

(भाग 1)

(प्रस्तुतकर्ता अथवा प्राची द्वारा भुक्त्वा जाने वाला)

267-2808
 क्रम-संख्या B

लेख्य या प्राथना-पत्र प्रस्तुत करने का दिनांक _____
 प्रस्तुतकर्ता के प्राची का नाम _____
 लेख्य का प्रकार 047029
 प्रतिफल का धनराशि _____

- 1- रजिस्ट्रीकरण शुल्क _____
- 2- प्रतिलिपिकरण शुल्क _____
- 3- निरोक्षण या तलाश शुल्क _____
- 4- नुखारनामा के अधिप्रमाणितकरण के लिए शुल्क _____
- 5- कमीशन शुल्क _____
- 6- खिाविध _____
- 7- यात्रिक भत्ता _____

1 से 6 तक का योग _____
 शुल्क वसूल करने का दिनांक _____
 दिनांक, जब लेख्य प्रतिलिपि या तलाश प्रमाण-पत्र
 वापस करने के लिए तैयार होगा _____
 रजिस्ट्रीकरण अधिकारी के हस्ताक्षर _____

पी0एस0यू0पी0-01 निबन्धन-18.5.2009-निबन्धन
 प्राप्य सं0 13-50.000 पुरत्तये (डी0टी0पी0/आफरो)

24/07/14

CHANDAN CHAND
Stock Holding Corporation of India
ALLAHABAD BRANCH
Authorized Signatory

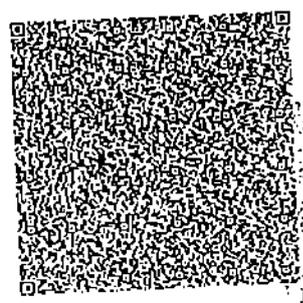


सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No.	IN-UP00498688374692M
Certificate Issued Date	25-Jul-2014 07:40 PM
Account Reference	SHCIL (FI)/ upshcil01/ ALLAHABAD1/ UP-AHD
Unique Doc. Reference	SUBIN-UPUPSHCIL0100596648536862M
Purchased by	Mr AMIT GOEL
Description of Document	Article 5 Agreement or Memorandum of an agreement
Property Description	PLOT NO 1/3 CIVIL STATION 4 STRACHEY ROAD ALLAHABAD
Consideration Price (Rs.)	0 (Zero)
First Party	Mr PRASHANT KANT AND Mr AMITABH KANT
Second Party	Mr AMIT GOEL SON OF V K GOEL
Stamp Duty Paid By	Mr AMIT GOEL SON OF V K GOEL
Stamp Duty Amount(Rs.)	15,47,100 (Fifteen Lakh Forty Seven Thousand One Hundred only)



Please write or type below this line

Builder's Agreement

This Builder's Agreement made this 26th day of July, 2014

Between

Prashant Kant *Amitabh Kant* *Amit Goel*

0000023411

Warning Alert:

Stamp Certificate should be verified at www.shCIL.com. Any discrepancy in the details on this

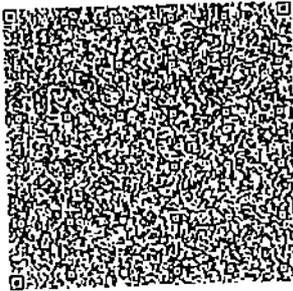


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Government of Uttar Pradesh

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Certificate No. : IN-UP00498665801177M
Certificate Issued Date : 25-Jul-2014 07:38 PM
Account Reference : SHCIL (FI)/upshcil01/ALLAHABAD1/UP-AHD
Unique Doc. Reference : SUBIN-UPUPSHCIL0100596507933919M
Purchased by : Mr AMIT GOEL
Description of Document : Article 5 Agreement or Memorandum of an agreement
Property Description : PLOT NO L/3 CIVIL STATION 4 STRACHEY ROAD ALLAHABAD
Consideration Price (Rs.) : 0
(Zero)
First Party : HARSH KRISHNA PRASAD S O LATE KASHI SHANKAR PRASAD
Second Party : Mr AMIT GOEL SON OF Mr V K GOEL
Stamp Duty Paid By : Mr AMIT GOEL SON OF Mr V K GOEL
Stamp Duty Amount(Rs.) : 7,73,550
(Seven Lakh Seventy Three Thousand Five Hundred And Fifty only)



Please write or type below this line

(1) Mr. Harsh Krishna Prasad alias Harshna Prasad s/o the late Shri Kashi Shankar Prasad, resident of D-1243, Gaur Green Avenue, Abhay Khand II, Ghaziabad-201014

Ajit *Amprayan* *Mini Chandra* *Ak helle*
0000023409

Statutory Alert:

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CHANDAN CHAND
Stock Holding Corporation of India Ltd
ALLAHABAD BRANCH
M.C.
Authorised Signatory

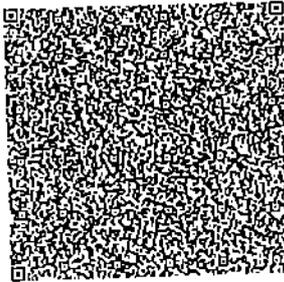


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INDIA NON JUDICIAL Government of Uttar Pradesh

