagar Extension, Lucknow-225806, represented by its Director **Sri Akshay Agarwal resident of 521/248/D-1, Mahanagar Extension, Lucknow-225806,** (hereinafter referred to as "Developer/Second Party" which expression shall mean and include its executors, administrators, representative and assigns) of the SECOND PART.

WHEREAS, the first party/owner is the absolute owner & in possession of **Free Hold Plot No. 1, part of Nazool Land Khasra No. 230, 231, 232 & 233 measuring 4313.35 sq.mtr. situated at Bhadeva, Ward-Bhawani Ganj (Old Ward-Aishbagh), Lucknow,** (hereinafter for the sake of brevity referred to as "the said property"). The Free Hold Deed of the said property has been executed by The Governor of U.P. through Nazool Officer Sri Nand Lal Singh son of Late Vijay Bahadur Siingh, Lucknow Development Authority, Lucknow in favour of First Party/Owner, which is duly registered in the office of Sub Registrar-V, Lucknow vide Bahi No. 1 Jild No. 7502 Pages 281/856 Sl.No. 2546 dt. 06.03.2012.

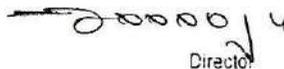
AND WHEREAS the Owner/First Party has assured the Second Party/Developer that the First Party alone is the Owner of the said property and except him, no other person has any right title or interest in any part of the said property.

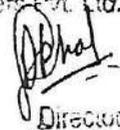
WHEREAS the First Party wishes to develop the land & to carryout the construction has approached the Second Party for this

Pragatipath Real Estates Pvt. Ltd.

For Seventh Sky Developers Pvt. Ltd.




Director


Director

Development cum Builder agreement to develop the said plot of land and constructed a multistoried building

AND WHEREAS the First Party in order to derive optimum utility from the said land intends to construct a multi storied building; AND

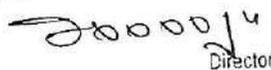
WHEREAS the Second party who is a reputed Developer has agreed to join hands with First Party towards fulfillment of said object subject to terms and conditions setforth/enumerated in this agreement; AND

NOW THIS AGREEMENT WITNESSETH AS UNDER:-

1. That the First Party shall make available a demised land with aforesaid boundaries measuring 4313.35 Sq. Mtr for development and construction of the said residential building to be carried out by the Developer.
2. That the First Party hereby authorizes Second party to submit under its own signature various plans or applications to the concerned authorities for obtaining the requisite permissions, sanctions and approval of the competent authorities in accordance with the law or rule on the subject after getting the same signed by the Owner if required. The Owner shall execute such documents as may be necessary in this regard. All expenses, charges etc. for preparation of plans, submission and passing by the authorities concerned shall be borne and paid by the Developer/Second Party.
3. That the building plans for the proposed building shall be got prepared by the Developer/Second Party through its architect in its own name or name of owner as required. The architect shall be engaged by the Developer/Second Party at its own cost. Such duly prepared plans under the signature of the Second party or Owner shall be submitted before the Lucknow Development Authority, Lucknow. The Owner shall sign relevant document including revised plan or plans for effecting such alterations, modifications and additions in the building, so as to obtain its approval/sanction or compounding from the Lucknow Development Authority or other local authority, Lucknow to achieve maximum permissible FAR if required.
4. That the Developer/Second Party will develop and construct the residential buildings upon the demised premises in accordance with the plan or plans duly approved and will develop the site, roads and parking with its own resources and finances accordingly. The Developer/Second Party shall also be entitled to stock/store materials, tools and machineries

Pragatipath Real Estates Pvt. Ltd. For Seventh Sky Developers Pvt. L




Director


Dire

(5)

required for construction on any part of the demised property during the construction and the 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 Developer/ second party, its agent, workmen constructions, chowkidar etc. but the first Party/Owner will have right to inspect the material quality and work done during the period of construction. The owner / first party hereby authorizes Developer/Second Party to 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 Developer through this agreement itself shall be deemed to possess the aforesaid powers to carry out the work under this agreement and such power shall continue to vest upon him until the completion of the project so as to enable the Developer to effectually complete the said project under this agreement. The Developer/Second Party will erect and complete the said building in all respect in good substantial and workman like manner as per approved plans. The Developer/Second Party shall have right to make publicity of the project at its own cost.

