

I 410

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹. 25000

पच्चीस हजार रुपये

Rs. 25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR



सुशीला देवी



मोहन सिंह



B 630264

This agreement of development executed this the 27th day of January 2012

BETWEEN

Sushila Devi wife of late Mohan Singh (Ahluwalia) resident of N-14/25 Sarai Nandan, Sundarpur, Varanasi, hereinafter referred to

For - L. P. Hodgson Products Pvt. Ltd.

सुशीला देवी

L. P. Hodgson

for Singh



69
110
105



उत्तर प्रदेश UTTAR PRADESH

B 630263



2

as the LAND OWNER/ FIRST PARTY which terms unless repugnant to the context include her heirs, legal representatives, executors, administrators and assignees,

AND

I.P. Housing Projects Pvt. Ltd., a company incorporated under The Indian Companies Act, having its registered office at 76, Lajpat

सुप्रसन्निका
Per- I. P. HOUSING PROJECTS Pvt. Ltd.
DIRECTOR
K. Singh

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹. 25000

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INDIA

उत्तर प्रदेश UTTAR PRADESH

B 630262

Nagar, Varanasi, through one of its directors Manish Talwar son of Sri I. K. Talwar, resident of 76, Lajpat Nagar Varanasi, hereinafter referred to as the SECOND PARTY/ DEVELOPER, which terms unless repugnant to the context include its successors, nominees, executors and assignees,

सुश्री लक्ष्मी देवी

For I. P. Housing Finance Pvt. Ltd.

Director

Anam Prakash Singh

JK Singh

10097

आदिपती श्री राजेश सिंह

पति विलास
व्यापार

विक्रय अनुबंध विलेख	16,379,000.00	2,500,000.00	10,300.00	60	10,360.00	3,000
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पतिफल मानियत अग्रिम धनराशि फीस रजिस्ट्री नकल व प्रति शुल्क

श्रीमती सुशीला देवी
पत्नी श्री स्व० मोहन सिंह
व्यवसाय गृहिणी
निवासी आर्या एन 14/25 सरायनन्दन सुन्दरपुर वाराणसी
अथर्वी पता
ने यह लेखपत्र इस कार्यालय में दिनांक 27/1/2012 सुबह 12:53PM
वर्षे नियन्त्रण हेतु पेश किया।

Handwritten signature and stamp

रजिस्ट्रार अफिसर के हस्ताक्षर

पुष्पिता मिश्रा
SRO-4
Sub Registrar-4, VNS
27/1/2012

सुशीला देवी

उद्योति सिंह
निवासी

निष्पादन लेखपत्र वाद मुक्ते व समाजने मजदुर व प्राण धनराशि के प्रलेखानुसार उक्त
विशेषता

ब्रेन

श्रीमती सुशीला देवी
पत्नी श्री स्व० मोहन सिंह
पेशा गृहिणी
निवासी एन 14/25 सरायनन्दन सुन्दरपुर वाराणसी

श्री. आर्य जी राजेश सिंह प्रोपेटर (पुत्र) स्व० जयिने बाबू
कृष्णम लालवार
पुत्र श्री आर्य के. लालवार
पेशा व्यापार
निवासी 78 लालबाबू नगर वाराणसी

Anand Kumar Singh

श्री अरुण कुमार सिंह (पुष्टिकर्ता)
पुत्र श्री स्व० मोहन सिंह
पेशा व्यापार
निवासी डी 38/87 हौज कटोरा वाराणसी

श्री किशोर कुमार सिंह
पुत्र श्री स्व० मोहन सिंह
पेशा
निवासी 46 ए कारी राज अपार्टमेंट कमन्स
वाराणसी

श्री दीपक कुमार सिंह
पुत्र श्री स्व० मोहन सिंह
पेशा व्यापार
निवासी एन 14/25 सरायनन्दन वाराणसी





उत्तर प्रदेश UTTAR PRADESH

B 630261

4

AND

Arun Kumar Singh R/o D-38/87 Hauz Katora, Varanasi,
Kishore Kumar Singh R/o Flat no. 46A, 4th Floor, Kashi Raj
Apartment, Varanasi and Deepak Kumar Singh R/o N-14/25, Sarai
Nandan, Varanasi, all sons late Mohan Singh (Ahluwalia),
hereinafter referred to as the CONFIRMING PARTY, which terms
unless repugnant to the context include their heirs, legal
representatives, executors, administrators, and assignees.

