

3352/14

Stamp Duty  
14 Jun 2014

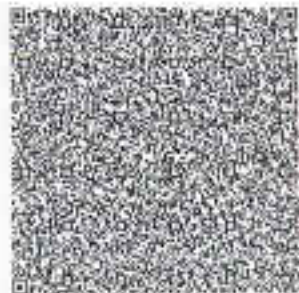


सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

## e-Stamp

Certificate No.	: IN-UP00416911009903M
Certificate Issued Date	: 14-Jun-2014 12:49 PM
Account Reference	: SHCIL (FI)/ upshcil01/ ALLAHABAD1/ UP-AHD
Unique Doc. Reference	: SUBIN-UPUPSHCIL0100494088209843M
Purchased by	: PARAS GREEN
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: PartOfArazi46/2,50,52,60,67,46/1,68S,68m,68m,61,51,48,49,64,65,66,71ChakMunderaAraziNo49To53MunderaG
Consideration Price (Rs.)	: 0 (Zero)
First Party	: P C JAIN SON OF CHUNNI LAL JAIN AND OTHERS
Second Party	: MsParasGreenThrPartnerSanjeevJain SudhanshuJaiswal
Stamp Duty Paid By	: MsParasGreenThrPartnerSanjeevJain SudhanshuJaiswal
Stamp Duty Amount(Rs.)	: 42,00,000 (Forty Two Lakh only)



Please write or type below this line

3352/14  
31 Jun 2014  
21 Jun 2014  
Sanjeev Jain  
Sudhanshu Jaiswal  
YL 0000021235

5411



28/5/2006/11



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

उत्तर प्रदेश UTT

10 JUN 2014

इलाहाबाद VEN



2)



AG 960629



**BUILDERS AGREEMENT**

All photo  
attached  
I see

This Indenture made this 14<sup>th</sup> day of June, 2014

Between

1. **P.C. Jain** s/o Late Chunni Lal Jain r/o 37 Chahchand Allahabad through its attorney Anup Chandra Jain.
2. **H. C. Jain** s/o Late Chunni Lal Jain r/o 37 Chahchand Allahabad through attorney Ramji Jain and Ajay Jain.
3. **Shekhar Chand Jain** s/o Shri P.C. Jain r/o 37 Chahchand Allahabad.
4. **Smt. Mridula Jain** w/o Shekhar Chand Jain r/o 37 Chahchand Allahabad through attorney Shekhar Chand Jain.
5. **Smt. Rekha Jain** w/o Shree Anup Chandra Jain r/o 9B Clive Road, Allahabad through attorney Anup Chandra Jain.

Anup Chandra Jain  
(Self and As Attorney)

अनूप चंद्र जैन

Ajay Jain  
(As Attorney)

अजय जैन

Shekhar Chand Jain  
(Self and As Attorney)

शेखर चंद्र जैन

Sanjeev Jain  
(Partner Paras Greens)

संजीव जैन

Ramji Jain  
(As Attorney)

रमजी जैन

Sudhanshu Jaiswal  
(Partner Paras Greens)

सुधंशु जैसवाल

31 दिनांक 13/06/14 मूल्य 500/-  
योजना का नाम - होम पाठ की निदेशिका प्रसारण  
एनरो करिए

प्रिन्टिंग मशीन अद्वय  
मार्च 1944/45 परितर-लोकसाधक  
पत्र नं० 553 अर्थात् 31 मार्च 2015 तक उपलब्ध

प्रिन्टिंग





भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000

पाँच हजार रुप

Rs.5000

5000  
USAND RUPEES



उत्तर प्रदेश UTTAR PRADESH

10 JUN 2014

पदेश

AG 960628

(3)  
Photo Attached  
from pcc

6. **Abhilash Jain** s/o Shree Anup Chandra Jain r/o 9B Clive Road, Allahabad through attorney Anup Chandra Jain.

7. **Anup Chandra Jain** s/o Shri P. C. Jain resident of 9B, Clive Road, Allahabad.

(The said power of attorneys are registered in the office of Sub registrar Allahabad serially in Bahi no.4 Jild no.380 page 257 to 266 at serial no.213 on dated 11-04-2013 and Bahi no.4 Jild no.384 page 237 to 246 at serial no.360 on dated 26-06-2013 and Bahi no.4 Jild no.380 page 267 to 276 at serial no.214 on dated 11-04-2013 and Bahi no.4 Jild no.380 page 287 to 296 at serial no.216 on dated 11-04-2013 and Bahi no.4 Jild no.380 page 277 to 286 at serial no.215 on dated 11-04-2013).

Hereinafter collectively referred to be as "The Land Owner" (which expression shall always means & include their heirs, L.Rs, executors and assignees unless expressly excluded) of the one part.

And

1. **M/S Paras Greens** a partnership firm registered with Registrar of firms and societies under The Indian Partnership Act of 1929 having its registered office at III<sup>rd</sup> Floor, P Square Mall, M G Marg, Civil Lines, Allahabad through its designated Partners **Sri Sanjeev Jain** s/o Shri Prakash Chandra Jain resident of 1-D, Beli Road, Allahabad and **Sri**

Anup Chandra Jain  
(Self and As Attorney)

Shelkar Chand Jain  
(Self and As Attorney)

Ramji Jain  
(As Attorney)

Ajay Jain  
(As Attorney)

Sanjeev Jain  
(Partner Paras Greens)

Sudhanshu Jaiswal  
(Partner Paras Greens)



(30)

13/06/14

500

अतिरिक्त पेशी

मूल्य होता है। तब

बतासी

शेखर चन्द्र जीन मुआम एस सी जैन आदि  
(संजीव जैन)

