

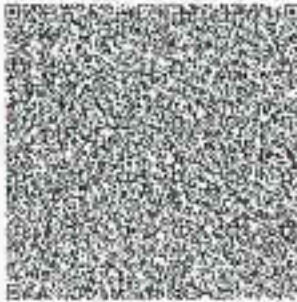


सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

## e-Stamp

Certificate No. : IN-UP00142402671935L  
Certificate Issued Date : 01-Oct-2013 01:49 PM  
Account Reference : SHCIL (FI)/ upshcil01/ ALLAHABAD1/ UP-AHD  
Unique Doc. Reference : SUBIN-UPUPSHCIL0100151981681735L  
Purchased by : SALEEM AHMAD  
Description of Document : Article 5 Agreement or Memorandum of an agreement  
Property Description : PART OF ARAZI216/1M AREA1209.86sqm and 216MI  
AREA950sqm,MAHEWA POORAB  
PATTI,ARAIL,KARCHANA,ALLAHABAD  
Consideration Price (Rs.) : 1,38,23,104  
(One Crore Thirty Eight Lakh Twenty Three Thousand One Hundred  
And Four only)  
First Party : MURLIDHAR AGARWAL PANKAJ AGARWAL AND RENU  
AGARWAL  
Second Party : MS PARAS KUNJ  
Stamp Duty Paid By : MS PARAS KUNJ  
Stamp Duty Amount(Rs.) : 9,65,000  
(Nine Lakh Sixty Five Thousand only)



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

M.D. Agrawal. P. Agrawal. Renu Agrawal.



EN 0005252394

### Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.





5648/13

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये  
रु.1000

ONE THOUSAND RUPEES

Rs.1000

उत्तर प्रदेश UTTAR PRADESH

L 293924

113 SEP 2013

इलाहाबाद V.N.

**SUMMARY OF DEED**

<b>Date of Execution:</b>	01-10-2013
<b>Mauza:</b>	Mahewa Fatti Poorab Uparhar
<b>Pargana:</b>	Arail
<b>Tehsil:</b>	Karchana
<b>Type of Land:</b>	Residential
<b>Code and Page:</b>	0269 Page No. 24 of Rate List
<b>Khata No.:</b>	00276 & 00309
<b>Arazi No.:</b>	216/1 MI & 216MI
<b>Total Area:</b>	2159.86 Sq. mtr.
<b>Road:</b>	No Road
<b>Valuation:</b>	Rs. 1,38,23,104.00
<b>Paid Stamp Duty:</b>	Rs. 9,67,680.00

Murlidhar Agarwal

Pankaj Agarwal

Romi Agarwal

M.S. Agrawal

P. Agrawal

Romi Agarwal

Sanjeev Jain

Ishan Agarwal

2182 10/11/11

स्टाम्प केला का नाम गोपाल गोपाळ मुष्टारखारा कचेहरी इलाहाबाद

निवासी 10 कलेवा रा 5

कानू सं 373 अक्टि 31 मार्च 2011 तक

इलाहाबाद





भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये  
रु.1000

ONE THOUSAND RUPEES  
Rs.1000



उत्तर प्रदेश UT

13 SEP 2013

गुलाबदाद नगर



*Sanjeev Jain*

(3)



L 293923

### BUILDERS AGREEMENT

This Builders Agreement with possession made this the 01<sup>st</sup> day of October, 2013.

### BETWEEN

**Murlidhar Agarwal**, S/o Late Thakur Das Agrwal, **Pankaj Agarwal**, S/o Sri Murlidhar Agarwal and **Smt. Rennu Agarwal alias Smt. Romi Agarwal**, D/o Shri Murlidhar Agarwal, R/o 161/43, Kashiraj Nagar, Katgher, Allahabad presently residing at 49/39, Tashkand Marg, A-301 Lotus Apartment, Civil Lines, Allahabad.