सुशीला देवी

For- I. P. HOUSING PROJECTS PVT. LTD.

DIRECTOR

Arun Kumar Singh

Deepak Singh

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

B 630260

WHEREAS the Land owner First Party acquired settlement plot no. 515/1 - area 0.51 acre and 517/2 - area 0.10 acre, total two plots having total area of 0.61 acres in village Kakarmatta, Pargana Dehat Amanat, tehsil and district Varanasi from its previous owners, S/Sri Khem Chand, Kakkoo Mal and Chetan Das sons of Seth Amroo Mal through deed of sale dated 6.11.1970 registered in the office of

सुशीला देवी

Rep. S. T. HOUSING PROJECTS PVT. LTD.

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10089

25000

आई.पी.हाउसिंग प्रोजेक्ट्स प्रा. लि. जरीये डायरे

प्रा. लि.

वाराणसी

नियम अनुबंध नं. वि. लेख

16,379,000.00 2,500,000.00 10,300.00 60 10,360.00 3,000

प्रतिफल

गाशियत

अंगिम धनगशि

फीस रोजर्दी

नकल प्रति भुक्त

वाम

दक्षिण

श्रीमती

सुशीला देवी

पत्नी श्री

स्व० मोहन सिंह

व्यसाय गृहिणी

निवासी म्यादी

एन 14/25 सरायनन्दन सुन्दरपुर वाराणसी

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में

दिनांक 27/1/2012

संख्या 12/83-N

वजे निवन्धन हेतु पेश किया।



संविदाकरण अधिकारी के हस्ताक्षर

पूर्णमा मिश्रा
SRO-4

Sub Registrar-4, VNS

27/1/2012

विधायक जे.पी.एस. का. सुभाष च. मन्थान. नारायण. व. श्याम धनराज. व. कल्याण ठाकुर

विक्रेता

प्राप्त

श्रीमती सुशीला देवी

पत्नी श्री स्व० मोहन सिंह

पेशा गृहिणी

निवासी एन 14/25 सरायनन्दन सुन्दरपुर वाराणसी

श्री आई.पी.हाउसिंग प्रोजेक्ट्स प्रा० लि० जरीये डायरे.

मनीष तलवार

पुत्र श्री आई.के. तलवार

पेशा व्यापार

निवासी 76 लाजपथ नगर वाराणसी

श्री अरुण कुमार सिंह (पुष्टिकर्ता)

पुत्र श्री स्व० मोहन सिंह

पेशा व्यापार

निवासी जी 38/87 हीज कटोरा वाराणसी

श्री किशोर कुमार सिंह

पुत्र श्री स्व० मोहन सिंह

पेशा

निवासी 46 ए काशी राज अपार्टमेंट वाराणसी

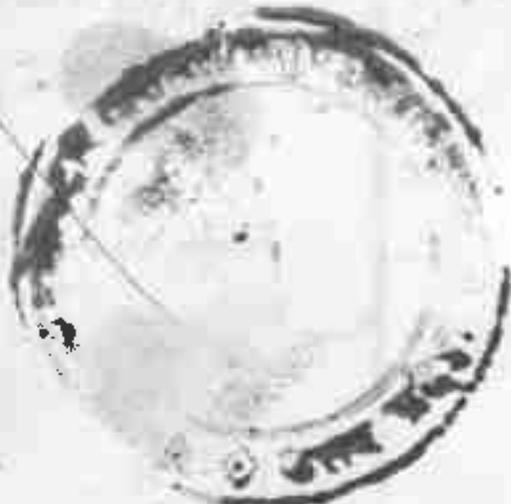
वाराणसी

श्री दीपक कुमार सिंह

पुत्र श्री स्व० मोहन सिंह

पेशा व्यापार

निवासी एन 14/25 सरायनन्दन वाराणसी





उत्तर प्रदेश UTTAR PRADESH

Sub Registrar, Varanasi, in Book No. I, Volume 5098, at pages 440/449, at Sl. no. 9473 on 23.11.1978.

AND WHEREAS Landowner/ First Party entered into exclusive possession over aforementioned property after the acquisition in aforementioned manner as owner thereof and got her name mutated in the revenue records and also obtained premises No. N-10/79,B-1, from Nagar Nigam, Varanasi.

मुशालदेवा

Pur. I. P. HOUSING PROJECTS PVT. LTD.