अर्थात् निशाना काहीज आदमी

नमस्ते न्यायालय परिवार प्रशासन इलाहाबाद

कस नं० 553 अर्थात् 31 मार्च 2015 तक इलाहाबाद

Signature

विक्रय अनुबंध वि। 7

60,555,220.00

10,500,000.00

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प्रतिफल

मालिफत

अग्रिम धनराशि

पता रजिस्ट्री

नकल व प्रति मुद्रा

योग

शब्द लगभग

श्री

अनूप चन्द्र

न स्वयं मुआम पी सी जैन आदि

पुत्र श्री

पी सी जैन

अर्थात् 2015

व्यवसाय

निवासी स्थायी

9वीं कलाइव रोड इलाहाबाद

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में

दिनांक 26/6/2014

समय

4:34PM

कने निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

पी० के० सिंह (प्र०)

उप निबन्धक (प्रथम)

इलाहाबाद

26/6/2014

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु. पलेखानगर उका

विक्रेता

अर्थात् 2015

क्रेता

श्री अनूप चन्द्र जैन स्वयं मुआम पी सी जैन आदि

पुत्र श्री पी सी जैन

पेशा

निवासी 9वीं कलाइव रोड इलाहाबाद



श्री संजीव जैन

पुत्र श्री प्रकाश चन्द्र जैन

पेशा

निवासी 1-डी बेली रोड इलाहाबाद

Sanjivan



श्री राम जी जैन मुआम एस सी जैन आदि

पुत्र श्री हेम चन्द्र जैन

पेशा

निवासी 37 चाहचंद इलाहाबाद

21/06/14



श्री सुधांशु जायसवाल

पुत्र श्री प्रद्युम्न जायसवाल

पेशा

निवासी 282 मनमोहन नगर नई बस्ती कीडगंज इलाहाबाद

Signature



श्री अजय जैन मुआम एस सी जैन आदि

पुत्र श्री हेमचन्द्र जैन

पेशा

निवासी 37 चाहचंद इलाहाबाद

Signature



श्री शेखर चन्द्र जैन मुआम मृदुला जैन

पुत्र श्री पी सी जैन

पेशा

निवासी 37 चाहचंद इलाहाबाद

Signature





भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

(4)

AG 960971

उत्तर प्रदेश 17:0 JUN 2014  
Sudhanshu Jaiswal s/o Shri Padum Jaiswal r/o 282, Manmohan Nagar,  
Bai Basti, Kydganj, Allahabad designated vide letter of Authority dated 1-  
6-2014.

Hereinafter, called 'The Builder' (which expression shall always mean and include its successors, nominees and assignees in whatsoever form on the other part).

WHEREAS the above named Land Owner are bhumidhars having transferable rights in possession of land admeasuring about 28602.99 Sq. Meters. The details of plots owned and possessed by the above named Land Owner are fully described at the end of this deed.

AND WHEREAS the Owners are interested to develop a multi storied Residential Complex over their aforesaid plots admeasuring approximately area **8133.70 Sq. Meters** out of 28602.99 Sq. Meters, and the rest of the area have gone in roads, parks and common areas which has been more fully described at the end of this deed and also shown to be bounded by red lines in the annexed plan to this Builder's Agreement and had applied for sanctioning of the maps with Allahabad Development Authority, Allahabad A.D.A. vide application dated 30-03-2013 and since its taking too long in getting the maps sanctioned and the Land Owner are inexperienced in the field of real estate and are unable to manage the required funds so they have decided to develop the project in joint

Anup Chandra Jain  
(Self and As Attorney)

Shekhar Chand Jain  
(Self and As Attorney)

Ramji Jain  
(As Attorney)

Ajay Jain  
(As Attorney)

Sanjeev Jain  
(Partner Paras Greens)

Sudhanshu Jaiswal  
(Partner Paras Greens)



क्रमांक.....  
स्थिति.....  
पता.....  
तारीख नं० 092 अथर्व 31 मार्च 15 अरुण कुमार पाण्डेय  
पिता जगदीश प्रयागपालय प० दीवानी कचेहरी, इलाहाबाद

हस्ताक्षर

ने निष्पादन स्वीकार किया।  
जिनकी पहचान श्री वेद प्रकाश गोयल  
पुत्र श्री राजमल गोयल  
पेशा  
निवासी 15/3 थानहिल रोड इलाहाबाद  
व श्री राजेश कुमार गुप्ता  
पुत्र श्री आर पी गुप्ता  
पेशा  
निवासी 21/19 मेयो रोड इलाहाबाद  
ने की।



प्रत्यक्षतः भद्र साक्षियों के निशान अंगुठे नियमानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

पी० के० सिंह (प्र०)  
उप निबन्धक (प्रथम)  
इलाहाबाद  
26/6/2014





भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

(5)

AG 960970

venture/Builder Agreement as per the proposed/sanctioned map by the Allahabad Development Authority.

AND WHEREAS after knowing the intention of the Land Owner the Builder (who are also relatives of the Land Owner) approached the Land Owner, and offered to construct and develop Multi Storied Residential Complex by their own investment and money over the aforementioned land area of about **8133.70 Sq. Meters** out of 28602.99 Sq. Meters. The Builder firm is duly registered under the provisions of The Indian Partnership Act of 1929 having its registration No. 3245 AL-4394 and PAN No. AAPFP1767L.

AND WHEREAS after considering the proposal of the Builder, the Land Owner have agreed and accepted the proposal of the Builder for the construction of multi-storied residential complex by their own investment and money on the said Freehold Land, on the terms and conditions given hereinafter.