5. 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 related to completion of the said building shall be met by Developer/Second Party only. The First Party shall not be responsible for any thing whatsoever.
6. That the Developer/Second Party on request of owner/first party has made a payment of security deposit of **Rs. 2,94,00,000/- (Rupees Two Crores ninety four lakhs only)** on various dates to **M/S Pragati Path Real Estate Pvt. Ltd. (confirming party)** in which the owner/first party is a director, which the owner/first party hereby acknowledges. The Security deposit is interest free and will be returned by the owner/first party to the Developer/Second Party, and the owner / first party shall be solely liable to return the security deposit of Rs. 2,94,00,000/- (Rupees Two Crores ninety four lakhs only) to the Developer/Second Party from the sale consideration of the flats on a mutually agreed ratio.

Pragatipath Real Estates Pvt. Ltd. For Seventh Sky Developers Pvt. Ltd.


Director


Director

Details of Payment are:-

S. No.	Date	Cheque No.	Amount
1.	23/05/2016	000064	10000000
2.	01/09/2016	000059	420000
3.	26/10/2016	000077	5000000
4.	21/01/2017	028882	5000000
5.	23/01/2017	028883	4200000
6.	10/02/2017	028887	1000000
7.	18/02/2017	028889	2500000
8.	30/03/2017	000084	900000
9.	30/03/2017	028898	580000.

7. That the Developers/Second Party has agreed and undertake to expeditiously commence and carry out the project work and complete the same within a period of **36 months** commencing from the date of Approval of plan for LDA except for 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 on such accounts.
8. That the parties consideration of the development of the demised property into multistoried Building by the Developer/Second Party and so to reimburse the Developer/Second Party towards such investment and in consideration thereof, the Parties have agreed that the First Party and the Developer/Second Party shall share the total covered area inclusive of saleable area, stair cases and lobbies etc. of such multistoried Building in the ratio of 42% belonging to the First Party and 58% belonging to the Developer/Second Party.
9. That in consideration to this agreement, the distribution of the flats in accordance to the share mentioned above, The distribution is as follows:-

Owner / First party flats no:-

A001, A003, A005, B002, B005, B102, B105, B106, A201, A202, A203, B204, B205, A301, A302, A303, B305, A402,

Pragatipain Real Estates Pvt. Ltd.

For Seventh Sky Developers Pvt. Ltd.

Director

Director

B401, B402, B404, B405, A501, A503, A505, A506, B502, B505, A601, A603, B601, B602, B604, B605, B606.

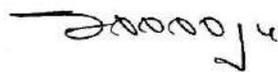
Builder / second party flats no:-

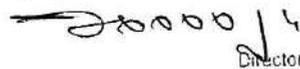
A002, A004, A006, B001, B003, B004, B006, A101, A102, A103, A104, A105, A106, B101, B103, B104, A204, A205, A206, B201, B202, B203, B206, A304, A305, A306, B301, B302, B303, B304, B306, A401, A403, A404, A405, A406, B403, B406, A502, A504, B501, B503, B504, B506, A602, A604, A605, A606, B603.

10. That the common passage or common stair case or common areas shall be shared in equal ratio by the First Party and the Second Party & shall be transferred to the owners or Society, once it is formed.
11. That the Developer/Second Party shall be the exclusive Owner of the 58% of the covered area as mentioned above and stated hereinafter in the proposed multistoried Building and shall be exclusively entitled to deal with it including right to sell, lease the sale or part thereof, to make allotment/bookings, receive payment including advance from prospective buyers/allottee, sign ptm, enter into the agreement (s) to sell the said area or part thereof its allocation and the owner First Party shall possess no right title or interest in respect thereto or create any interference.
12. That the rights of the First Party and Developer/ Second Party with respect to booking, transfer or selling the usable area in the ratio defined in clauses hereinbefore stated shall be in accordance with this agreement. That the Developer and the Owner/First Party (including their heirs, assign and transferees) shall not make any external changes of design or colour etc as to effect the front elevation of the building or its aesthetic beauty or integrated scheme.
13. That it is hereby agreed by the Owner/First party and the Developer/ second party, that it shall directly, 'meet its taxation liability and other liabilities as may be applicable to its personally and respectively.
14. That the authority of the Developer/Second party to book/ lease/mortgage or dispose off its share in the project building subject to the restrictions mentioned above, can not be cancelled by the Owner unilaterally.

