



उत्तर प्रदेश UTTAR PRADESH



B 638770

matters the owners shall not in any manner be liable to

the prospective buyers.

Signature



नि.अ. रतनदेवी



For Rudra Real Estate Limited

Signature

Authorised Signatory





उत्तर प्रदेश UTTAR PRADESH

//46//

16. In any accident during construction, the responsibility lies with the builder or its agency, the owner has nothing to do with it.

Signature



नि. अ. रतनदेवी



For Rudra Real Estate Limite

Signature

Authorised Signator





उत्तर प्रदेश UTTAR PRADESH

B 638781

17. That the owners hereby undertake not to sell, dispose, alienate in any manner the said property or any part thereof except as provided in this agreement.

Signature



मि. ज. रतन देवी



For Rudra Real Estate Limited

Signature

Authorised Signatory





उत्तर प्रदेश UTTAR PRADESH

B 638780

//48//

18. That this agreement shall not ever be deemed to

constitute a partnership of any sort between the parties

hereunto. The name of the project will be.

Signature



मि. अ. रत्न देवी



For Rudra Real Estate Limited

Signature

Authorised Signatory





उत्तर प्रदेश UTTAR PRADESH

//49//

19. That the developer shall be entitled to put its sign board

etc. over the said premises.

20. That the owners will be liable to pay all the dues, like

electric charge, water tax, house tax, Income Tax, Wealth

Signature


नि. ज. रतन देवी



For Pooja Real Estate Limited

Signature
Authorised Signatory





उत्तर प्रदेश UTTAR PRADESH

Tax, Service Tax and others taxes regarding the land and
premises accrued before this date and thereafter the land
owners & developer will be responsible to pay such dues
for their share.

Signature


नि. २५०० रुपये देनी


For Rudra Real Estate Limited

Signature
Authorised Signatory





उत्तर प्रदेश UTTAR PRADESH

B 638777

//51//

21. The construction and development of entire units in the project irrespective of builders and owners share shall be of same specification, quality and standard and as advertised in the Brochure.

Signature


नि. प्र. रुद्रा


For Rudra Real Estate Limited

Signature

Authorised Signatory





उत्तर प्रदेश UTTAR PRADESH

//52//

22. That all the expenses regarding this agreement i.e. stamp registration charges, Advocate fee, miscellaneous expenses borne by the developer alone.

P. Anand



नि. चं. (न. देवी)



For Rudra Real Estate Limited

Anand

Authorised Signatory





उत्तर प्रदेश UTTAR PRADESH

//53//

23. That if any Compounding charge imposed by V.D.A. that

will be met by Developer alone. Owner will not concern of

that charge.

Signature



नि. प्र. रजि. देवी



For Rudra Real Estate Limited

Signature

Authorised Signatory





उत्तर प्रदेश UTTAR PRADESH

B 638774

24. That the Developer shall be entitled and also authorised

and empowered by the Land owners for execution of

agreement for sale, and sale deed, mortgage, the portion

of the building which is part of developer share i.e. 63%

for holder


वि.अ. रुद्र देवी


For Rudra Real Estate Limited

Authorised Signator
Authorised Signator





उत्तर प्रदेश UTTAR PRADESH

B 638773

//55//

in respect of Flat & Accommodation alongwith

proportionate share of land and common Area, and the

same owners are entitled and also authorized by the

developer for execution of Agreement to sale or sale deed

P. Narasimha

वि. आ. रु. देवी

For Rudra Real Estate Limited

Aravind

Authorised Signatory



उत्तर प्रदेश UTTAR PRADESH

//56//

the portion of building which is part of owners share i.e.

37% alongwith proportionate share in land and Common

Area.

Signature



नि.अ.रुद्र देवी



For Rudra Real Estate Limited

Signature

Authorised Signatory





उत्तर प्रदेश UTTAR PRADESH

Y 955603

//57//

25. That all the original papers and deeds regarding the title of the land shall always be with the owners. The owners are responsible and are liable to produce it before any

Signature



नि. अ. रुद्र देवी



For Rudra Real Estate Limited

Signature

Authorised Signatory





उत्तर प्रदेश UTTAR PRADESH

Y 955602

//58//

authority or in court or bank or financial institution

whenever the same is required.

Signature



वि. प्र. रुद्रा रेकी



For Rudra Real Estate Limited

Signature

Authorised Signatory





उत्तर प्रदेश UTTAR PRADESH

Y 955601

1/59//

26. The Flat and area and Floor of owners and developer share will be marked after sanctioned of the Map, with the mutual consent of both parties.

Signature



नि.प्र.रुद्रा देवी



For Rudra Real Estate Limited

Signature

Authorised Signatory





उत्तर प्रदेश UTTAR PRADESH

Y 955579

//60//

27. That the Board of Director of the Company unanimously

resolved in its meeting held on 15.05.2012 and

authorized Mr. Anand Kumar Agrawal to enter into

Developer Agreement on behalf of the company and sign

Anand Kumar Agrawal

वि. भ. रत्न देवी

For Rudra Real Estate Limited

Anand Kumar Agrawal

Authorised Signatory



उत्तर प्रदेश UTTAR PRADESH

Y 955578

//61//

the Agreement and present for Registration before

Registering Authority.