AND WHEREAS the Land Owner has already applied for sanction of the development Plan for the construction of multi-storied residential complex over the of aforementioned land, before the Allahabad Development Authority, Allahabad (ADA) in the name of and under signatures of above named Land Owner. The Builder shall pursue the concerned authorities to sanction the development plan and pay the entire fees and expenses in obtaining sanction of the same, which shall be borne by the Builder which shall include the amount

Anup Chandra Jain  
(Self and As Attorney)

Shekhar Chand Jain  
(Self and As Attorney)

Ramji Jain  
(As Attorney)

Ajay Jain  
(As Attorney)

Sanjeev Jain  
(Partner Paras Greens)

Sudhanshu Jaiswal  
(Partner Paras Greens)







भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

कलकत्ता कागजार  
उत्तर प्रदेश UTTAR PRADESH

(6)

AG 960969

उत्तर 11/0 JUN 2014 प्रदेश

that may be shown in Demand Note / Demand Letter that may be issued by the ADA, Allahabad at the time of sanction of development plan except the payment for purchasing the additional FAR over and above permissible FAR of 1.75 which will be paid and borne by the Land Owner.

AND WHEREAS the Land Owner have represented and assured the Builder As follows:-

1. The Land Owner have not entered into any Agreement of either sale, mortgage or development of the said premises with anyone else in the past.
2. The property is free from all encumbrances and charges in any way.
3. There is no legal dispute pending against the aforesaid land/ site.
4. That nobody else has any right or title, interest, claim or demand whatsoever or howsoever into or upon the said property and the aforementioned Land Owner are the exclusive Owners in possession of the same.
5. That there is no notice of acquisition or requisition received or pending in respect of the above land.

Anup Chandra Jain  
(Self and As Attorney)

Shekhar Chand Jain  
(Self and As Attorney)

Ramji Jain  
(As Attorney)

Ajay Jain  
(As Attorney)

Sanjeev Jain  
(Partner Paras Greens)

Sudhanshu Jaiswal  
(Partner Paras Greens)

हरिताश्वर  
कैला

Sarjanyan



ल. 







उत्तर प्रदेश UTTAR PRADESH

(7)

AG 960630

उत्तर प्रदेश 1-0 JUN 2016  
इलाहाबाद

AND WHEREAS on the basis of aforesaid representations, the Builder has decided to develop the aforesaid property and agreed for the construction of multistoried complex as may be permitted by the A.D.A, Allahabad by its own investment and money on the said land comprising an area of **8133.70 Sq. Meters** out of 28602.99 Sq. Meters on the terms and conditions as contained hereinafter:-

**NOW THE PARTIES HERETO COVENANTS AS UNDER:-**

- 1- That the Land Owner do hereby declare that free Hold land having fully described at the end of this deed and also shown to be bounded by Red Lines in the annexed plot No. 1, is exclusively owned and possessed by the Land Owner and is free from any encumbrances, agreements, liens or charges, etc.
- 2- That the Builder shall construct residential flats / houses under group housing scheme as per sanctioned plan over the aforesaid land at its own cost and investment. The Land Owner shall not make any investment of any kind except the payment for purchasing the additional F.A.R. over and above permissible FAR of **1.75**. The Builder has already paid a sum of Rs. -Rs. 1,05,00,000/- (Rs. One Crore Five Lacs only) as refundable/ adjustable non-interest bearing, security as part performance of this agreement as per the following details:-

Anup Chandra Jain  
(Self and As Attorney)

Shekhar Chand Jain  
(Self and As Attorney)

Ramji Jain  
(As Attorney)

Ajay Jain  
(As Attorney)

Sanjeev Jain  
(Partner Paras Greens)

Sudhanshu Jaiswal  
(Partner Paras Greens)







उत्तर प्रदेश UTTAR PRADESH

(8)

AK 744341

उत्तर 10 JUN 2014

इलाहाबाद

- a) Rs.30,00,000/- only vide cheque No. 455961 dt. 27-08-2011.
- b) Rs.25,00,000/- only vide cheque No. 455967 dt. 22-03-2013.
- c) Rs.20,00,000/- only vide cheque No. 455970 dt. 02-04-2013.
- d) Rs.15,00,000/- only vide cheque No. 443531 dt. 13-05-2013.
- e) Rs.15,00,000/- only vide cheque No. 455972 dt. 15-06-2013.

All cheques of Punjab National Bank, Kydganj, Allahabad.

**Total:Rs. 1,05,00,000/- (Rs. One Crore Five Lacs only)**

- 3- The Land Owner hereby acknowledge the receipt of the same. This advance **and any other advance including such amount which may be deposited/paid by the Builder on behalf of the Land Owner**, shall be adjusted by the Builder from the sale consideration received from the Land Owner share developed saleable area. That the above named Land Owner shall deliver vacant possession of the entire land subject matter of this Builder's Agreement and the Builder shall complete the Project within eight (8) years from the date of sanction of development plan by Allahabad Development Authority, Allahabad or from the date of delivery of possession of the land fully described at the end of this deed which ever is later. It is specifically understood between the parties to this M.O.U that such handing over of the site by the Land Owner to the

अनूप चन्द्रा जैन  
Anup Chandra Jain  
(Self and As Attorney)

अजय जैन  
Ajay Jain  
(As Attorney)

शेखर चन्द्रा जैन  
Shekhar Chand Jain  
(Self and As Attorney)

संजीव जैन  
Sanjeev Jain  
(Partner Paras Greens)