Pragatipath Real Estates Pvt. Ltd.

(For Seventh Sky Development Pvt. Ltd.)



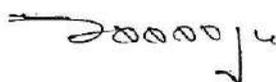

Director

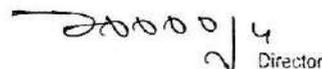

Director

15. That except as hereinabove provided the First Party shall not interfere with or obstruct in any manner with the execution and completion of work of the project.
16. That if there is any claim, demand, tax, liability or any other court order, whatsoever against the Owner/First party or confirming party, it is a condition of this agreement that the same will be borne by the owner/first party/confirming party and it shall not have any repercussions on this agreement and at no time the development of the said project/plot shall be stopped, obstructed or delayed in any manner, whatsoever, by the Owner/First party/ confirming party.
17. That the First Party specifically empowers the Developer/Second Party to negotiate for transfer, booking, transfer or alienate in any manner whatsoever, in respect of any portion or part of the built up area allocated to the Developer/ Second Party to any person or persons enter into agreement or agreements for the same to accept cash, cheque, pay order, draft or amount or persons in its own name and acknowledge such payments by issuing receipt or execute necessary papers or documents in respect thereto and/or to get it registered and shall be deemed that pursuant to this deed such powers have been specifically provided to the Developer/Second Party through its Director or Directors/authorized representatives by the Owner/First Party.
18. That it is further agreed that the completion of Complex would mean:-
 - (i) Completion of the entire R.C.C. structure of earth quake resistant and good quality brick work;
 - (ii) Plastering, flooring and colouring of the building;
 - (iii) All wooden works(doors, windows, frames, including its painting);
 - (iv) All internal & external electrical wiring including installation of transformer and generator for common services, sub-station as required by LESA;
 - (v) All sanitary and kitchen work, garbage disposal system, drainage;
 - (vi) Installation of lift, fire fighting equipments ;
 - (vii) Water arrangement;
 - (viii) Stair-case;
 - (ix) Parking facility;

For Seventh Sky Developers Pvt. Ltd.

Pragalipath Real Estates Pvt. Ltd.



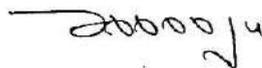

Director

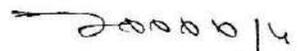


- (x) Internal cabling for telephones, cable, internet;
 - (xi) External development of the building;
19. That the Developer/Second Party agrees and undertakes to indemnify and keep harmless and indemnified the Owner against all or any claims which may be made by any person during the course of completion the building and or in respect of provisional sale or dealings by the Developer with third parties of the share in the project building.
20. That the Owner/First Party shall do all acts, deeds, matters and things, as is are or may from time to time, be necessary to give effect to these presents or to implement the same and shall not transfer, charges, encumbrances, alienate or part with the possession of the plot or any part thereof or do any thing which may contravene the terms of this agreement.
21. The Owner/First Party assure the Developer/Second Party that the Owner/First Party has the absolute and free hold title over the demised land over which the proposed multi-storied building is to be constructed and further assures the Developer/ Second Party that the First Party alone possess exclusive rights, title and interest therein and no persons other than the Owner/First Party has got any right title or interest or proprietary possession over the demised property. The Owner/First Party assures the Developer Second Party that the First Party alone is legally competent to enter into then agreement with the Developer/Second Party in respect of the demised property as per terms and conditions motioned herein.
22. That the Owner First/Party assure the Developer/ Second Party and covenant with that the Owner/First Party is fully seized and possessed of the demised property free from any incumbencies, attachment or defect in title whatsoever and further shall continue and keep indemnified the Developer Second party with respect thereto in respect of the demised property.
23. That the First Party have assured the Developer/Second Party that the demised property is not subject matter of any acquisition or requisition under the Land Acquisition Act or under any other law for the time being enforced by the State Government or the Lucknow Development Authority or any other statutory or other authorities. That if at any time

Pragatipath Real Estates Pvt. Ltd.

