

A 969353



{1}



BUILDER AGREEMENT

*Identified the
Photographs
[Signature]
29/9/11*

THIS AGREEMENT made on this 29th day of September, 2011

BETWEEN

SMT. NIGHAT KAMAL
Wife of Shri Khalid Kamal
Daughter of Late Justice Mohd. Hamid Hussain
Resident of 30, Elgin road, Allahabad
Presently residing at 46/3, Gokhale Vihar Marg,
Jopling Road, Lucknow.

Nighat Kamal.

[Signature]

कलेक्ट्रेट इलाहाबाद

क्रमांक 26/09/11 दिनांक 25/09/11

नाम पता मेसर्स तुलसीयानी कान्तदत्त एम्स देवप्रसन्न जिला
हस्तक्षेप दायरेक्टर अनिल कुमार तुलसीयानी
13/1, अलोपी बान, इलाहाबाद हस्ताक्षर

मिन्डा कमल प्रसाद

115586000/- 10000/- 20/- 1002/- 1000

निशुल्क 20/9/11 29-9-2011

मैं उप निवेद्यक इलाहाबाद प्रथम तहसील दफ्तरात्त कमीशन दि० 29-9-2011
मिनजानिब श्री मन्नी गिराह कर्माल प्रकी रक्षादि कर्माल
निवासी हाता 30 एल गिराह रोड, इलाहाबाद

के निवास पर पहुँचा, जहाँ मन्नी गिराह कर्माल प्रकी रक्षादि कर्माल
पुत्र मन्नी रक्षादि कर्माल हाता 30 एल गिराह रोड, इलाहाबाद

ये आज दिनांक 29-9-2011 को 9 बजे सार्न

अथ यह लेखपत्र मेरे सगल निवेद्यन हेतु प्रस्तुत किया ।

डा० निवेद्यक
इलाहाबाद (प्रकी)

29-9-2011

Nighat Kamal

लेखपत्र की सविदा एवं विवरण हरतु को सुनने व समझने

के पश्चात् लेखपत्र के निवेद्यन पूर्व समझे

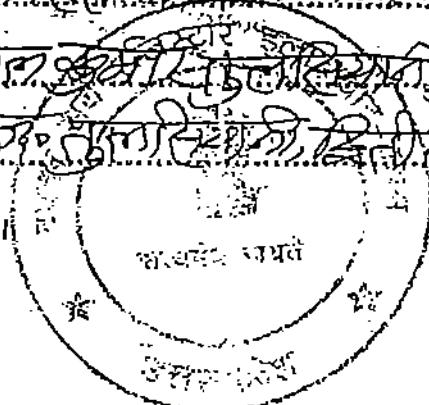
प्रकी रक्षादि कर्माल / पुत्र / मेरे कर्माल प्रकी रक्षादि कर्माल

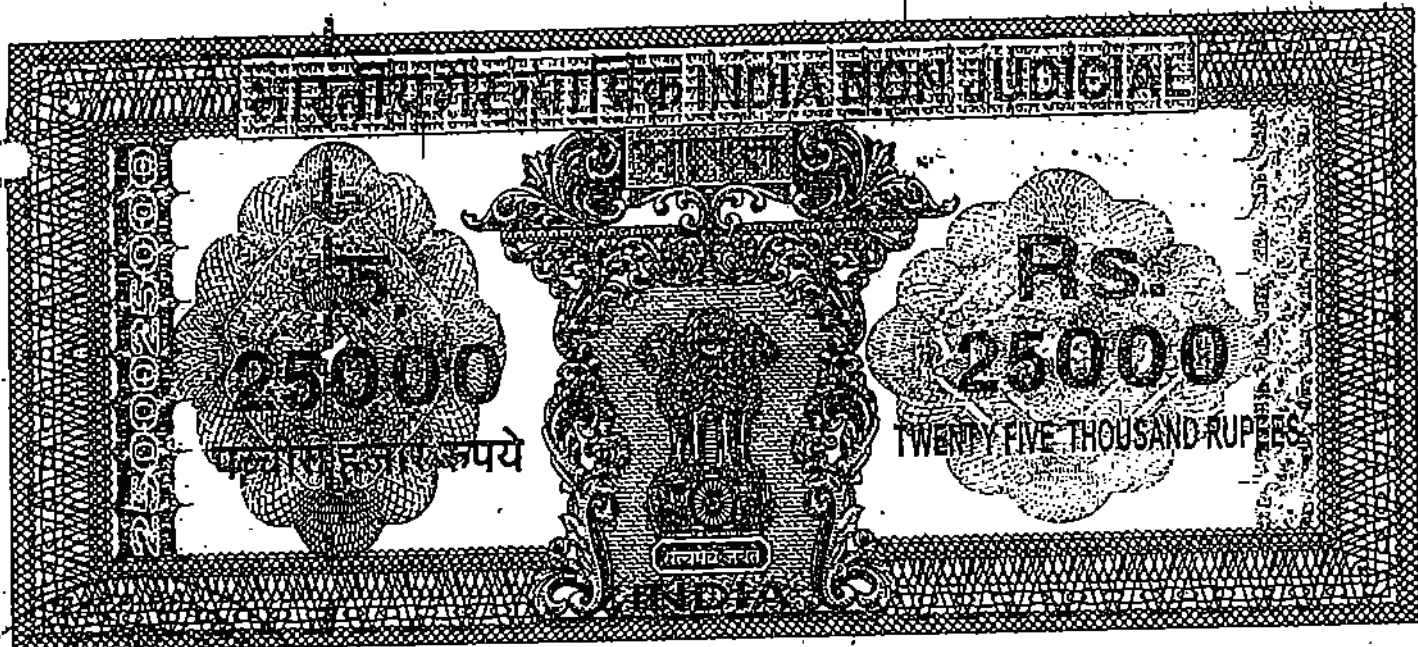
मन्नी गिराह कर्माल प्रथम पक्ष

मेरी कर्माल प्रकी रक्षादि कर्माल

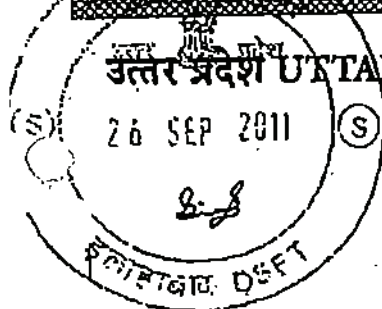
रक्षादि कर्माल प्रकी रक्षादि कर्माल

ने स्वीकार किया ।





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(Hereinafter called "THE OWNER FIRST PARTY"); which term shall always mean and include her heir(s), legal representative(s), successor(s), executor(s) and assignee(s); unless expressly excluded.

AND

M/s TULSIANI CONSTRUCTIONS AND DEVELOPERS LIMITED, a duly incorporated company under Companies Act having its registered office at 13/1, Punjabi Colony, Alopibagh, Allahabad through its Managing Director Mr. Anil Kumar Tulsiani S/o Late Shri C.L. Tulsiani, R/o 13/1 Punjabi Colony, Alopibagh, Allahabad.

Nighat Kaur

11A7-6-58

(Name) Name

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11A7-6-58

(Name) Name

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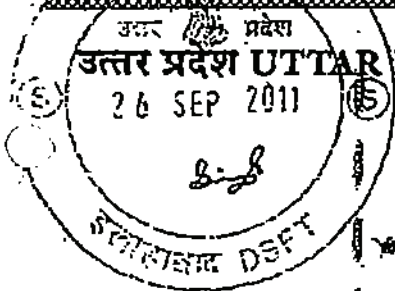
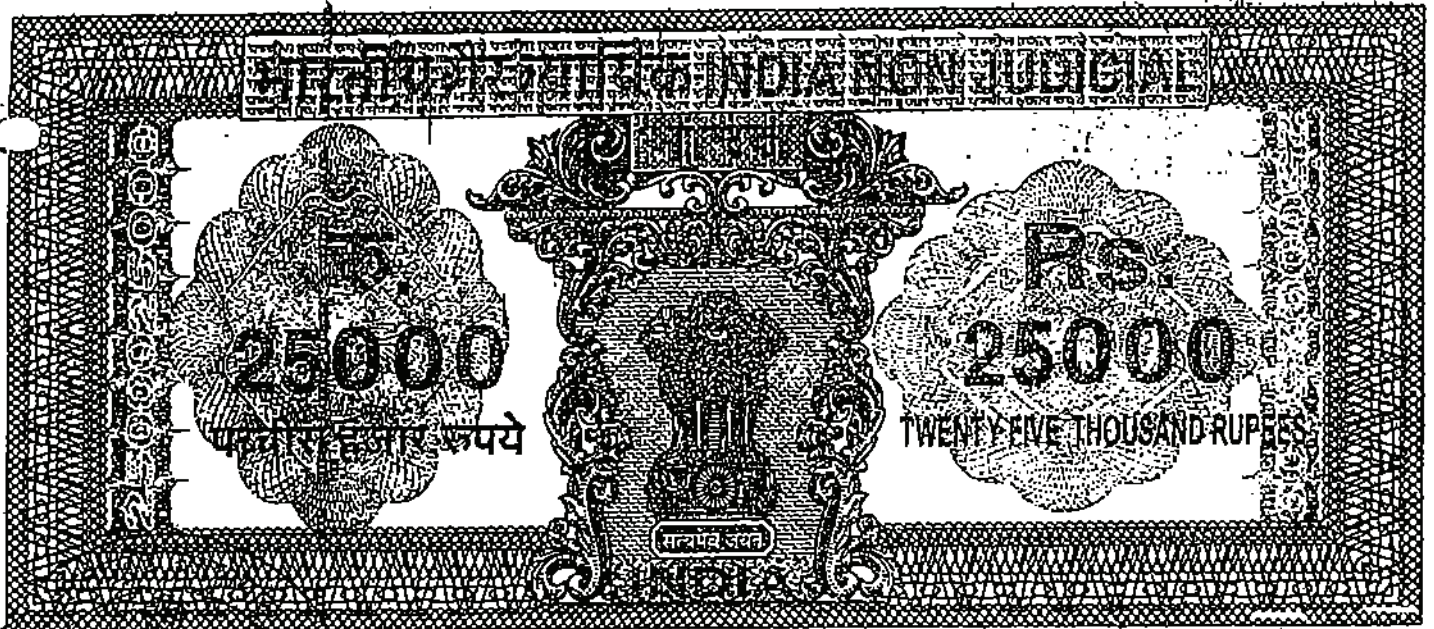
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{ 3 }

(Hereinafter called "THE BUILDER SECOND PARTY");
which term shall always mean and include its successors(s) and
assignee(s); unless expressly excluded.

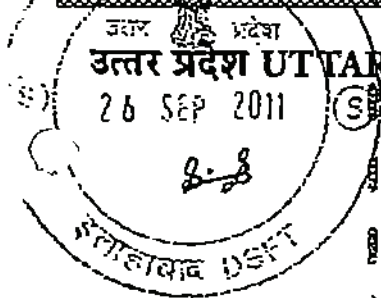
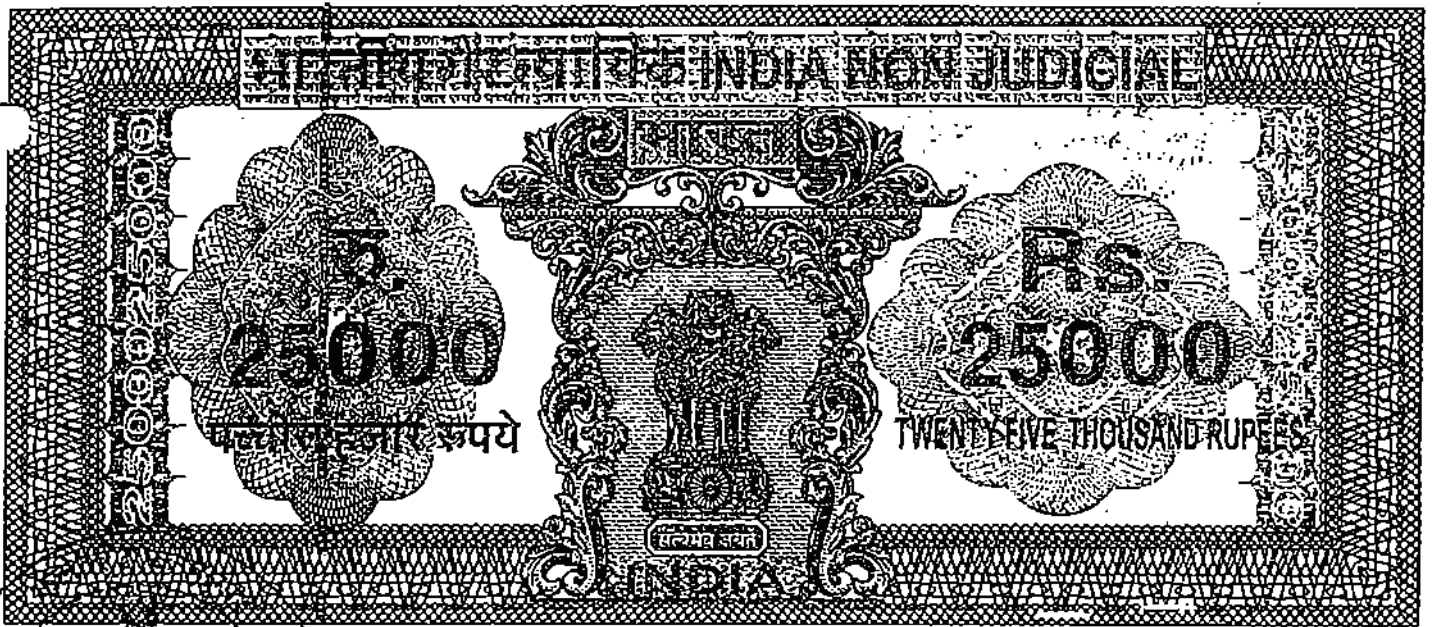
WHEREAS the First Party is exclusive owner in possession
of part of Nazul (Now Free Hold) Plot No. 'C' (UPKHAND
SANKHYA -C/5), Civil Station, Allahabad situated in Mohalla-
Clive Road, Allahabad Area - 3886.19 Sq. Meters fully
described at the end of this deed and also shown to be
bounded by red lines in the annexed plan by virtue of
registered Free hold Deed dated 31.01.2008, registered in Bahi
No.1, Zild No. 5885 on pages 199 to 282 at Sl. No. 379 on
31.01.2008 In the Office of sub- Registrar, Allahabad (First)

Nighat Kamal.

दिनांक 26/09/11
नाम यता. रजिस्ट्रार इलाहाबाद
जेलिंग ऑफिसर अनिल कुमार पुलसियानी
131, असोर्वा राग, इलाहाबाद

हस्ताक्षर





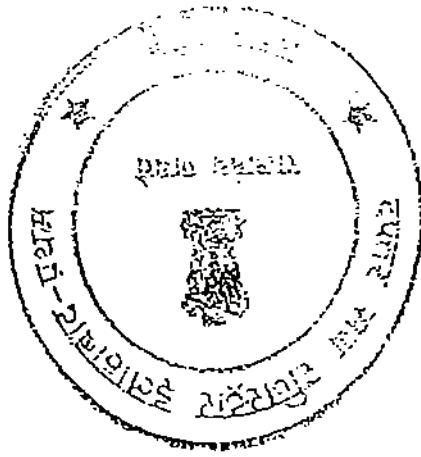
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executed by A.D.M. (Nazul), Allahabad on behalf of and authorized by the Governor of Uttar Pradesh In favour of First Party Smt. Nighat Kamal.

AND WHEREAS the Owner is interested to raise multistoried residential complex over the aforesaid property part of Nazul (Now Free Hold) Plot No. 'C' (Upkhand Sankhya-C/5), Civil Station, Allahabad Area - 3886.19 Sq. Mtrs fully described at the end of this deed.

Nighat Kamal.