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Certificate No.	: IN-UP00498620737187M
Certificate Issued Date	: 25-Jul-2014 07:33 PM
Account Reference	: SHCIL (FI)/ upshcil01/ ALLAHABAD1/ UP-AHD
Unique Doc. Reference	: SUBIN-UPUPSHCIL0100596588208975M
Purchased by	: Mr AMIT GOEL
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: PLOT NO L/3 CIVIL STATION 4 STRACHEY ROAD ALLAHABAD
Consideration Price (Rs.)	: 0 (Zero)
First Party	: VIKRAM SRIVASTAVA SON OF LATE K P SRIVASTAVA
Second Party	: Mr AMIT GOEL SON OF V K GOEL
Stamp Duty Paid By	: Mr AMIT GOEL SON OF V K GOEL
Stamp Duty Amount(Rs.)	: 7,73,550 (Seven Lakh Seventy Three Thousand Five Hundred And Fifty only)



(2) Mr. Vikram Srivastava, son of the late Shri KP Srivastava, resident of C-II/103A, Chanakya Puri, New Delhi-110021. Through Attorney Sri Amitabh Kaul, son of late Shri Rajni Kant, resident of 72, New Motibagh, New Delhi-110021.

Signature *Signature* *Signature* *Signature*
Muni Chand

Signature

0000023405

CHANDAN CHAND
Stock Holding Corporation of India Ltd.
ALLAHABAD BRANCH
Authorised Signatory



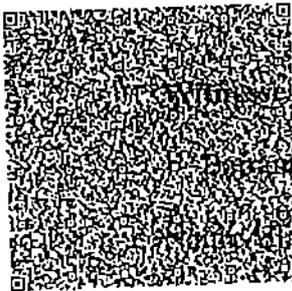
INDIA NON JUDICIAL
Government of Uttar Pradesh

IN WITNESS WHEREOF the parties hereto have signed and set
e-Stamp

their hands on this the 26th day of the month of July 2014 at Allahabad, the

संयमेव जयते
Place first above mentioned.

Certificate No. : IN-UP00498630153962M
Certificate Issued Date (Land Owners) : 25-Jul-2014 07:34 PM (Builder)
Account Reference : SHCIL (FI)/upshcil01/ALLAHABAD1/UP-AHD
Unique Doc. Reference : SUBIN-UPUPSHCIL 0100596516918660M
Purchased by : Mr AMIT GOEL
Description of Document : Article 5 Agreement or Memorandum of an agreement
Property Description : PLOT NO L/3 CIVIL STATION 4 STRACHEY ROAD ALLAHABAD
Consideration Price (Rs.) : 0
(Zero)
First Party : RAMAN SRIVASTAVA SON OF LATE KP SRIVASTAVA
Second Party : Mr AMIT GOEL SON OF Mr V K GOEL
Stamp Duty Paid By : Mr AMIT GOEL SON OF Mr V K GOEL
Stamp Duty Amount (Rs.) : 7,73,550
(Seven Lakh Seventy Three Thousand Five Hundred And Filly only)



Draft By - Dutt Tripathi S/o Brahma Nand Tripathi 123/3 Chak Doud Nagar

Allahabad

2- Anil Singh S/o Late Ram Bani Singh R/o 180 c /9B/2 Rajroopur Allahabad

Drafted By -

Typed By- Rohit Kesarwani

(3) Mr. Raman Srivastava s/o the late Shri KP Srivastava, resident of 'Anjali', VP No. XIII/50, Kodunganoor PO, Trivandrum-695013. Through Attorney Mr. Amitabh Kant s/o the late Rajni Kant, resident of 172, New Delhi-110017, New Delhi-110017.

[Handwritten Signature]

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Statutory Alert:

The authenticity of this Stamp Certificate shall be verified at www.e-stamp.com. Any discrepancy in the details on this Certificate and

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Stock Holding Corporation of India Ltd
ALLAHABAD BRANCH
Authorised Signatory

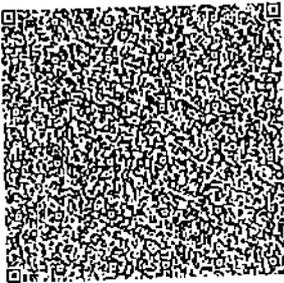


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Certificate No. : IN-UP004986904456889M
Certificate Issued Date : 25-Jul-2014 07:42 PM
Account Reference : SHCIL (FI)/ upshcil01/ ALLAHABAD/ UP-AHD
Unique Doc. Reference : SUBIN-UPUPSHCIL 0100596609915281M
Purchased by : Mr AMIT GOEL
Description of Document : Article 5 Agreement or Memorandum of an agreement
Property Description : PLOT NO L/3 CIVIL STATION 4 STRACHEY ROAD ALLAHABAD
Consideration Price (Rs.) : 0
(Zero)
First Party : VEERA SRIVASTAVA AND OTHERS
Second Party : Mr AMIT GOEL SON OF V K GOEL
Stamp Duty Paid By : Mr AMIT GOEL SON OF V K GOEL
Stamp Duty Amount(Rs.) : 7,73,550
(Seven Lakh Seventy Three Thousand Five Hundred And Fifty only)



Please write or type below this line
(4) Mrs. Veera Srivastava w/o the late Shri Raj Krishna Srivastava, resident of B-26, Police Lines, Lucknow.