For Seventh Sky Developers Pvt. Ltd



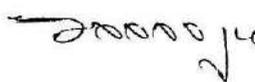

Director

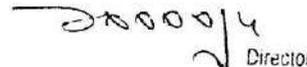

Direct

hereinafter it is discovered or found that the demised property is subject to any charge encumbrance or liability prior to this Deed the First Party shall be solely responsible for the same, The owner / first party shall get the title of the said property cleared from all such charge encumbrance or liability at its own cost, in case the Owner/ First Party fails to perform such obligations the Developer Second Party shall be entitled to clear the same and recover the same along with the costs or other expenses from the First Party including with a right to recover it by selling or transferring proportionate usable area falling in the share of the First Party to the extent and in the manner so as to recover such amounts.

24. That in the event of any dispute or disputes arising between the party in terms of the agreement or otherwise in respect of the demised property, the development or the construction work in the demised property shall neither be stopped, obstructed or interfered with in any manner whatsoever by the First Party.
25. That the Developers/Second Party shall have the full right to register the transfer deeds independently with respect to its share and the said transfer deeds shall be deemed as executed by the First Party.
26. That the Developer shall engage Architects, Engineers, Labourer and workmen etc. in its own name and also procure, purchase materials etc for development etc in its own name and the Owner shall have no liability either financial or of any kind in these regards.
27. That ultimate responsibility for quality of construction shall rest upon the Developer/Second Party exclusively.
28. That if any tragedy occurs while construction then first party will not be responsible in any condition and all damages & incidental charges, compensation shall be paid by the second party.
29. That both parties undertake not to do any act which may in any manner, contravene the terms of this agreement respecting the above property.
30. That in case of any difference or dispute regarding the terms of this agreement or about the construction and sharing of respective portion by the parties hereto the same shall be

Pragatipath Real Estates Pvt. Ltd. For Seventh Sky Developers Pvt. Ltd.




Director



आवेदन सं०: 201900821044855

विक्रय अनुबंध विलेख (बिल्डर)

बही सं०: 1

रजिस्ट्रेशन सं०: 5321

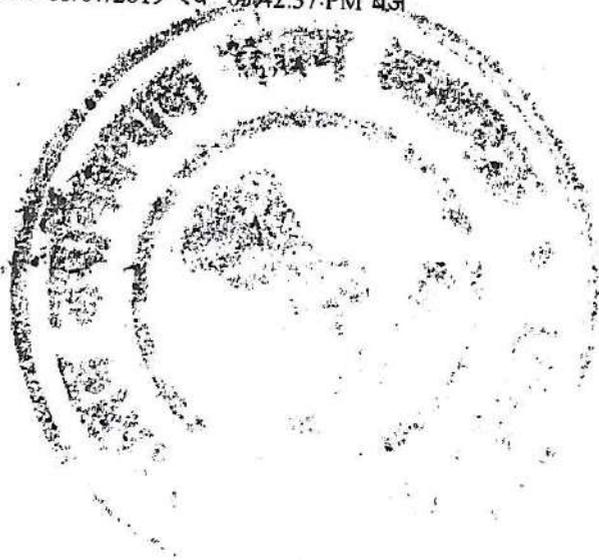
वर्ष: 2019

प्रतिफल- 0 स्टाम्प शुल्क- 3604200 बाजारी मूल्य - 51484000 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 80 योग : 20080

श्री विकास त्रिवेदी,
पुत्र श्री सूर्य कुमार त्रिवेदी
व्यवसाय : व्यापार
निवासी: बी-2, सेक्टर-डी, सीतापुर रोड योजना जानकीपुरम लखनऊ



ने यह लेखपत्र इस कार्यालय में दिनांक 05/07/2019 एवं 03:42:37-PM बजे
निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कल्पना अवस्थी
उप निबंधक :सदर पंचम
लखनऊ
05/07/2019

चन्द्र प्रकाश मिश्र
निबंधक लिपिक

mutually settled and sorted out in an amicable manner.

However in the event of non settlement of dispute, an arbitrator with the mutual consent of both the parties may decide the dispute which shall be binding on the parties hereto in accordance with the provisions of Arbitration and Conciliation Act, 1996.