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

### AND

**M/s Paras Kunj**, a partnership firm registered with Registrar of firms and societies under The Indian Partnership Act of 1929 having its registered office at 3<sup>rd</sup> Floor, P. Square Mall, M.G. Marg, Civil Lines, Allahabad through its designated partners **Sanjeev Jain**, S/o Shri Prakash Chandra Jain, R/o 1-D, Beli Road, Allahabad and **Ishan Agarwal**, S/o Shri Dinesh Kumar Agarwal, R/o 14/22/28 New Elgin Road, Civil Lines, Allahabad.

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

*M.D. Agarwal*

Murlidhar Agarwal

*P. Agarwal*

Pankaj Agarwal

*Romi Agarwal*

Romi Agarwal

*Sanjeev Jain*

Sanjeev Jain

*Ishan Agarwal*

Ishan Agarwal

क्रमांक 2181 दिनांक 18/9/13 मुख्यालय

स्टाम्प केला का नाम के.के.एल. गोपाल कुंज हल 11 गीत के.के.एल. गोपाल का जे.  
निवासी

स्टाम्प विक्रेता कुण्ड गोपाल मुख्तारखाना कचेदरी इलाहाबाद

1 का. सं. 313 अर्थात् 31 मार्च 2014 तक









उत्तर प्रदेश UTTAR PRADESH

K 362133

(4)

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

**1. 967.00 sq.mts.** from Shri Saeed Ahmed vide Registered Sale Deed dated 08-08-1988 registered on Bahi No. 1, Zild No. 728, on pages 119 to 121 at Serial No. 17, registered in the office Sub-Registrar, Karchana, Allahabad executed in favour of **Smt. Renu Agarwal**, D/o Shri Murlidhar Agarwal, mutated in **Kahata No. 00309 as 950.00 sq.mts.** in the land revenue records.

**2. 2517.00 sq.mts.** from Shri Saeed Ahmed vide Registered Sale Deed dated 08-08-1988 registered on Bahi No. 1, Zild No. 728, on pages 115 to 118, at Serial No. 16, registered in the office of Sub-Registrar, Karchana Allahabad, executed in favour of Shri Murlidhar Agarwal, S/o Late Thakurdas Agarwal and **Shri Pankaj Agarwal**, S/o Shri Murlidhar Agarwal jointly mutated in **Kahata No. 00276 as 2510.00 sq.mts.** in the land revenue records.

**AND WHEREAS** the Land Owners Murlidhar Agarwal and Pankaj Agarwal have already sold **1300.14 sq.mts.** of the land out of their total land of **2510.00 sq.mts.** to the promoter/partners of the Builder firm (vide Registered Sale-Deed, registered in Bahi No. 1, Zild No. 3252, on pages 73 to 106 at serial No. 5412, dated 19-09-2013) and now the owners are left with only **1209.86 sq.mts. in the name of Shri**

M.S. Agarwal

Murlidhar Agarwal

P. Agarwal

Pankaj Agarwal

Romi Agarwal

Romi Agarwal

Sanjeev Jain

Sanjeev Jain

Ishan Agarwal

Ishan Agarwal



2183 10/10/13  
 बटाम्प विवेता कुल्लु गोपाल भुव्दारखला कचेहरी इलाहाबाद  
 निवासी 161/43 काशीराज नगर कटघर इलाहाबाद  
 (का.के. 373 अविधि 31 मार्च 2014 तक)

विक्रय अनुबंध विलेख

13,824,000.00

10,000.00

20

10,020.00

1,000

प्रतिफल

मानियत

अंशित धनराशि

कीमती

नकल व प्रति शुल्क

योग

अवधि लगभग

श्री

मुरलीधर अग्रवाल (पैनकार्ड)