DIRECTOR

A. K. Singh

Signature

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

B 630258

AND WHEREAS out of the aforementioned property the First Party/Land Owner has already sold portion of land and now the First Party/Land Owner is possessed of 25215 square feet of land out of settlement plot no. 515/1 and 517/2, in Village- Kakarmatta, Pargana- Dehat Amanant, Tehsil and District Varanasi, morefully detailed in the schedule hereunder as owner thereof without any dispute or claim by any other person.

सुश्री सावित्री

For L.R. Housing Project Pvt. Ltd.

Attn: Kamesh Singh

Attn: Kamesh Singh

10/01

25000

आई पी हाउसिंग प्रोजेक्ट

प्रा. लि.

वर्ग

कैला

Registration No. : 410

Year 2012

Month No

0201 आई.पी.हाउसिंग प्रोजेक्टस प्रा.लि. जसिये डायरे, मनीष तलवा

आई के तलवा

मनीष तलवा



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भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

B 630257

8

AND WHEREAS the afore-mentioned land owned and possessed by the First Party/Land Owner is almost lying vacant, yielding no income to the First Party/Land Owner, rather the first party has to spend considerable amount of money for the safety and maintenance of the said property. Thus the First Party/Land Owner decided to develop the said land for gain but due to want of

सुशीला देवी

For I. P. HOUSING PROJECTS PVT. LTD.

DIRECTOR

Hans Kumar Singh

19/11/88

D. P. ...

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

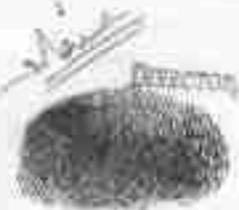
B 630256

necessary funds and technical know-how she could not proceed with the development of the said land.

AND WHEREAS the First Party/Land Owner, therefore, decided to get the said land developed through an established builder and approached the Second party developer through its aforementioned Director, who has ample experience and necessary

सुशीला देवी

For L. P. Housing Project



Amun Kumar Singh

Director

Director

भारतीय गैर न्यायिक INDIA NON JUDICIAL



उत्तर प्रदेश UTTAR PRADESH

B 630255

10

funds for the proper development and exploitation for gain of the said land.

AND WHEREAS on the assurances given by the First Party/Land Owner and her sons, the confirming party, that the first party is the absolute owner of the land the entire land is in possession of the first party and that the land bears a clean and perfect title and is free from any disputes, encumbrances,

सुमिला देवी

For- I. P. HOUSING PROJECTS PVT. LTD.

Director

Handwritten signatures and stamps are present in this section, including a circular stamp and several ink marks.

Director



उत्तर प्रदेश UTTAR PRADESH

B 630254

11

litigations, attachments, notices, Charges, mortgages, lease, lien, prior agreement, acquisition etc., the Second party/developer company, agreed to the proposal of the First Party/Land Owner to develop the said land more-fully detailed and described in the schedule hereunder.

For-L.P. HOUSING PROJECTS PVT. LTD.

सुशिलदेवी



Assent given by [Signature]



Date: 10/10/2014



उत्तर प्रदेश UTTAR PRADESH

B 630253

12

AND WHEREAS after mutual deliberations and consultations it was decided that the Second party developer shall develop the said land entirely from its own funds and resources and the Second party developer shall be entitled to 58% of the property so developed along with undivided, indivisible proportionate share in the land and other common areas and common facilities of the developed building and the First Party/Land Owner shall be

For- I. P. HOUSING PROJECTS PVT. L...

सुप्रसिद्ध देवी



Arun Kumar Singh



श्री



Jee Singh



D. P. Singh



उत्तर प्रदेश UTTAR PRADESH

B 630252

13

entitled to 42% of the built up area of the developed property along with undivided, indivisible, proportionate share in the land and the other common areas and common facilities of the developed building.

Now, therefore, the parties hereunto execute this agreement and bind themselves with the following:-

सुकुमला देवी

For L.P. Housing Projects Pvt. Ltd.

DIRECTOR

As per [unclear]

[unclear]

[unclear]

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INDIA

Rs.

25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

B 630251

14

1. That the First Party/Land Owner hereby declares that she is the absolute owner of the property, more-fully detailed in the schedule hereunder and as shown in the plan annexed hereto.
2. That the First Party/Land Owner has handed over actual physical possession to the Second party/ developer over the

सुशीला देवी

M/s. L. P. Housing Solutions Pvt. Ltd.