31. That the plot subject matter of this agreement is situated at Bhadeva, Lucknow, given in the Circle Rate List issued by Collector, Lucknow, which is within 100 meter from Aishbagh Road & not on any Segment Road. Hence the valuation of the land is calculated as per residential rates, as subject matter of this agreement land area is **4313.35 sq. meter**. The said plot is situated at 18 meter wide road and corner but not of Park Facing. The circle rate for the residential land of said area is prescribed by the Collector, Lucknow as **Rs. 14,100/- per sq. meter**. which is fixed for the land area upto 1000 sq.meter, since the said plot is situated at corner for which 10% extra is added in circle rate, which comes to **Rs. 15,510/-**, Thus the value of land admeasuring **1000 Sq.mtr.**, comes to **Rs. 1,55,10,000/- @ Rs. 15,510/-**. There is a rebate of 30% in circle rate is prescribed for the excess area from 1000 sq.meter, which comes to **Rs. 10,857/-**. Thus the value of land admeasuring **3313.35 Sq.mtr.**, comes to **Rs. 3,59,73,041/- @ Rs. 10,857/-**. Thus the total value of the land admeasuring **4313.35 Sq.mtr.** comes to **Rs. 5,14,83,041/-**. Consequently the stamp duty comes to **Rs. 36,04,200/-** is being paid in this Development cum Builder Agreement including Rs. 250/- for the Confirming Party through e-Stamp Certificate No. IN-UP06309379011964R dated 05.07.2019.
32. That it is agreed that the terms of this Development cum Builder agreement can be altered or modified by way of supplementary Deed by mutual consent of both the parties.

SCHEDULE OF PROPERTY

Free Hold Plot No. 1, part of Nazool Land Khasra No. 230, 231, 232 & 233 measuring 4313.35 sq.mtr. situated at Bhadeva, Ward-Bhawani Ganj (Old Ward-Aishbagh), Lucknow, and bounded as under:-

East : Plot No. 2 part of Khasra No. 232, 233 & 234
 West : 18 Meter wide Road
 North : Land of Khasra No. 230(P) & 233(P)
 South : 18 Meter wide Road

Pragatipain Real Estates Pvt. Ltd.

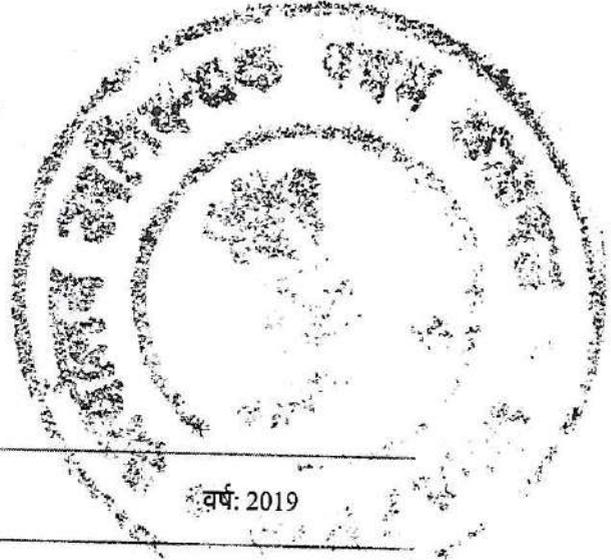
For Seventh Sky Developers Pvt. Ltd.

[Handwritten signature]

[Handwritten signature]
 Director

[Handwritten signature]
 Director

आवेदन सं०: 201900821044855



बही सं०: 1

रजिस्ट्रेशन सं०: 5321

वर्ष: 2019

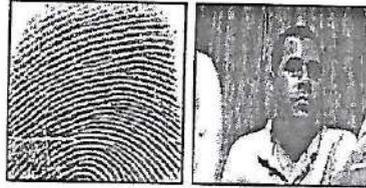
निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
विक्रेता: 1

श्री विकास त्रिवेदी, पुत्र श्री सूर्य कुमार त्रिवेदी

निवासी: बी-2, सेक्टर-डी, सीतापुर रोड योजना
जानकीपुरम लखनऊ

व्यवसाय: व्यापार

विक्रेता: 2

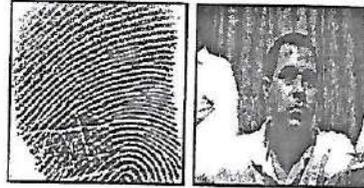


श्री प्रगतिपथ रियल स्टेट प्रा०लि० के द्वारा विकास
त्रिवेदी, पुत्र श्री सूर्य कुमार त्रिवेदी

निवासी: बी-2, सेक्टर-डी, सीतापुर योजना
जानकीपुरम लखनऊ

व्यवसाय: व्यापार

क्रेता: 1



श्री सेवेन्थ स्काई डवलपर्स प्रा०लि० के द्वारा अक्षय
अग्रवाल, पुत्र श्री अमित कुमार अग्रवाल

