

1045/16



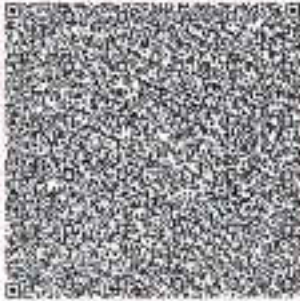
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP016503500271660  
 Certificate Issued Date : 01-Feb-2016 02:08 PM  
 Account Reference : SHCIL (FI)/ upshcil01/ ALLAHABAD1/ UP-AHD  
 Unique Doc. Reference : SUBIN-UPUPSHCIL01019852074765010  
 Purchased by : S AHMAD  
 Description of Document : Article 5 Agreement or Memorandum of an agreement  
 Property Description : KhataNo.0059AraziNo.216Ml/1Area460sqmtrMauzaMahevaPattiPura  
 bArailKarchanaAlld MoreDetailsAsPerSDeed.  
 Consideration Price (Rs.) : 0  
 (Zero)  
 First Party : Ajay Agarwal S O Shree Bhagwan Agarwal  
 Second Party : MS ParaskunjThrPartnersSanjeevJainAndIshanAgarwal  
 Stamp Duty Paid By : MS ParaskunjThrPartnersSanjeevJainAndIshanAgarwal  
 Stamp Duty Amount(Rs.) : 2,69,000  
 (Two Lakh Sixty Nine Thousand only)



LOCKED BY  
 S.R. Karchana

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1. The authenticity of this Stamp Certificate should be verified at [www.indiastamp.com](http://www.indiastamp.com). Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
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5411





1045/16



उत्तर प्रदेश UTTAR PRADESH

CS 353282



(1) 141 Phalo *Attorney*  
SUMMARY OF DEED

Date of Execution	:	04-02-2016
Mauza	:	Mahewa Patti PoorabUparhar
Pargana	:	Arail
Tahsil	:	Karchana
Type of Land	:	Residential
Code and Page	:	0269 Page No. 27 of Rate List
Khata No.	:	00059
Arazi No.	:	216MI/1
Total Area	:	460.00 sq.mts.
Road	:	No Road
Valuation	:	Rs. 38,64,000.00
Paid Stamp Duty	:	Rs. 2,70,500.0

*Shri Ajay Agrawal*  
Shri Ajay Agrawal

For Paras Kunj-  
*Sanjiv Kumar*  
Partner (s)

For Paras Kunj  
*Sanjiv Kumar*  
Partner (s)

क्रमांक (24) तिथि 11/2/16 मूल्य 100 प्रयोजन 611

स्टाम्प क्रेता का नाम 400 रु  
निवासी 1/1 बिल्डिंग लॉ 1/2  
स्टाम्प विक्रेता प्रवीण कुमार  
व्यापारकर सिविल लाइन्स, इलाहाबाद  
लॉलं० 723 अवधि 31 मार्च 2016 तक

इस्ताफा







उत्तर प्रदेश UTTAR PRADESH

CS 353283

(2)

### BUILDERS AGREEMENT

This Builders Agreement with possession made this the 04<sup>th</sup> day of February, 2016.

#### BETWEEN

**Shri Ajay Agarwal**, S/o Shree Bhagwan Agarwal, R/o 1117B/3, Malviya Nagar, Kalyani Devi, Allahabad presently residing at 49/39, Tashkent Marg, A-301 Lotus Apartment, Civil Lines Allahabad. ADHAR CARD NO B10343808312

(hereinafter referred to be as "**The Land Owner**" which expression shall, unless repugnant to law or expressly excluded by the context, be deemed to mean and include the said Land Owner, his heirs, successors, legal representatives and assigns).

#### AND

**M/s PARAS KUNJ**, a Partnership Firm registered with the Registrar of Firms and Societies under The Indian Partnership Act of 1929 having its Registered Office at 3rd Floor, P. Square Mall, M.G. Marg, Civil Lines, Allahabad through its designated partners **Shri Sanjeev Jain**, S/o Shri Prakash Chandra Jain, R/o 1-D, Bell Road, Allahabad (**Passport No. Z2451620**) and **Ishan Agarwal**, S/o Shri Dinesh Kumar Agrawal, R/o 14/22/28 New Elgin Road, Civil Lines, Allahabad (**AADHAAR Card No.: 541930845120**)

(hereinafter called as "**The Builders**" which expression shall, unless repugnant to law or expressly excluded by the context, be deemed to mean and include the said Builder, its heirs, successors, legal representatives and assigns). Mobile No. 9554093555

  
Shri Ajay Agarwal

For Paras Kunj,  
  
Partner (s)

For Paras Kunj  
  
Partner

क्रमांक 25 तिथि 11/2/16 100

स्टाम्प क्रेता का नाम

निवासी

स्टाम्प विक्रेता प्रवीण कुमार

व्यापारकर सिविल लाइन्स इलाहाबाद

लॉन्ग 723 अवधि 31 मार्च 20

हस्ताक्षर

विक्रय अनुबंध विलेख

1,864,000.00

20,000.00

100

20,100.00

38

पतिफल

मालिक

अंशधनगति

फोन रजिस्ट्री

नकल व पान जुल्क

योग

पृष्ठों की संख्या

श्री

अजय अग्रवाल (आधारकार्ड)