रामजी जैन  
Ramji Jain  
(As Attorney)

सुधानशु जाँसवाल  
Sudhanshu Jaiswal  
(Partner Paras Greens)

क्रमांक 1116 तिथि 13/6/14 मूल्य 500/- प्रायोजन 87/-  
स्टाम्प क्रमांक का नाम शेखर प्रसाद शर्मा श्रीमती पद्मिनी शर्मा  
निवासी .....  
स्टाम्प विक्रेता श्री व मोहन अग्रहारी सिविल कोर्ट इलाहाबाद  
सा.नं. 508 अवधि 31 मार्च 2015 तक





भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये  
रु.1000

ONE THOUSAND RUPEES  
Rs.1000



उत्तर प्रदेश UTTAR PRADESH

(9)

L 336883

Builder is merely a license to commence the construction activity and does not in any manner what so ever, confer any right title or interest of any sort in favor of the Builder.

- 4- That the Builder shall obtain completion certificate Tower/Block wise as per norms of Allahabad Development Authority and the applicable Apartments Act.
- 5- That on completion of every Tower/Block that will be constructed by the Builder as per Development Plan sanctioned by Allahabad Development authority, Allahabad, the Land Owner shall own and possess 30% of the saleable developed constructed area upto 5<sup>th</sup> Floor of every Tower/Block together with proportionate land and on all the floors above the 5<sup>th</sup> Floor and subsequent Upper Floors the Land Owner shall own and possess 20% of the saleable developed constructed area together with proportionate land and Builder shall own the remaining 70% of the saleable developed constructed area upto 5<sup>th</sup> Floor of every Tower/Block together with proportionate land and On all the floors above the 5<sup>th</sup> Floor and subsequent Upper Floors the Builder shall own and possess 80% of the saleable developed constructed area together with proportionate land.
- 6- That the Builder alone shall have the right to book/ and allot the Flats of his share and as well as the share of the Land Owner, and shall also be entitled to receive booking amount, advance sale consideration, and sale

अनूप चन्द्र जैन  
Anup Chandra Jain  
(Self and As Attorney)

शेखर चन्द्र जैन  
Shekhar Chand Jain  
(Self and As Attorney)

रामजी जैन  
Ramji Jain  
(As Attorney)

अजय जैन  
Ajay Jain  
(As Attorney)

संजिव जैन  
Sanjeev Jain  
(Partner Paras Greens)

सुधंशु जैसवाल  
Sudhanshu Jaiswal  
(Partner Paras Greens)

7 







उत्तर प्रदेश UTTAR PRADESH

(10)

L 336882

consideration of the flats of the share of the Land Owner and issue money receipts by its own signatures. The Builder shall pay to the Land Owner entire sale consideration that may be received from the buyers after deducting Flat 5% amount from the total sale consideration towards expenses of advertisement and brokerage. The Builder shall keep an account of money received on behalf of the Land Owner and the accounts towards expenses of Advertisement and Brokerage shall be open for the inspection of the Land Owner. It is made clear that the Builder shall firstly adjust the amount paid and the further advance amount that may be paid by the Builder to the Land Owner, and/or any amount that may be deposited/paid by the Builder on behalf of the Land Owner with the sanctioning authorities, out of the sale proceeds of the share of the Land Owner and only after adjustment of such amount, the Land Owner shall be entitled to receive sale consideration of the portion of their share less 5% amount against publicity and brokerage as per terms of this deed as and when received after adjustment of the total advance. It is agreed that the Builder shall decide the rates at which the developed constructed area shall be sold and while finalizing such rate, it shall consider the market conditions, the prevailing circumstances and the suggestions of the Land Owner. However in this regard the rates decided by the Builder shall be final and acceptable to the Land Owner.

Anup Chandra Jain  
(Self and As Attorney)

Ajay Jain  
(As Attorney)

Sheldhar Chand Jain  
(Self and As Attorney)

Sanjeev Jain  
(Partner Paras Greens)

Ramji Jain  
(As Attorney)

Sudhanshu Jaiswal  
(Partner Paras Greens)

1110

13/6/14

1.440, 00  
प्रायोजन

Figure 10.10

22/10/19

4955

11/11/2019

~~11/20/10~~

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# U

ॐ नमो भगवते

आव विवेक विम कोलन भावही सिविल कोर्ट, इलाहाबाद

જાગૃ. 503 વ્યવહારીકાં નામ

1. 2005

हस्तशिल्प





भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये  
रु.1000



ONE THOUSAND RUPEES  
Rs.1000

उत्तर प्रदेश UTTAR PRADESH

(11)

L 336881

- 7- That if the Builder shall alone decide whether to purchase additional FAR or not, and if he so decides, the same shall be purchased at the cost of the Land Owner. In the construction that may be raised over the Additional FAR, the 20%, of the saleable developed constructed area together with proportionate land shall vest, and shall be owned, and possessed by the Land Owner and the remaining 80% saleable developed constructed area together with proportionate land shall vest and shall be owned and possessed by the Builder.
- 8- That the Flats/Residential Units falling in the share of the Land Owner shall be mutually decided and earmarked by the Land Owner and the Builder within 15 days from the date of sanction of the Building Plan by the A.D.A, Allahabad and both the parties shall Sign and execute a memorandum thereof distinctly showing the constructed area to be owned by the Land Owner and the Builder in the above ratio, until and unless the M.O.U./supplementary deed shall be executed.
- 9- That the entire 30% / 20% saleable area owned by the owner's as mentioned herein before shall absolutely vest in the owner's and the owner's alone shall be entitled to either retain or execute sale / MOUs of the same at their own discretion by their own signatures without any interference of the Builder or its successors or assignees or nominees.