Signature

Director

Signature

Signature

Signature



उत्तर प्रदेश UTTAR PRADESH

B 630250

15

land detailed in schedule hereunder for the development of the same.

3. That the Second Party shall have full authority to get the plan and its modification, if any, approved from Varanasi Development Authority and obtain such other sanctions, No-objections, permissions etc. from any other authority, as

सुशीला देवी
A. M. K. Singh
For L.P. Housing Projects Pvt. Ltd.
A. M. K. Singh
A. M. K. Singh



उत्तर प्रदेश UTTAR PRADESH

16

and when require, either in the name of the First Party/Land Owner or its own name.

4. That the entire expenses of development of land, from preparation of plan up to final construction, shall be borne by the Second party alone and no incidence of cost or expenses on this score shall fall on the first party.

सुशिल्पा देवी

For: I. P. Housing Products Pvt. Ltd.

DIRECTOR

Amarendra Kumar Singh

Director

D... ..



उत्तर प्रदेश UTTAR PRADESH

B 630248

17

5. That after the sanction of the construction plan from Varanasi Development Authority and before start of the development work, on a copy of the approved plan; the parties shall mark units/Flats to be allotted to each party as per the percentage share aforementioned such that the units/flats marked for both the parties shall be similarly located in the developed building. ~~As the preliminary~~

सुशिला देवी
Anurag Kumar Singh

For: I. P. HOUSING PROJECTS PVT. LTD.

DIRECTOR

J. P. Singh

17/11/16



उत्तर प्रदेश UTTAR PRADESH

B 630247

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~~_____ of the developer/Second party, the total area~~
~~_____ of all the Holders in the share of the First~~
~~_____ and Owner shall be about 36475.25 sq ft, which has~~
~~_____ keeping in view the present FAR of 2.5~~
~~_____ by the Varanasi Development authority. Such~~
marking of share shall be done in two or more copies and
signed by the First Party/Land Owner and the Second party.

सुशीला देवी



Stamp
Date



Received



Date



उत्तर प्रदेश UTTAR PRADESH

B 630246

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The Second party for future reference shall retain at least one copy.

6. That after the sanction of the construction plan and after the portions to be allotted to the respective parties are marked, the Second party shall take up the work of development in the right earnestness and complete the developmental work

महिलादिप

For- L. P. HOUSING PROJECTS P.L.C.

DIRECTOR

A. K. Singh, Single

A. K. Singh



उत्तर प्रदेश UTTAR PRADESH

20

as far as possible within a period of Four years from the date of the registration of this agreement, subject to *force majeure*.

7. That the Developers shall keep the land owner indemnified against all claims, compounding, demands of any nature in respect of the developmental work and in respect of any liability incurred on account of violation of any law or rule or any claim arising out of employment of engineers,

मनीला देवी
For L.P. Housing Projects Pvt. Ltd.
Director
Anwar Khatun Singh



उत्तर प्रदेश UTTAR PRADESH

B 630244

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workers, etc. It shall be the responsibility of the Developers to safeguard any materials or goods brought by the Developers. If at any time, any loss of any material or any goods of the Developers is caused or pilfered or stolen, the land owner shall not be liable for the same.

8. That similarly if on account of any defect in the title of land owner or upon any litigation in respect of the title of the first

सुशीला देवी
For L.P. Member Parliament, P.W. Dept.
Arun Kumar Singh
Rajendra Singh

11/11/2016



उत्तर प्रदेश UTTAR PRADESH

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party, or upon finding of any charge, lien or encumbrances on the property to be developed, any obstruction is caused, the land owner shall indemnify the Developers for the loss and/or delay. The period of delay on account of such obstruction shall not be computed for the period of completion of the work. However, if on account of any defect in title of land owner or due to any litigation or

सुरक्षा देवी
Rajendra Kumar Singh
Rajendra Kumar Singh
Rajendra Kumar Singh

December 2014



उत्तर प्रदेश UTTAR PRADESH

B 630242

23

objection in respect of the whole or part of the land to be developed the development work is affected and the Second party/developer has to bear any loss, the First Party/Land Owner shall be liable to pay for all the loss, cost and damages with interest thereon to the Second Party/Developer.

For- I. P. HOUSING PROJECTS PVT. LTD.