28. That if any dispute arises between the parties the same

shall be settled by the parties according to the procedure

Signature



वि.क. रतन देवी



For Rudra Real Estate Limited

Signature

Authorised Signatory





उत्तर प्रदेश UTTAR PRADESH

Y 955577

116211

of Arbitration and Conciliation Act 1996 thereafter it

shall be entertained by Civil Court Varanasi.

Handwritten signature



नि.अ.र.ए.सी. देली



For Rudra Real Estate Limited

Handwritten signature

Authorised Signatory





उत्तर प्रदेश UTTAR PRADESH

Y 955695

//63//

SCHEDULE - I

Min. Arazi No. 198 and Arazi No. 199/2 Mauza Ganj
and Arazi No. 43, Mauza Mawaiya and House Nagar Nigam
No. Sa. 10/92, Mauza Mawaiya, Total area 2972.95 Sq.meter
(31,989.02 Sq.ft.) Pargana Shivpur, Ward Sarnath, District and

City Varanasi, Bounded by:-

Signature


नि.अ.रुद्र देवी


For Rudra Real Estate Limited

Signature

Authorised Signatory





उत्तर प्रदेश UTTAR PRADESH

Y 955694

//64//

East :- Plot No. 199/2 Hemant Kumar.

West :- S.M. Plot No. 198 Mauza Ganj & S.M. Plot No. 43

Mauza Mawaiya.

North :- Plot No. 192, Mauza Ganj.

South :- Road.

नि. अ. रुद्र देवी

For Rudra Real Estate Limited

A. K. Singh

Authorised Signatory



उत्तर प्रदेश UTTAR PRADESH

Y 955693

//65//

NOTE:- The Property is not on scheduled Road, ward

Sarnath, Construction 92.936 Sq.meters, the

valuation of land $2972.95 \times 6,200/- = \text{Rs.}$

1,84,32,290/-, the Valuation of construction

Signature


वि. रा. रुद्रा रेस्टो


For Rudra Real Estate Limited

Signature
Authorised Signatory





उत्तर प्रदेश UTTAR PRADESH

Y 955651

//66//

92.936 X 7,000/- = Rs. 6,50,552/-, the valuation of

boundary wall Rs. 50,000/- and Two Mango trees

valuation Rs. 17,000/- and One tree Guava valuation age 9 years

Handwritten signature

Rs. 3,500/-, total valuation Rs. 1,91,53,342/-,

Handwritten signature

वि.डा. रमन देवी



For Rudra Real Estate Limited

Handwritten signature

Authorised Signatory





उत्तर प्रदेश UTTAR PRADESH

Y 955650

//67//

10% for commercial activity i.e. Rs. 19,15,334.20,

total valuation Rs. 2,10,68,676.20; stamp payable on

Rs. 2,10,69,000/-, Stamp paid Rs. 14,75,000/-.

Signature

सि. अ. रुद्रा-दीक्षी

For Rudra Real Estate Limited

Signature

Authorised Signatory





उत्तर प्रदेश UTTAR PRADESH

Y 955649

//68//

IN WITNESS WHEREOF the owners and builders

executed this Agreement this the day and month of the year

above written after fully understanding the contents thereof out

of their free will and accord.

Signature



सि.भ. रतनदेवी



For Rudra Real Estate Limited

Signature

Authorised Signatory





उत्तर प्रदेश UTTAR PRADESH

Y 955509

116911

WITNESSESS :-

1. Name :- P.P. Singh Gantoni
Father's Name :- Advocate
Address :- Civil Court Varanasi
Signature :-

P.P. Singh



मि. अ. रुद्रा



For Rudra Real Estate Limited

A. Kumar

Authorised Signatory





उत्तर प्रदेश UTTAR PRADESH

Y 955508

//70//

2. Name :-

E.K. Gupta

Father's Name :-

Adv

Address :-

Civil Cant Varanasi

Signature :-

H. K. Gupta



निष्ठा रतनदेवी



For Rudra Real Estate Limited

Asanwar

Authorised Signatory





उत्तर प्रदेश UTTAR PRADESH

Y 957831

Drafted by :

//71//

Advocate
Civil Court, Varanasi

Typed by :


M. Computer
Shop No. 08, Collectorate Court,
Varanasi.

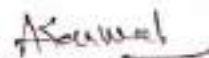

Rudra Real Estate Limited



वि. अ. रत्नदेवी



For Rudra Real Estate Limited


Authorised Signatory



कमांक संख्या..... 190V

स्टाम्प विक्रय की तिथि..... 20.2.99

स्टाम्प लेप/करने का प्रयोजन.....