पुत्र श्री

श्री मंगवान अग्रवाल

लगाया

निवासी भाग्य

1117वी/3 मालवीय नगर कल्याणी देवी इलाहाबाद

अवधि फस

49/39 ताशकन्द मार्ग ए 301 लोटस अपार्टमेंट सिविल लाइन्स इलाहा

में बंद नगपत्र इन कार्यालय में

दिनांक 4/2/2016

समय 1:09PM

यदि निबन्धन हेतु पेश किया।

रजिस्ट्रार अधिकारी के हस्ताक्षर

शिवेन्द्र कुमार सिंह

उप निबंधक करछना

करछना

4/2/2016

निष्पक्ष लेखपत्र बतल सुनने व समझने मजमून व प्राप्त धनगति रु प्रत्येकानुसार उक्त

विक्रेता

क्रेता

श्री अजय अग्रवाल (आधारकार्ड)

पुत्र श्री श्री मंगवान अग्रवाल

पेशा

निवासी 1117वी/3 मालवीय नगर कल्याणी देवी

इलाहाबाद

श्री पारसकुन्ज जरिये पार्टनर संजीव जैन (आधारकार्ड)

पुत्र श्री प्रकाश चन्द्र जैन

पेशा

निवासी 1 डी वेलीरोड इलाहाबाद



Signature of the buyer



श्री पारसकुन्ज जरिये पार्टनर इशान अग्रवाल

(आधारकार्ड)

पुत्र श्री दिनेश कुमार अग्रवाल

पेशा

निवासी 14/22/28 न्यू एलिन रोड सिविल लाइन्स

इलाहाबाद







उत्तर प्रदेश UTTAR PRADESH

CS 353288

(3)

**AND WHEREAS** the said freehold plot was purchased as per the following:-

**AND WHEREAS** the Land Owner Shri Ajay Agarwal owns and is in physical possession of Arazi No. 216MI/1 admeasuring 460.00 sq.mts. of the open land situated in Village Mahewa Poorabpatti, Pargana Arail, Tehsil Karchana, District Allahabad more fully detailed and described in the schedule at the foot of this agreement and his name is duly recorded in the relevant Govt. Revenue records in Khata Khatauni No. 00059, which was previously purchased by Smt. Urmila Agarwal, W/o Shri Anand Kumar Agarwal vide sale deed dated 08-08-1988 from Shri Saeed Ahmed alias Munne, S/o Haji Mohd. Usman and duly registered in Book No. 1 Volume No. 628 on pages 122 to 126 at Serial No. 17 on 16-1-1989 and after her death it was inherited by her Son-in-Law; Land Owner, Shri Ajay Agarwal and his name is duly recorded in the relevant Govt. Revenue Records in Khata Khatauni No. 00059 more fully detailed and described in the Schedule at the foot of this Agreement as per the Terms and Conditions of this Builders Agreement and share the areas as per Para No. 4 of this Builders Agreement.

**AND WHEREAS** there by conferred on the aforesaid Land as Land Owner for area 460.00 sq.mts. the Land Owner became the absolute Land Owner and is in possession of the said Land and have also got his Name mutated in the relevant records.

**AND WHEREAS** the Land Owner was interested in raising a Group Housing Residential Complex over their aforesaid Plot admeasuring Area Approx. 460.00 sq.mts. which has

  
Shri Ajay Agrawal

For Paras Kunt  
  
Partner (s)

For Paras Kunt  
  
Partner (s)

क्रमांक 11/2/16 100 प्रयाज 4/12

स्टाम्प क्रेता का नाम पारित कृष्ण  
निवासी विमल नारायण  
स्टाम्प विक्रेता प्रवीण कुमार  
व्यापारकर सिविल लाइन्स, इलाहाबाद  
सं० 723 अवधि 31 मार्च 20 14 तक इलाहाबाद

न निष्पादन स्वीकार किया।  
जिनकी पहचान राजेश कुमार गुप्ता (आधारकार्ड)  
आर पी गुप्ता  
पेक्षा  
निवासी 21/19 म्यो रोड इलाहाबाद  
व देवेश कुमार श्रीवास्तव (आधारकार्ड)  
चन्द्र किशोर श्रीवास्तव  
पेक्षा  
निवासी 209डी/आर/9एम ओमप्रकाश समासदर नगर  
न की



पंजीकृत गैर आश्रितों के निशान अंगुठे नियमानुसार लिये गये हैं।

रजिस्ट्रार अधिकारी के हस्ताक्षर  
शिवेन्द्र कुमार सिंह  
उप निबंधक करछना  
करछना  
4/2/2016







उत्तर प्रदेश UTTAR PRADESH

CS 353284

(4)

been fully described at the end of this deed and also shown to be bounded by Red Lines in the Annexed Plan No. 1 to this Builder's Agreement.

**AND WHEREAS** the Builder approached the Land owner and offered to construct and raise Group Housing Complex by their own investment and money over the aforementioned area of 460.00 sq.mts; the Builder is duly registered under the provisions of The Indian Partnership Act of 1929.

**AND WHEREAS** the Land Owner agreed and accepted the proposal of the Builder's for the construction of Group Housing Complex comprising by their own investment and money on the said Freehold Land, on the Terms and Conditions given hereinafter.

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

1. That the Land Owner do hereby declare that he is the exclusive Land Owner in possession of the Free-Hold Land being fully described at the end of this Deed and also shown to be bounded by Red Lines in the Annexed Map by the Land Owner and is free from all Encumbrances, Lien or Charges.

2. That the Builder shall construct Residential Flats / Houses as per Sanctioned Plan over the aforesaid Freehold Land at its own cost and investment. In this, the Land Owner shall not make any investment of any kind.