Anup Chandra Jain  
(Self and As Attorney)

Ajay Jain  
(As Attorney)

Shekhar Chand Jain  
(Self and As Attorney)

Sanjeev Jain  
(Partner Paras Greens)

Ramji Jain  
(As Attorney)

Sudhanshu Jaiswal  
(Partner Paras Greens)

(1115)

13/6/14

1440 १४०६

प्रमाणित ..... दिनांक ..... मुख्य ..... प्रायोजन .....

..... दिनांक ..... से ..... पर ..... तक ..... दिनांक ..... से

..... दिनांक ..... तक ..... दिनांक ..... से

स्वामी विवेकानंद शिव मठान शास्त्री सिविल कोर्ट, इलाहाबाद

क्रमांक 508 अर्थात् 21 मार्च 18 तक ..... दिनांक .....








उत्तर प्रदेश UTTAR PRADESH

(12)

BZ 629587

- 10- That the entire 70% / 80% saleable area owned by the Builder as mentioned herein before shall absolutely vest in the Builder and the Builder shall alone be entitled to either retain or sell the same at their own discretion by the signature of its C.E.O, partner, or by its authorized officer without any interference by the owner's or their heirs, legal representatives, executors or assignees or nominees. But the Builders are permitted to book independent residential dwelling units and accept advance for their share after signing of this MOU.
- 11- That the Owner's and the Builder shall also own respectively in proportion of 30% / 20% and 70% / 80% saleable area on all the floors. The owner's and the Builder shall be entitled to either retain or sell their respective shares at their own discretion.
- 12- That the Builder will also have to build the compulsory EWS and LIG for the ADA and if the ADA allows any extra FAR in Lieu of EWS and LIG, in that case the price realized from the sale of the same, **the share of the Land Owner will be only 10% and of the Builder shall be 90%.**
- 13- That after the handover of the LIG and EWS flats to the allottees of the state Government/ or the ADA, Allahabad as per Government Policy, whatever amount such allottees pay to the Builder, that whole amount shall be of the Builder and the Land Owner shall have nothing to do with it.


  
Anup Chandra Jain  
(Self and As Attorney)

  
Shekhar Chand Jain  
(Self and As Attorney)

  
Raniji Jain  
(As Attorney)

  
Ajay Jain  
(As Attorney)

  
Sanjeev Jain  
(Partner Paras Greens)

  
Sudhanshu Jaiswal  
(Partner Paras Greens)

क्रमांक (1662) तिथि 13/06/19 मूल्य 100/- प्रमाण संदर्भ क्रमांक  
स्टाम्प 10/- कागज की गुणवत्ता निर्धारित है  
निवासी.....

स्टाम्प फिलिंग नं. 1

नं. 545 अ. 1

100/- कागज की गुणवत्ता निर्धारित है  
100/- कागज की गुणवत्ता निर्धारित है







उत्तर प्रदेश UTTAR PRADESH

(13)

BZ 629586

- 14- That it is also agreed that if any amount is deposited in ADA as shelter fees in lieu for not constructing the compulsory EWS and LIG then the Builder shall deposit 90% of the Shelter fees and the Land Owner shall deposit 10% of the shelter fees and the saleable developed area and raised against such payment of shelter fees/additional FAR shall be owned in the proportion of 90% by the Builder and 10% by the Land Owner together with proportionate land.
- 15- That the Land Owner shall hand over the said land in vacant possession to the Builder for the purposes of construction of Multistoried Building in terms of this Builder's Agreement as per map sanctioned by A.D.A. Allahabad. It is specifically understood between the parties to this Builder Agreement that such handing over of the site by the land owner's to the Builder is merely a license to commence the construction activity and does not in any manner what so ever, confer any right title or interest of any sort in favor of the Builder.
- 16- That the entire project shall be completed as far as possible within a period of 8 years from the date of release of sanctioned plan for construction of multistoried residential complex by A.D.A. Allahabad or 8 years from the date of handing over vacant physical possession by the Owners to the Builder whichever is later and the same shall be extendable by another 4 years if required. However any period, during

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Sudhanshu Jaiswal  
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क्रमांक (1661) दिनांक 13/01/11 गृह 1000 प्रयोजन इलाहाबाद सदन  
 स्टाम्प - जेम्स जॉन की 1 नमूने फारम फॉर्मेशन में  
 निवासी - एन.डी. शर्मा  
 स्टाम्प फिल्लत स्टाम्प - जेम्स जॉन की 1 नमूने फारम फॉर्मेशन में  
 ला0 नं0 545 अर्थात् 51 नमूने फारम फॉर्मेशन में (100) इस्ताबात







उत्तर प्रदेश UTTAR PRADESH

(14)

BZ 629585

which the Builder shall not be entitled/or unable to continue development work/ or construction work under any unforeseen circumstances like any restrain order by court etc., shall not be taken in account for calculating the aforesaid period of 8 years plus 4 years if required. Further extension shall be done as per mutual understanding between the Land Owner and the Builders.