पुत्र श्री

स्व० ठाकुर दास अग्रवाल

जयराज

निवासी 161/43 काशीराज नगर कटघर इलाहाबाद

जन्मायी पत्नी

ने यह लेखपत्र इस कार्यालय में

दिनांक 1/10/2013

समय

4:58PM

इसे निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

जितेन्द्र कुमार तिवारी

उप निबंधक करछना

करछना

1/10/2013

निष्पादन लेखपत्र बाद सुनने व समझने मजबूत व प्राप्त धनराशि रु प्रलेखनानुसार उक्त

विवेता

क्रेता

श्री मुरलीधर अग्रवाल (पैनकार्ड)

पुत्र श्री स्व० ठाकुर दास अग्रवाल

पेशा

निवासी 161/43 काशीराज नगर कटघर

इलाहाबाद

श्री पारस कुंज द्वारा पार्टनर संजीव जैन (निर्वाचन कार्ड)

पुत्र श्री प्रकाश चन्द्र जैन

पेशा

निवासी 1/डी० बेली रोड इलाहाबाद

श्री पंकज अग्रवाल (निवास प्र०पत्र)

पुत्र श्री मुरलीधर अग्रवाल

पेशा

निवासी 161/43 काशीराज नगर कटघर

इलाहाबाद

श्री ईशान अग्रवाल (डी०एल०)

पुत्र श्री दिनेश चन्द्र अग्रवाल

पेशा

निवासी 14/22/28 न्यू एलियन रोड सिविल लाइन

इलाहाबाद

श्रीमती रेनु अग्रवाल रफ रोमी अग्रवाल (निर्वाचन कार्ड)

पत्नी श्री मुरलीधर अग्रवाल

पेशा गृहिणी

निवासी 161/43 काशीराज नगर कटघर

इलाहाबाद







उत्तर प्रदेश UTTAR PRADESH

23AA 177647

(5)

**Murlidhar Agarwal and Shri Pankaj Agarwal + 950.00 sq.mts. in the name of Smt. Renu Agarwal D/o Shri Murlidhar Agarwal = 2159.86 sq.mts. of the land. And now the Builders will develop the balance land 2159.86 sq.mts. morefully 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. 6 of this Builders Agreement.**


**AND WHEREAS** there by conferred on the aforesaid land as owners for area **2159.86 sq.mts.**, the land owners became the absolute owners of the said land and have also got their names mutated in the relevant records.

**AND WHEREAS** the owners are interested to raise a Group Housing Residential Complex over their aforesaid plot measuring area approx **2159.86 sq.mts.** which has 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 Builders Agreement.

**AND WHEREAS** the Builder approached the Land Owners and offered to construct and raise Group Housing Complex by their own investment and money over the aforementioned area of **2159.86**

  
Murlidhar Agarwal

  
Pankaj Agarwal

  
Romi Agarwal

  
Sanjeev Jain

  
Ishan Agarwal

2286 10/10/13  
 जिनकी पदवान श्री राजेश कुमार गुप्ता  
 पुत्र श्री आर० पी० गुप्ता  
 निवासी 21/19 ग्योर रोड इलाहाबाद  
 व श्री वेद प्रकाश  
 पुत्र श्री स्व० राममल  
 निवासी 15/3 बार्नहिल रोड इलाहाबाद  
 न को ।  
 अन्य बातें यह साक्षियों के विज्ञान अंगुष्ठ नियमानुसार लिये गये हैं।

न निष्पादन ग्योकार किया ।

जिनकी पदवान श्री राजेश कुमार गुप्ता

पुत्र श्री आर० पी० गुप्ता

पेशा

निवासी 21/19 ग्योर रोड इलाहाबाद

व श्री वेद प्रकाश

पुत्र श्री स्व० राममल

पेशा

निवासी 15/3 बार्नहिल रोड इलाहाबाद

न को ।

अन्य बातें यह साक्षियों के विज्ञान अंगुष्ठ नियमानुसार लिये गये हैं।

रजिस्ट्रार अधिकारी के हस्ताक्षर

जितेन्द्र कुमार तिवारी  
 उप निबंधक करछना  
 करछना

1/10/2013







उत्तर प्रदेश UTTAR PRADESH

23AA 177648

(6)

**sq.mts.** The Builder is duly registered under the provisions of The Indian Partnership Act of 1929.

**AND WHEREAS** the owners have agreed and accepted the proposal of the builders 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:-**

**01.** That the owners do hereby declare that they are the exclusive owners 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 owners and is free from any encumbrances, lien or charges.