  
Shri Ajay Agrawal

For Paras Kunj  
  
Partner(s)

For Paras Kunj  
  
Partner(s)

क्रमांक (26) तिथि 11/2/16 मूल्य 100 प्रयोजक  
 स्टाम्प क्रेता का नाम प्रीत क इड  
 निवासी 15 बिल्ड लाइन  
 स्टाम्प विक्रेता प्रदीप कुमार  
 व्यापारकर सिविल लाइन्स, इलाहाबाद  
 ला०नं० 723 अवधि 31 मार्च 2016 तक  
 विक्रेता

Registration No.: 1045

Year: 2016

Book No.

1

0101 अजय अग्रवाल (आधारकार्ड)  
 श्री मंगल अग्रवाल  
 1117बी/3 मालवीय नगर कल्याणी देवी इलाहाबाद







उत्तर प्रदेश UTTAR PRADESH

CS 353285

(5)

3. That the Builder got prepared a Building Plan, by a competent Architect and submitted / applied the same for sanction at Allahabad Development Authority, Allahabad for its approval at its own cost, expenses and persuasion. The Allahabad Development Authority has already sanctioned the proposed **Building Plan of 139 Flats vide Building Permit No. 128/Pra-Bhavan/Zone-4/2013-14 dated 17-1-2015** on Total Land of 4840.00 sq.mts. and sanctioned Total Covered Area of 10263.81 sq.mts. on account of Land and 780.00 sq.mts. on account of compensatory FAR for depositing Shelter Fees for compulsory EWS and LIG totaling 11043.81 sq.mts which comes to Total Saleable / Super Built-Up Area of 1,55,739.488 sq.fts. comprising of lands as per the following:-

A. Shri Murlidhar Agarwal and Shri Pankaj Agarwal 2510.00 sq.mts. = 51.86%.

B. Smt. Renu Agarwal alias Smt. Romi Agarwal 950.00 sq.mts. = 19.64%.

C. Shri Anil Agarwal 460.00 sq.mts. = 9.50%.

D. Shri Krishan Kumar 460.00 sq.mts. = 9.50%.

(A to D also registered in Sub registrar office Karchana Allahabad in several Date, Month and Year)

E. Shri Ajay Agarwal (Land owner) 460.00 sq.mts. = 9.50%.

and deposited Rs. 2,00,68,848.00 to the Allahabad Development Authority, Allahabad on account of following:-

A. Rs. 1,06,99,262.00 on account of Allahabad Development Authority's development charges.

B. Rs. 51,62,740.00 on account of purchasable FAR.

  
Shri Ajay Agrawal

For Paras Kunj~  
  
Partner (A)

For Paras Kunj  
  
Partner (S)

क्रमांक (27) दिनांक 11/2/16 पृष्ठ 100 प्रयोग क्रम 442

स्टाम्प क्रेता का नाम पालक अरुण  
निवासी 16/1/2016

स्टाम्प विक्रेता प्रवीण कुमार  
व्यापारकर सिविल लाइन्स, इलाहाबाद  
ला.नं० 723 अवधि 31 मार्च 2016 तक - इस्ताक

क्रेता

Registration No. : 1045 Year : 2016 Book No. : 1

0201 पारसकुन्ज जरिये पार्टनर संजीव जैन (आधारकार्ड)  
प्रकाश चन्द जैन  
1 डी बेलीरोंड इलाहाबाद

Sanjiv Jain



0202 पारसकुन्ज जरिये पार्टनर इशान अग्रवाल (आधारकार्ड)  
दिवेश कुमार अग्रवाल  
14/22/28 न्यू एलियन रोड सिविल लाइन्स इलाहाबाद

Ishaan Agrawal







उत्तर प्रदेश UTTAR PRADESH

CS 353286

(6)

C. Rs. 40,95,000.00 on account of Shelter Fees for not constructing the compulsory EWS and LIG.

As per ratio of the Land Owner's Area, his share comes as per the following:-

A. 1,44,739.951 sq.fts. on account of Land, Land Owner's Share = 13,750.295 sq.fts.

B. 10,999.537 sq.fts. on account of compensatory FAR for depositing Shelter Fees for not constructing the compulsory EWS and LIG, Land Owner share = 1,044.956 sq.fts.

C. Total Comes = 1,55,739.488 sq.fts., Land owner Share Comes = 14,795.251 sq.fts.

That all the funds for Construction of Building and completion of project shall be arranged and borne by the Builder alone.

4. That on completion of the Project i.e. completion of entire Construction of Group Housing Complex the Land owner and the Builder shall share the 14,795.251 sq.fts., in the ratio of, 39% : 61% to the Land Owner and the Builder. The 39% of 14,795.251 sq.fts. Saleable/Super Built-Up Area along with the Pro-Rata Land (of the 460.00 sq.mts.) = 5770.15 sq.fts. of the land under this Builders Agreement of the Group Housing Complex on all the floors shall be owned and possessed by Land Owner, Shri Ajay Agarwal and the Builder will get 61% Saleable/Super Built-up Area along with the Pro-Rata Land (of the 460.00 sq.mts.) = 9,025.101 sq.fts. to the Builders under this Builders Agreement, in the Group Housing Complex on all the Floors, Floor Wise and Block Wise. The constructed area on each floor shall be as per Sanctioned Plan which shall be shared in the ratio of 39% : 61% as mentioned above and the Land Owner and Builder shall have Roof Rights in the aforesaid proportion as per Annexure - 1 attached.