- 17- That, if the Land Owner and The Builder hereto shall mutually decide to transfer, sell and assign open land earmarked for establishing school as per sanctioned plan for the construction and establishing school then the Owners shall be entitle to receive 70% of such sale consideration and 30% of such sale consideration shall be received by the Builder on sale of such vacant land for construction and establishment of School to any third party. That if the Builder decides to develop/construct the Land which is left for the School. In that case the revenue/sale consideration sharing will be of 70% to the Builder and 30% to the Land Owner.
- 18- It is also agreed that if convenient shops are constructed as per the sanctioned plan then Land Owner shall be entitled to get 30% of share and the Builder share will be 70% from any sale consideration received from the sale of the shops.
- 19- That the passages, common areas and common amenities on the stilt floor/ground floor, first floor, second floor, third floor and all other above

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Sudhanshu Jaiswal  
(Partner Paras Greens)

क्रमांक (166) दिनांक 13/06/14 मूल्य 100/- प्रयोजन संविदा  
स्टाम्प कोई नहीं  
निवासी एन जी एन 2

स्टाम्प विक्रेता सत्येन्द्र निगम न्यायालय मुंबई  
ला0 नं0 545 अथवा 31 मार्च 2015 तक एजि0 नं0 100/मुंबई







उत्तर प्रदेश UTTAR PRADESH

(15)

BZ 629584

- floors as per the sanctioned map shall always be available for use to the Owners, Builder, their transferees, and assignees of the multistoried complex.
- 20- That if due to any defect in the title of the Land Owner, any loss is caused to the Builder; the Owners shall duly indemnify the Builder.
  - 21- That the Builder shall use 1st class material in construction of the multistoried complex and the Builder shall be solely responsible for any deficiency found later on.
  - 22- That after the multistoried complex is complete and occupied by the Owners and Builder or their assignees/agents/representatives/ licensees in whatsoever capacity, the cost of its maintenance (in all respects) including payment of Taxes to Municipal Corporation, Allahabad or Allahabad Jal Sansthan, Allahabad and the other maintenance charges will be shared by the Owners, and Builder or their assignees/agents /representatives/ licensees in whatsoever capacity, in proportion to the areas in their possession/ownership.
  - 23- That the Builder, the Land Owner and their successors, heirs, legal representatives, and assignees shall form a society comprising the Builder, their heirs, legal representative and assignees and transferees/ or assignees of various units of Multi Storied complex and the said society

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(As Attorney)

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Ramji Jain  
(As Attorney)

Sudhanshu Jaiswal  
(Partner Paras Greens)

क्रमांक (1659) दिनांक 13/08/19 मूल्य [अज्ञात] प्रयोजन [अज्ञात] से  
 स्टाम्प [अज्ञात] [अज्ञात] [अज्ञात] [अज्ञात] [अज्ञात]  
 निवासी [अज्ञात] [अज्ञात] [अज्ञात] [अज्ञात] [अज्ञात]  
 स्टाम्प विक्रेता सत्यनंद [अज्ञात] [अज्ञात] [अज्ञात] [अज्ञात] [अज्ञात]  
 नमूना नं० 545 अवधि 31 मार्च 2015 तक रजि० सं० (100) [अज्ञात]







उत्तर प्रदेश UTTAR PRADESH

(16)

BZ 629583

shall be responsible for maintenance (in all respects) including payment of Taxes to Municipal Corporation, Allahabad Jal Sansthan, Allahabad of the Multistoried Complex. However for a period of 2 years or till formation of such society, the entire complex shall be maintained by the Builder or any nominee company or agency of the Builder shall maintain the complex in all respects at the cost of the Builder, their heirs, legal representative and assignees and transferees/ or assignees of various units of Multi Storied complex. The Owners of different units shall deposit one time amount in the maintenance fund and shall pay monthly maintenance charge which may be fixed and decided by the Builder. On formation of the society of the Owners of different units as mentioned above, the entire amount on such date shall be transferred to the account of such society.

- 24- That on completion of the project in all respects, the Owners shall be responsible for the liability of income tax/capital Gains, TDS, Service Tax, Vat tax or any other tax that may be imposed in future only in respect of their share. Similarly the Builder shall be responsible for the liability of income tax, TDS, Service tax, Vat tax or any other tax that may be imposed in future only in respect of their share. Capital gains whichever may arise on the complex regarding the Ownership of the land shall be paid by the Land Owner only.

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(As Attorney)

Shekhar Chand Jain  
(Self and As Attorney)

Sanjeev Jain  
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Ramji Jain  
(As Attorney)

Sudhanshu Jaiswal  
(Partner Paras Greens)

प्रमाणित किया जाता है कि उपरोक्त नमूने का परीक्षण करवाया गया है।  
नमूना संख्या: 545 अथवा 31 मार्च 2015 तक रजिस्ट्रार ऑफ़ दिसास  
हस्ताक्षर: [Signature]







क्रमांक 1657 तिथि 13/06/19 मूल्य 1000 प्रयोजन  
स्टाम्प चरवा चरवा सौम्य पान सीन सीन सीन सीन सीन  
नियामी.....

स्टाम्प विक्रेता सौम्य चरवा चरवा न्यायालय-इलाहाबाद

सूचक नं० 545 अर्थात् 31 मार्च 2015 तक संचित 1000 हस्ताक्षर







उत्तर प्रदेश UTTAR PRADESH

(18)

BZ 629581

- 29- That the cost of this agreement including payment of Stamp duty and Registration Fees shall be exclusively borne by the Builder only.

IN WITNESS WHEREOF the parties hereto have signed and set their hands on the 14<sup>th</sup> day of June 2014 first above mentioned and executed this Builders agreement out of their own free will and accord in the presence of each other and in the presence of witnesses.

**Details of Property for Builder Agreement**

**Schedule A:**

Part piece of Land admeasuring 6571.70 meters out of total area of 24087.68 meters of Arazi numbers 46/2, 50, 52, 60, 67, 46/1, 68S, 68mi, 68mi, 61, 51, 48, 49, 64, 65, 66, 71 mauza Chak Mundera Pargana and Tahsil Sadar district Allahabad.