**02.** That the Builder shall construct Residential Flats/Houses as per sanctioned plan for over the aforesaid freehold land at its own cost and investment. In this the Owners shall not make any investment of any kind, except for the charges of purchasable FAR.

**03.** That the Builder will get prepared a building plan, by competent Architect and submit the same for sanction at Allahabad Development Authority Allahabad for its approval at its own cost,

M. D. Agarwal  
Murlidhar Agarwal

P. Agrawal  
Pankaj Agarwal

Romi Agarwal  
Romi Agarwal

Sanjeev Jain  
Sanjeev Jain

Ishan Agarwal  
Ishan Agarwal



2236

तिथि 10/9/13

मूल्य 2 प्रागजन्म

स्टाम्प क्रमांक का नाम श्री (मै) चारम देव झा (कैमराम)

निवासी (1) बेली रोड

स्टाम्प विक्रेता श्रीव गोहन अग्रहरी सिविल कोर्ट इलाहाबाद

ला0 नं0 508 अवधि 31 मार्च 1 तक हस्ताक्षर

विक्रेता

Registration No.: 5648

Year: 2013

Book No.:

0101 मुरलीधर अग्रवाल (पैनकार्ड)

श्री ठाकुर दास अग्रवाल

161/43 काशीराज नगर कटघर इलाहाबाद



0102 पंकज अग्रवाल (निवास प्रपत्र)

मुरलीधर अग्रवाल

161/43 काशीराज नगर कटघर इलाहाबाद



0103 रंजु अग्रवाल रफ रोमी अग्रवाल (निर्वाचन कार्ड)

मुरलीधर अग्रवाल

161/43 काशीराज नगर कटघर इलाहाबाद

गृहिणी





भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY  
RUPEES

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

23AA 177652

(7)

expenses and persuasion. That the funds for construction of building and completion of project shall be arranged and borne by the Builder alone.

04. That on completion of the project i.e. completion of entire construction of Group Housing Complex, in the ratio of, **30%:70%** to the owners and the builder. The **30% saleable area along with the Pro-Rata Land (of the 1209.86 sq.mts.)** of the land under this Builders Agreement of the Group Housing Complex on all the floors shall be owned and possessed by owners Murlidhar Agarwal and Pankaj Agarwal and the builder will get **70% saleable area along with the Pro-Rata Land (of the 1209.86 sq.mts.)** to the builder under this builder agreement, and likewise in the area of **950.00 sq.mts.** owned by Renu Agrawal alias Romi Agarwal the same ratio will be of **30% saleable area along with the Pro-Rata Land** to the Renu Agarwal alias Romi Agarwal and **70% saleable area along with the Pro-Rata Land to the builders (of the 950.00 sq.mts. of the land under this Builders Agreement)** of the Group Housing complex on all the floors. The constructed area on each floor shall be as per sanctioned plan which shall be shared in the ratio of **30:70** as mentioned above and the owners and builder shall have roof right in the aforesaid proportion.