[Signature]
25000/2

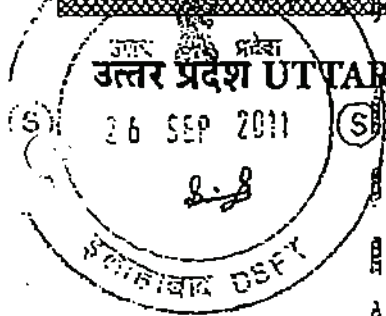
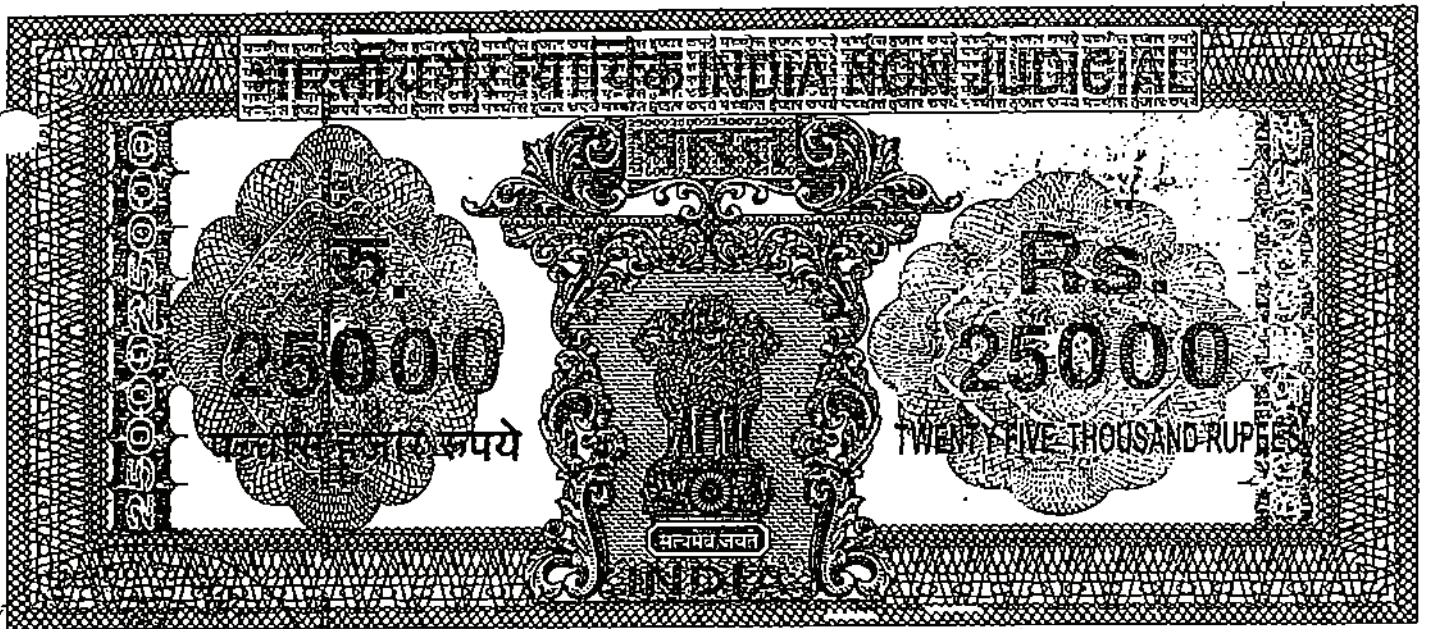
13/1, ಅರಸೀಕೆರೆ, ಕರ್ನಾಟಕ

ಶ್ರೀ. ಸತ್ಯನಾರಾಯಣ್, ಕೆ.ಆರ್. ಸಿ.ಎಂ.ಎ. ಸಂಸ್ಥೆ

ಶ್ರೀ. ಸತ್ಯನಾರಾಯಣ್, ಕೆ.ಆರ್. ಸಿ.ಎಂ.ಎ. ಸಂಸ್ಥೆ

26/09/11, ಕರ್ನಾಟಕ, 25000/2

25000/2



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AND WHEREAS the Owner is unable to carry out the development alone on account her age, which on date is 66 years.

AND WHEREAS in order to derive the optimum utility of the said property, the development and construction work is entrusted to the Builder M/s Tulsiani Constructions & Developers Ltd., which has agreed to construct multi-storey housing complex comprising such number of floors which may be permitted by the Allahabad Development Authority, Allahabad over aforesaid property part of Nazul (Now Free Hold) Plot No. 'C' (Upkhand Sankhya-C/5), Civil Station,

Nighat Kaural.

दिनांक: 26/07/11 कोलकाता-250001/2

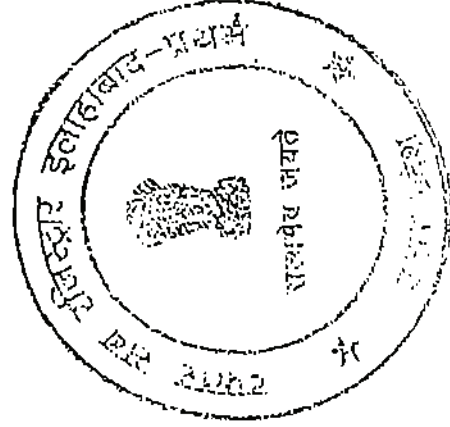
नाम पता: सूर्य कान्त मुखर्जी, कलकत्ता-700016

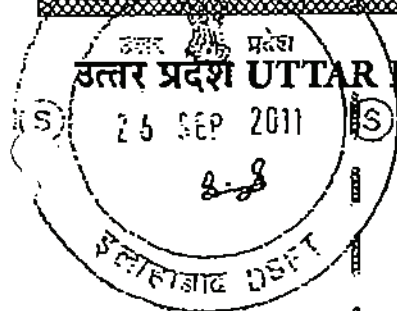
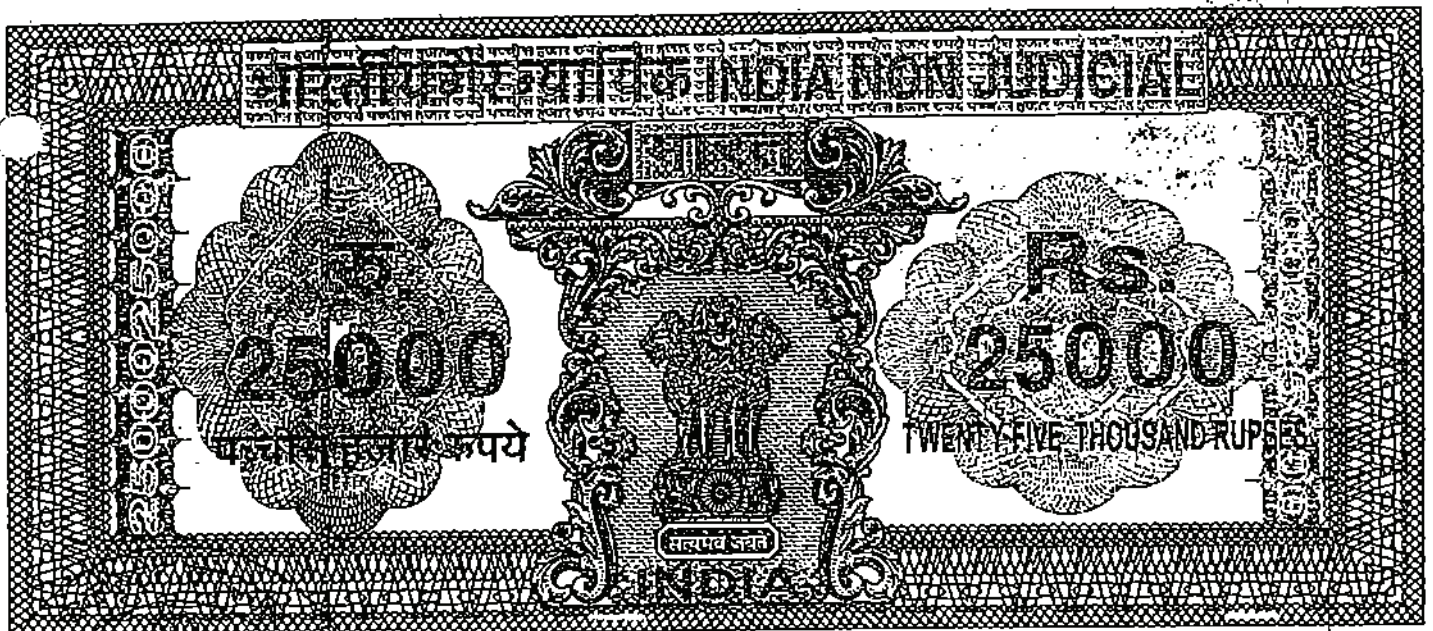
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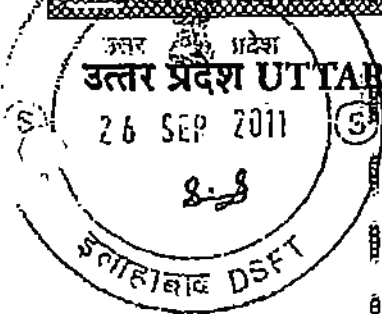
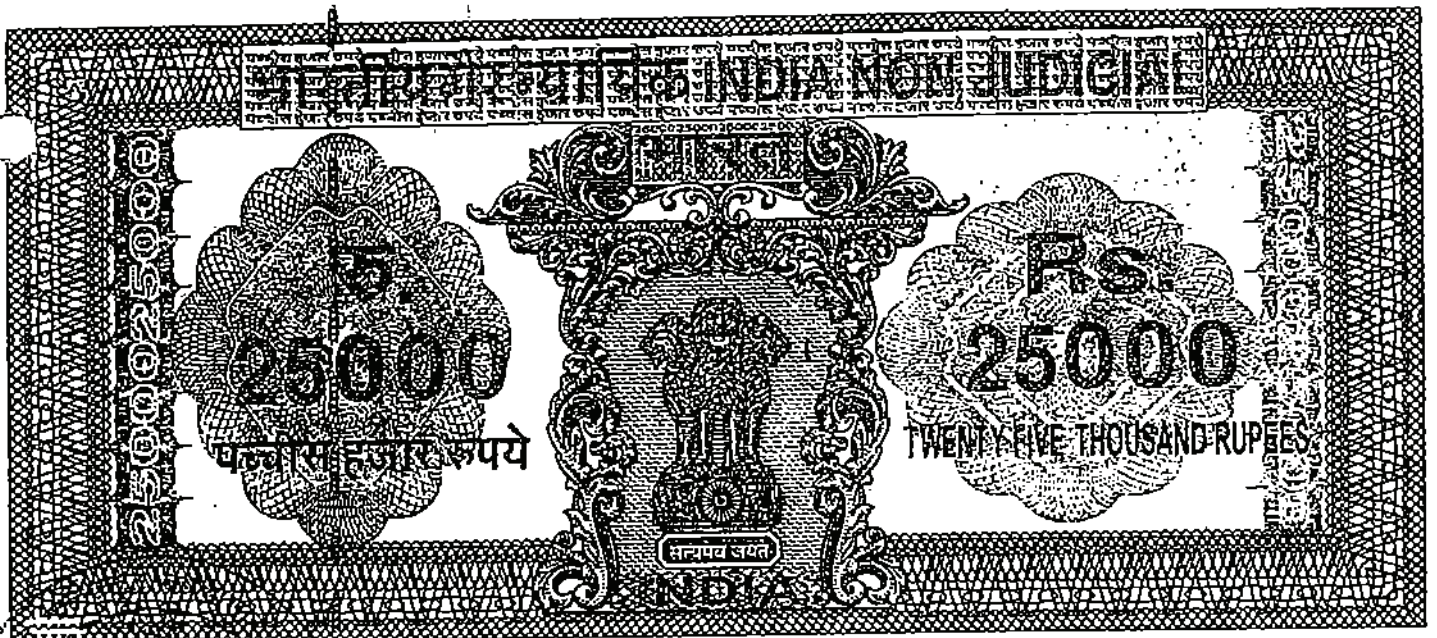
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Allahabad area – 3886.19 Sq. Mtrs. Fully described at the end of this Deed.

NOW THE PARTIES HERETO COVENANT AS UNDER:

1. That the Owner does hereby declare that she is exclusive owner of part of Nazul (Now Free hold) Plot No. 'C' (Upkhand Sankhya-C/5), Civil Station, on Clive Road, Allahabad area 3886.19 Sq. Mtrs fully described at the end of this deed and also shown to be bounded by red lines in the annexed site plan and the said property is free from any encumbrances, lien or charges and the Owner has not created any mortgage in favour

Nigbat Kaural



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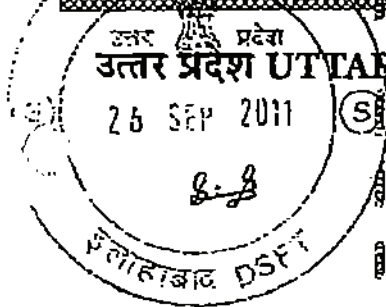
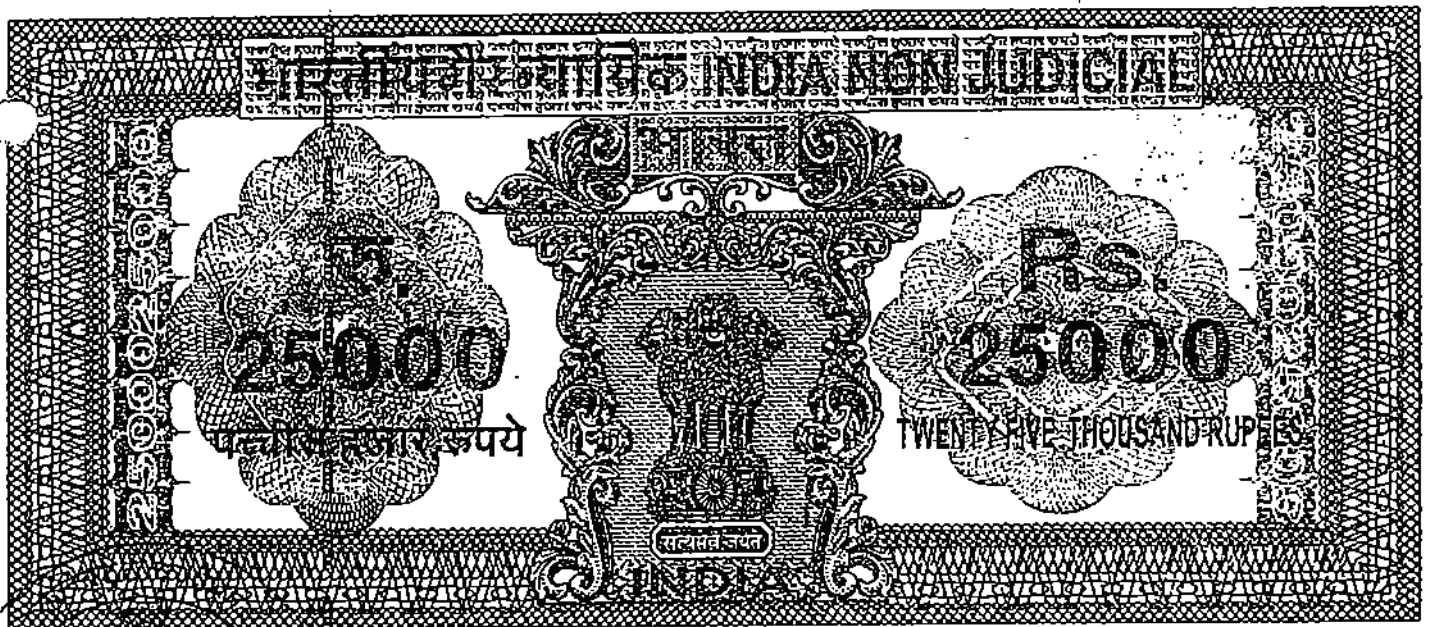
of any bank, other financial institution or with any other person. The Builder shall develop Multi Storey residential complex over the aforesaid property fully described at the end of this deed and shown to be bounded by Red Lines in the annexed site plan as per terms and conditions contained in this Agreement.

2. That the proposed Residential Complex will be built facing Clive Road.

3. That for the purpose of development and construction envisaged in this agreement the Builder shall do the following acts, deeds and things in the manner provided herein.

i) That efforts shall be directed by the Builder, in erecting a prestigious multistoried Residential Complex of first class

Nigbat Karmal.



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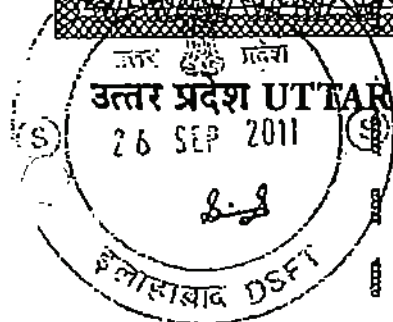
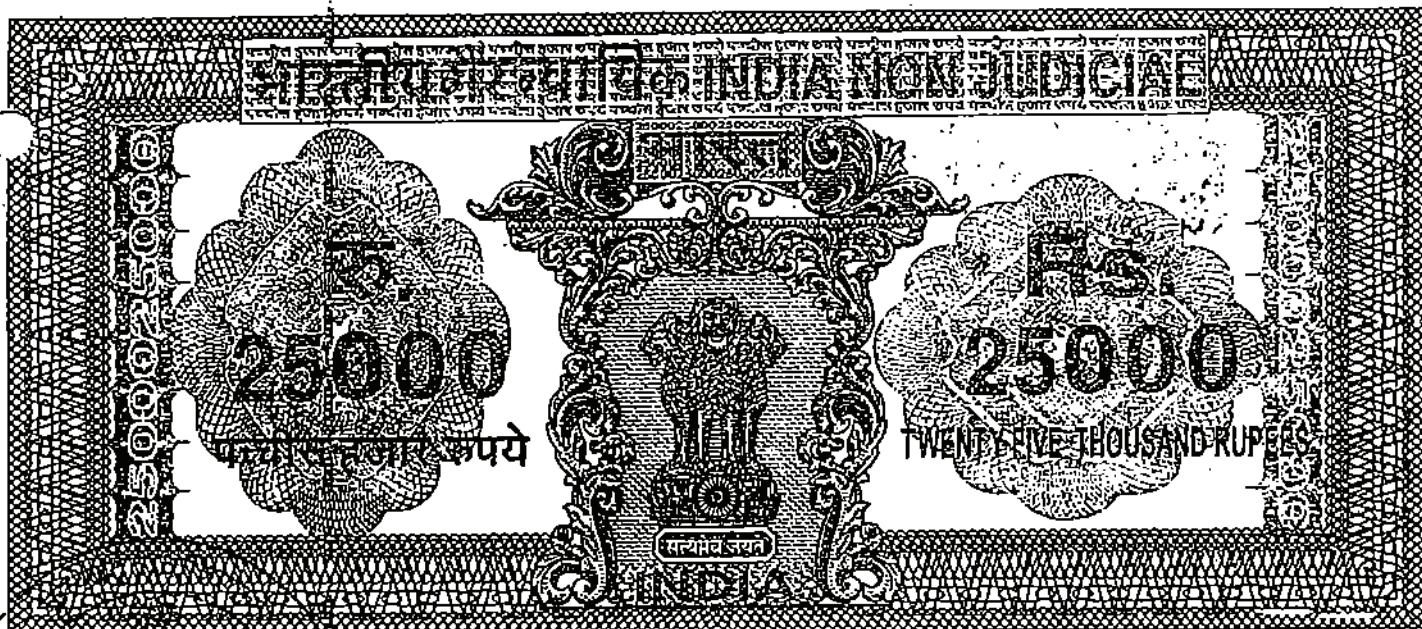
construction, covering the maximum permissible floor area under the rules and regulation of the Allahabad Development Authority.

ii) That the Builder shall get prepared plan by competent Architect and get it sanctioned by A.D.A., Allahabad at its own cost, expenses and persuasion as soon as possible.

iii) That on completion of the project i.e. on completion of entire construction of Multistoried complex 50% saleable area on every floor of the multistory complex shall be owned by the Owner and 50% saleable area on every floor of the multistory complex shall be owned by the Builder.