  
Shri Ajay Agarwal

For Paras Kunj  
  
Partner (s)

For Paras Kunj  
  
Partner (s)

क्रमांक 19 दिनांक 11/2/16 मूल्य 100 प्रमाणित 6/12

रिजिस्ट्रार केता का नाम 4165 कुन

निवासी 11/11/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100

रिजिस्ट्रार केता प्रमाणित कुन

अध्यापक मिडिल लाइन्स, इलाहाबाद

ला.नं. 723 अ.प्र. 31 मार्च 2016 तक इस्ताख

गवाह

Registration No. 1045 Year: 2016 Book No.: 1

W1 राजेश कुमार गुप्ता (आधारकार्ड)

आर पी गुप्ता

21/19 म्मो रोड इलाहाबाद

Signature of W1



W2 देवेश कुमार श्रीवास्तव (आधारकार्ड)

मन्मद किशोर श्रीवास्तव

209डी /आर /9एम ओमाप्रकाश समासदर नगर कालिन्दीपुरम राजरूपपुर इल

Signature of W2







उत्तर प्रदेश UTTAR PRADESH

CS 353287

(7)

5. That on completion of the project i.e. completion of entire construction of Group Housing Complex the Builder shall hand over the completed share of super Built-Up Area 39% of 14,795.251 sq.fts. = 5,770.15 sq.fts. and out of this 6,221.790 sq.fts. super built-up area comprising of Total 6 Flats along with 6 Covered Car Parking Spaces has already been earmarked in the Annexed Flat Distribution Chart as per the Annexure - 1 of this Builders Agreement shown in Red Colour and more fully detailed below:

- (a) Flat No. E on 2<sup>nd</sup> Floor 1331.928 sq.fts.
- (b) Flat No. K on 3<sup>rd</sup> Floor 997.002 sq.fts.
- (c) Flat No. L on 4<sup>th</sup> Floor 987.620 sq.fts.
- (d) Flat No. G on 6<sup>th</sup> Floor 976.584 sq.fts.
- (e) Flat No. Q on 8<sup>th</sup> Floor 989.750 sq.fts.
- (f) Flat No. R on 5<sup>th</sup> Floor 989.750 sq.fts.

The Total Areas of these 6 Flats are 6272.63 sq.fts. Thus the balance 502.48 sq.fts. shall be in one Flat No. Q on 8<sup>th</sup> Floor to be sold with Joint Signature i.e. One Flat will be sold by the Land Owner & the Builder jointly and the Builder will get the Sale Price of 502.48 sq.fts. @ 2500/- per sq.fts. which shall be paid by the Land Owner to the Builder within 6 months of this Builders Agreement. In case of any delay, the Land Owner assures to pay interest @ 12% per annum to the Builder for the delayed period.

6. That the present FAR permitted by the Allahabad Development Authority, Allahabad is 2.5 which means that the Map is Sanctioned as per aforesaid FAR. However in case, if the ADA, permits more FAR; in that case the Builder shall submit the plan accordingly and shall

  
Shri Ajay Agrawal

For Paras Kuni  
  
Partner(s)

For Paras Kuni  
  
Partner(s)

क्रमांक (22) दिनांक 11/2/16 1-0 4112

स्थाना शीला सर गान 41214 355  
निवासी 11/11/16 21/12/16  
स्थाना मिहिरा प्रवीण सुमान  
सोलापूरकर निमित्त कळाले इला प्रवीण  
संक्रमण 723 आधी 11 माघ 2016 तक इलापूर







उत्तर प्रदेश UTTAR PRADESH

CS 353289

(8)

construct as per the extended FAR. The Land Owner will deposit the FAR or Compounding FAR Charges for the Additional FAR Extra & above the Existing Maps sanctioned by ADA vide **Sanction Letter No. 128/Pra-Bhavan/Zone-4/2013-14 dated 17-1-2015 in the Ratio of 39 : 61** as per this Builders Agreement if payable to the A.D.A. and both the Land Owner and the Builder will share the extra FAR in the Ratio 39 : 61 as per Para 4 of this Builders Agreement.

7. That the entire 39% Saleable/ Super Built-up Area = 5770.15 sq.fts. owned by the Land Owner in form of 6 (Six) Flats comprising of Total (5770.15 + 502.48 agreed to purchase from the builder as per Para 5 of this Agreement) = 6272.63 sq.fts. of Super Built-Up Area and out of this 5770.15 sq.fts. as mentioned herein before shall absolutely vest in the Land Owner and the Land Owner alone shall be entitled to either retain or execute Sale Deed of the same at their own discretion by their own signatures without any interference by the Builder or its successors or assignees or nominees.

8. That the entire 61% Saleable / Super Built-Up Area owned by the Builder as mentioned herein before and any Saleable/ Super Built-up received as per para 6 (Six) above 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 CEO or by its Authorized Signatory without any interference by the Land Owner or his heirs, legal representatives, executors or assignees or nominees.

  
  
 Shri Ajay Agrawal

For Paras Kunj  
  
 Partner (9)

For Paras Kunj  
  
 Partner (10)

क्रमांक 84 तिथि 11/2/16 मूल्य 100 प्रमाण एम

स्टाम्प क्रेता का नाम प/ए/के के

निवासी भारत लाल के

स्टाम्प विक्रेता प्रवीण कुमार

व्यापारकर सिविल लाइन्स, इलाहाबाद

ला० न० 723 अवधि 31 मार्च 20 16 = हस्ताक्षर







उत्तर प्रदेश UTTAR PRADESH

CS 353290

(9)

9. That the Land Owner and the Builder shall also own respectively in proportion of 39% and 61% Saleable / Super Built-Up Area on all the floors. The Land Owner's share and the Builder's share shall be entitled to either retain or sell their respective shares at their own discretion.