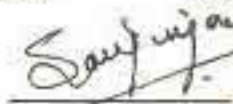
Murlidhar Agarwal



Pankaj Agarwal



Romi Agarwal



Sanjeev Jain



Ishan Agarwal



क्रमांक

10/9/13

स्थिति

मुख्य

प्रयोजन

स्टाम्प केला का नाम प्रमोद पावन के जे जी जी

निवासी

स्टाम्प विकेंता शिव मोहन अग्रही सिविल कोर्ट, इलाहाबाद

लाठ नं० 508 अवधि 31 मार्च तक

केला

Registration No. :

5648

Year :

2013

Book No. :

1

0201 प्रारस कुंज द्वारा पार्टनर संजीव जैन (निर्वाचन कार्ड)

प्रकाश चन्द्र जैन

1/200 बेली रोड इलाहाबाद

Sanjiv Jain



0202 ईशान अग्रवाल (डी०एल०)

दिनेश चन्द्र अग्रवाल

14/22/28 न्यू एलिन रोड सिविल लाइन इलाहाबाद

Ishan Agrawal







उत्तर प्रदेश UTTAR PRADESH

23AA 177653

(8)

05. That the present FAR permitted by the Allahabad Development Authority, Allahabad is **1.75** which means that the map is to be 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 construct as per extended FAR. The Owners and the Builders shall share the additional construction in the same proportion i.e. **30:70**. ***If any charges are to be expensed for the additional FAR purchase, that charges will be borne by the Owners alone.***

06. That the entire 30% saleable area owned by the Owners as mentioned herein before shall absolutely vest in the owners and the owners 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.

07. That the entire 70% saleable area owned by the Builder as mentioned herein before shall absolutely vest in the Builder and the Builder shall alone entitled to either retain or sell the same at their own discretion by the signature of its CEO or by its authorized officer without any interference by the owners or their heirs, legal representatives, executors or assignees or nominees.

M.S. Agarwal  
Murlidhar Agarwal

P. Agarwal  
Pankaj Agarwal

Romi Agarwal  
Romi Agarwal

Sanjeev Jain  
Sanjeev Jain

Ishan Agarwal  
Ishan Agarwal

2841

कर्मचारी

संख्या 9.1.13 मूल्य प्रमाणित

संख्या 9.1.13 मूल्य प्रमाणित

संख्या 9.1.13 मूल्य प्रमाणित

संख्या 9.1.13 मूल्य प्रमाणित





भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY  
RUPEES

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

23AA 177649

(9)

08. That the Owner and the Builder shall also own respectively in proportion of 30% and 70% saleable area on all the floors. The owner's share and the builders share shall be entitled to either retain or sell their respective shares at their own discretion.

09. That if any additional construction that may be raised as per the increased FAR, the owners and the Builders shall own in proportion of 30:70 and if any charges are to be expensed for the additional FAR the charges will be borne by the Owners alone.

10. That the owners 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 and 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 **3.0 years (Three years)** from the date of release of sanctioned plan for construction of Group Housing Complex by Allahabad Development Authority, Allahabad or 3.0 years from the date of handing over vacant physical possession by the owners to the

M.D. Agarwal

Murlidhar Agarwal

P. Agarwal

Pankaj Agarwal

Romi Agarwal

Romi Agarwal

Sanjeev Jain

Sanjeev Jain

Ishan Agarwal

Ishan Agarwal

(2297)

10/9/13

मूल्य ..... न.प्राप्त

कामा-2 .....  
प्राप्त किया का न.प्राप्त पारित के डा.11 संज्ञित

निवासी ..... 17 केडी दो

प्रमाण प्रकृत दि. 10 अगस्त 2013 मिनट कोट, इलाहाबाद

ला. नं. 508 अला. 11 अगस्त 13 प्रकृत इलाहाबाद







उत्तर प्रदेश UTTAR PRADESH

(10)

23AA 177650

Builder whichever is later. However, any period, during which the Builder shall not be entitled/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 3.0 years, It is further agreed that in case the Builder fails to complete the project for any reason within the aforesaid period of 3.0 years, then the builder shall be liable to pay to the owners damages @ Rs. 25,000.00 (Rupees Twenty 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 owners and the builder and the same shall always be used by them for more beneficial enjoyment of the entire complex in such manner as they may mutually agreed.