Amrit
Amrit
Mrs. Veera Srivastava
Chand

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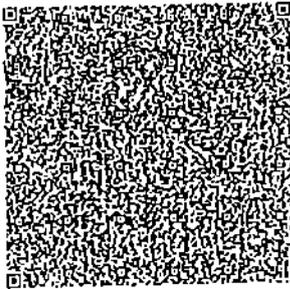


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Certificate No. : IN-UP004986713123741M
Certificate Issued Date : 25-Jul-2014 07:39 PM
Account Reference : SHCIL (FI)/ unshcil01/ ALLAHABAD1/ UP-AHD
Unique Doc. Reference : SUBIN-UPUFSHCIL.0100596553028360M
Purchased by : Mr AMIT GOEL
Description of Document : Article 5 Agreement or Memorandum of an agreement
Property Description : PLOT NO L/3 CIVIL STATION 4 STRACHEY ROAD ALLAHABAD
Consideration Price (Rs.) : 0
(Zero)
First Party : MINI CHANDRA W/O SHRI SUBHASH CHANDRA
Second Party : Mr AMIT GOEL SON OF Mr V K GOEL
Stamp Duty Paid By : Mr AMIT GOEL SON OF Mr V K GOEL
Stamp Duty Amount(Rs.) : 7,73,550
(Seven Lakh Seventy Three Thousand Five Hundred And Fifty only)



Please write or type below this line.

(5) Mrs. Mini Chandra w/o Shri Subhash Chandra, resident of 19A, Elgin Road, Allahabad-211001.

Sumit *Mini Chandra*



Ampr...

Ar well

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Statute

1. The authenticity of this Stamp Certificate shall be verified at www.shCIL.com. Any discrepancy in the details on this Certificate shall be reported to the website operators at 0522-2277222.

CHANDAN CHAND
Stock Holding Corporation of India Ltd.
ALLAHABAD BRANCH
Ch. Chandan
Authorised Signatory

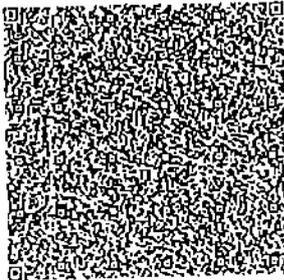


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INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP00498600093019M
Certificate Issued Date	: 25-Jul-2014 07:30 PM
Account Reference	: SHCIL (FI)/ upshcil01/ ALLAHABAD1/ UP-AHD
Unique Doc. Reference	: SUBIN-UPUPSHCIL0100596639406898M
Purchased by	: Mr AMIT GOEL
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: PLOT NO L/3 CIVIL STATION 4 STRACHEY ROAD ALLAHABAD
Consideration Price (Rs.)	: 0 (Zero)
First Party	: RAVI KANT AND VANDANA ROY ALIAS MONA ROY
Second Party	: Mr AMIT GOEL SON OF V K GOEL
Stamp Duty Paid By	: Mr AMIT GOEL SON OF V K GOEL
Stamp Duty Amount(Rs.)	: 15,47,100 (Fifteen Lakh Forty Seven Thousand One Hundred only)



6) Mr. Ravi Kant s/o the late Shri Rajni Kant, resident of A-3, Pallonji Mansion, Old Cuffe Parade Road, Mumbai-400021 Through Attorney Mr. Amitabh Kant s/o the late Shri Rajni Kant, resident of 72, New Motibagh, New Delhi-110021

Rajni Kant



Ch. Chandan



Ch. Chandan



Ch. Chandan



Ch. Chandan

0000023403



(7) Mr. Prashant Kant s/o the late Shri Rajni Kant, resident of A-75, Shivalik, New Delhi-110017. Through Legal Guardian Mr. Amitabh Kant s/o the late Shri Rajni Kant, resident of 72, New Motibagh, New Delhi-110021.

(8) Mrs. Vandana Roy alias Mona Roy w/o Shri Ajami Roy, resident of 62, Sagar Tarang, Worli Seaface, Khan Abdul Abdul Ghaffar Khan Road, Mumbai. Through Attorney Mr. Amitabh Kant s/o the late Shri Rajni Kant, resident of 72, New Motibagh, New Delhi-110021.

(9) Mr. Amitabh Kant s/o the late Shri Rajni Kant, resident of 72, New Motibagh, New Delhi-110021.

(10) Mr. Arjun Krishna Son of Late R.K. Srivastava

Resident of B-26, Police Lines
University Road, Lucknow.

(11) Ms. Anupriya Srivastava
Daughter of Late R.K. Srivastava
Resident of B-26, Police Lines
University Road, Lucknow.

(12) Ms. Divya Srivastava
Daughter of Late R.K. Srivastava
Resident of B-26, Police Lines
University Road, Lucknow.