The Builder and the Owner shall, within three (3) months from the date of sanction of the plan by the A.D.A., Allahabad,

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उत्तर प्रदेश UTTAR PRADESH

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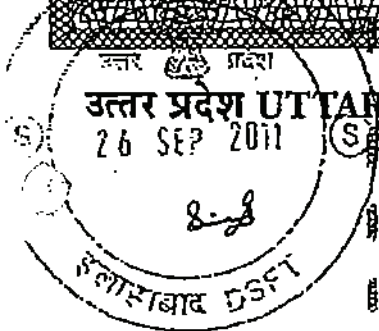
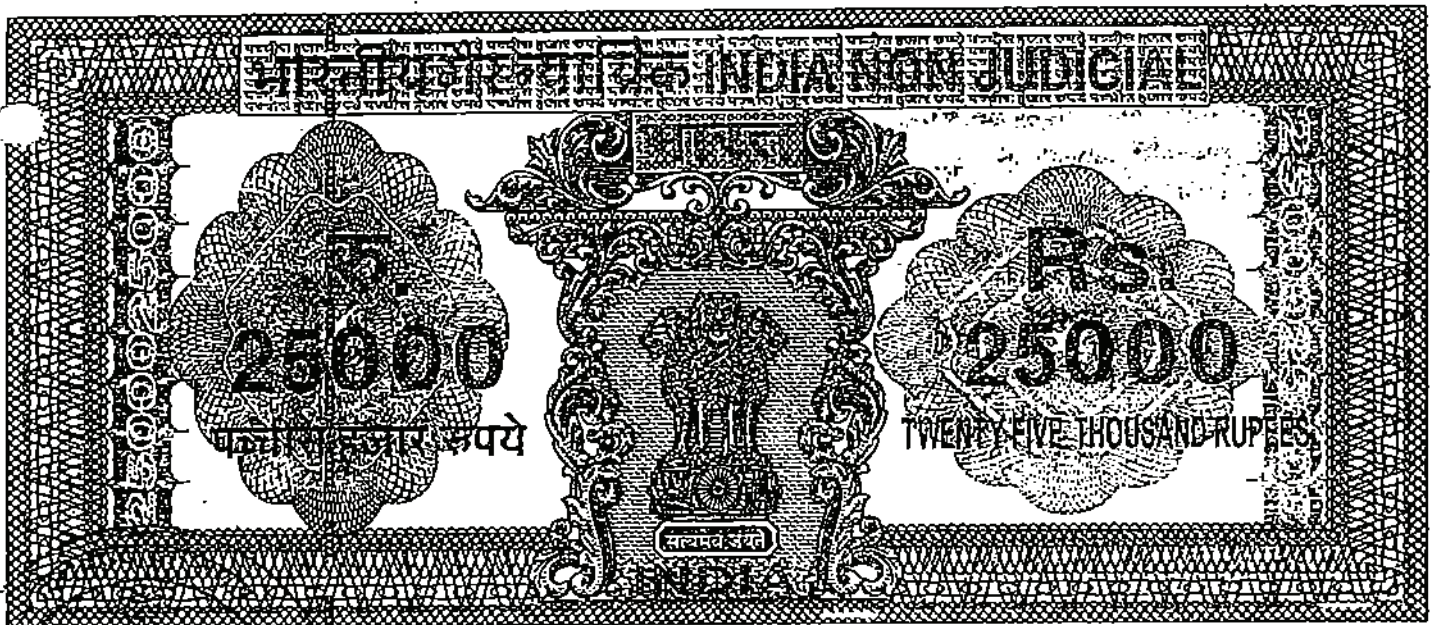
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mutually in writing decide, allocate and earmark their 50% (Fifty Percent) equal share each.

iv) The Builder undertakes to get 2500 Square Feet of commercial space sanctioned as per the bye-laws. The Builder undertakes to construct the sanctioned commercial space at its own cost. The entire commercial space will be allocated to the Owner and the Builder will have no share in the commercial space so constructed. The Owner shall have the exclusive right over such commercial space. The allocation of the commercial space to the Owner will be over and above the allocation stipulated elsewhere in this agreement.

v) That the Builder shall provide parking on the ground floor and residential flats on the upper floors over the aforesaid land

Nighat Kamal.



उत्तर प्रदेश UTAR PRADESH

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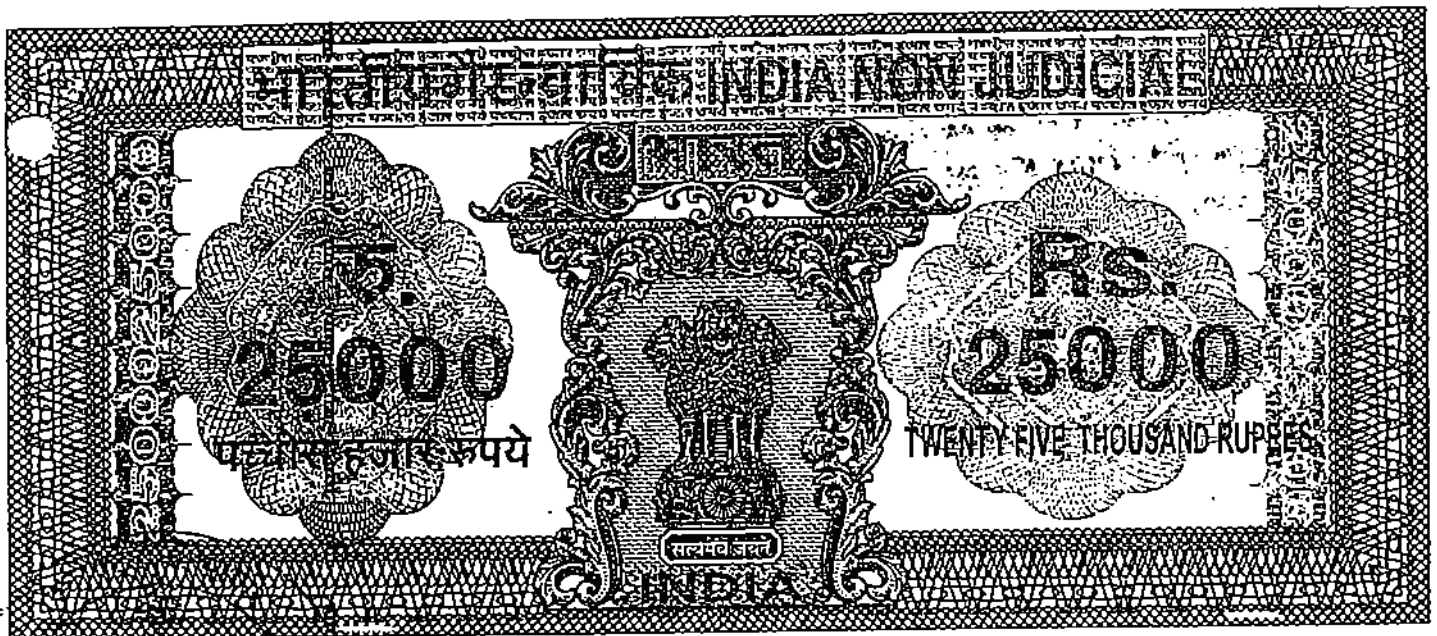
part of Nazul (Now Free Hold) Plot No.'C' (Upkhdn Sankhya C/5), Civil Station, Allahabad Area 3886.19 Sq. Metre land fully described at the end of this Deed at its own cost and investment.

The Builder and the Owner shall within three (3) months from the date of sanction of the plan by the A.D.A., Allahabad, shall mutually in writing decide, earmark and allocate the parking spaces in equal proportion.

vi) That in respect of the club house, pent house and storage so constructed, the same shall be equally divided and allocated between the Builder and the Owner.

vii) That the funds for construction of the building and completion of project shall be arranged and borne by the

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उत्तर प्रदेश UTTAR PRADESH

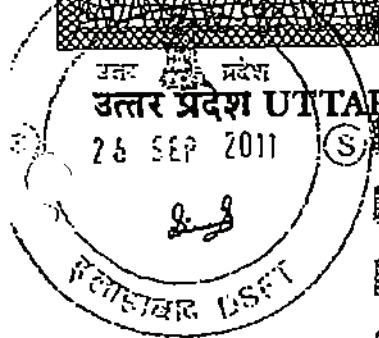
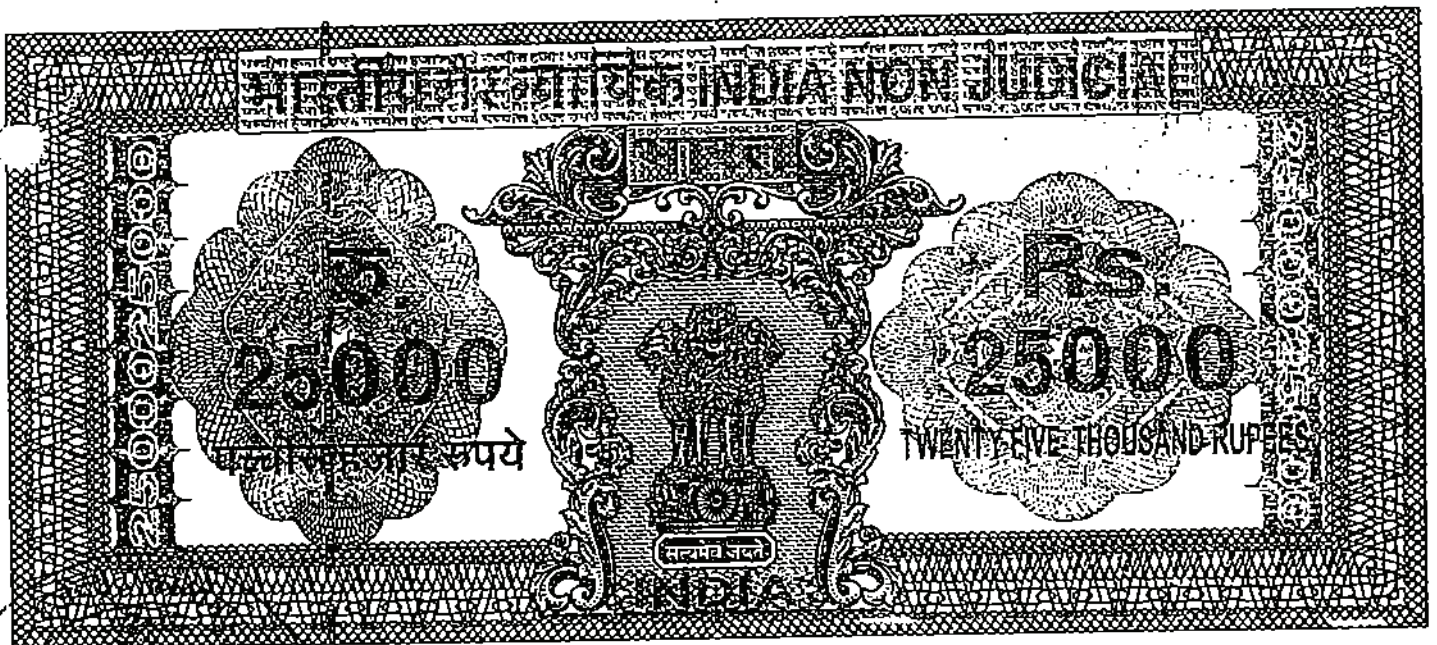
A 969363

{ 11 }

Builder at its own cost and expenses. Further, the Builder shall at all times, keep the Owner indemnified against any claims arising due to such arrangement and raising of funds. Nothing under this agreement shall give a right to the Builder over the said property and the Builder shall not keep it as security for any loan or advances in respect of the building to be constructed over the said property.

viii) That the Builder shall undertake that the proposed construction of Multi storey Residential complex, shall be as per the sanctioned plan. However, it is an essential term of this contract that the foundation of the building shall be so made as to withstand a Multi Storey structure.

Nighat Kaural.



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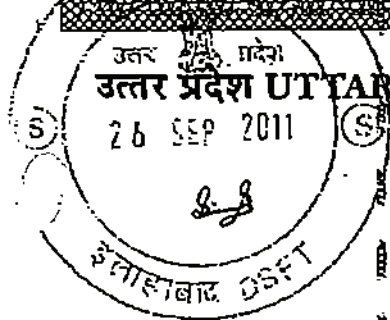
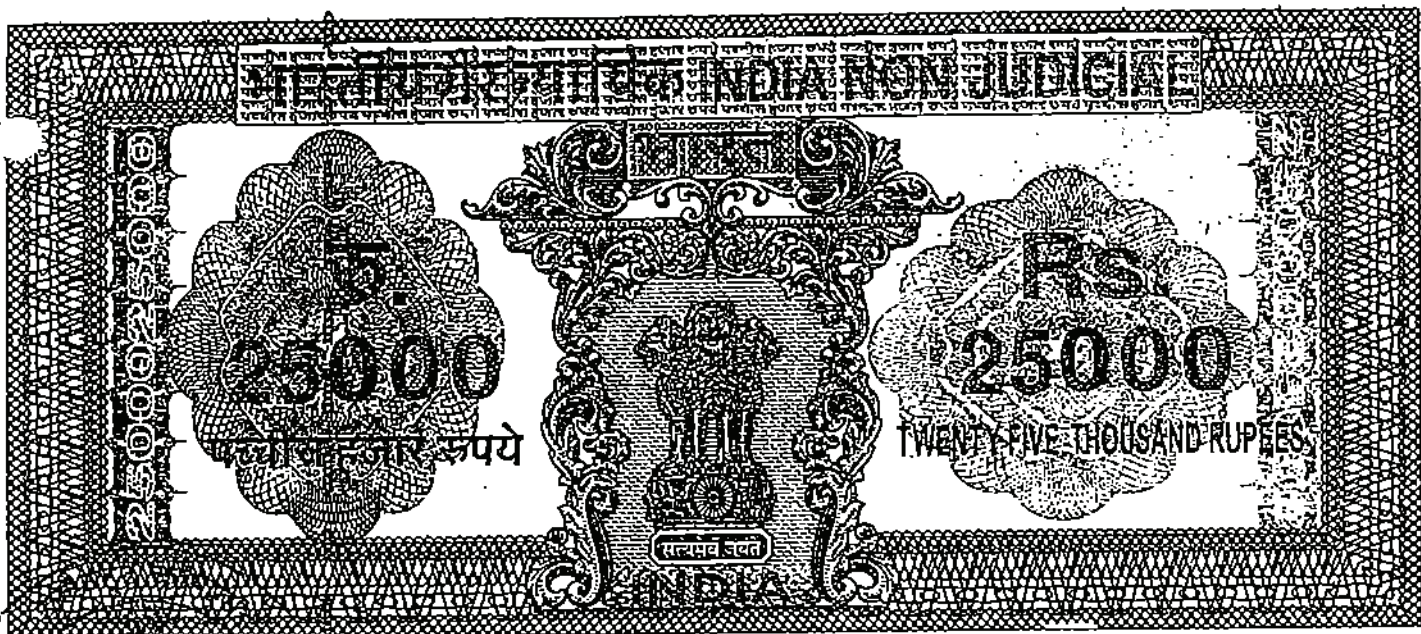
ix) That the design and plan of the building shall have the essentials as per this agreement and herein mentioned and the Builder, undertakes to carry out the same at its own cost and expenses.

x) That lifts shall be provided by the Builder which shall be of a reputed company (such as OTIS) and the same shall have a minimum capacity as per bye-laws.

xi) That there shall be one 4" Submersible Pump for ground water supply to the building and a water storage tank to be placed on the terrace of the building.

xii) That the building shall have an electric supply connection as per UPPCL/U.P.S.E.B. Rules, 4" Submersible Pump, and also a generator for lifts and for common areas of appropriate Horse