**Boundary**

East: 7.0 meter wide road.

West: 7.0 meter wide road and thereafter others property.

North: 7.0 meter wide road and thereafter others property.

South: 7.0 meter wide road and thereafter others property.

**Schedule B :**

Part piece of Land admeasuring 1562.00 meters out of total area of 4515.31 meters of Arazi numbers 49, 50, 51, 52, 53 mauza Mundera Gram Pargana and Tahsil Sadar district Allahabad.

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(Self and As Attorney)

Ajay Jain  
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Ramji Jain  
(As Attorney)

Sudhanshu Jaiswal  
(Partner Paras Greens)

क्रमांक (1156) तिथि 13/01/19 मूल्य 100/- प्रयोजन सेविका के  
स्टाम्प का नाम रोल्फ पापन की नज़रों पर हमें केवल सेव  
निष्ठासी का जे कार्ड 2

स्टाम्प फिलेता संस्था नं० 545 अग्रे जी.भा. 23 15 रक. सं० 100 (100) हस्ताक्षर  
नगर न्यायालय-इलाहाबाद जज के अग्रिम निर्देश







उत्तर प्रदेश UTTAR PRADESH

(19)

BZ 629580

**Boundary**

East : Arazi of Chak Mundera

West : 7.0 meter wide road and thereafter others property

North : 7.0 meter wide road and thereafter others property

South : 7.0 meter wide road and thereafter Others property

**VALUATION FOR STAMP DUTY**

**Schedule A:**

Piece of Land admeasuring 6571.70 meters which is situated according to V code 0177 page 17 of Collector prescribe rate list. The Circle rate of Mauza Chak Mundera according to said court Rs. 6000 per square meter.

**CALCULATION**

Area 6571.70 sq.mtr. X 6000 = Rs.3,94,30,200.00

10% Additional charges for

Double road/Corner = Rs. 39,43,020.00

Total = Rs. 4,33,73,220.00

**Schedule B:**

Piece of Land admeasuring 1562.00 meters which is situated according to V code 0191 page 21 of Collector prescribe rate list. The Circle rate of Mauza Mundera Gram according to said court Rs. 10000 per square meter.

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Ramji Jain  
(As Attorney)

Ajay Jain  
(As Attorney)

Sanjeev Jain  
(Partner Paras Greens)

Sudhanshu Jaiswal  
(Partner Paras Greens)

क्रमांक (1655) तिथि 13/06/14 मूल्य 100/- प्रयोजन 80000000 82  
 स्टाफ ... पता नाम ... और ... निवासी ...  
 ... नयावाला-बुलाहाबाद ...  
 ... नं० 545 अर्थात् 31 मार्च 2015 तक रजि० नं० 100 ...







उत्तर प्रदेश UTTAR PRADESH

(20)

BZ 629579

#### CALCULATION

Area 1562.00 sq.mtr. X 10000 = Rs.1,56,20,000.00 ✓

10% Additional charges for

Double road/Corner = Rs. 15,62,000.00 ✓

Total = Rs. 1,71,82,000.00 ✓

The Total valuation of Schedule A and B is Rs. 6,05,55,220.00 and liability of Stamp Rs. 42,38,865.40 say 42,39,000.00. The stamp duty has been paid Rs. 42,00,000/- through E-Stamp certificate NO. IN-UP00416911009903M dated 14-JUNE-2014 and Rs. 39,000/- by non judicial stamp sheet. Thus total stamp was paid Rs. 42,39,000/- according to Govt. Order 2756/11 dated 30<sup>th</sup> June 2008 accordingly.

अनुप चन्द्र जैन  
Anup Chandra Jain  
(Self and As Attorney)

अजय जैन  
Ajay Jain  
(As Attorney)

शेखर चन्द जैन  
Shekhar Chand Jain  
(Self and As Attorney)

