



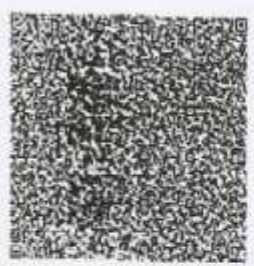
सत्यमेव जयते

GOVIND PANDE
Asst. Manager
LUCKNOW

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP00995846073227N
Certificate Issued Date	: 07-Apr-2015 01:30 PM
Account Reference	: SHCIL (FI) upshcil01/ QAISERBAGH/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0101199016935054N
Purchased by	: SAINIK INFRASTRUCTURE INDIA LTD
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: PLOT NO. 6C/GH-03, VRINDAWAN YOJANA, RAEBARELI ROAD, LUCKNOW.
Consideration Price (Rs.)	: 0 (Zero)
First Party	: FALCON TOWNSHIP PVT LTD
Second Party	: SAINIK INFRASTRUCTURE INDIA LTD
Stamp Duty Paid By	: SAINIK INFRASTRUCTURE INDIA LTD
Stamp Duty Amount(Rs.)	: 53,28,500 (Sixty Three Lakh Twenty Eight Thousand Five Hundred only)



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

For FALCON TOWNSHIP PVT. LTD.


Director

BUILDER AGREEMENT

Date of Execution : 10.04.2015
Place of Execution : Lucknow




ATTACHED



ATTACHED



Market Value	...	₹ 9,04,03,087/50
Refundable Security	...	₹ 1,25,00,000/-
Stamp Duty	...	₹ 63,28,500/-
Ward	...	Ibrahimpur

DETAILS OF INSTRUMENT IN SHORT

1.	Nature of Property	Residential
2.	Ward / Pargana	Ibrahimpur
3.	Mohalla / Village	Vrindawan Yojana, Raebareli Road, Lucknow
4.	Details of Property	Plot No. 6C/GH-03
5.	Standard of measurement	Sq. meters
6.	Area of Property	4789.50 sq. meters
7.	Location Road	Not on Segment Road
8.	Type of Property	G/H Plot
9.	Boundaries	East : Green Belt & 18 meter Road West : 12 meter Wide Road North : 18 meter Wide Road South : Plot No. 6C/GH-5

For Santhosh... Ltd

For FALCON TOWNSHIP PVT. LTD.

[Handwritten Signature]

Director

and approval of the competent authorities in accordance with the Law or Rule.

3. That the building plans for the proposed building shall be got prepared by the builder/ second party through its architect of repute, but in the name of the Builder / Second Party, keeping in view of the suggestions of the Owner / First Party such architect shall be engaged by the builder/second party at its own cost. Such duly prepared plans under the signature of the Builder shall be submitted before the Uttar Pradesh Awas Evam Vikas Parishad, Lucknow. The Owner / First Party shall be bound to sign relevant documents for sanctioning the plan or plans if required, so as to obtain its approval/ sanction or compounding from the Uttar Pradesh Awas Evam Vikas Parishad, Lucknow or other local authority, Lucknow. However it is specifically agreed that second party shall construct the building according to plans sanctioned
4. That the ultimate roof of the buildings shall always be the exclusive rights of builder /Second party and First party / Owner in the mentioned above share in the both towers i.e. 40% of First party and Second party will be entitled to get 60% in each tower.
5. That the Builder / Second Party after having obtained the relevant permissions/ sanctions shall intimate to the Owner / First Party in writing, by registered post or by hand delivery about having obtained the same
6. That the Second Party / Builders shall pay / deposit the Development Charges if any in Uttar Pradesh Awas Evam Vikas Parishad, Lucknow

आज दिनांक 10/04/2015 को

यहाँ से 1 जिल्द से 18826

पृष्ठ से 103 से 134 पर क्रमांक 6571

संशुद्धित किया गया।

रजिस्ट्रार अफसर के हस्ताक्षर



विनीत दीक्षित (प्रभारी)

उप निबन्धक (प्रथम)

लखनऊ

10/4/2015