Nighat Kaural,



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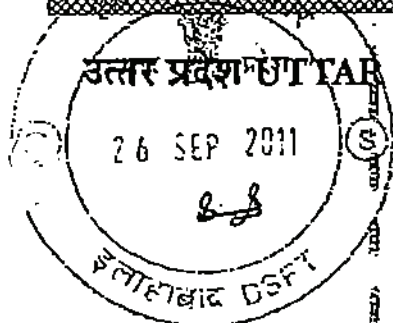
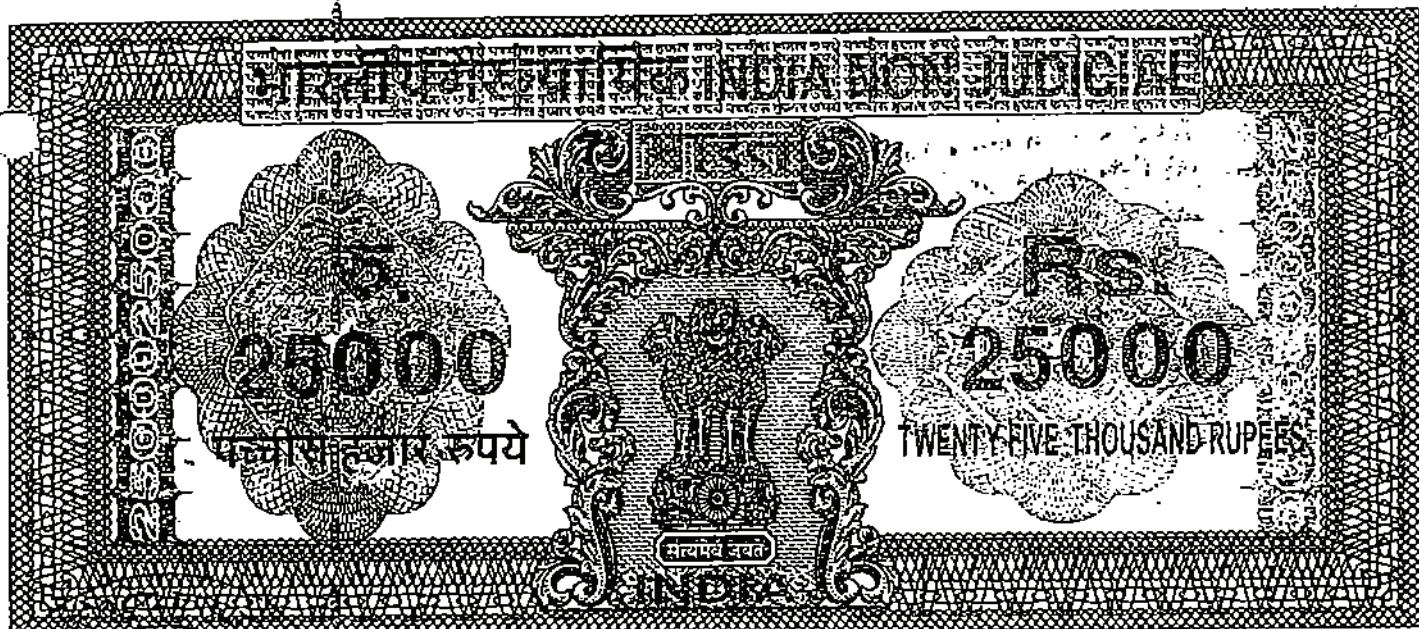
Power capacity and a transformer of requisite strength by competent authority will be provided.

xiii) That the entire building shall have good quality marble flooring or tiles except the common spaces which will be provided with tiles/ marble.

xiv) That the Electric wiring and points provided by the Builder, shall be of the good and standard quality and the plumbing and fittings there of shall also be of good standard and quality having ISI mark.

xv) That the Builder agrees to provide modular kitchen and air conditioners of good quality in the flats. The air conditioners shall be installed in each room including the drawing room.

Nighat Kamal.



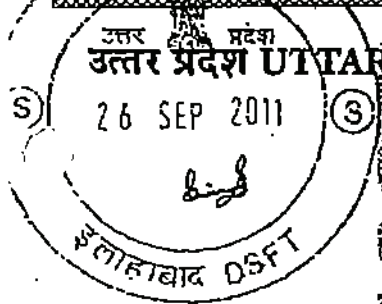
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xvi) That the Builder hereby covenants that it shall maintain uniformity in the material and the specifications used in the building and shall also keep the fixtures and fittings same in respect of all the flats.

4. That if during the course of construction of the building/ project any alterations, changes or deviations from the sanctioned plan become necessary or desirable or feasible, the said alterations, changes or deviations will be made with the prior consent of the Owner. Should the alterations, changes and/or deviations results in the levies of penalty or compounding fee or other charges by the Allahabad

Nighat Kaural.



उत्तर प्रदेश **UTTAR PRADESH**

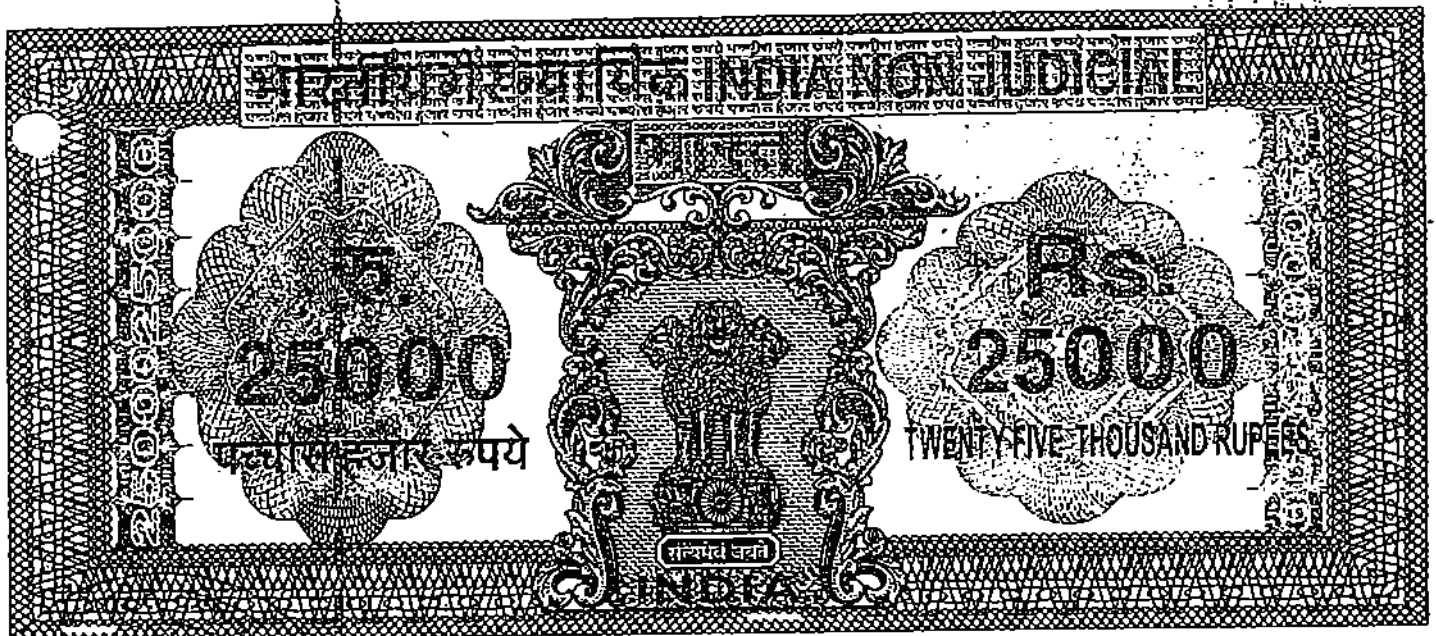
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Development Authority, Allahabad or any other authority the same shall be borne and paid by the Builder alone.

5. That the entire project shall be completed by the Builder as far as possible within a period of 2½ years (30 months) from the date of sanction of plan by the A.D.A., Allahabad or from the date of delivery of possession by the Owner to the Builder of the land, subject matter of this Builder's Agreement, whichever is later. The aforesaid period of 2½ years (30 months) shall not include such period during which the Builder will not be able to carry out construction work due to circumstances beyond its control like courts restrain order etc. The time is essence of this contract, however, the period of delay, if any, in completion on account of force beyond control

Nighat Kamal .



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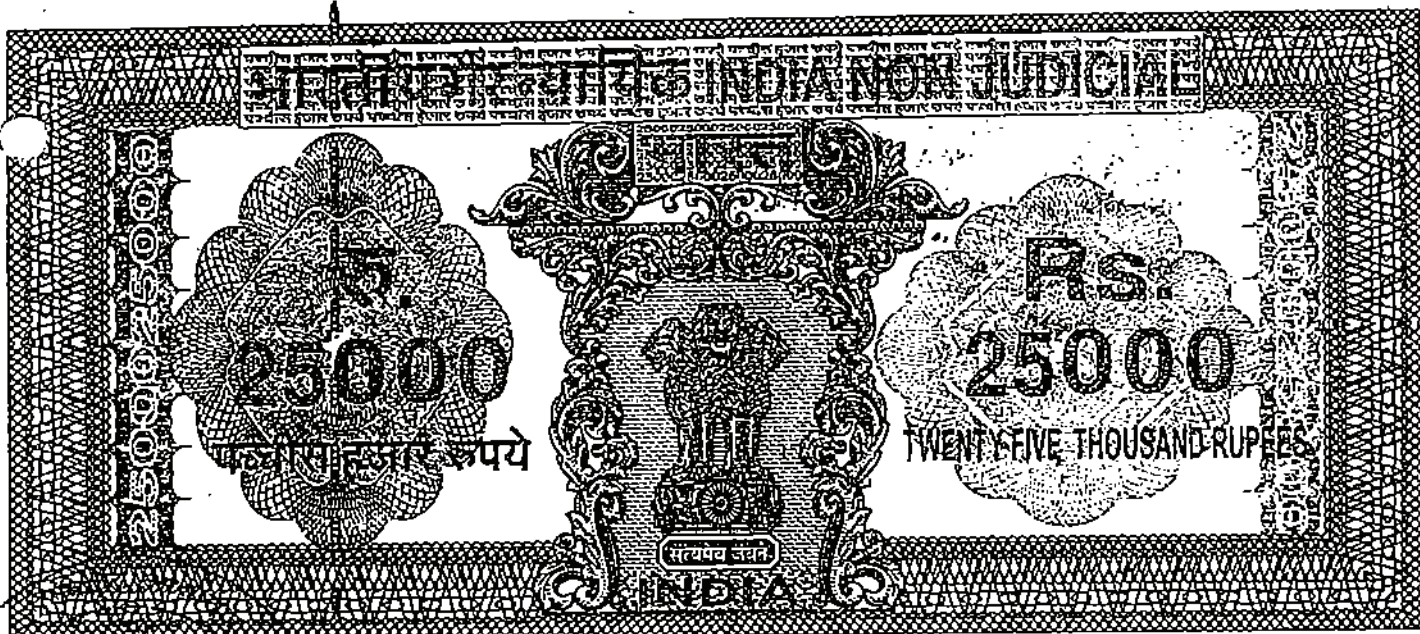
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of the Builder shall be excluded, provided the Builder, intimates the Owner, within 7 days of the occurrence of such situation.

6. That during the construction of the building, the Owner or any technical person authorized by her shall be entitled to inspect the quality of construction and if any deficiency is found then the Owner shall point out and discuss the same and then after mutual decision, it will be the duty of the Builder to rectify the same within a reasonable time with the consultation of the Architect.

7. That in respect of the entire material required for construction, payment to labourers, workmen etc. and all other charges and expenses required for construction activity or allied purposes shall be borne and paid by the Builder and the Owner

Nighat Kamal.



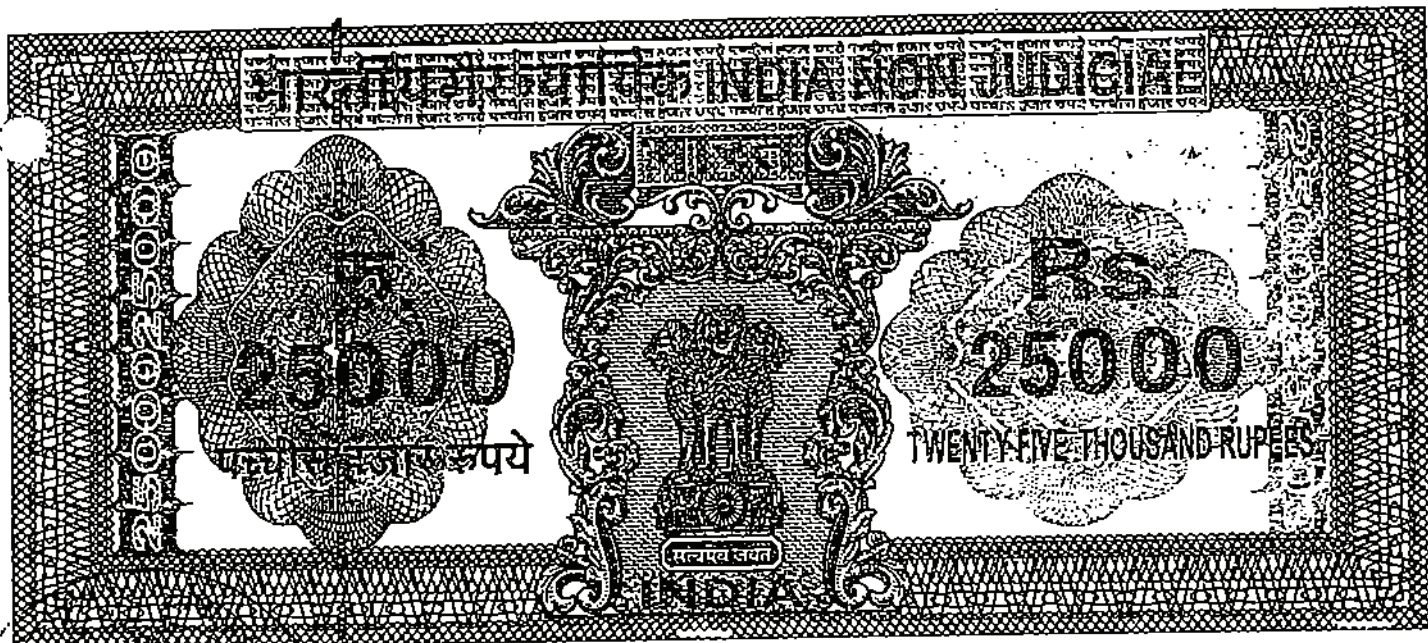
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shall not be liable for the same under any circumstances. It is further agreed that the Builder, shall be the principal employer for all workers, labourers etc. There shall be no legal relation between the workers employed by the Builder for the construction of the said building and the Owner.

8. That the Owner, shall have no responsibility nor will be in any manner liable for payment of the cost of material, goods, fixtures or any input which may go into or be required for the construction of the building. The entire cost of construction by whatsoever name called shall be borne and paid exclusively by the Builder.

9. That since time is the essence of this contract, in the event of any delay in the completion of the development of the

Nighat Karmal.

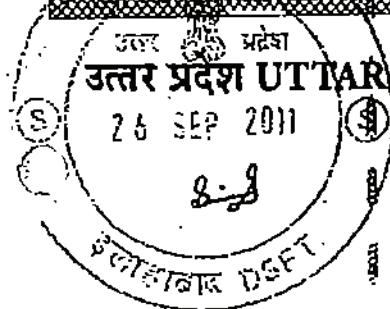


{ 18 }

said land beyond the period of 2½ years (30 months) as mentioned above, the Owner shall be entitled to an estimated and agreed compensation of Rs. 10,000/- (Rupees Ten Thousand only) per day for the period of delay by the Builder. Similarly the Owner shall be liable to pay to the Builder an estimated and agreed compensation of Rs. 10,000/- (Rupees Ten Thousand only) per day for the period of delay that may be caused due to any act/ or acts of the Owner, in contravention of the terms of this agreement.

10. That the Builder has given a sum of Rs. 4,00,00,000/- (Rupees Four Crore only) to the Owner as security amount through R.T.G.S. from Builder's Account to the Owner's Account

Nigbat Kamal.



A 969371

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In the following manner :

Sl.No.	Owner's Bank Name	Utr No.	Cheque No. and Builder's Bank Name	Amount In Rs.	Date
1.	Axis Bank	FDRLH11252003608	041008(FBL 7031)	1,00,00,000	09.09.2011
2.	Axis Bank	FDRLH11253006127	041010(FBL 7031)	75,00,000	10.09.2011
3.	Axis Bank	FDRLH11259008868	042735(FBL 7031)	35,00,000	16.09.2011
4.	Axis Bank	PUNBH11260074338	172059(PNB2410)	38,00,000	17.06.2011
5.	Axis Bank	PUNBH112620945	172060(PNB2410)	82,00,000	19.09.2011
6.	Axis Bank	PUNBH11264031383	172061(PNB2410)	70,00,000	21.09.2011

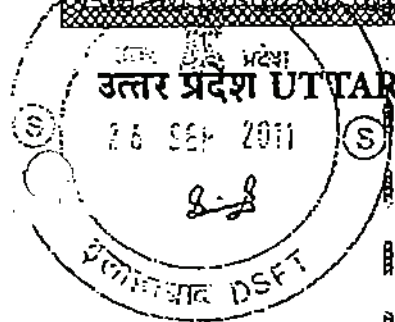
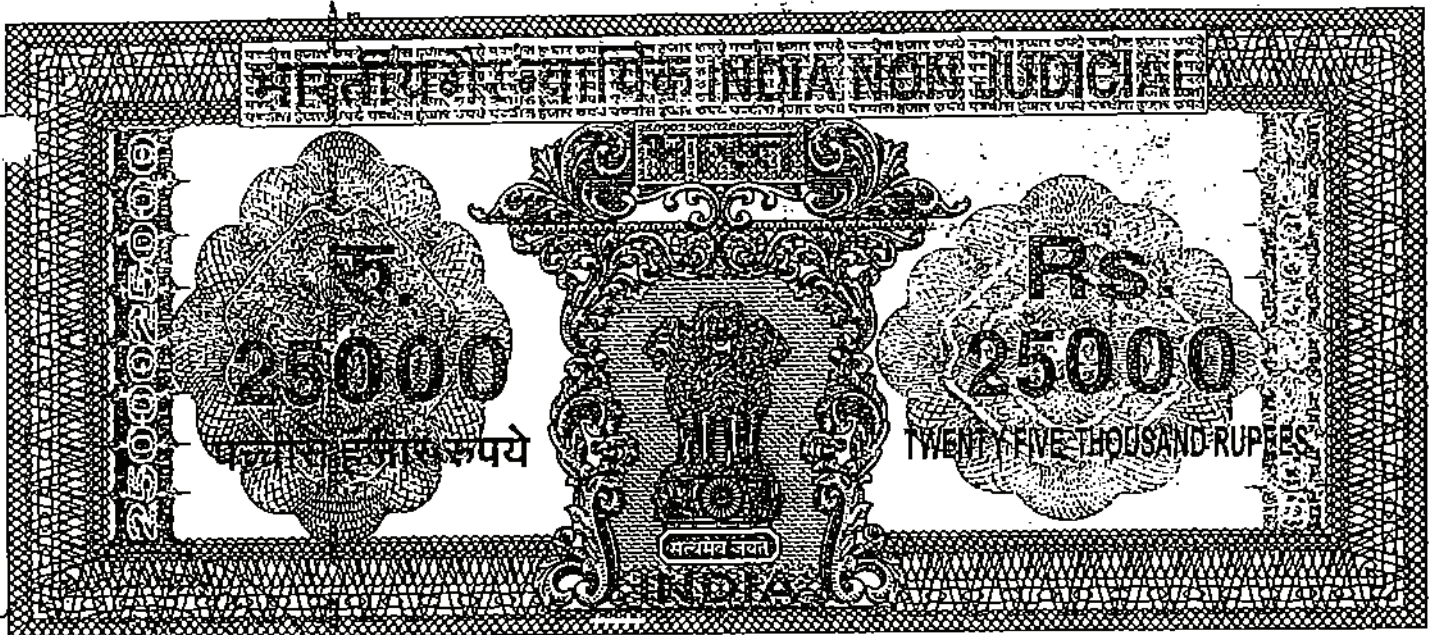
GROSS TOTAL

RS. 4,00,00,000

(Rupees Four Crore) only.