10. That the Land owner shall hand over the said land in vacant possession to the Builder only for the purpose of construction of Group Housing Complex according to the Terms & Conditions of this Builders Agreement and as per the Map Sanctioned by Allahabad Development Authority, Allahabad within one month of the Sanction of the Map.

11. That the entire project shall be completed as far as possible within a period of 3 Years (Three Years) from the date of this Agreement. However any period, during which the Builder shall not be entitle/or unable to raise construction under unforeseen circumstance like restrain order by Court etc. shall not be taken in account for calculating the aforesaid period of 3 Years, it is further agreed that in case the Builder fails to complete the project for any reason within the aforesaid period of 3 Years, then the Builder shall be liable to pay to the Land Owner damages @ Rs. 5,000/- (Rupees Five Thousand only) per month for the period of delay.

12. That the open areas of the plot after Construction of Building and the Roof Top of the Group Housing Complex shall be jointly owned by the Land Owner and the Builder in proportion to the area in their possession and the same shall always be used by them for

  
  
Shri Ajay Agrawal

For Paras Kunj  
  
Partner (S)

For Paras Kunj  
  
Partner (S)  


क्रमांक 02 दिनांक 11/4/16 100 रुपये

प्लेटफार्म क्रमांक का नाम 9115 डूज

निवासी कि सिंह ल डी अरुण

प्लेटफार्म विक्रेता प्रवीण कुमार

व्यापारकर सिविल लाइन्स, इलाहाबाद

क्रमांक 723 अवधि 31 मार्च 2016 तक हस्ताक्षर







(10)

more beneficial enjoyment of the entire complex in such manner as they may mutually agree.

13. That the passage, common area and common amenities on all the floors shall always be available for use to the Land owner, Builder, their transferees, and assignees of the Group Housing Complex.

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

15. That the Builder shall use 1<sup>st</sup> Class Material as per the Specifications as per Annexure - 2 of this Agreement in Construction of the Group Housing Complex and the Builder shall be solely responsible for any deficiency found later on.

16. That after the Group Housing Complex is complete and occupied by the Land Owner 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 will be shared by the Land owner and Builder or their Assignees / Agents / Representatives / Licensees in whatsoever capacity, in proportion to the Area in their Possession.

17. That the Builder, the Land Owner and their Successors, Heirs, Legal Representatives,

  
Shri Ajay Agrawal

For Paras Kunj -  
  
Partner (s)

For Paras Kunj  
  
Partner (s)

क्रमांक 33 तिथि 11/2/16 मूल्य 100 प्रयोज्य

स्टाम्प ब्रोकर का नाम पीएन एल

निवासी हरिद्वार जिला

स्टाम्प विक्रेता प्रदीप कुमार

व्यापारकर सिविल लाइन्स, इलाहाबाद

ला०नं० 723 अवधि 31 मार्च 2016 तक

हस्ताक्षर







उत्तर प्रदेश UTTAR PRADESH

CS 353292

(11)

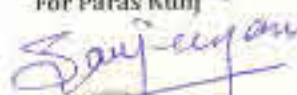
and Assignees shall form a Society comprising the Builder, Land Owner, their heirs, legal representative and assignees and transferees / assignees of various units of Group Housing Complex and the said Society shall be responsible for maintenance (in all respect) including payment of Taxes to Municipal Corporation, Allahabad Jal Sansthan, Allahabad of the Group Housing Complex.

18. That the Electricity Bills shall be paid by the respective Flat Owner of various Flats after obtaining the Electricity Connection from the UPPCL after paying the necessary transformer and connection charges of UPPCL as per the pro-rata basis.

19. That on completion of the Project in all respect, the Land Owner shall be responsible for the liability of Income Tax, Capital Gains, TDS, Service Tax, or any other tax that may be imposed in future only in respect of their 39% share. Similarly, the Builder shall be responsible for the liability of Income Tax, Capital Gains, TDS, Service Tax, or any other tax that may be imposed in future only in respect of their 61% share.

20. That in case of any dispute arising between the parties hereto pertaining to the Terms and Conditions of this Agreement the same shall be referred to sole Arbitrator which will be appointed jointly with mutual consent; and the decision of the Arbitrator shall be Final and binding on both the parties hereto. The provision of Arbitration Act 1996 shall be fully applicable to such Arbitration proceedings.

  
Shri Ajay Agrawal

For Paras Kunj  
  
Partner(s)

For Paras Kunj  
  
Partner(s)

क्रमांक 34 तिथि 1/2/16 मूल्य 100 प्रयोगकर्ता

स्टाम्प ब्रोकर का नाम पति १५ फुल

निवासी १५ फुल

स्टाम्प विक्रेता प्रवीण कुमार

व्यापारकर सिविल लाइन्स, इलाहाबाद

ला०न० 723 अवधि 31 मार्च 2016 तक

हस्ताक्षर



पति १५ फुल







उत्तर प्रदेश UTTAR PRADESH

CS 353293

(12)

21. That it is specifically mentioned and made clear that during Construction of the Group Housing Complex the Land Owner Including his heirs and Legal Representatives, Executors, Nominees and Assignees shall not be entitle to interfere in the construction of the Group Housing Complex and the construction work shall not be stopped in any circumstances even during pendency of any arbitral or court proceeding.

22. That cost of this Agreement including payment of Stamp Duty and Registration Fees shall be borne by the Builder.

IN WITNESS WHEREOF the parties hereto have signed and set their hands on the 4<sup>th</sup> day of month February and year 2016 first above mentioned.