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

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

M. S. Agarwal  
Murlidhar Agarwal

P. Agarwal  
Pankaj Agarwal

Romi Agarwal  
Romi Agarwal

Sanjeev Jain  
Sanjeev Jain

Ishan Agarwal  
Ishan Agarwal

2030

क्रमांक

दिनांक

9.11.23

मूल्य

प्रमाणित

स्टाम्प क्रमांक का नाम महेश कुमार पारस के ज हा 11 है प्रमाणित

निवासी 1 D लेखी नो

स्टाम्प विक्रेता शिव मोहन अग्रहरी सिविल कोर्ट, इलाहाबाद

ला 10 नं 508 अती 31 मार्च 1 पु तक हस्ताक्षर







उत्तर प्रदेश UTTAR PRADESH

(11)

23AA 177651

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 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 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.

17. That the Builder, the Owner and their successors, heirs, legal representatives, and assignees shall form a society comprising the Builder, Owners, their heirs, legal representative and assignees and transferees/ or 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 owners of

*M. D. Agarwal*

Murlidhar Agarwal

*P. Agarwal*

Pankaj Agarwal

*Romi Agarwal*

Romi Agarwal

*Sanjeev Jain*

Sanjeev Jain

*Ishan Agarwal*

Ishan Agarwal

20891

कमिशन

10/9/13

प्रमाणित है

स्टाम्प कला का नाम मैपर्स पारस कुमार शर्मा

निवात 13 लेखी राई

स्टाम्प विक्रीता शेख फजल अहमद सिविल कोर्ट इलाहाबाद

नं. 508 अर्थात् 14 मार्च 1913 ई. 14/10/13







उत्तर प्रदेश UTTAR PRADESH

23AA 177654

(12)

various flats after obtaining the electricity connection from the UPPCL.

19. That on completion of the project in all respect, the Owners 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 30% 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 70% 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 to be appointed jointly with mutual consent; and the decision of the arbitrator shall be final and binding on the parties hereto. The provision of arbitration Act 1996 shall be fully applicable to such Arbitration proceedings.

21. That it is specifically mentioned and made clear that during construction of the Group Housing Complex the owners including their heirs and LRs, executors nominees and assignees shall not be



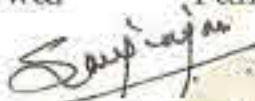
Murlidhar Agarwal



Pankaj Agarwal



Romi Agarwal



Sanjeev Jain



Ishan Agarwal

2962  
कमीक

तिथि 9/13 मूल्य प्रायोजन

स्टाम्प क्रमांक का नाम श्री फारुख अली फरीद मल

निवासी 13 बेली रोड

स्टाम्प विक्रेता शिव मोहन अग्रहरी सिविल कोर्ट, इलाहाबाद

ला0 नं0 508 अवधि 31 भाद 1 एक हस्ताक्षर







उत्तर प्रदेश UTTAR PRADESH

23AA 177655

(13)

entitled 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.



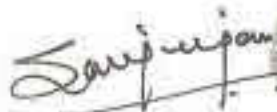
Murlidhar Agarwal



Pankaj Agarwal



Romi Agarwal



Sanjeev Jain



Ishan Agarwal

25/3

18/9/13 मृत्यु ..... विमान

राज्य सेवा का सम्बन्ध ..... पारित हुआ है। (परीक्षा में)

विभागा ..... 13 के लिए है।

स्व ..... विभागा द्वारा नोट - मृत्यु सिविल कोर्ट, इलाहाबाद

नि ..... को 500 रुपये 31 रुपये 1 पृष्ठ ..... हस्ताक्षर

रु  
र





भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

07AC 897112


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**IN WITNESS WHEREOF** the parties hereto have signed and set their hands on the 01<sup>st</sup> day of month October and year 2013 for above mentioned.