The receipt of which is hereby acknowledged by the Owner. The aforesaid entire sum of Rs. 4,00,00,000/- (Rupees

Nighat Kaural.



A 969372

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Four Crore only) shall be returned without interest by the Owner to the Builder within three (3) months from the date of completion of the project.

11. That the present FAR permitted by the A.D.A., Allahabad is 1: 1.5 which means that the map is to be sanctioned as per aforesaid FAR. However in case during the period of construction, if the A.D.A., Allahabad permits more FAR, in such case the Builder shall submit revised plan and shall construct as per revised FAR. The First Party and Second Party shall be exclusive owners of such additional construction in equal share. In case it is decided to purchase FAR from the competent authority, the cost for the purchase of FAR shall be borne equally by The First Party and Second Party and the flats

Nighat Kaural.



उत्तर प्रदेश UTAR PRADESH

26 SEP 2011

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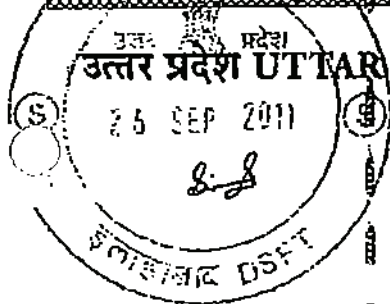
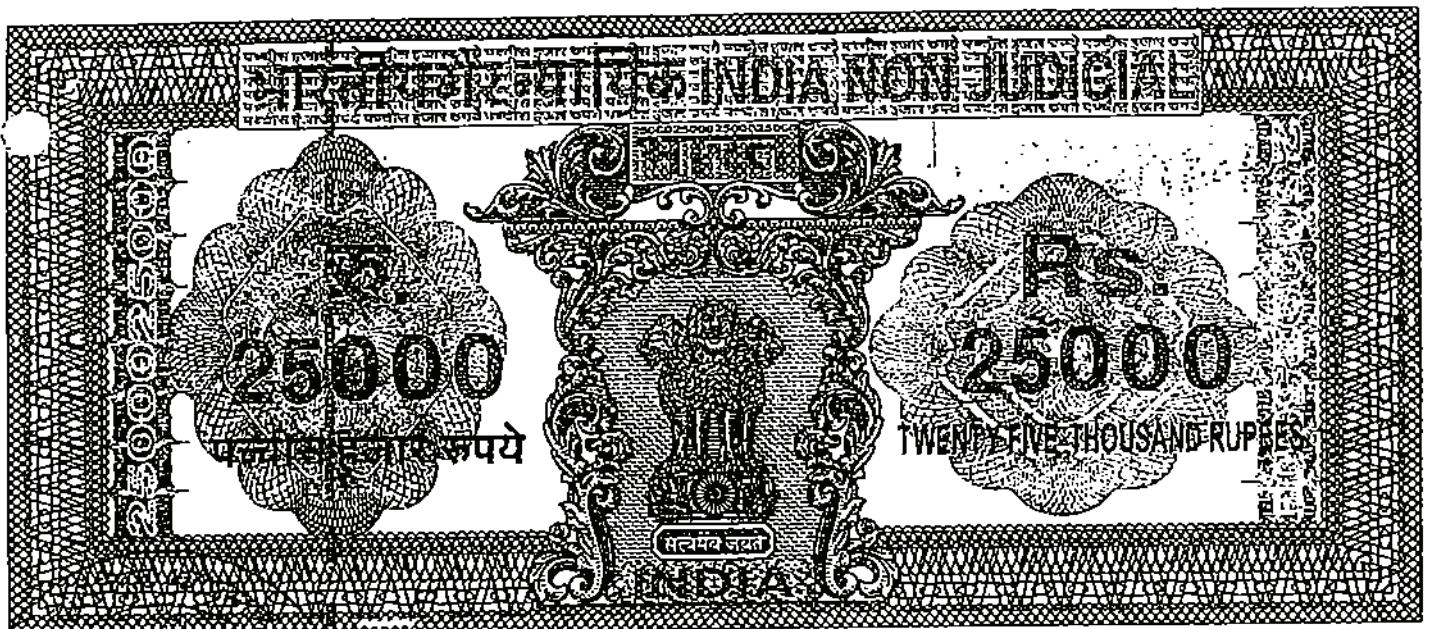
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so constructed on the purchased FAR shall also be divided equally.

12. That it is specifically agreed that the Builder, or the Owner, or their respective transferees shall not cause or permit to be caused any obstruction or hindrance in the passages or common areas. Further, no structural alterations in respective allocations of the Owner and Builder shall be made which may endanger the stability of the buildings or cause or be likely to cause damage to the building, floors, ceiling or four walls etc.

13. That the entire 50% (Fifty Percent) saleable area owned by the Owner as mentioned here in before shall vest absolutely in the Owner and the Owner shall alone be entitled to either retain or sell the same at her own discretion by her own

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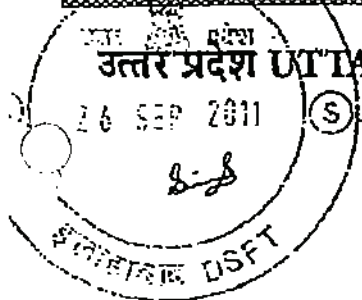
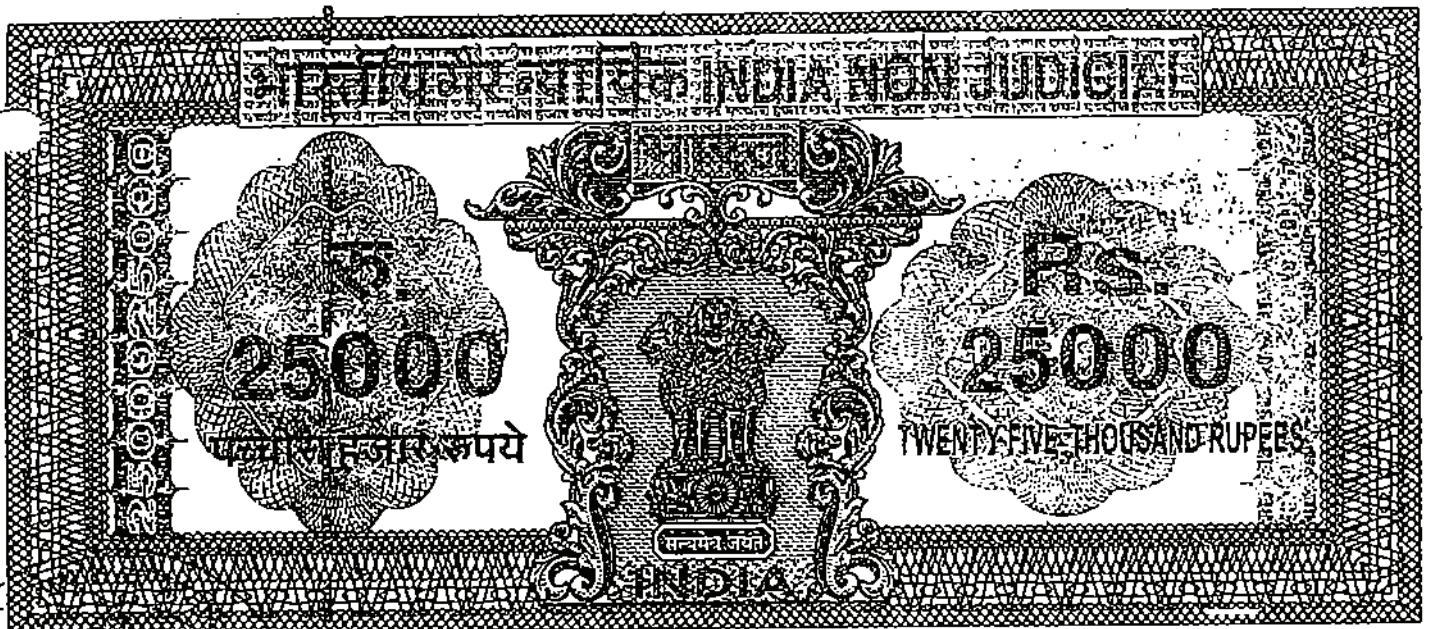
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signature without any interference by the Builder or its successors or assignees or nominees.

Similarly the entire 50% saleable area owned by the Builder as mentioned here in before shall absolutely vest in the Builder and the Builder shall alone be entitled to either retain or sell the same at its own discretion by its own signature without any interference by the Owner or her heirs, legal representatives, executors and assignees or nominees.

14. That the portion of the multistoried complex so constructed by the Builder and which the Owner shall own, in terms of this Builder Agreement, shall be handed over by the Builder to the Owner on completion of the project as per the terms and conditions herein.

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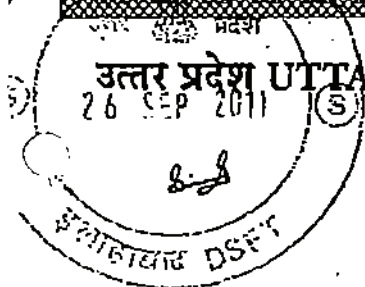
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15. That barring the rights expressly conferred on the Owner and the Builder under this agreement, all other rights in the property in question including the rights to the Terrance, roofs, grounds etc. shall be proportionately shared as per the above mentioned ratio. The Builder and the Owner shall not be entitled to confer on the prospective purchasers/ transferee any rights exclusively belonging to the other.

16. That the Owner, Builder, their transferees and other occupants, of the multistoried complex shall always be entitled to use and enjoy the passage, common areas and common amenities on all floors, of the multistoried complex.

17. That the Owner shall be entitled to enter into agreement for the transfer, sale or lease of the Owner's share. The Builder

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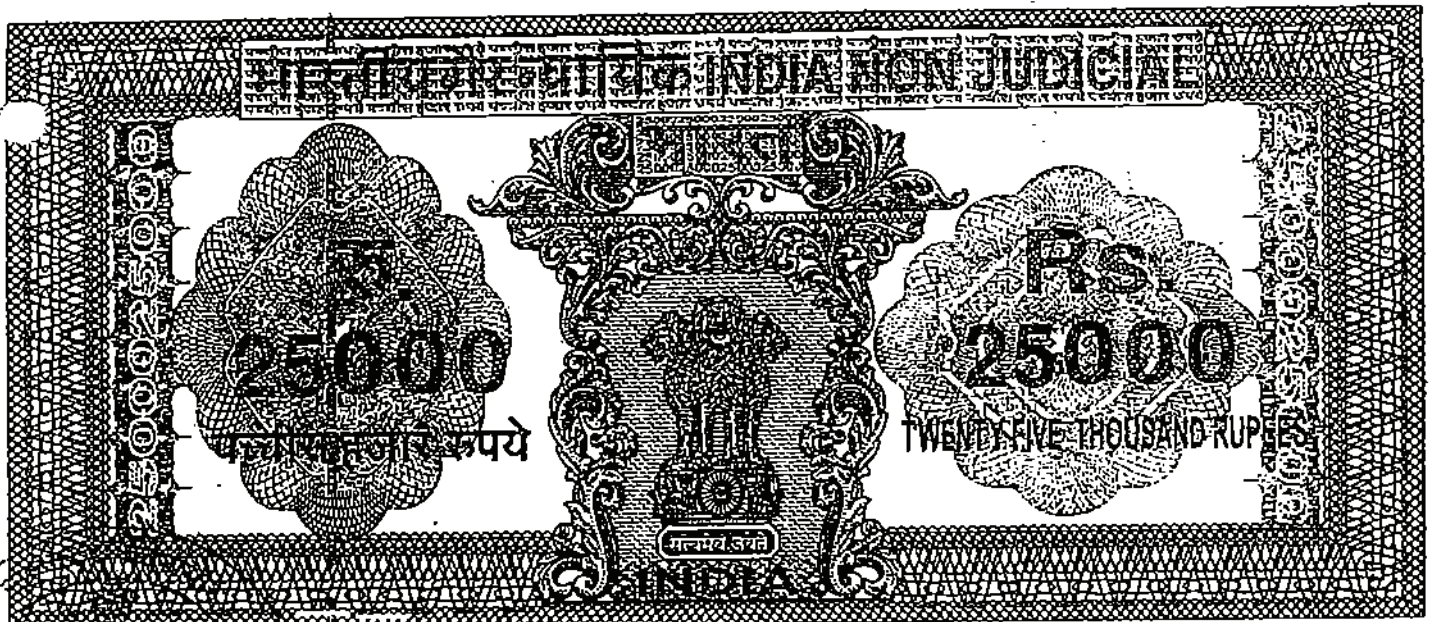
shall be entitled to enter into agreement for the transfer, sale or lease of the Builder's share.

18. That the Owner undertakes that she will execute a letter or power of attorney or any other document in case the Builder so requires for the purpose of effective implementation of this agreement but in no case the Owner shall have any liabilities whatsoever either financial or otherwise.

19. That if due to any defect in the title of the Owner, any loss is caused to the Builder, the Owner shall duly indemnify the Builder.

20. That it is agreed that after the completion of the development, as envisaged in this agreement the Builder shall remove materials and all debris from the said premises.