निवासी: 521/248-डी/1(डी-16सी) महानगर विसतार
लखनऊ

व्यवसाय: व्यापार



LAYOUT OF SOLD PROPERTY

Free Hold Plot No. 1, part of Nazool Land Khasra No. 230, 231, 232 & 233 measuring 4313.35 sq.mtr. situated at Bhadeva, Aishbagh, Lucknow

Owner/ First Party :

Vikas Trivedi son of Sri Surya Kumar Trivedi resident of B-2, Sector-D, Sitapur Road Scheme, Jankipuram, Lucknow

Detail of Confirming Party:

M/s Pragati Path Real Estate Pvt. Ltd., having its registered office at 2nd Floor, PC Jain Building, 18, Madan Mohan Malviya Marg, Lucknow represented by its Director Sri Vikas Trivedi resident of B-737, Sector-C, Mahanagar, Lucknow

Detail of Developer/Second Party:

M/s Seventh Sky Developers Pvt. Ltd., having its registered office at 521/248-D/1(D-16 c), Mahanagar Extension, Lucknow-225806, represented by its Director Sri Akshay Agarwal resident of 521/248/D-1, Mahanagar Extension, Lucknow-225806

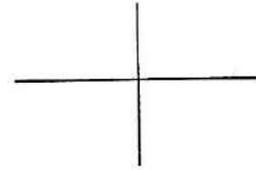
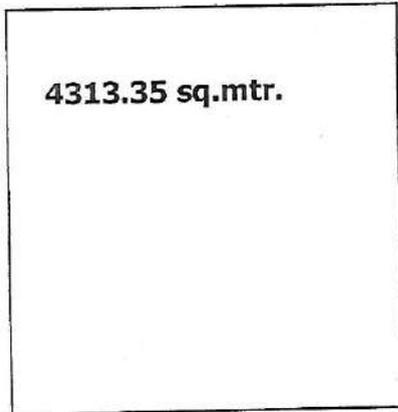
Boundaries

East : Plot No. 2 part of Khasra No. 232, 233 & 234

West : 18 Meter wide Road

North : Land of Khasra No. 230(P) & 233(P)

South : 18 Meter wide Road



Signature of First Party

Signature of Confirming Party

Pragatipath Real Estates Pvt. Ltd.

Director

Signature of Second Party

For Seventh Sky Developers Pvt. Ltd.

Director

ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता : 1

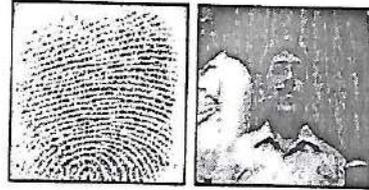
श्री राजेश सिंह, पुत्र श्री हरगोविन्द सिंह

निवासी: 602, दशमेश टावर ऐशबाग रोड लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता : 2

Rajesh Singh

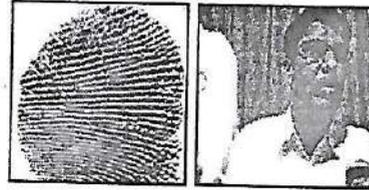


श्री अनिल कुमार तिवारी, पुत्र श्री रमाकान्त तिवारी

निवासी: 56, साउथ बाजार लौलाई बिन्दकी फतेहपुर
उ०प्र०

व्यवसाय: नौकरी

Anil Kumar Tiwari



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Kalpna Awasthi

कल्पना अवस्थी
उप निबंधक : सदर पंचम
लखनऊ

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

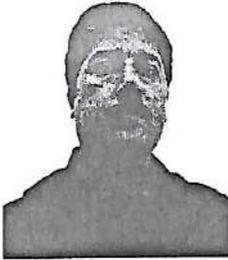


चन्द्र प्रकाश मिश्र
निबंधक लिपिक

IN WITNESS WHEREOF the parties have put their respective signatures on this Development cum Builder agreement on the date, month and year as written in the presence of following witnesses.