स्टाम्प कोता का नाम व पूरा पता.....

स्टाम्प की धनराशि.....

स्टाम्प विक्रेता का नाम - प्रहलाद प्रसाद श्रीवास्तव

लाइसेन्स नम्बर - 85/113/32/33

लाइसेन्स की अवधि - 1-4-12 से 31-3-2017

अधिकृत विक्रय करने - दिवानी न्यायालय

का स्थान व पूरा पता - बाराणसी

मी० रुद्रा प्रकाश इलेक्ट्रॉनिक्स हाबड़ा रोड बंगला



1. रास्ते की स्थिति - रूड (Road)
2. निर्माण की स्थिति -
3. निर्माण की प्रकृति (व्यवसायिक / आवासीय) - Residential
4. दिशा सूचक -
5. वृक्षों - मोहनपुरी की स्थिति जहाँ जमी



1. प्रथम पक्ष -

Hickola

हस्ताक्षर

2. द्वितीय पक्ष -

वि. भ. रतनदेवी

हस्ताक्षर

3. तृतीय पक्ष -

Akshay

हस्ताक्षर

3. प्रतिफल/जिलाधिकारी द्वारा निर्धारित दर -

4. सम्पत्ति का विवरण - Plot No. 198 and Area No. 199/2 Mauza Gang and Area No. 43 Mauza Mawaiya and Hare Nagar Nigan No. 50, 10/92 Mauza Mawaiya Total area 2972.95 Sq. Meters Pargana Shivpur Ward Samath Dist. of City Varanasi

चीहददी -

पूरव - Plot no. 199/2 Hemant Kumar

पश्चिम - S.M. Plot no. 198 Mauza Gang & S.M. Plot no. 43 Mauza Mawaiya

उत्तर - Plot no. 192 Mauza Gang

दक्षिण - Road

6. स्टाम्प देयता को करने वाले अन्य तथ्य

दिनांक - 31-5-2012

स्थान - Varanasi

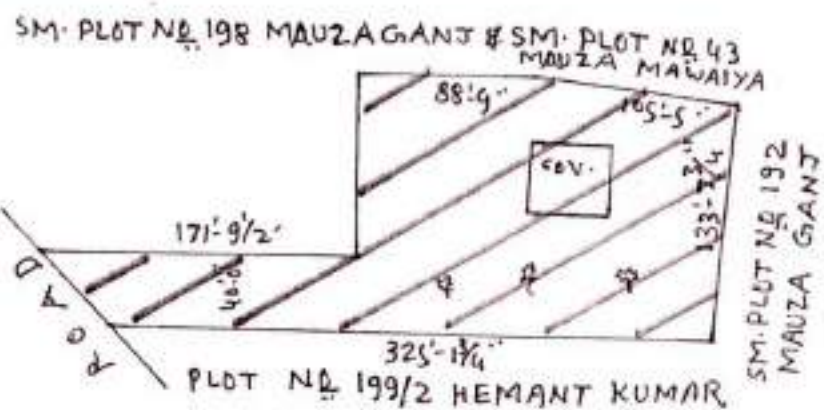




उत्तर प्रदेश UTTAR PRADESH

49AB 678219

SITE PLAN OF SM. PLOT NO. 198 & SM. PLOT NO. 199/2 MAUZA GANT AND SM. PLOT NO. 43 MAUZA MAWAIYA HOUSE NAGAR NIGAM NO. SA 10/92 MAUZA MAWAIYA AREA = 2972.95 SQ. M. (31989-02 SFT.) PARAGANA SHNPUR WARD SARNATH DISTRICT VARANASI. COVERED AREA = 92.936 SQ. M.



Signature

For Rudra Real Estate Limited

वि. मा. रतन देवी

Signature

Authorised Signatory

CRISTIAN ASSOCIATE
V.D.A. APPROVED
LICENSE NO. 10/2017



क्रमांक 2796
 स्टाम्प विक्रय की तिथि 30-5-2012
 स्टाम्प क्रय करने का प्रयोजन
 स्टाम्प केला का नाम व पता
 स्टाम्प की धनराशि
 स्टाम्प विज्ञापन का नाम -
 सादरीत्या नम्बर - 58/104/48/8
 सार्वजनिक की अवधि - 1-4-12 से 31-3-2017
 अधिकृत विभाग धरने - दिवानी न्यायालय
 का स्थान व पुरा पता - परिसर बाराणसी

मूल मद्रास के लिये
 मालका के लिये

आज दिनांक 31/05/2012 को
 प्रपत्र सं. 1 जिल्द सं. 3711
 पृष्ठ सं. 263 से 408 पर क्रमांक 3153
 रजिस्ट्रीकृत किया गया।

रजिस्ट्रार अधिकारी के हस्ताक्षर

चन्दन प्रसाद

SRO1
 Sub Registrar-1 VNS
 31/5/2012