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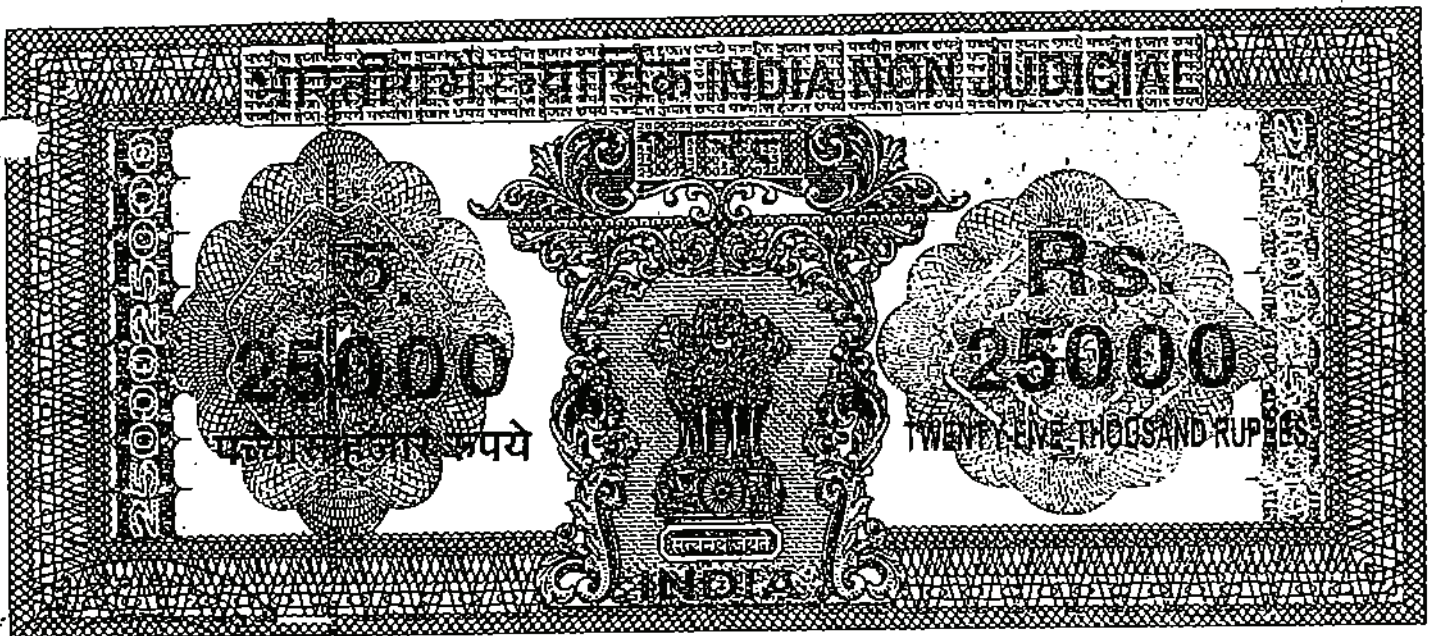
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21. That the taxes or levies on the said building complex shall be paid as provided herein:

- a) That the Owner shall be liable for all taxes, charges, levies and other payments of like nature till constructions starts and the Builder shall not be liable for any part of the same.
- b) That all taxes, charges, levies or other payments such as water tax and any other tax of like nature due from when construction starts till the date of completion of the building and the parties occupying their respective allocation shall be borne and paid by the Builder exclusively.
- c) That the Municipal taxes on the completed building and such other levies, as may be put on the same

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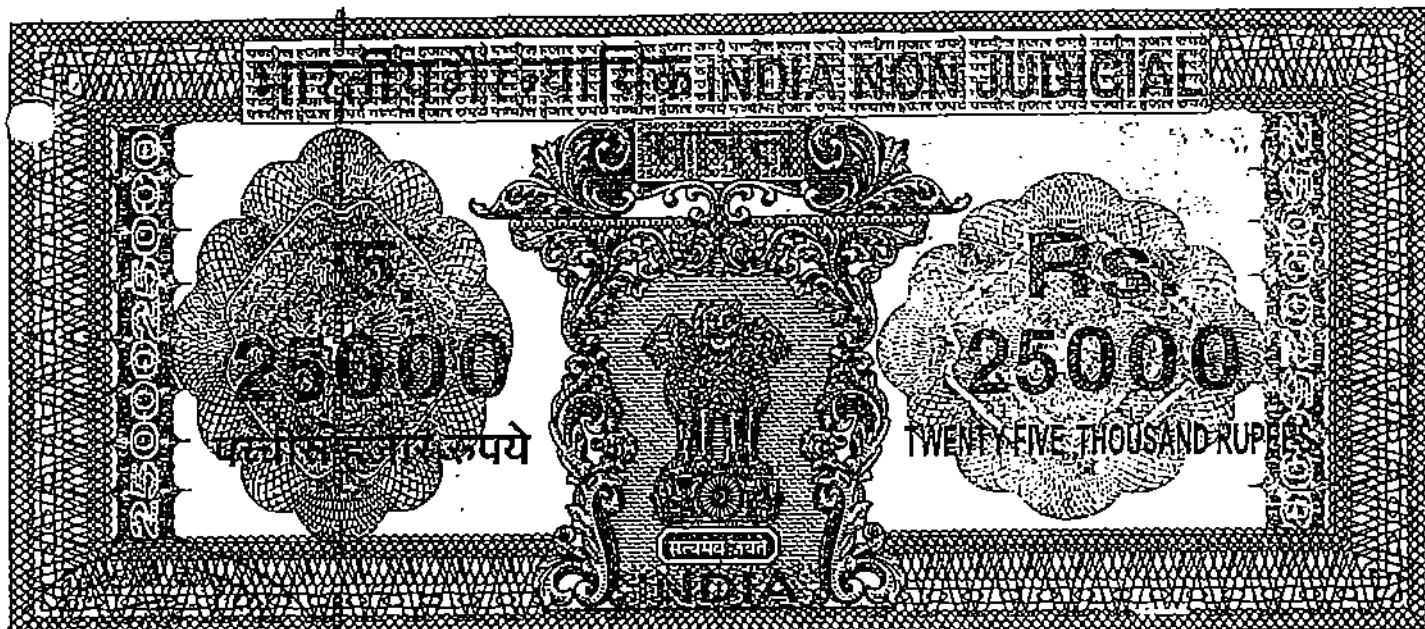
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after the occupation by the Owner of her allocation shall as long as the complex/ project in question is taxed or assessed as a whole shall be paid in aforementioned ratio by the parties here etc. It is clarified that if any demands are made subsequent to the completion of the building but relate to the period between the completion of the building as envisaged in this agreement, the same shall be paid by the Builder.

- d) That after the building is assessed separately in the name of the parties hereto or their respective purchasers/ transferee if any, then the respective owners shall be liable for their separate taxes etc.

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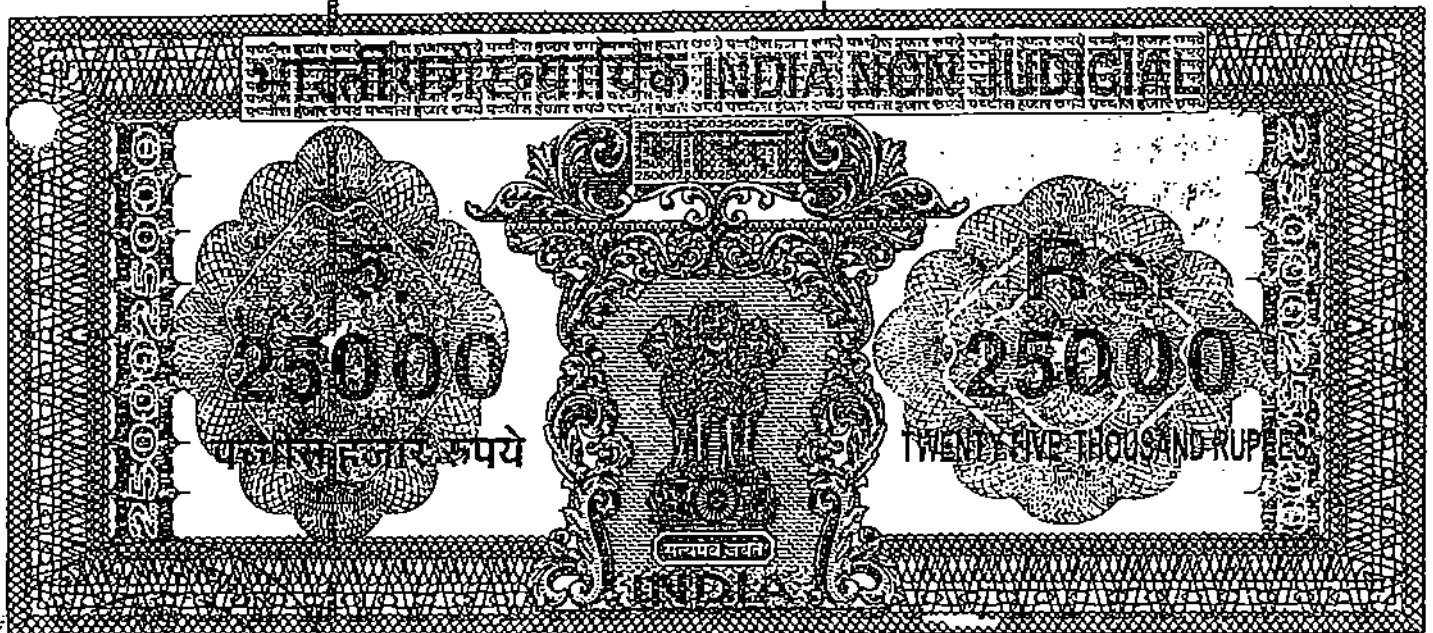
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22. That the Builder shall get electric meter installed in its own name for consumption of electricity during the time of construction of the building and shall incur all the cost and expenses towards it for installation of the electric meter. The charges in respect of the electricity consumed shall be borne by the Builder during the time of the construction of the building. Similarly, the water charges and other similar charges during the construction of the said building shall be borne by the Builder exclusively.

23. That after the multistoried complex is complete and occupied by the Owner and Builder or their assignees/ agents/ representative/ licensees in what so ever capacity, the cost of

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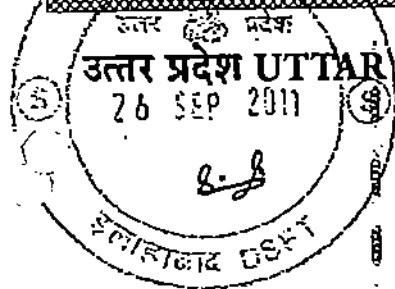
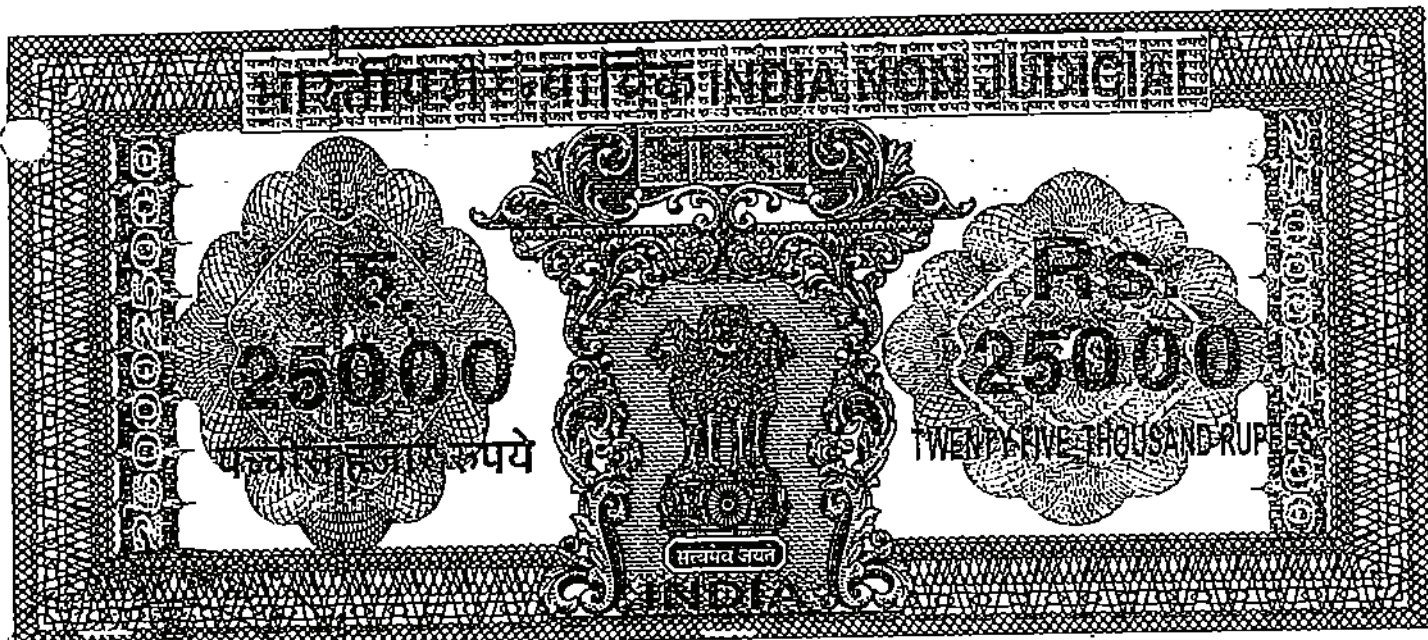
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its maintenance (in all respects) will be shared by all the occupants in proportion to the area in their possession.

24. That the Builder and Owner shall form a society comprising the Builder, Owner and their heirs, legal representatives, executors, nominees and assignees and transferees/ or assignees of various units of Multi Storied Complex and the said society shall be registered under the provisions of Society Registration Act and the said society shall be responsible for maintenance (in all respect) of the Multi-storied Complex. Till formation and registration of such the Builder shall maintain the said complex and shall be entitled to recover maintenance charges from the occupants/ transferees of various units of the multi storey complex.

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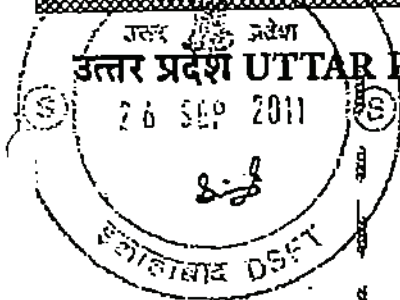
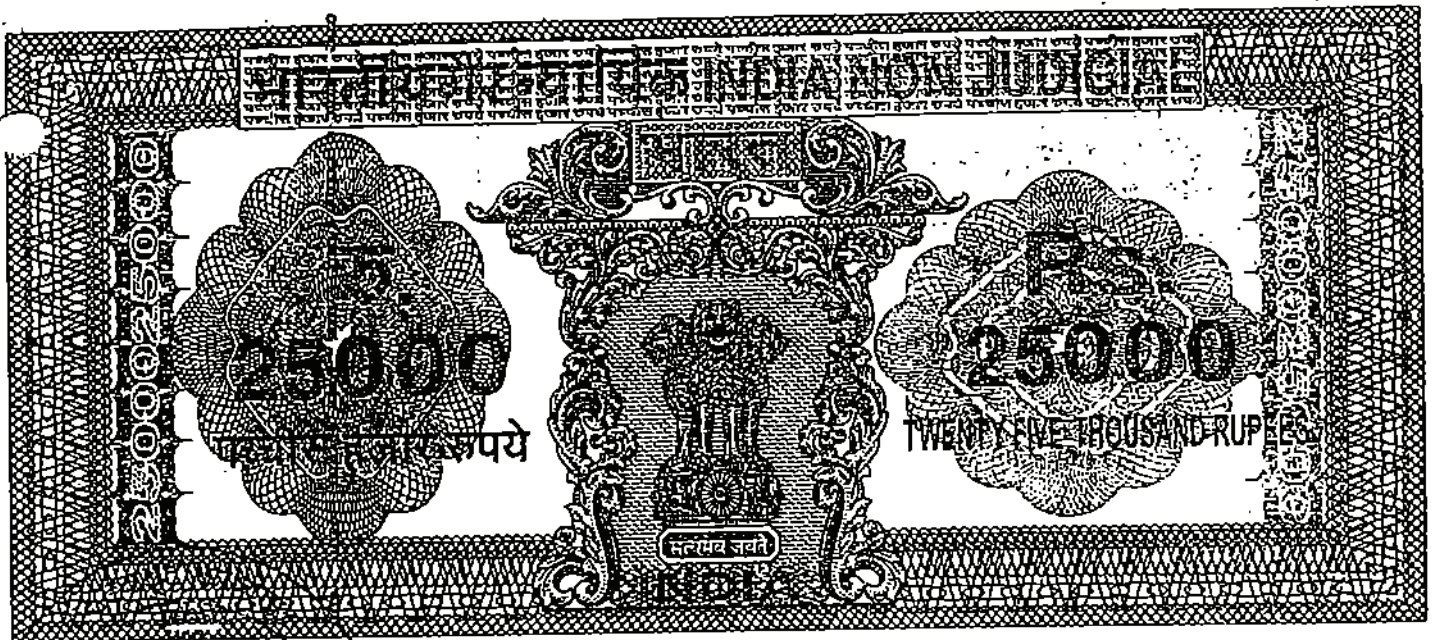
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25. That it is hereby clarified that the Builder shall not enter into any partnership with any person for the purpose of the development of the said land and the present agreement is only between the parties hereto.

26. That it is also clarified that nothing in this agreement shall mean or be taken to mean that this agreement is a partnership.

27. That the parties hereto shall be at liberty to enter into any supplementary agreement/ agreements in writing with each other, for the purpose of modifying, elucidating or making provision for any essential requirement for the due

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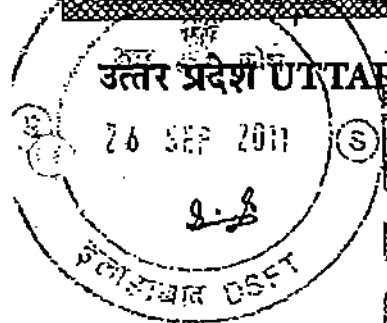
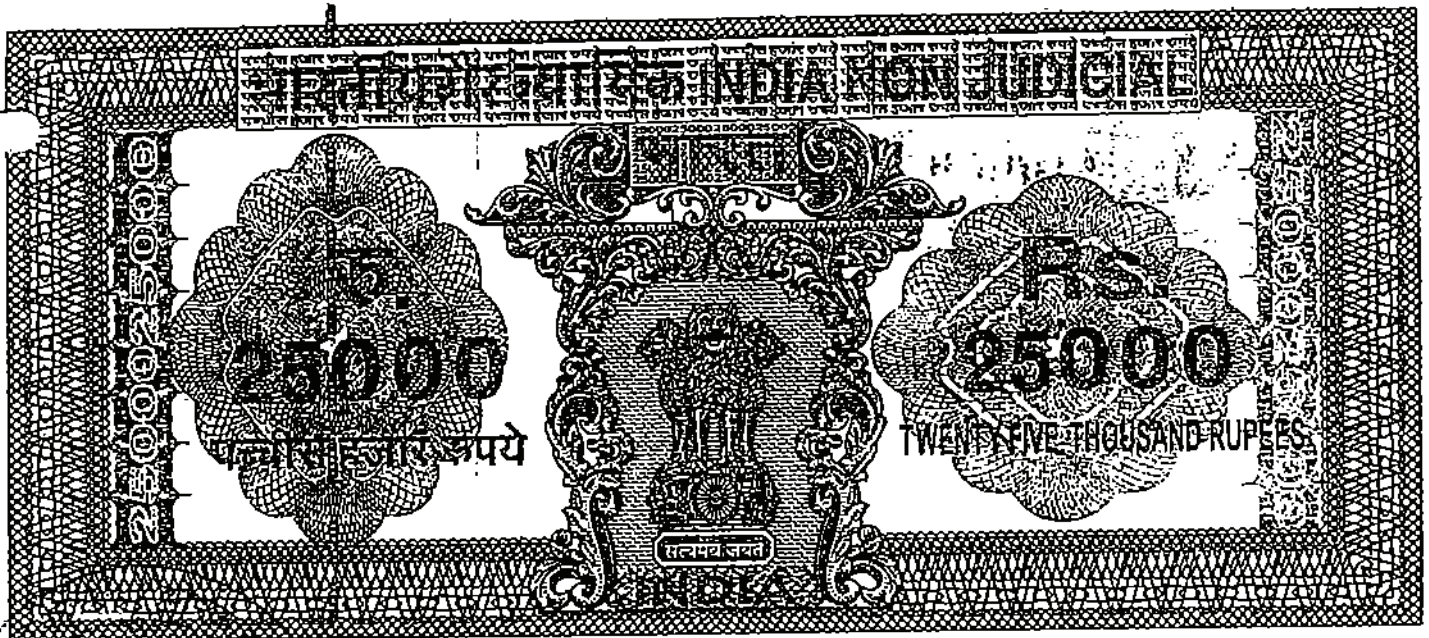
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performance of this agreement and the said supplementary agreement/ agreements may not be registered.