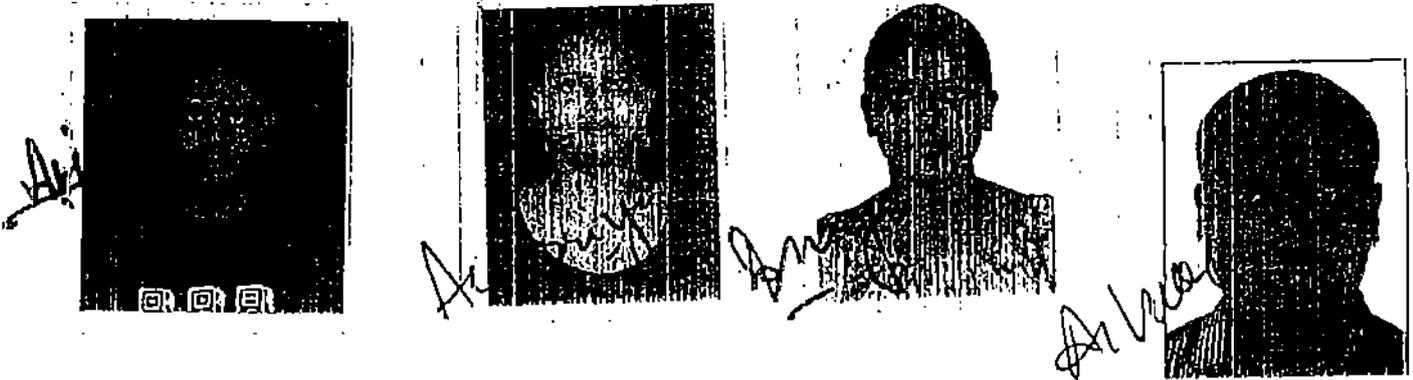
Arjun


Anupriya




Mini Chauhan


Arjun

(Hereinafter collectively (From Sl. No. 1 to 12) referred to as "The Land Owners" which expression shall always mean and include their heirs, L.Rs., executors and assignees of the One Part).

And

Amit Goel
 Son of Sri Virendra Kumar Goel
 Resident of 300, Colonelganj, Allahabad.

(Hereinafter called "The Builder" which expression shall always mean and include his heirs, L.Rs. executors, assignees and nominees of the Other Part).

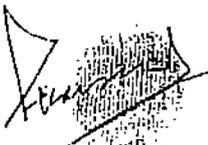
WHEREAS the Collector of District Allahabad on behalf of the Governor of UP executed Lease Deed dated 26.3.1996 in respect of Nazul Site No. L/3, Civil Station, Allahabad Area - 4804 Sq. Yards in favour of K.P. Srivastava, Smt. Parvati Varma, Smt. Sita Srivastava, son and daughters of Late

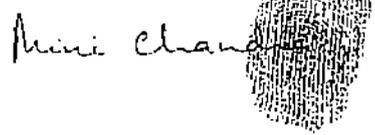
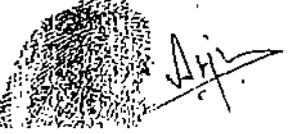
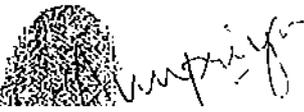
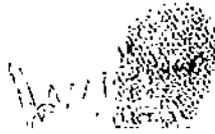
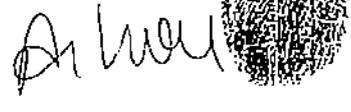
Swarnal
M. S. Prasad
Amprish
Mini Chandre
Amit

Tarkeshwar Prasad and of Pradeep Krishna, Harsh Krishna Prasad, Sushma Srivastava and Smt Poonima Srivastava, sons and daughters of late Kashi Shanker Prasad and thereby conferred lease hold rights in favour of aforesaid lessees for a term of 30 years w.e.l. 10.11.1988.

WHEREAS late K.P. Srivastava (Krishna Prasad Srivastava) died leaving behind Vikram Srivastava (son), Raman Srivastava (Son), Smt. Mini Chandra (Daughter) and heirs of Late Sri Raj Krishna Srivastava (Son) namely (Wife) Smt. Veera Srivastava, Son Arjun Krishna and two daughters Anupriya Srivastava and Divya Srivastava. Late Sri K.P. Srivastava had $1/4^{\text{th}}$ share in the aforesaid property and after his death the aforesaid $1/4^{\text{th}}$ share devolves on his four heirs. Accordingly Sri Vikram Srivastava holds $1/16^{\text{th}}$, Sri Raman Srivastava holds $1/16^{\text{th}}$, Smt. Mini Chandra holds $1/16^{\text{th}}$ and all the heirs of Late Sri Raj Krishna Srivastava namely (Wife) Smt. Veera Srivastava, Son Arjun Krishna and two daughters Anupriya Srivastava and Divya Srivastava, together, holds $1/16^{\text{th}}$ undivided share in the aforesaid lease hold plot No. L/3, Civil Station, Allahabad Area - 4804 Sq. Yards.

WHEREAS late Parvati Varma died leaving behind Shri Arvind Varma (son) and Shri Govind Varma (Son). The Late Smt. Parvati Varma had $1/4^{\text{th}}$ share in the aforesaid property and after her death the aforesaid $1/4^{\text{th}}$ share devolves on her two sons. Accordingly Shri Arvind Varma holds $1/8^{\text{th}}$ and Shri Govind



sanctioned plan by A. D. A., Allahabad, on the terms and conditions given hereinafter.

AND WHEREAS the First Party has represented and assured the Second

Party as follows:-

1. The First Party has not entered into any Agreement of either sale or mortgage or development of the said premises with anyone else in the past.
2. The property is free from all encumbrances in any way.
3. There is no legal dispute pending against the aforesaid site.
4. That except the Owners, the first party or their successors, nobody else has any right or title, interest, claim or demand whatsoever or howsoever into or upon the said property.
5. That there is no notice of acquisition or requisition received or pending in respect of the above land of the above named Owners.
6. That after execution of this agreement they shall not create any kind of hindrance in any manner during development of the property.