सुशिला देवी

[Signature]

DIRECTOR

A. J. K. K. K.

[Signature]

[Signature]



उत्तर प्रदेश UTTAR PRADESH

24

9. That it is agreed that the Second party may take financial assistance from any Bank or financial institution and with a view to secure such assistance the Second party shall be entitled to give in security of its share in the proposed complex.
10. That the Second party shall be entitled to amalgamate other adjoining land with the land of the first party hereby agreed:

सुत्राला देवी
For L.P. Housing Project For Ltd.
DIRECTOR
Arun Kumar Singh
Jeta Singh
D...

भारतीय गैर न्यायिक INDIA NON JUDICIAL



उत्तर प्रदेश UTTAR PRADESH

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to be developed and may draw a composite plan of construction and develop the property amalgamating that land and also to provide portions of built up area of the developed property to other land owners as per the terms agreed to, by the second party with those land owners. However, it is agreed that the percentage share of the First Party/Land Owner in the developed building shall be in the same proportion as the area of land of the first party.

सुशीला देवी

श्री लक्ष्मी देवी देवी देवी



उत्तर प्रदेश UTTAR PRADESH

B 630239

26

11. That in the project certain earmarked common areas and certain common facilities also shall be provided and to be maintained within the common areas of the entire complex. The first and the Second party and/or their transferees shall necessarily become the member of the association or society or any other statutory body established for the maintenance of the common areas and certain common facilities complex

अभिषेखा देवी

For- I. P. HOUSING PROJECTS PVT. LTD.

DIRECTOR

Arun Kumar Singh

[Signature]

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.
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Rs.
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TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

630238

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and shall pay the membership charges as well as the recurring charges and any other charges fixed by that statutory body it for the maintenance of the complex as a whole. That the maintenance charges of common areas and common facilities shall be proportionately apportioned to each unit/Flat as may be in proportion to their super built up area to the entire super built-up area of the complex. The

सुप्री लोदेवा

Aditya Kumar Singh

For L. F. Housing Projects Pvt. Ltd.

DIRECTOR

Signature

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.
25000
पच्चीस हजार रुपये

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INDIA

उत्तर प्रदेश UTTAR PRADESH



B 630237

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maintenance, charges and other charges and other fees are to be paid to the maintenance authority of the complex in all circumstances, even if the flat in question remains vacant. The parties also hereby agree that the parties, or their transferees, shall also pay the proportionate cost for purchase and installation of the electricity transformer for the complex.

सुशीला देवी

For L.P. B...

Handwritten signature

Arun Kumar Singh

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Handwritten signature



उत्तर प्रदेश UTTAR PRADESH

29

12. The common areas, including the open land, and the common facilities of the developed property, shall be for the joint and common use of the unit holders of the developed property and the First Party/Land Owner shall not have any claim on any specific portion of property except the units hereby agreed to be allotted to her.

For- I. P. HOUSING PROMOTER PVT. LTD.

सुशीला देवा

Arun Kumar Singh

Director

Director

Director



उत्तर प्रदेश UTTAR PRADESH

30

13. That if at any time within a period of aforementioned four years it may be permissible to obtain further FAR for construction of further stories over the sanctioned floor, it shall be upon the discretion of the Second party to obtain the same. However, the entire expenses of purchasing such further FAR shall be borne by First Party/Land Owner and the Second party in equal share and after construction of the

सुरसिा देवी

For I. P. HOUSING PRIVATE LTD

DIRECTOR

Annam Kumar Singh

[Signature]

2012/01/03



उत्तर प्रदेश UTTAR PRADESH

B 630234

31

same by Second party the developed area shall also be divided amongst the first and the Second party in the same ratio of 42% and 58% as agreed to herein above.

14. That after completion of the project, units/flats earlier marked by the parties shall vest in the respective party along with proportionate, impartible area of land and other common facilities and each party shall be entitled to exploit

सुशीला देवी

For L.F. HODDER PRADESH (Pvt.) Ltd.

Arun Kumar Singh

Director

[Signature]

[Signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL



उत्तर प्रदेश UTTAR PRADESH

B 630233

32

and deal with the units vested in each party in the manner they choose as its absolute owner which may include transfer by sale of units allotted to the parties.

15. That the optimum parking space shall be provided in the developed property, which also shall be earmarked in the final approved plan in the same ratio as agreed to hereinabove.

For I. P. HOUSING PROJECTS PVT. LTD.