**DETAILS OF PROPERTY**

Part Portion of Khata No. 00276, Arazi No. 216/1 MI area **1209.86 sq.mts.** out of 2510.00 sq.mts. and Khata No. 00309, Arazi No. 216 MI area **950.00 sq.mts.** Total Land admeasuring **2159.86 sq.mts.** situated at village Maheva Patti, Purab Uprahar, Pargana Arail, Tehsil Karchana, Dist. Allahabad, marked red in the annexed map and detailed as per the following:-

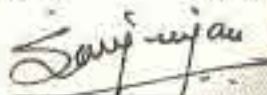
**North:** Property Ajay Agarwal, Krishan Kumar, Anil Agarwal and Others  
**South:** DDS School  
**East:** Others Property  
**West:** Part Portion of Arazi No. 216/1 MI sold to the promoter partners of the builder firm.

  
Murlidhar Agarwal

  
Pankaj Agarwal

  
Romi Agarwal



  
Sanjeev Jain

  
Ishan Agarwal

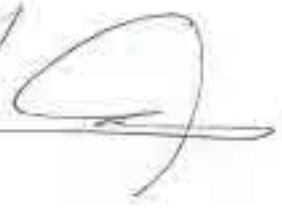
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19/9/13 मूल्य 2 प्रायोजन 1.14  
स्टाम्प केता का नाम प्रा. पाहा के. हा. (सि. वि. वि.)

नियमसी 1 D के. वि. वि.

स्टाम्प बिक्रेता शिव मोहन जगहरी सिविल कोर्ट, इलाहाबाद

ला0 न0 508 अ. वि. 31 मार्च 1 के. वि. वि. हस्ताक्षर





# भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

07AC 897113

(15)

## VALUATION OF PROPERTY

Property has no Road and it is governed by code No. 0269, Page 24 of collector prescribed list 2013. According to prescribed rate valuation as under:-

Area **2159.86 sq.mts.** x Rs. 6,400/sq.mtr. = Rs.1,38,23,104.00

The valuation of total land is Rs. 1,38,23,104.00 and liability of stamp is Rs. 9,67,680.00. The stamp has been paid as:

1. **Rs. 9,65,000.00** through e-stamp certificate.

2. **Rs. 2,700.00** stamp paid by Non-Judicial sheet according to G.O. 2756/11 dated 30<sup>th</sup> June, 2008.

*M. D. Agarwal*

Murlidhar Agarwal

*P. Agarwal*

Pankaj Agarwal

*Romi Agarwal*

Romi Agarwal

*Sanjeev Jain*

Sanjeev Jain

*Ishan Agarwal*

Ishan Agarwal

## Witnesses:

1. *Rajesh Kumar Gupta s/o Shri R.P. Gupta*  
No 21/19, Mayo Road, Allahabad

2. *Ved Prakash s/o Late Rajmal Agarwal*  
15/3, ... Road ...

Drafted By: Anil Kumar Shukla (Advocate)

Typed By: Mohd. Indreesh

25/10/13

01/10/13

कमांक

दिनांक

पृष्ठ

पर कमांक

वही सं.

जिल्द सं.

पृष्ठ सं.

से

पर कमांक

नियामक

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स्टाफ विक्रम शिव मण्डन ग्रामही मजदूर कोट, इलाहाबाद

ला0 न0 508 अगति 31 मार्च

1

हस्ताक्षर

आज दिनांक

01/10/2013

को

वही सं.

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जिल्द सं.

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पृष्ठ सं.

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पर कमांक

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रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*Handwritten signature*

जितेन्द्र कुमार तिवारी

उप निबंधक करछना

करछना

1/10/2013









is



## PHOTO OF LAND



*M. D. Agarwal*

Murlidhar Agarwal



*P. Agarwal*

Pankaj Agarwal



*Romi Agarwal*

Romi Agarwal



*Sanjeev Jain*

Sanjeev Jain



*Ishan Agarwal*

Ishan Agarwal





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