WHEREAS the aforesaid land is Nazul Lease Hold land and Free hold Rights are to be obtained as per Government Policy regarding grant of Free Hold Rights. The Builder shall be entitled to apply for grant of freehold rights in the land under his own signatures in the name of the above named owners. The Builder shall do necessary persuasions and shall also bear all expenses regarding grant of Free Hold Rights in respect of share of the Owners, the subject matter of this Builder's Agreement. However, the Owners shall provide all required documents, sign application(s), affidavit(s) and other documents that may be required for obtaining Free Hold Rights. The Builder shall also be

Assured

M. S. Chandra

Assured

Assured

Assured

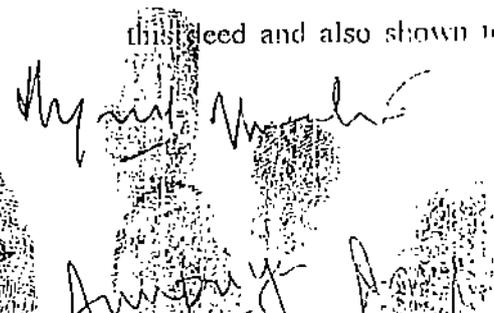
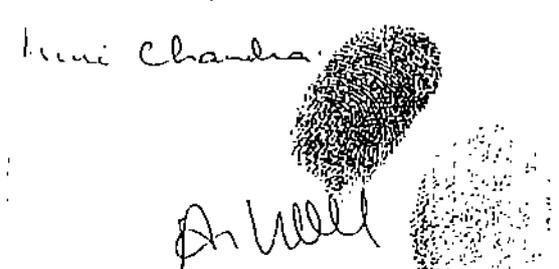
entitled to submit development plan, revised plan(s) before A. D. A, Allahabad under its own signature in the name of the Owners. The Owners shall also execute Power of Attorney in favour of above named Builder or his nominee in this regard as well as General Power of Attorney to enable the Builder to submit development plan before A.D.A., Allahabad, revised plan by its own signatures and generally to do all acts, things and deeds that may be required in this regard.

WHEREAS the Builder shall obtain sanction of Development Plan of the aforesaid property of the Owners at its own costs and expenses for construction of residential cum commercial complex under affordable group housing scheme/ or under group housing scheme as may be permitted by the A. D. A, Allahabad.

AND WHEREAS the Builder shall develop the aforesaid land as per sanctioned plan, at its own costs and expenses under affordable group housing scheme/ or under group housing scheme as may be permitted by the A. D. A., Allahabad on the terms and conditions given herein after.

NOW THE PARTIES HERETO COVENANT AS UNDER:-

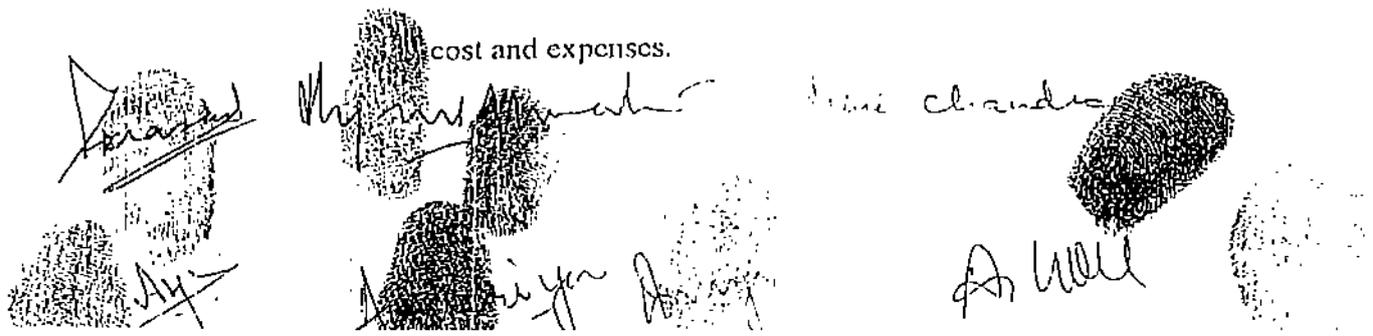
- 1- That the owners do hereby declare that the above named Owners together are lessees of 9/16th share in the aforesaid Nazul plot No. 3/3 Civil Station, Allahabad total area 4804 square yards i.e. 2702.25 Square Yards or 2260.25 Square Meter as well as 9/16th share in the building situated over the aforesaid plot bearing Municipal No. 4, Dr. N. P. Asthana Marg (Strachey Road), Allahabad fully described at the end of this deed and also shown to be bounded by Red Lines in the annexed

site plan and is free from any encumbrances, agreements, lien or charges etc.