DIRECTOR

सुनील कुमार शर्मा
Anand Kumar Singh

Signature

Director



उत्तर प्रदेश UTTAR PRADESH

B 630232

33

16. That the Developer/Second Party has paid to the Land Owners/First Party a token amount of Rs.25,00,000.00 (Rupees Twenty Five Lac only) through Cheque no. 170685 dated 27-01-2012 drawn on IndusInd Bank, Varanasi, which amount shall be refunded by the First Party/Land Owner to the Second Party at the time of making first allotment for the purpose of transfer of the unit allotted to her or before

सुशीला देवी

For I.P. Housing Projects Pvt. Ltd.

Anand Kumar Singh

H. Singh

Director

D. K. Singh

भारतीय गैर न्यायिक INDIA NON JUDICIAL



उत्तर प्रदेश UTTAR PRADESH

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- giving of possession of the complete Units/Flats to the First Party/Land Owner by the Second Party which ever is earlier.
17. That the Second party/Developer alone shall decide the name of the developed building.
 18. That the First Party/Land Owners shall be liable to pay the arrears of each and every nature till the date of delivery of possession given to the Second Party for development of the

सुनील देवा

For L.A. Revenue Department, P.W. Secy.

Adarsh Kumar Singh

20/08/2011

Director



उत्तर प्रदेश UTTAR PRADESH

गान्धी नगर, दिल्ली
B 630230

35

land. The Second Party/Developer shall pay water charges, water taxes, electricity charges or any other taxes or charges levied upon the property being developed and after the building is complete, all the above taxes charges shall be paid by the parties, in proportionate to their interest in the developed building.

For- I. P. HOUSING PROJECTS PVT. LTD.

सुनीलोदय

DIRECTOR

Arun Kumar Singh

Director

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

B 630229

36

19. That there are some small constructions in property hereby agreed to be developed. These constructions have to be demolished and shall not be part of the developed structure. However, the Second party shall be entitled to use these structures and demolish the same at its convenience.
20. That the Confirming Party hereby confirms that the first party is the sole and absolute owner of the property detailed

सुशोभा देवी

For I. P. Housing Projects Pvt. Ltd.

Director

Anam kumar singh

Director



उत्तर प्रदेश UTTAR PRADESH

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in the schedule hereunder and she has absolute right to transfer the said property or to enter into any agreement with anybody including the agreement hereby entered into.

21. That it is reiterated the both the parties shall be entitled to exploit the Units/Flats vested in each party as detailed herein above in any manner they choose. The Developer is also hereby authorized, to transfer in any manner including

सुनील देवी
Arun Kumar Singh
D...

Stamp
Date...

Document

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उत्तर प्रदेश UTTAR PRADESH

B 630227

38

transfer by sale, the Units/Flats vested in it detailed above. The Landowners also authorizes the Developer to do all acts and deeds not specifically mentioned in this Developer's Agreement for the development of the land detailed in Schedule hereunder and also to sell, lease, give on licence or transfer in any manner the Units/Flats vested in it along with

महिला देवा

For- I. P. HOODS PRODUCTIONS PVT. LTD.



Arun Kumar Singh

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उत्तर प्रदेश UTTAR PRADESH

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39

the proportionate share in the land and parking space without any objection of the land owners.

22. The landowner hereby also authorizes the Developer to do all acts and deeds not specifically mentioned in this Developer's Agreement in respect of development of the said land and for exploitation of the developers share in the developed property.

For: L. P. Housing Projects Pvt. Ltd.

सुनील देवी



DIRECTOR

Arun Kumar Singh

[Signature]



[Signature]



उत्तर प्रदेश UTTAR PRADESH

40

23. That the First Party/ Land owner shall do or execute or cause to be done or execute all such further deeds, matters and things not herein specified as may be required to be done by the Developer and for which the Developer may need the authority of the owner, including any such additional power of attorney and/or authorization as may be required for the purpose provided that all such acts, deeds, matters and

For: I. P. HOMING PROJECTS PVT. LTD.

सुरीलादी.

DIRECTOR

Arun Kumar Singh

[Signature]





उत्तर प्रदेश UTTAR PRADESH

B 630223

42

SCHEDULE

All that open land bearing Premises no. N-10/79B-1, built over S.M. Plot no. 515/1 and 517/2 having total area of 25215, Mohalla/Ward Nagwa, Village-Kakarmatta, Pergana-Dehat Amanat, Tehsil & District-Varanasi and bounded as follows:—

सुशीला देवी

For- I. P. HOUSING PROJECTS PVT. LTD.