28. That in the event of any question or difference or dispute arising in connection with or in respect of or interpretation or scope of the agreement or any part thereof the same shall be referred to three arbitrators, one each to be appointed by the Owner and the Bulder and 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.

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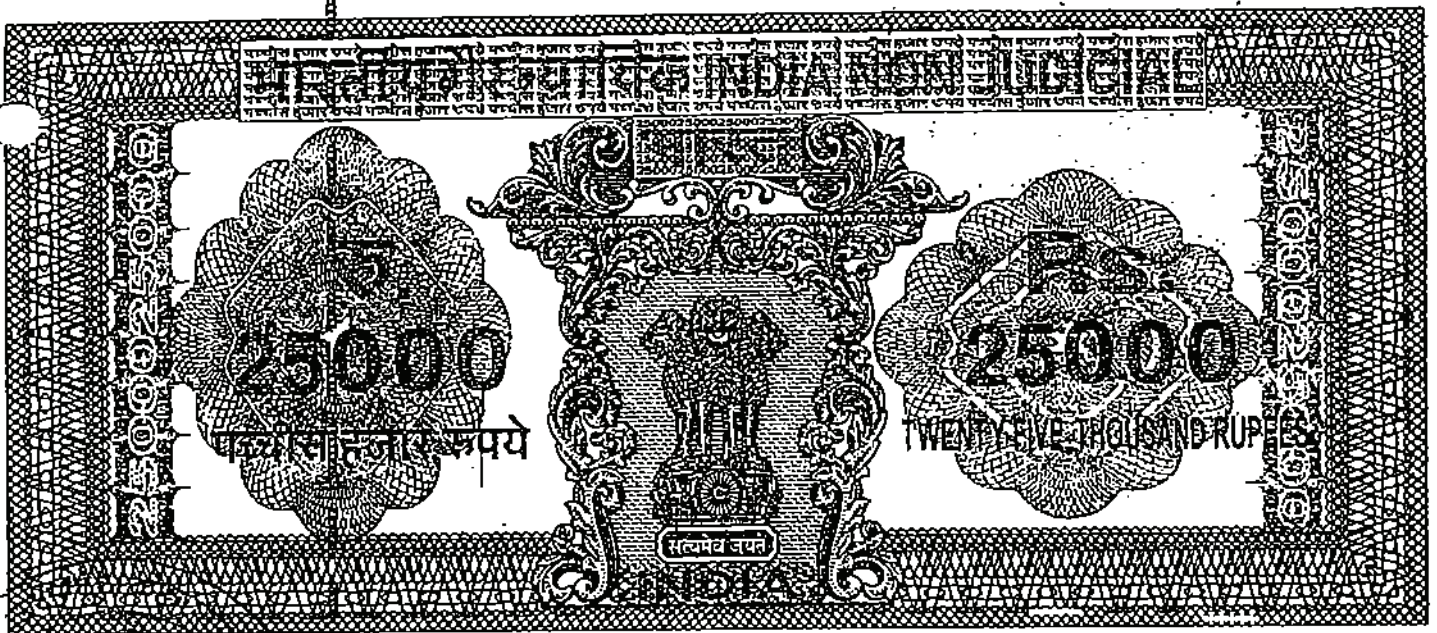
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29. That it is specifically mentioned and made clear that during construction of the Multi Storied Complex, the Owner including her heirs and LRs, executors, nominees and assignees shall not be entitled to stop the construction in any circumstances even during the pendency of arbitral proceeding.

30. That all expenses of whatsoever nature for the execution and registration of this agreement shall be borne and paid by the Builder.

31. That the Builder, assures and undertakes to keep the Owner, indemnified against third party claim and/or action arising out of any sort of act or omission of the Builder or any accident or relating to the construction of the proposed group

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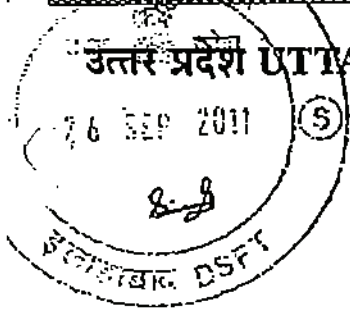
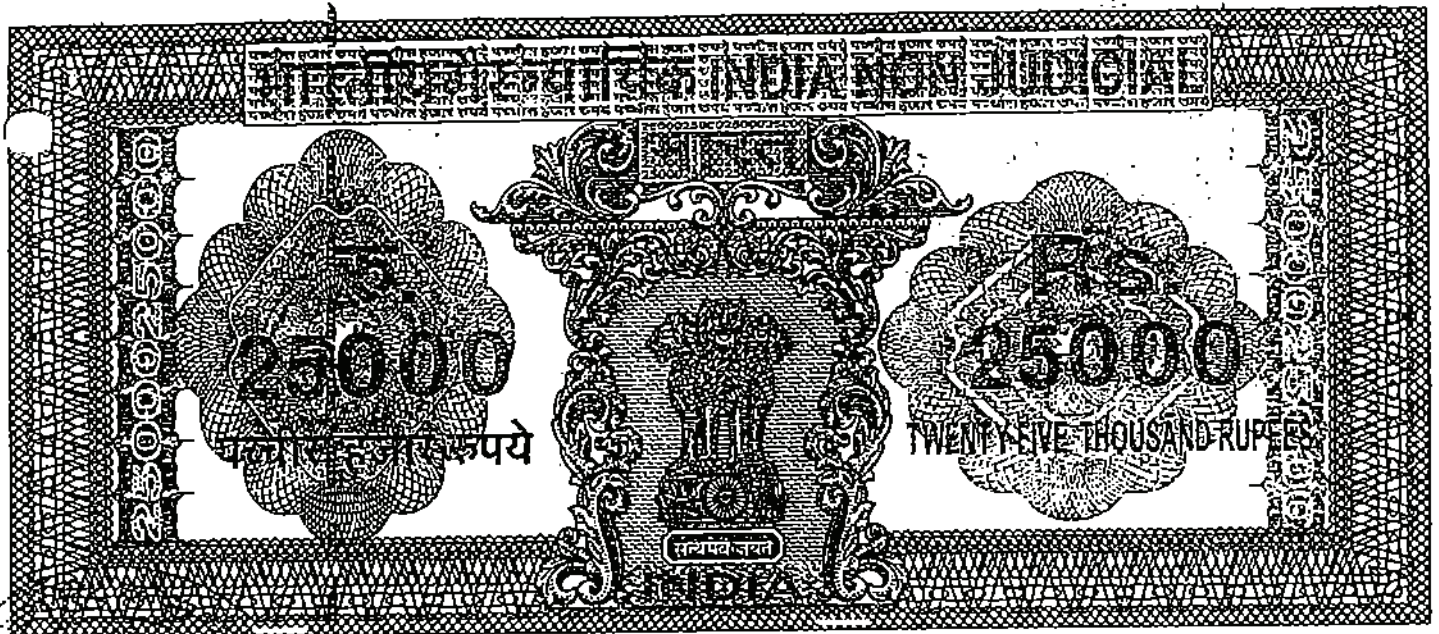
housing complex. The Builder will carry out the construction in accordance with sanctioned plan and undertakes to pay any damages, penalties and/ or compounding fees payable to any authorities concerned to any deviation.

Further the Owner and Builder, will follow, following terms and conditions together:

- a) That any of their transferee shall not use or permit use of their respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal trade or activity nor use of allow the use thereof for any purpose which may create a nuisance or hazard to the other occupier of the building.

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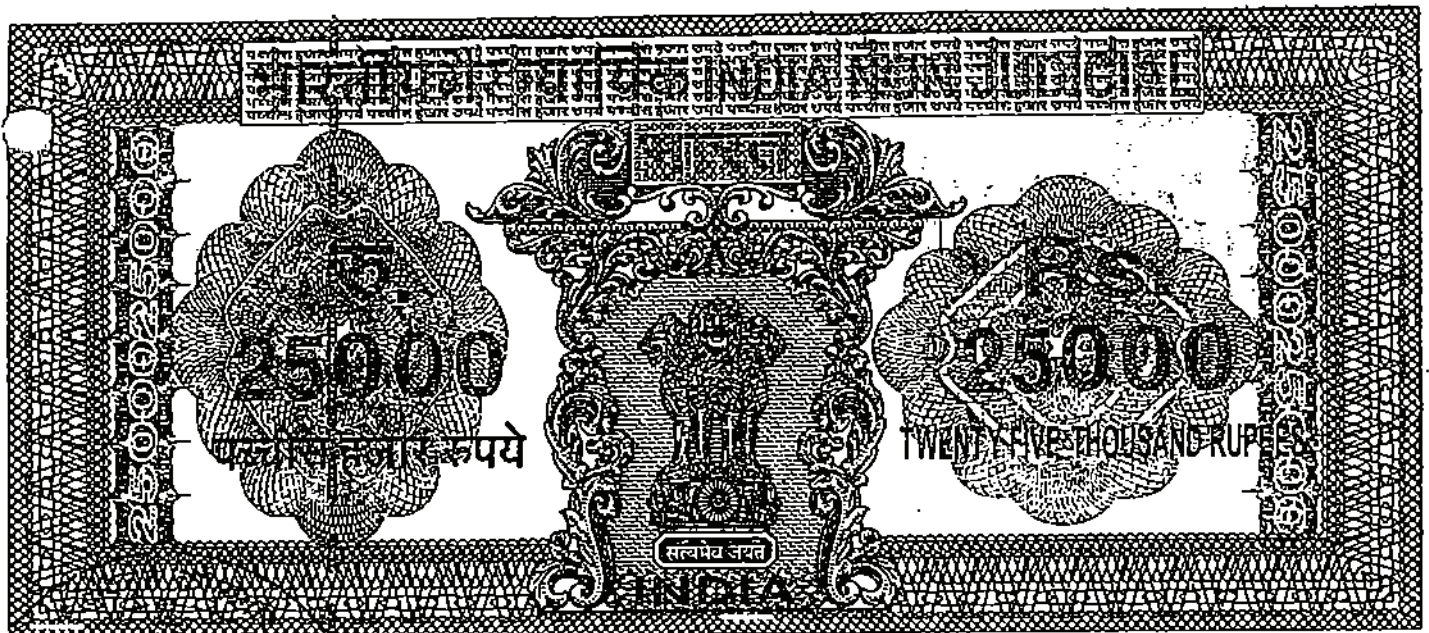


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- b) That no transferee shall demolish or permit demolition of any wall or other structure in their respective allocation therein without the previous consent of the Builder, Owner, Management, Society, Association, Organization envisaged hereinafter in this behalf.
- c) That all the transferees shall keep the interiors, walls, sewer, drains, pipes and other fittings and fixtures, appurtenances, floor and ceiling etc. in their respective allocation in the building in good working condition and repairs and in particular, so as not to cause any damage to the building or any space or accommodation therein and shall keep the Owner or Builder and the other occupiers of

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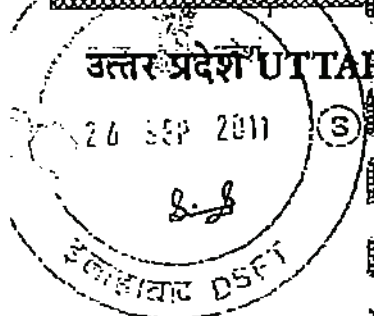
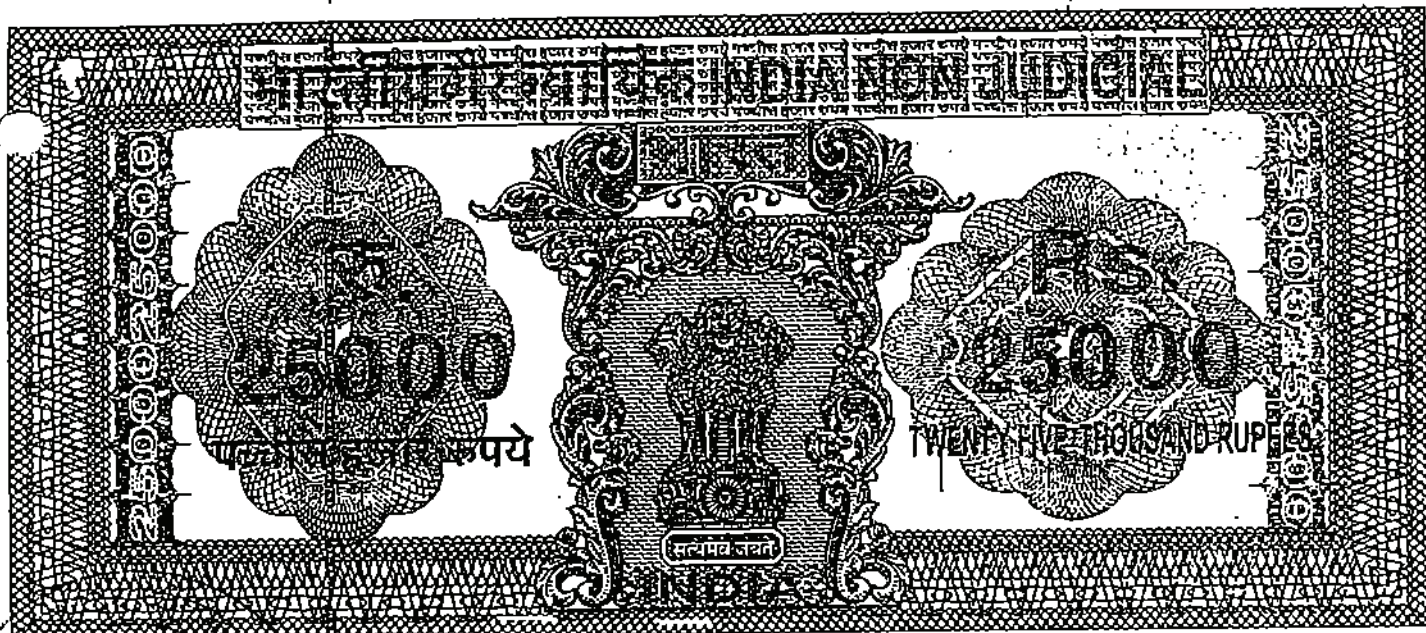
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the building, as the case may be, indemnified from and against the consequences of any breach.

- d) That any of the their transferees shall not do or cause or permit to be done any act or thing which may render void and voidable any insurance of the building or any part thereof and shall keep the Owner and Builder and other occupiers of the building, as the case may be, harmless and indemnified from and against the consequences of any breach.
- e) That all of their transferees shall permit the Bullder/ Owner/ Management/ Society etc. and its servants and agents with or without workmen and others at all reasonable times to enter into and

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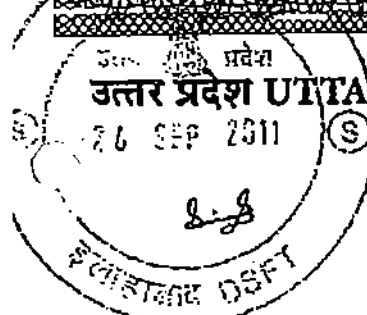
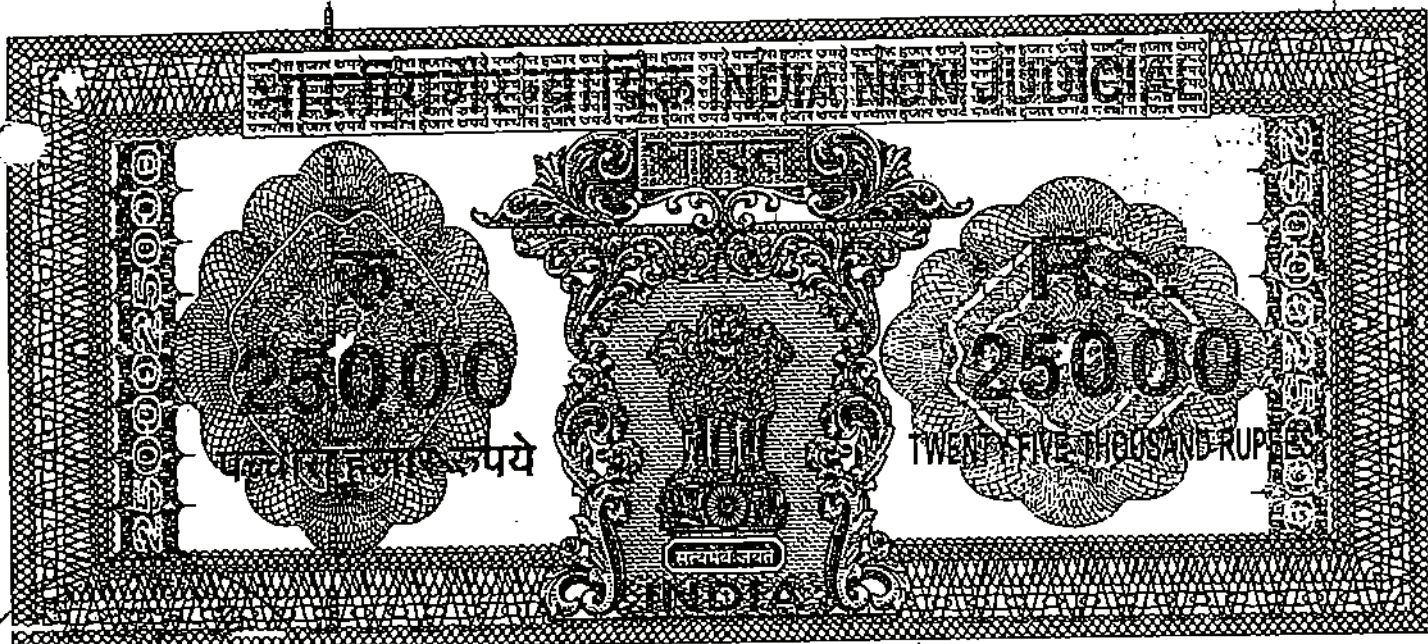
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upon their respective allocation and every party thereof for the purpose of maintaining or repairing any part thereof and rebuilding, cleaning, lighting and keeping in order and good condition and common facilities for the purpose of maintaining, repairing and testing drains, gas and water pipes and electricity wires and for any similar purposes.