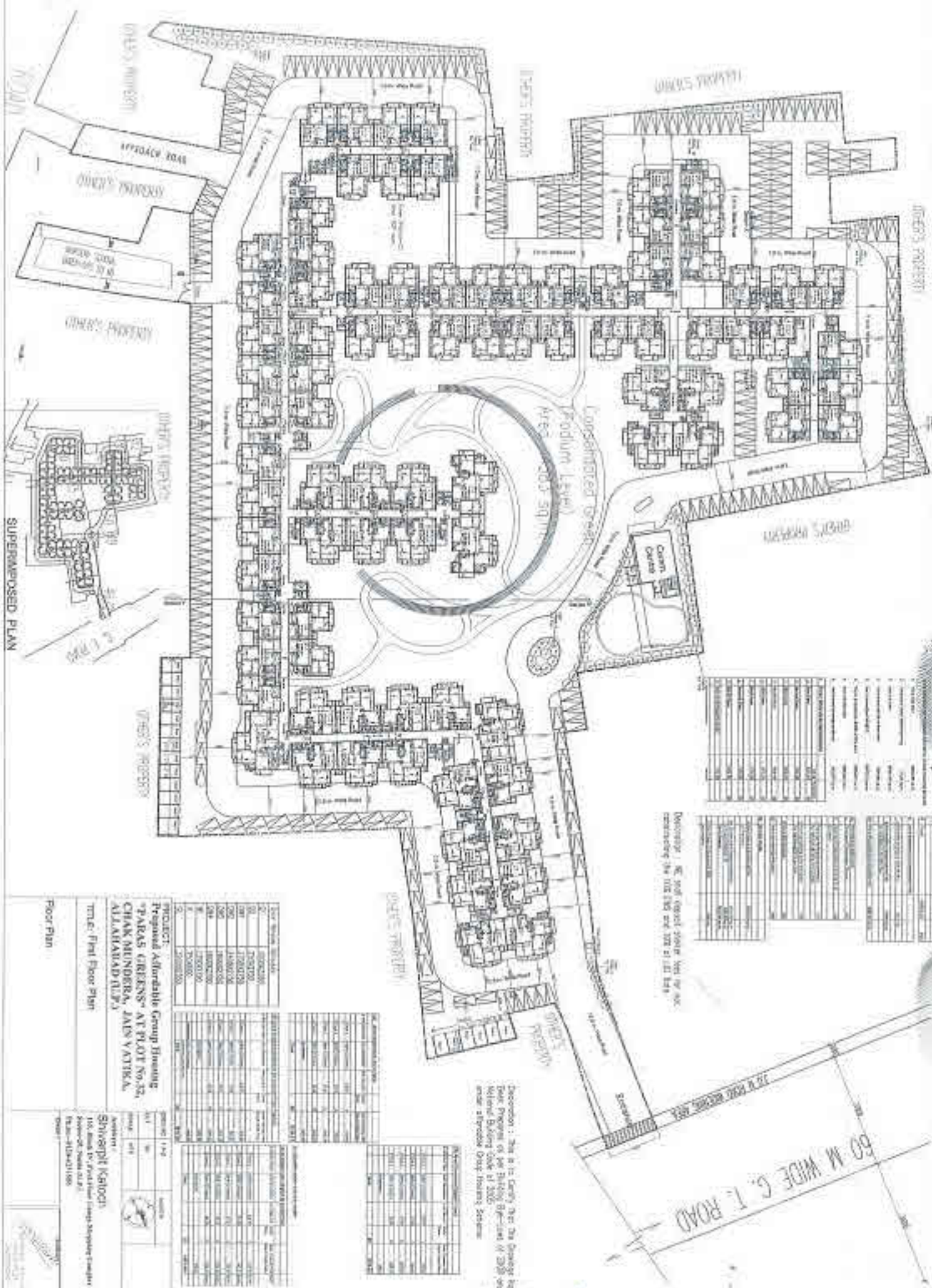
संजीव जैन  
Sanjeev Jain  
(Partner Paras Greens)

रामजी जैन  
Ramji Jain  
(As Attorney)

सुधंशु जैसवाल  
Sudhanshu Jaiswal  
(Partner Paras Greens)







Sl. No.	Particulars	Area (sq. m.)	Volume (cu. m.)
1	Plot Area	10000.00	
2	Area of Building	1500.00	
3	Area of Road	200.00	
4	Area of Drain	50.00	
5	Area of Green	200.00	
6	Area of Other	100.00	
7	Total Area	12050.00	
8	Volume of Building		1500.00
9	Volume of Road		200.00
10	Volume of Drain		50.00
11	Volume of Green		200.00
12	Volume of Other		100.00
13	Total Volume		2050.00

Declaration: We, the undersigned, hereby declare that the above particulars are true and correct to the best of our knowledge and belief.

Declaration: This is to certify that the drawings and particulars are true and correct to the best of our knowledge and belief.

Sl. No.	Particulars	Area (sq. m.)	Volume (cu. m.)
1	Plot Area	10000.00	
2	Area of Building	1500.00	
3	Area of Road	200.00	
4	Area of Drain	50.00	
5	Area of Green	200.00	
6	Area of Other	100.00	
7	Total Area	12050.00	
8	Volume of Building		1500.00
9	Volume of Road		200.00
10	Volume of Drain		50.00
11	Volume of Green		200.00
12	Volume of Other		100.00
13	Total Volume		2050.00

PROJECT: Proposed Affordable Group Housing "PARKS GREENS" AT PLOT No. 32, CHAK MUNDERA, JAIN VATIKA, ALIGARH (U.P.)

Author: Shrihari Katoori  
15, Main Road, New Market, Bangalore  
Phone: 312411000

21/05/2012 12:30 PM

Signature: [Signature]  
Signature: [Signature]







उत्तर प्रदेश UTTAR PRADESH

(21)

BZ 629578

Anup Chandra Jain  
(Self and As Attorney)

Shekhar Chand Jain  
(Self and As Attorney)

Ramji Jain  
(As Attorney)

Ajay Jain  
(As Attorney)

Sanjeev Jain  
(Partner Paras Greens)

Sudhanshu Jaiswal  
(Partner Paras Greens)

Witnesses: -

1. *[Signature]*  
(Ved Prakash Singh)  
20/19, Mayapuri, Allahabad

2. Rajesh Kumar Gupta s/o Shri R.P. Gupta  
No 21/19, Mayapuri, Allahabad.

Drafted By - Anil Kumar Shukla  
relu

Typed By - *[Signature]* Vinod Kumar

क्रमांक 1653 दिनांक 13/06/14 मूल्य 700 प्रयोजन Sonliwan  
स्थापक - रक्षा नारायण सोनलीवान रा.जी.प.डी.न  
निवासी - रक्षा नारायण  
स्थान विशेषतः इलाहाबाद  
सा.नं. 545 अर्थात् 31 मार्च 2015 तक रजि. 10/100 हस्ताक्षर

आज दिनांक 26/06/2014 को  
वही सं 1 जिल्द सं 8377  
पृष्ठ सं 247 से 290 पर क्रमांक 3352  
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

पी० के० सिंह (प्र०)  
उप निबन्धक (प्रथम)  
इलाहाबाद  
26/6/2014