2. That the Owners shall without delay apply and complete all formalities to obtain freehold rights in respect of the aforesaid Land
3. That the Builder shall pursue the aforesaid application for grant of free hold rights and shall also deposit initial the charges for grant of free hold rights. The Builder shall also deposit the entire amount of free hold charges and expenses in respect of the aforesaid land. However the Owners shall bear 51 % of the entire amount of freehold charges and expenses in respect of the aforesaid land and the Builder shall bear 49 % which is the subject matter of this Builder's Agreement.
4. The Owners shall pay their share of freehold charges to the Builder on completion of the structure of the complex or may assign part of their share in the complex to the extent necessary to cover the said amount.
5. That the Builder shall construct residential cum commercial complex under affordable group housing scheme/under group housing scheme or any other scheme as per sanctioned plan over the aforesaid freehold land at its own cost and investment. The Land Owners shall not make any investment of any kind whatsoever.
6. The Builder shall submit development plan and revised plans under its own signatures before A. D. S. Allahabad and obtain sanction at its own

cost and expenses.

The bottom of the page contains several handwritten signatures and fingerprints. On the left, there is a signature that appears to be 'Ajay' with a fingerprint below it. In the center, there is a signature that looks like 'Ajay' with a fingerprint above it. To the right, there is a signature that looks like 'Ajay' with a fingerprint above it. Further right, there is a signature that looks like 'Ajay' with a fingerprint above it. On the far right, there is a signature that looks like 'Ajay' with a fingerprint above it.

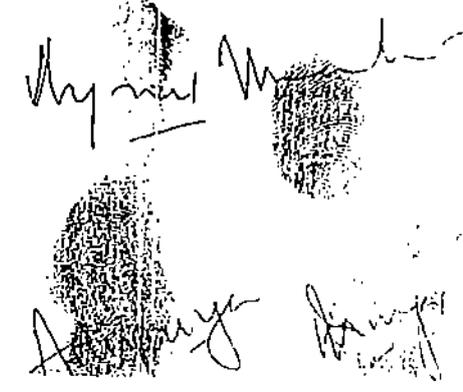
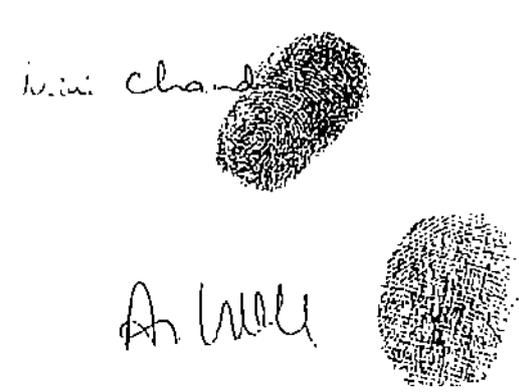
7. That the above named Land Owners shall deliver vacant possession of the entire land subject matter of this Builder's Agreement and the Builder shall complete the project as far as possible within a period of 2 years from the date of sanction of development plan by Allahabad Development Authority, Allahabad or from the date of delivery of possession of the land fully described at the end of this deed, which ever is later. The aforesaid period of 2 years shall be extended if required for another 6 months.

However this period shall not include such period during which the Builder shall not be able to carry out development work under the circumstances which are beyond control of the Builder like court restrain order etc.

8. That on completion of the project the Land Owners shall own and possess 51 % of the developed constructed saleable area together with proportionate land.

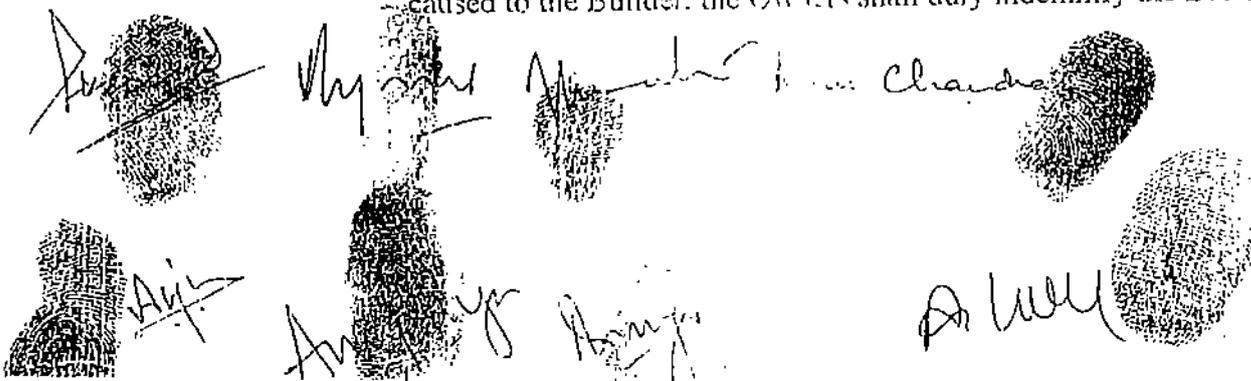
9. That the Builder on completion of the project shall own and possess 49 % of the developed constructed saleable area together with proportionate land.

10. That 51% area of the share of the Owners and 49% developed constructed saleable area of the share of Owners shall be duly marked by

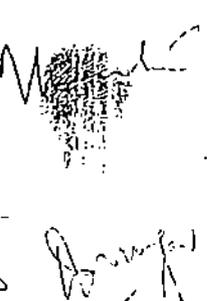
the Builder in the development map to be submitted for sanction to A. D. A, Allahabad.