Lucknow
Dated: 01.07.2019

WITNESSES :

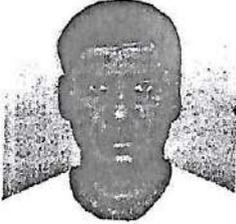


1. Rajesh Singh
S/o, Hargovind Singh
602, Dashmesh Tower Aishbagh Road,
U.P.I.L Compound Rajendra Nagar,
Lucknow, Uttar Pradesh
Mob. 9415052020

Rajesh Singh

FIRST PARTY

Vikas Trivedi
(Vikas Trivedi)
PAN-ACMPT6080B



2. Anil Kumar Tiwari
S/o, Rama Kant Tiwari
56, South Bazar, Laulai,
Bindki, Fatehpur, U.P.
Mob. 9621391277

Anil Kumar Tiwari

CONFIRMING PARTY

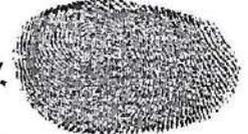
Vikas Trivedi
(Vikas Trivedi)
Director



M/s Pragatipath Real Estates Private Limited
PAN-AAECP1818N

DEVELOPER/SECOND PARTY

Akshay Agarwal
(Akshay Agarwal)
Director



M/s Seventh Sky Developers Pvt.Ltd.
PAN-AAMCS9581R

Typed By:

Rajneesh

(Rajneesh)
Collectorate, Lucknow.

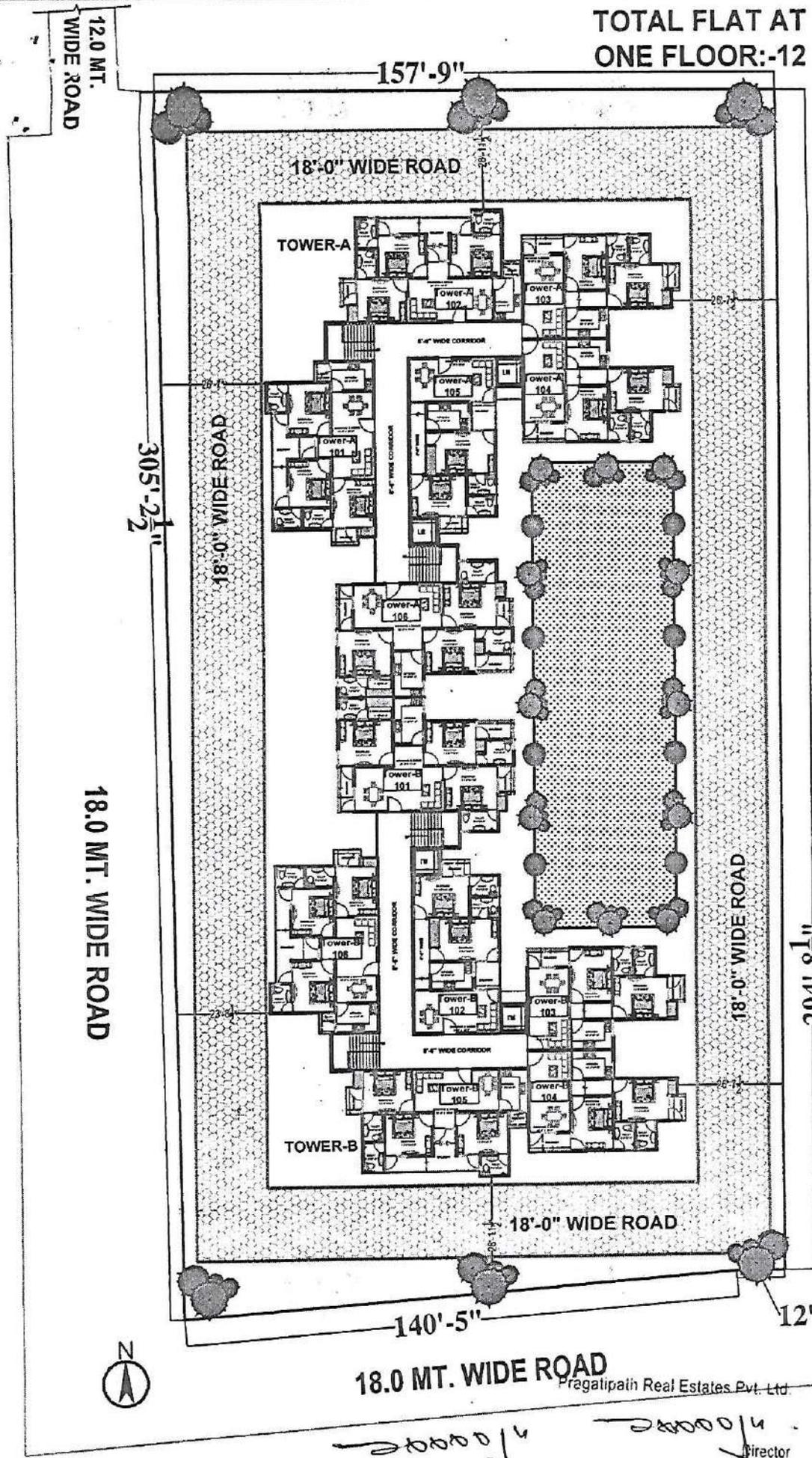
Drafted By:

Shatrohan Lal
(Shatrohan Lal)
Advocate

Collectorate, Lucknow
Mob. No. 9838275642

TOTAL FLAT AT ONE FLOOR:-12

FLAT	NO.	TYPE
2-BHK	4	TYPE-1
2-BHK	2	TYPE-2
3-BHK	4	TYPE-3
3-BHK	2	TYPE-4



18.0 MT. WIDE ROAD

12.0 MT. WIDE ROAD

305'-2 1/2"

157'-9"

18'-0" WIDE ROAD

18'-0" WIDE ROAD

18'-0" WIDE ROAD

294'-8 1/2"

18'-0" WIDE ROAD

140'-5"

12'-1 1/2"

18.0 MT. WIDE ROAD



Fragalipath Real Estates Pvt. Ltd.

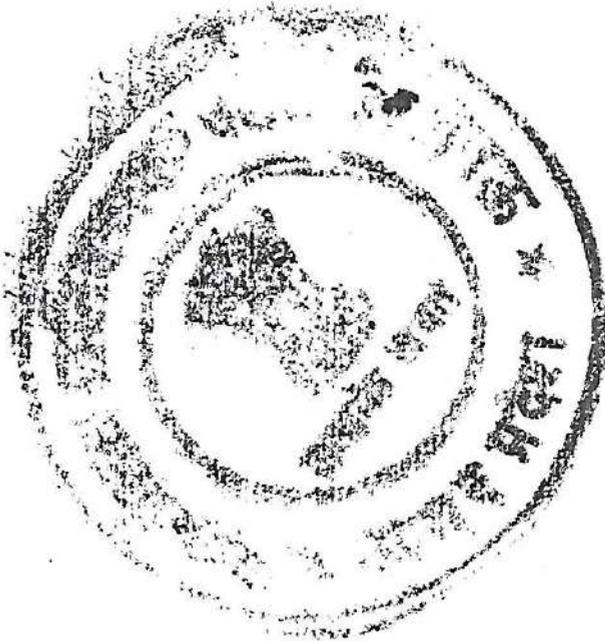
For Seventh Sky Developers Pvt. Ltd

1/20000
Director

PROJECT - PROPOSED FLAT DESIGN FOR MR. AT PLOT NO.-1, KHASRA NO.- 230,231,233 AT MOHALLA- BHADDEWAN AISHBAGH, LUCKNOW.	DRG. TITLE :- FLAT NUMBER FIRST FLOOR	REV. DATE :- 04.07.2019	DATE :- 04.07.2019	DESIGN CONSULTANT :- SUDHIR & ASSOCIATES ARCHITECTURAL STRUCTURAL PROJECT CONSULTANT VALUERS & INTERIOR DESIGNERS OFFICE :- SUKSHI SQUARE, 4/230, VIJYANT KHANO GOMTI NAGAR, LUCKNOW - 226010 PHONE :- 91-94153115212 EMAIL :- PANGNEY SUDHIR70@YAHOO.IN SUDHIR.PANGNEY35@EMAIL.COM.
	DEVELOPERS :-	SCALE :- NTS	NORTH :-	
		CHK. BY :-	Drawn BY :- AAKRIT	

आवेदन सं०: 201900821044855

बही संख्या 1 जिल्द संख्या 13789 के पृष्ठ 171 से 198 तक
क्रमांक 5321 पर दिनांक 05/07/2019 को रजिस्ट्रीकृत किया गया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कल्पना अवस्थी

उप निबंधक : सदर पंचम

लखनऊ

05/07/2019