#### DETAILS OF PROPERTY

Full Complete Portion of Khata No. 00059, Arazi No. 216MI/1460.00 sq.mts. situated at Village Maheva, Patti Purab Uprahar, Pargana Arail, Tehsil Karchana, Distt. Allahabad marked Red in the Annexed Map and detailed as per the following:-

**North:** Property of Others.

**South:** Property of Shri Murlidhar Agarwal and Shri Pankaj Agarwal Arazi No. 216/1 MI.

**East:** Property of Smt Romi Agarwal Arazi No. 216MI.

**West:** Part Portion of Arazi No. 216/1 MI of the Builder.

  
Shri Ajay Agrawal

For Paras Kunj  
  
Partner (S)

For Paras Kunj  
  
Partner (S)

क्रमांक (35) दिनांक 1/2/16 मूल्य 100  
 स्टाम्प क्रेता का नाम श्री/रमेश कुमार  
 निवासी श्री/रमेश कुमार, श्री/रमेश कुमार  
 स्टाम्प विक्रेता प्रवीण कुमार  
 व्यापारकर सिविल लाइन्स, इलाहाबाद  
 ला०न० 723 अवधि 31 मार्च 2016 तक

हस्ताक्षर



1/2/16





उत्तर प्रदेश UTTAR PRADESH

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(13)

**VALUATION OF PROPERTY**

Property has no Road and it is governed by code No. 0269, Page 27 of Collector Prescribed List 2015, according to prescribed rate valuation as under:-

Area = 460.00 sq.mts. x Rs. 8,400/- = Rs. 38,64,000/-

The valuation of Total Land is Rs. 38,64,000/- and liability of Stamp is Rs. 2,70,500/-.  
The Stamp has been paid as under:

1. Rs. 2,69,000/- through E-Stamp Certificate No. IN-UP016503500271660
2. Rs. 1,500/- Stamp paid by Non-Judicial Sheet according to G.O. 2756/11 dated 30<sup>th</sup> June, 2008.

  
  
Shri Ajay Agrawal

For Paras Kunj -  
  
Partner(s)

For Paras Kunj -  
  
Partner(s)

क्रमांक (96) तिथि 1/2/16 मूल्य 100 प्रयोग्य (1/1)

स्टाम्प क्रेता का नाम

निवासी

स्टाम्प विक्रेता प्रवीण कुमार

व्यापारकर सिविल लाइसेंस, इलाहाबाद

ला०न० 723 अवधि 31 मार्च 2016 तक

हस्ताक्षर







उत्तर प्रदेश UTTAR PRADESH

CS 353295

(14)

PHOTO OF LAND



  
  
Shri Ajay Agrawal

For Paras Kunj

  
Partner (s)

For Paras Kunj

  
Partner (s)

क्रमांक 22 तिथि 1/2/16 मूल्य 100 प्रयोजन ६००

स्टाम्प क्रेता का नाम 412/5 इंदु

निवासी कि बि न ल डी डी

स्टाम्प विक्रेता प्रवीण कुमार

व्यापारकर सिविल लाइन्स, इलाहाबाद

ला०नं० 723 अवधि 31 मार्च 2016 तक इस्ताक





## PARAS KUNJ FLATS ALLOTTED TO MR. AJAY AGRAWAL

ANNEXURE-1

Floor & Flat No.	UGF	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	7th Floor	8th Floor	B.H.K	sq.ft.	No. of Floors	
A										3	1331.93	9	
B										3	1267.92	9	
C										3	1267.92	9	
D										3	1267.92	9	
E			X							3	1331.93	9	1331.93
F										3	1267.92	8	
G						X				2	976.58	9	976.58
H										2	1052.91	9	
J										2	1082.22	8	
K				X						2	997.00	8	997.00
L					X					2	987.62	6	987.62
M										2	989.75	8	
N										2	1008.66	9	
P										2	1086.23	9	
Q									X	2	989.75	9	989.75
R					X					2	989.75	9	989.75
													6272.63










## ANNEXURE - 2

### SPECIFICATIONS OF FLATS

#### LIVING/ DINING/ PASSAGE/ LOBBY

Floor	Vitrified Tiles Nano Polished
Walls	Acrylic emulsion paint on Birla/JK wall putty punning
Ceiling	Acrylic Emulsion paint with POP cornices

#### BEDROOMS

Floor	Vitrified Tiles Nano Polished
Walls	Acrylic emulsion paint on Birla/JK wall putty punning
Ceiling	Acrylic Emulsion paint with POP cornices

#### KITCHEN

Walls	Tiles up to 2'-0" above counter and Acrylic Emulsion paint in the balance area
Floor	Anti Skid Ceramic Tiles
Ceiling	Acrylic Emulsion paint with POP Cornices
Counter	Granite/Green Marble top Counter
Fittings / Fixtures	CP fittings with CPVC/PPR pipes and Single bowl SS Sink
Kitchen Appliances	Fully equipped Modular Kitchen with 4 Burner Cooktop, Chimney, of a standard make

#### BALCONY

Floor	Terrazzo Tiles/ Anti Skid Tiles Ceramic Tiles
Ceiling	Exterior paint/Toilets
Walls	Combination of Tiles upto door level and Acrylic Emulsion paint in the balance
Floor	Anti-skid Ceramic Tiles
Ceiling	Acrylic Emulsion paint
Fixtures/Accessories	Towel rail, Soap dish, glass shelves and Mirror of standard make
Sanitary Ware/CP fittings	CP Fittings, Wash Basin & WC, Health Faucet/Jet of Jaguar / Hindware / Cera / Parryware / Marc or equivalent brands
Plumbing	CPVC/PPR piping for hot and cold water supply inside the toilets & UPVC pipes for stacks