- f) That the Builder in consultation with the Owner shall frame scheme for management and administration of the said multi-storied residential complex and/ or common area thereof, and they will also assess and determine the monthly maintenance charges payable by the occupiers of such complex. The parties hereto agree to abide

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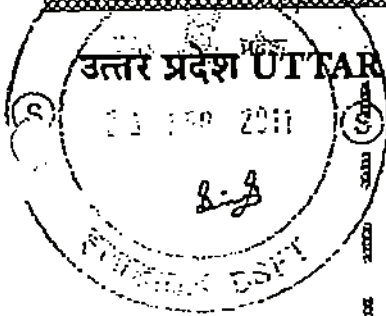
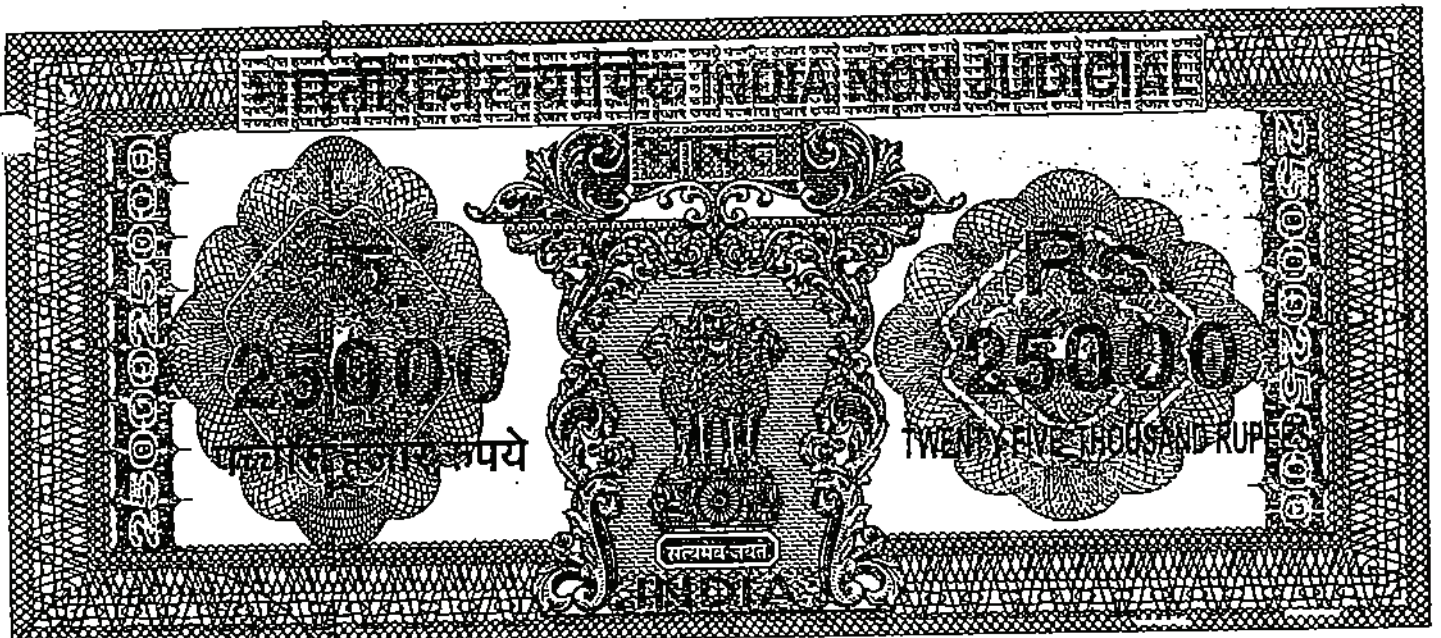
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by all terms and conditions of the scheme framed
for such Management/ Society/ Association etc.

- 32. That the Builder shall abide by all the laws, bye-laws, rules and regulations of the Government/ Local Bodies, as the case may be, and shall attend to answer and be responsible for any deviation, violation/ breach of any of the said laws, bye-laws, rules and regulations.

33. That Owner flats (Portions) shall be fully completed in all respects.

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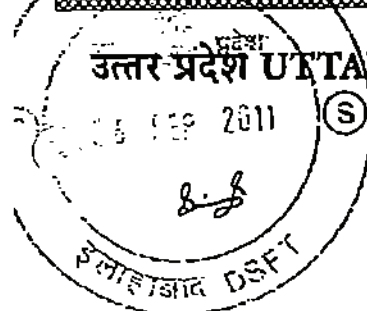
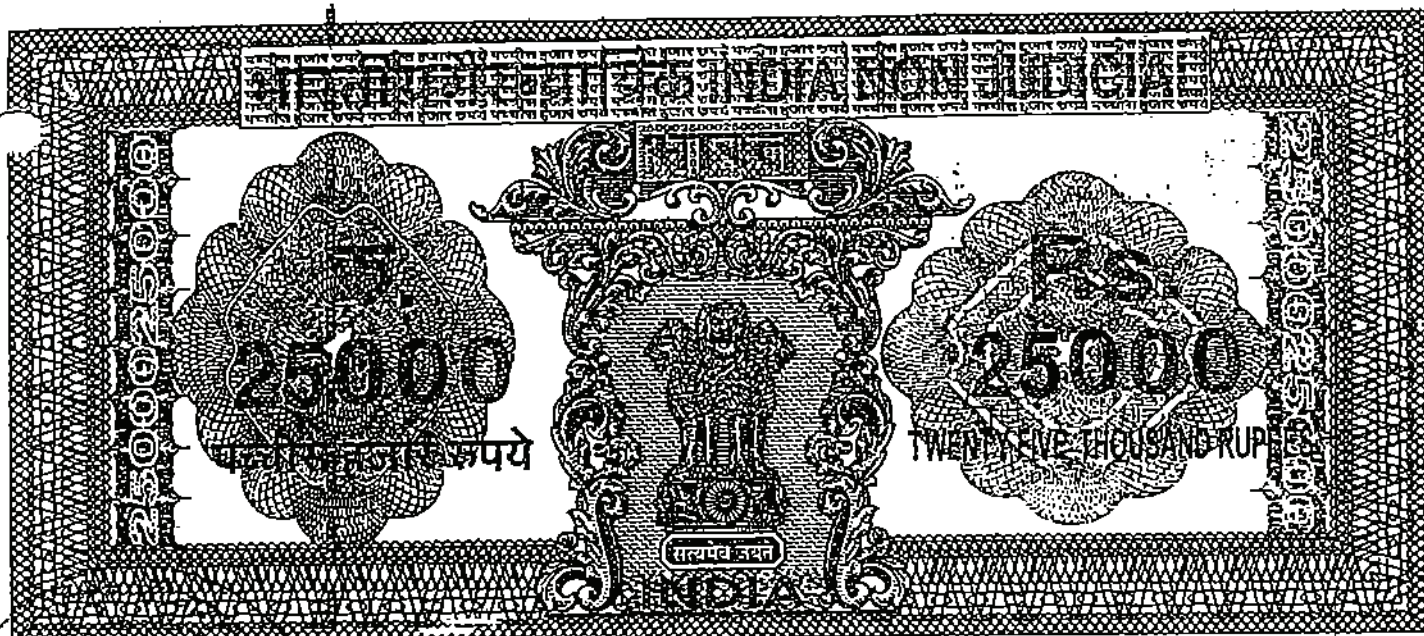
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34. That the Owner/ Builder shall not permit construction of servant quarter on the terrace of the said Multi-Storied residential complex.

THAT FOLLOWING SPECIFICATIONS WILL BE USE IN THE ABOVE RESIDENTIAL COMPLEX:

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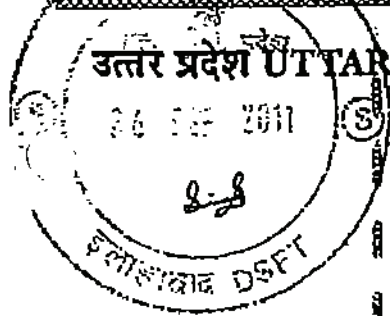
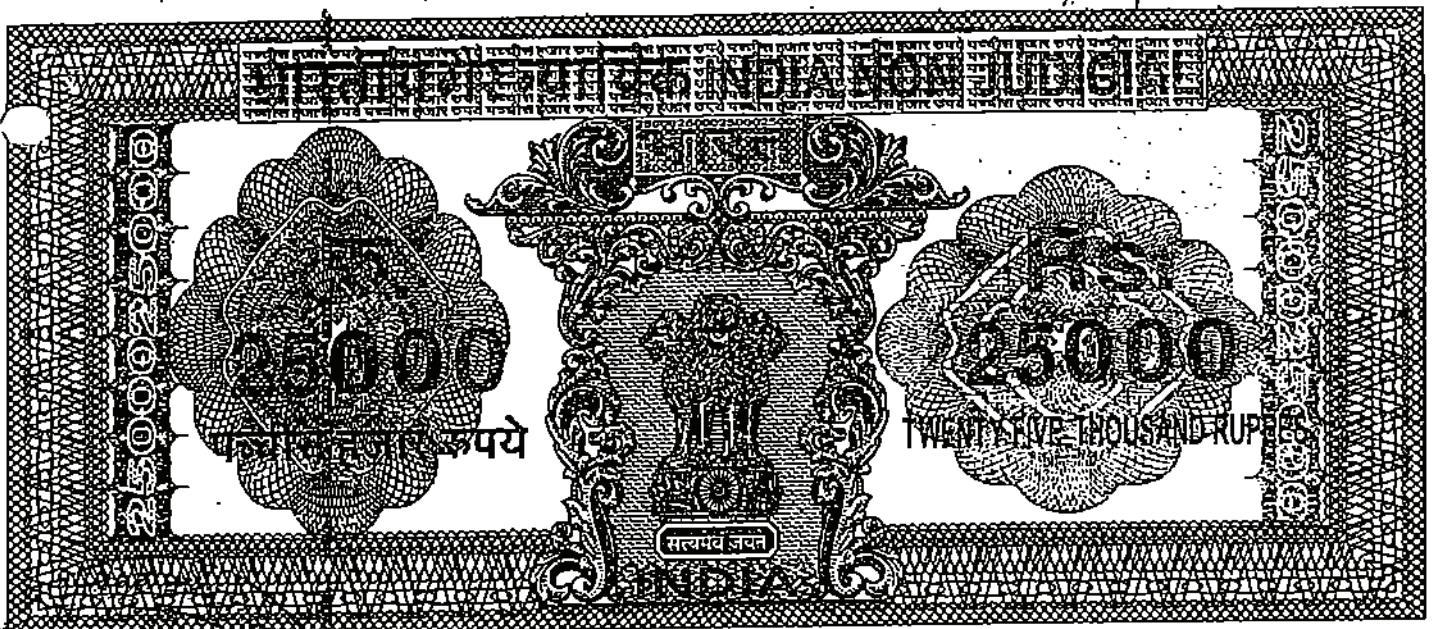
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SPECIFICATION

STRUCTURE	:	Earthquake resistant R.C.C. framed structure.
FLOORING	:	Vitrified tiles or equivalent quality marble flooring in master bedroom only in four bed Room flats.
DOORS/ WINDOWS:		Flush door with sprit polish/ enamel paint, with aluminum powder coated hardware fittings. Door frame Kail/ Sal. Main entrance decorative door, aluminum window Bombay Slide with good quality glass.
KITCHEN	:	Modular Kitchen with Glazed tile dado on wall upto 2.0 Ft. over counter with Electric Chimney.
WATER SUPPLY	:	Underground and overhead water tanks with Pumps for 24 hours uninterrupted water supply.
TOILET	:	Provision for Hot & Cold water system. Glazed tiles in pleasing colours on walls upto door level. European W.C.'s, washbasins & cisterns

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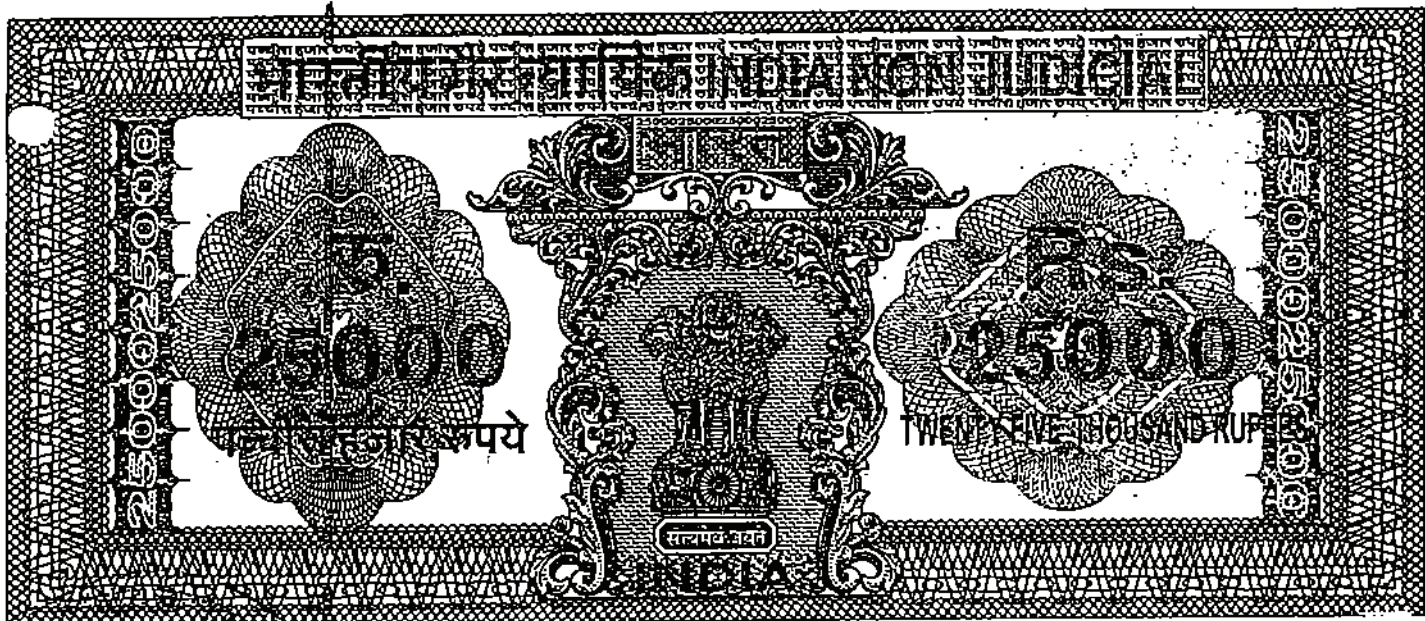


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	in white shade of Cera or equivalent brand. Chrome Plated fittings of standard make.
INTERNAL FINISH :	All internal walls plastered & painted in off white shade of oil bound distemper, Plaster of Paris punning & Conices in Drawing/ Dining room and Bedrooms.
EXTERNAL FINISH:	Most modern & Elegant permanent outer finish with High quality texture paint.
ELECTRICAL :	Air conditioners of good quality and appropriate capacity in each room including drawing room. ISI copper wiring in P.V.C. concealed conduit. Provision for adequate light and power points as well as Telephone & TV outlets with protective M.C.B.s.
DADO :	Glazed/ Ceramic tiles up to 7 feet in the bathrooms in different colors and 6" in height in all rooms.

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NOTE: The above specifications are only indicative and some of them can be changed in consultation with architects in the final plans at the discretion of the Promoter and will be accepted by Flat Buyer.

DETAILS OF PROPERTY

Part of Nazul (Now Free Hold) Plot No. 'C' (Upkhand Sankhya C/5) Civil Station, on Clive Road, Allahabad Area - 3886.19 Sq. Meters and bounded as below:

North	:	Nazul Site No.E/2, Civil Station, Allahabad
South	:	Part of Nazul Site No. 'C' Civil Station, Allahabad
East	:	Mehta Netra Chikitsalaya Marg,(Clive Road), Allahabad.
West	:	Nazul Site No. 'B' Civil Station, Allahabad

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