11. That the Owners will have no responsibility in any way whatsoever for any eventuality or mis-happening, nor will they be in any manner liable for payment of the cost of materials goods, fixtures or any input which may go into or be required for the construction of the building, including any compensation or the like paid to the labour or otherwise. The entire cost of construction by whatever name called will be borne and paid exclusively by the Builder.
12. That the Owners shall hand over the said land in vacant possession to the Builder for the purpose of construction of Multistoried Building in terms of this Builder's Agreement as per map sanctioned by A.D.A., Allahabad.
13. That the passage, common area and common amenities on the still floor/ground floor, first floor, second floor, third floor and all other floors as per the sanctioned map shall always be available for use to the Owners, Builder, their transferees, and assignees of the multistoried complex, Similarly, passage, common areas and common amenities shall be available to the Owners, Builder, their transferees and assignees of the multistoried complex.
14. That in case due to any defect in the title of the Owners, any loss is caused to the Builder, the Owners shall duly indemnify the Builder.

The bottom section of the page contains handwritten signatures and fingerprints. On the left, there are two sets of signatures and fingerprints, likely representing the Owners. In the center, there is a large, vertical signature and fingerprint, possibly representing the Builder. On the right, there are two more sets of signatures and fingerprints, likely representing the Builder or another party involved in the agreement.

15. 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 area in their possession.
16. That the Builder, 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 shall be responsible for maintenance (in all respects) including payment of Taxes to Municipal Corporation, Allahabad Jal Sansthan, Allahabad of the Multistoried Complex.
17. 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 by mutual consent of the Owners and the Builder and the decision of the arbitrator shall be final and binding on the parties hereto. The provisions of the Arbitration and Conciliation Act 1996 shall be fully applicable to such Arbitration proceedings. It is



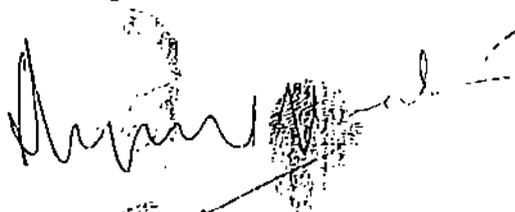




also agreed that only Allahabad court shall have exclusive Jurisdiction in respect of any dispute between the Parties. The Arbitral proceeding shall also take place only at Allahabad.

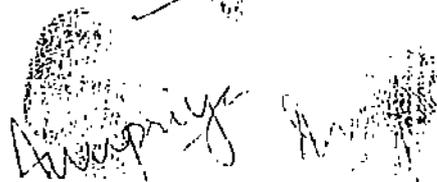
18. That it is specifically mentioned and made clear that during construction of the multistoried Complex the Owners, including their heirs and LRs, executors nominees and assignees, shall not be entitled to interfere in the construction of the multistoried complex and the construction work shall not be stopped in any circumstances even during the pendency of any arbitral or court proceedings.
19. That after execution of this agreement the Owners shall not be entitled to deal with the Property, the subject matter of this Agreement, except with the Builder and the same shall be subject to this Builder's Agreement.
20. That since time is the essence of the contract, in the event of any delay in the completion of the development of the said land beyond the period of 30 months as mentioned above, the Owners, will be entitled to an estimated and agreed compensation of Rs. 10000/- (Rs. Ten Thousand only) per day by the Builder and the same shall be recovered by the Owners from the Builder.
21. That the cost of this Agreement including payment of Stamp duty and Registration Fees shall be borne by the Builder.

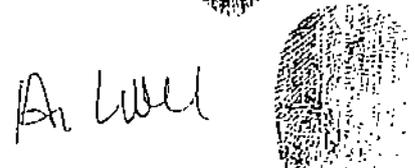




Mini Chand 





Anil 

IN WITNESS WHEREOF the parties hereto have signed and set their hands on this the 26th day of the month of July 2014 at Allahabad, the place first above mentioned.

Details of Property

9/16th Share of the Owners in Nazul Site No. L/3, Civil Station, Allahabad Area – 4804 Sq. Yards i.e. 2702.25 Square Yards or 2260.25 square Meter bearing Municipal No. 4 Dr. N. P. Asthana Marg, (Strachey Road), Allahabad and bounded as below:-

North: Site No. 1/1A and 1/1B Civil Station, Allahabad

South: Site No. G Civil Station, Allahabad

East: Strachey Road (Dr. N. P. Asthana Marg), Allahabad

West: Site No. 1/2 Civil Station, Allahabad

Note : Valuation of property for the purpose of payment of Stamp Duty:

Value of 2260.25 Sq. Mtrs. Land @ Rs. 44,000/- = Rs. 9,94,51,000/-

Total Stamp of Rs.69,61,570/- is payable on 9,94,51,000/-

Total Stamp of Rs. 69,61,950/- is paid.



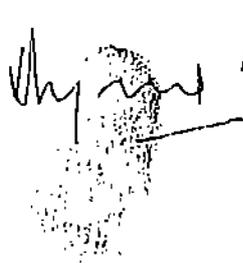
 *Mini Chand* 



Photo of Plot No. L/3 Civil Station 4 Strachey Road. Allahabad.