#### FIRE FIGHTING

System Fire Fighting System as per NBC 2005 norms

#### STRUCTURE

Earthquake Resistant RCC Framed Structure Designed by Qualified Structural Engineers

#### DOORS

Internal Door	Painted Hardwood frame with Laminated flush door with Mortise Locks
Main Entrance Door	Polished Hardwood Frame with Decorated Laminated Flush Door with Mortise Locks and Stainless Steel Hardware

#### EXTERNAL GLAZING'S

Windows/External Glazing's Energy Efficient, Sound Insulating glass units with-tinted/reflective and or clear glass with powder coated Aluminum Sliding windows with MS Grills for Security

#### ELECTRICAL FIXTURES/FITTINGS

Modular switches of Northwest/ Crabtree/Havells/Philips or equivalent make and copper wiring and light fittings in all Rooms, Toilets, Balconies, etc

#### SECURITY SYSTEM

Secured Gated Community with access Control at Entrances and lifts with internal security and EPABX systems for internal communication

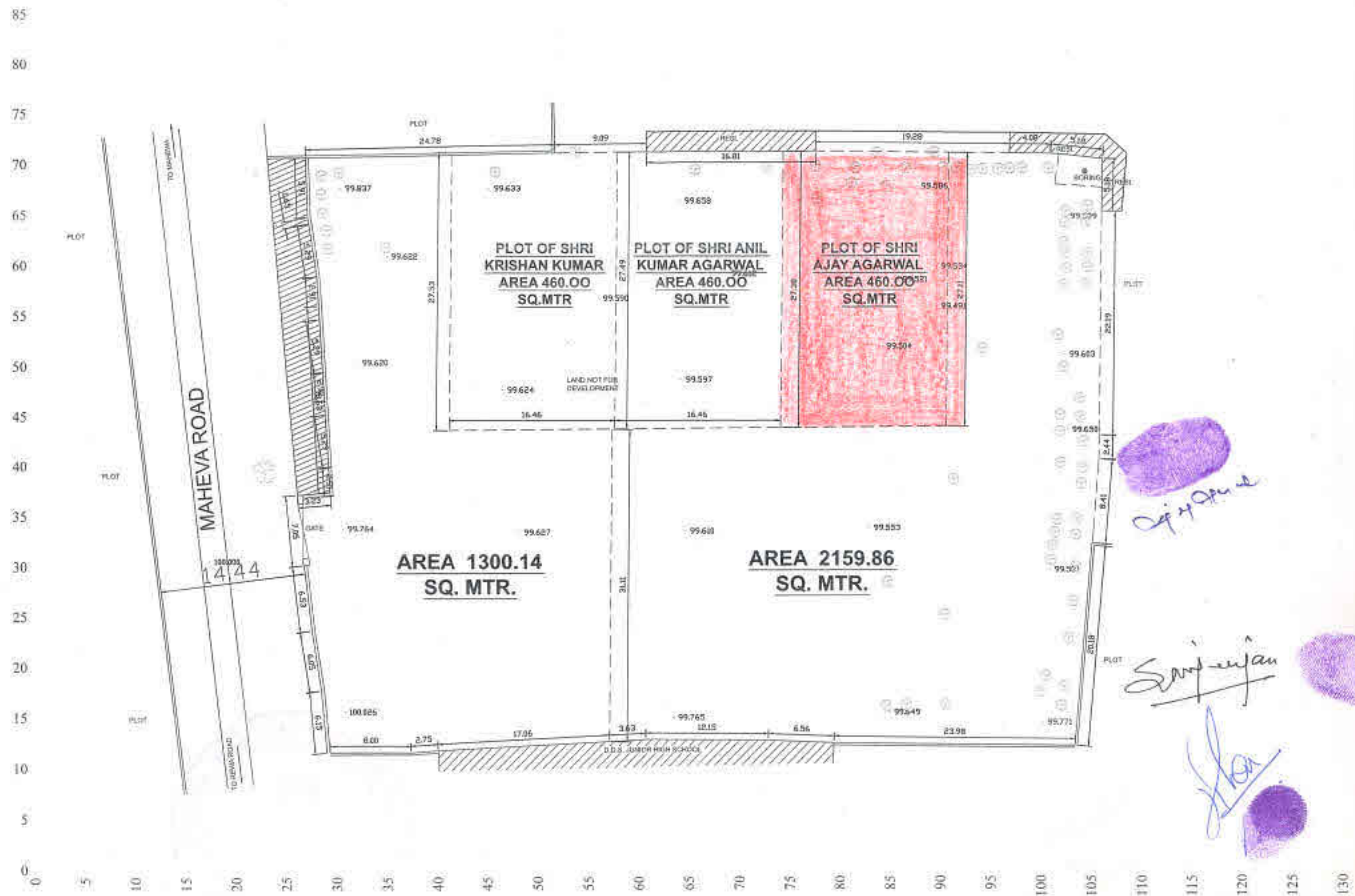
#### STAIRCASES

Floor	Kota Stone/Marble Walls Acrylic Emulsion paint
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LAND OWNER  
SHRI AJAY AGRAWAL

TOTAL AREA = 460.00 SQ.MTS. PART PORTION OF  
ARAZI 216/1 MI MAHEWA PURABPATTI PARGANA  
ARAIL, TAHSIL KARCHANA, DIST. ALLAHABAD

