



सत्यमेव जयते

INDIA NON JUDICIAL

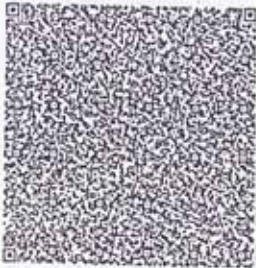
Government of Uttar Pradesh

e-Stamp

ROOPALI PANDEY
Asst. Manager



Certificate No. : IN-UP00484229405687M
Certificate Issued Date : 21-Jul-2014 02:47 PM
Account Reference : SHCIL (FI)/ upshcil01/ LUCKNOW/ UP-LKN
Unique Doc. Reference : SUBIN-UPUPSHCIL0100579092602515M
Purchased by : RAHUL OM ARORA SON OF SRI RAGHUNANDAN NATH ARORA
Description of Document : Article 5 Agreement or Memorandum of an agreement
Property Description : AURANGABAD JAGIR, LUCKNOW.
Consideration Price (Rs.) : 0
(Zero)
First Party : RAJ KUMAR SHAHI SON OF RAMJEET SHAHI
Second Party : RAHUL OM ARORA SON OF SRI RAGHUNANDAN NATH ARORA
Stamp Duty Paid By : RAHUL OM ARORA SON OF SRI RAGHUNANDAN NATH ARORA
Stamp Duty Amount(Rs.) : 14,00,000
(Fourteen Lakh only)



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



Ramahi

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XM 0000354774

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.shcilstamps.com

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उत्तर प्रदेश UTTAR PRADESH

AW 490358

15 JUL 2014

(2)

Date of Execution : 21/07/2014
Place of Execution : Lucknow
Ward : Raja Bijli Pasi

AGREEMENT

This agreement is entered into between **Sri RAJ KUMAR SHAHI, S/o Sri. Ramjeet Shahi** resident of Flat No.006, Gyan Ganga Apartment 179, Faizabad Road, Lucknow (hereinafter called the **First Party** which expression shall mean and include his heirs, successors, administrators and assigns)

AND

Sri RAHUL OM ARORA, Son of Sri. Raghunandan Nath Arora, resident of 22/5A Madan Mohan Malviya Marg,

Ramjeet Shahi

Rahul Arora



उत्तर प्रदेश UTTAR PRADESH

AW 490357

1.5 JUL 2012

(3)

Lucknow (hereinafter called the Second Party or the Developer which expression shall mean and include his successors, administrators and assigns)

WHEREAS the First Party is the owner of the land measuring about 2776.77 Square Metres (about 29878 square feet) bearing part of Khasra Plot No. 563 & 564 at Aurangabad Jagir, Ward Raja Bijli Pasi, Pargana, Tehsil and District Lucknow more fully described in the Schedule hereto. ; AND

WHEREAS the adjoining land measuring 483.27 square meters (about 5200 square feet) bearing part of Khasra Plot No 563 & 564 at Aurangabad Jagir, Ward Raja Bijli Pasi, Pargana, Tehsil and District Lucknow is owned by Smt. Laxmi Shahi wife of the First Party and for which an agreement dated 27/09/2012 has

Laxmi Shahi

[Signature]



उत्तर प्रदेश UTTAR PRADESH

AW 490356

15 JUL 2012

(4)

already been executed with M/s Fairdeal Properties (P) Ltd through its Director Sri Rahul Om Arora which is duly registered in the office of sub registrar (1) Lucknow on 28/09/2012 at book No 1 Volume 14786, pages 231-282 at No 17868.

AND WHEREAS the present agreement is executed between the parties and the Second party is permitted to develop the entire land under this agreement as well as the agreement dated 27/09/2012 referred to above together so as to fully utilize the land in the best interest of the parties for which the First Party shall have no objection.

WHEREAS the Second Party is a Developer having experience in making commercial as well residential complexes; AND

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उत्तर प्रदेश UTTAR PRADESH

AW 490465

145 JUL 2009

(5)

WHEREAS the parties hereto are desirous of developing the said property into a residential complex on the terms mutually settled between the parties and in order to avoid any dispute or misunderstanding the parties have agreed to reduce into writing the same by way of this Agreement:

NOW THIS AGREEMENT WITNESSETH AS UNDER :-

ARTICLE-1

DEFINITIONS:

- 1.1 First Party- shall always mean the owner of the land more fully described in the schedule to this agreement and shall include his heirs, successors, administrators and assigns.

Rohani

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(21)

ARTICLE-14.

JURISDICTION:

14.1 That all disputes, claims, actions and matters shall be subject to the jurisdiction of court at Lucknow only.

ARTICLE-15

STAMP DUTY:

15.1 That the Second Party will pay the entire stamp duty and registration charges of this agreement. This being a Builder Agreement the stamp duty as per Article 5 (b-2) on the value of the land has been paid. The total area of the land is 2776.77 Square Metres the value thereof at the rate of Rs. 7400/- per Square Metres comes to Rs. 2,05,48,098/- on which the stamp duty of Rs. 14,38,500/- is being paid.

ARTICLE-16

TAXES

16.1 Both the parties will be liable to pay all the taxes as may be applicable from time to time in respect of their respective portions.

SCHEDULE OF PROPERTY:

Land measuring about 2776.77 Square Metres (about 29878 square feet) bearing Khasra Plot No. 563 & 564 at Aurangabad Jagir, Ward Raja Bijli Pasi, Pargana, Tehsil and District Lucknow and bounded as under:-

North	:	Land of Smt Laxmi Shahi
South	:	Others property
East	:	Property of Mrs. Amrit Kaur & Mr. Rajender Nath Huja
West	:	House of Mr. Anwar & plot of Shatrughan Lal Yadav



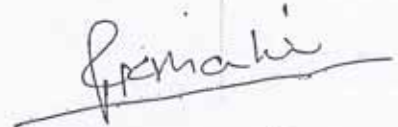


(22)

IN WITNESS WHEREOF the parties have put their respective hands on this agreement on the date month and year first above written.

Witnesses:

1. P.N. Srivastava
Adv.
6/177 Minnet Khera
Cantt. Mag. W
LKO



FIRST PARTY

2. Ramesh Tandon
Ramesh Tandon
S/O. K. K. Tandon
F/3823 Rajajipuram
Lucknow

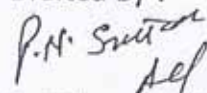


SECOND PARTY.

Typed By :-


(Rahul Srivastava)
Near Civil Court,
Lucknow

Drafted By :-


(P.N. Srivastava)
Advocate
Civil Court, Lucknow

आज दिनांक 24/07/2014 को
वही सं. 1 जिल्द सं. 17596
पृष्ठ सं. 117 से 160 पर कमांक 15786
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण/अधिकारी के हस्ताक्षर

वी. सी. सिंह
उप निबन्धक (प्रथम)
लखनऊ

24/7/2014