Aravind

Munir, [unclear]

Munir Choudhary

Ajith

Anupam

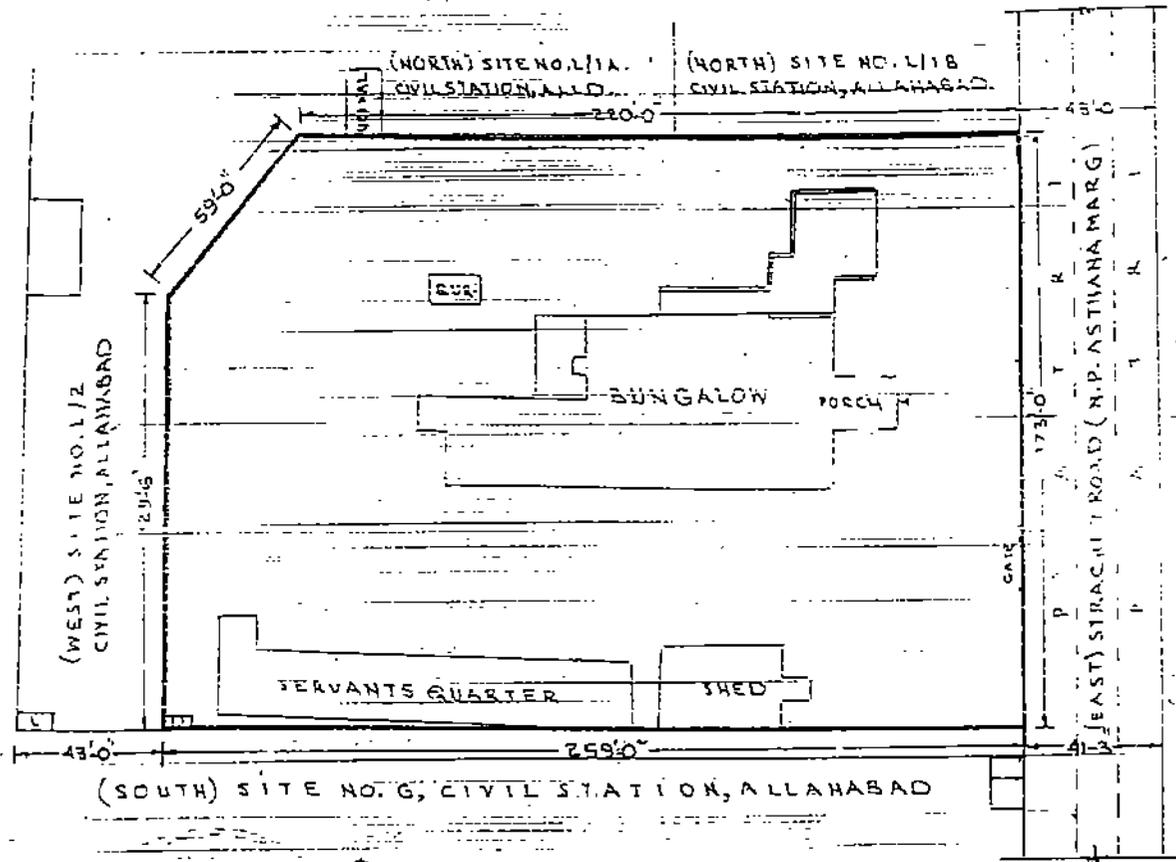
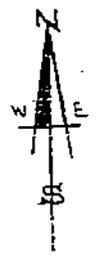
Aravind

As well



SITE PLAN OF NAZUL PLOT NO. L/3, CIVIL STATION, ALLAHABAD
 AREA 4804 SQ. YARDS OR 4016.62 SQ. METRES BOUNDED BY
 RED LINES.

TOTAL AREA OF NAZUL PLOT NO. L/3 = 4804 SQ. YARDS.
 SCALE 1 INCH = 40 FEET.



Handwritten signatures and stamps in the signature area.

SPACE FOR SIGNATURE

Shamson
 (MOHD. ANLAM ANSARI)
 Qualified Draughtsman
 Building Designer, Surveyor
 & Estimator
 Address :- 72, Akberpur, A.D.C.
 Mob. 9336155301

PREPARED BY

IN WITNESS WHEREOF the parties hereto have signed and set their hands on this the 26th day of the month of July 2014 at Allahabad, the place first above mentioned.

(Land Owners)

(Builder)

Handwritten signatures and fingerprints of Land Owners:
 [Fingerprint] *Handwritten signature*
 [Fingerprint] *Handwritten signature*

Handwritten signature of Builder:
 [Fingerprint]

Witnesses:

1- Bajrang Dutt Tripathi S/o Brahma Nand Tripathi 123/3 Chak Doud Nagar Naini Allahabad

2- Anil Singh S/o Late Ram Barai Singh R/o 180 c /9B/2 Rajroopur Allahabad

Drafted By -

Handwritten signature of Drafter

Typed By- Rohit Kesarwani

Note: On page 4 (E start) top 10 lines had been erroneously printed therefore deleted.

Handwritten signatures and fingerprints of Witnesses:
 [Fingerprint] *Handwritten signature*
 [Fingerprint] *Handwritten signature*
 [Fingerprint] *Handwritten signature*
 [Fingerprint] *Handwritten signature*
 [Fingerprint] *Handwritten signature*

दिनांक 28-7-2014 को फोटो प्रति
पुस्तक सं. D 8418 सं
पृष्ठा 309 311 लेखांक सं. 4953
पर शिवालय में फोटो लगा

श्री श्री श्री
सहायक (प्रधान)