LEGEND  
BOUNDARY WALL  
BOUNDARY  
ROAD  
TREE

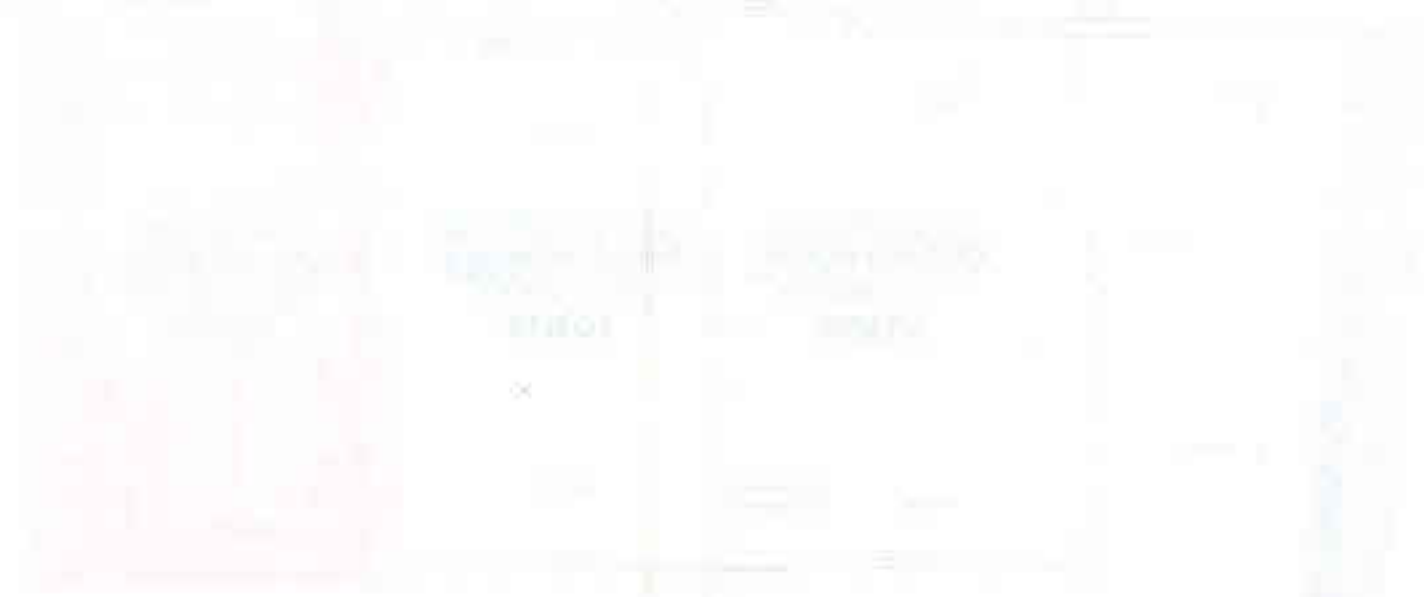
BUILDING



SCALE-1:250  
DATE-27-05-2013  
SUR. BY- NARENDAR  
DRAWN BY- A.JAY  
CAD FILE- ALLAHABAD-NAND

SURVEY BY-  
SVM CAD solutions  
2003 LEKHRAJ DOLLAR,  
INDIRA NAGAR, LUCKNOW  
PHONE-0522-4029768,7309030584

2050








उत्तर प्रदेश UTTAR PRADESH

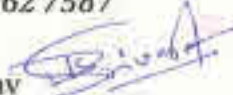
CS 353296

(15)

  
  
**Shri Ajay Agrawal**  
(Land Owner/1<sup>st</sup> Party)  
Mobile No. 8400600401

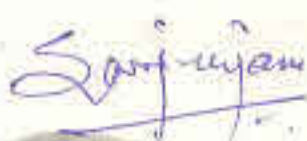
Witnesses:

1.   
**Shri Rajesh Kumar Gupta,**  
S/o Shri R.P. Gupta,  
R/o 21/19 Mayo Road, Allahabad  
AADHAAR Card No.: 4643 4162 7587

2.   
**Shri Devesh Kumar Srivastav**  
S/o Shri Chandra Kishore Srivastava  
R/o 209 D / R / 9M Om Prakash Sabhasad Nagar  
Kalindipuram, Rajroopur, Allahabad  
AADHAAR Card No.: 5394 8517 8943

Drafted By:   
Cidh

Typed By: 

  
  
**M/s Paras Kunj**  
through its Partner (s)  
**Shri Sanjeev Jain**  
& **Ishan Agarwal**  
(Builder/2<sup>nd</sup> Party)



क्रमांक 38 तिथि 11/2/16 मूल्य 100 पर्याप्त क/क

स्टाम्प क्रेता का नाम प/क/इ/

निवासी शिवेन्द्र कुमार सिंह

स्टाम्प विक्रेता प्रवीण कुमार

व्यापारकर सिविल लाइन्स, इलाहाबाद

ला०नं० 723 अवधि 31 मार्च 2016 तक

इस्ताक

आज दिनांक 04/02/2016 को

वही सं 1 जिल्द सं 4529

पृष्ठ सं 303 से 340 पर क्रमांक 1045

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Shivendra

शिवेन्द्र कुमार सिंह

उप निबंधक करछना

करछना

4/2/2016

निम्न 230 की आपसी खींच  
- क्रि.नं. 4529 इ.नं. 303-400 अंश  
3125 दि. 18-11-2016 पर की गयी

Shivendra  
शिवेन्द्र कुमार सिंह

उपनिबंधक  
करछना इलाहाबाद

18-11-16