DIRECTOR

Aman Kumar Singh

Singh

D. P. Singh

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये

Rs.
25000
TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

B 630222

43

North : House of Sonkar

South : Road (Kakarmatta - Nariya Road)

East : Property of Patel Ji, Dr. Subhash Singh,
Deepak Singh and Manju Tripathi

West : Property of Sonkar & others

सुशीला देवी

For L. P. H. Sonkar & Co. Pvt. Ltd.

Director

Arun Kumar Singh

K. Singh

Doc. No. 8/17



उत्तर प्रदेश UTTAR PRADESH

253687

44

IN WITNESS WHEREOF, the parties hereto have executed this development agreement this the day and month of the year first above written.

For: I. P. HOUSING PROJECTS PVT. LTD.

सुशिला देवी



DIRECTOR

Anam Kumar Singh

Anam Singh



3100 3000 2900 2800 2700 2600 2500 2400 2300 2200 2100 2000 1900 1800 1700 1600 1500 1400 1300 1200 1100 1000 900 800 700 600 500 400 300 200 100

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.

25000

पच्चीस हजार रुपये

भारत

INDIA

Rs.

25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

B 630220

45

NOTE:-

- (i) The property hereby given for development by the First Party to Second Party is an open land, residential in nature.
- (ii) The Valuation of the property for the purpose of stamp duty is as follows:-

For L. P. HOUSING PROJECTS PVT. LTD.

सुशोभा देवी

DIRECTOR

Anam Kumar Singh

[Signature]

[Signature]



उत्तर प्रदेश UTTAR PRADESH

बतावनी
शुभविचार
B 630221

46

Land Area 25215 sq. ft. or 2343.40 sq. mtrs.

@ Rs.6,200/- per sq. mtr.

=Rs.1,45,29,080.00

Covered area 400 square feet or 37.17 Sq.mtr.

@ 7000/- per square meters

=Rs. 2,60,190.00

Value of boundary wall

=Rs. 1,00,000.00

=Rs. 1,48,89,270.00

+ 10% for property being on notified road

=Rs. 14,88,927.00

Total =Rs. 1,63,78,197.00

सुशिला देवी



Atul Kumar Singh



For L.P. Sharma Prakash Pvt. Ltd.



Director

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उत्तर प्रदेश UTTAR PRADESH



253686

47

The parties to this deed are Indian Nationals.

IN WITNESSES WHEREOF, the land owner Sushila Singh and developer company represented by Manish Talwar and the confirming parties have executed this Development Agreement this the date above mentioned of their free will and accord.

सुशीला देवी

For: I. P. HOUSING PROJECTS PVT. LTD.

Manish Talwar

DIRECTOR

Arun Kumar Singh

Singh



उत्तर प्रदेश UTTAR PRADESH

R 961139

48

Note:- That their are cutting marks on pages no. 17 & 18 which are correct

WITNESSES:-

Name :- Manoj Kumar Singh

Father's Name:- Shri Subash Singh

Address :- Vill- Mahawal for last Kachhwan

Signature *Manoj* Dist Mirzapur For I.P. HINDIA PAPER CO. LTD.

सुशिला देवी



Manoj Kumar Singh



Subash Singh



Subash Singh



Subash Singh





उत्तर प्रदेश UTTAR PRADESH

R 961138

49

Name :- Siddharth Sif

Father's Name:- Kishore Kumar Sif

Address :- 4th Floor 46A Kalyani Apartment Gomcha VNS

Signature :- *Sif*

For: L. P. Housing Projects Pvt. Ltd.

[Signature]
DIRECTOR

[Signature]
Anurag Kumar Singh

[Signature]
Sif Singh



उत्तर प्रदेश UTTAR PRADESH

R 959814

50

Drafted by: (Amit Varma) *Amit*
Advocate,
Civil Court, Varanasi.

Typed by:- R.K. Computer
Civil Court, Varanasi

For L. R. House Property Pvt. Ltd.

शु शोभा देवी

Director

Arun Kumar Singh

For Singh

Deewan...

सम्पत्ति का पोस्टकार्ड साईज का रंगीन फोटोग्राफ



Sushila Devi wife of late Mohan Singh (Ahluwalia), resident of N-14/25 Sarai Nandan, Sundarpur, Varanasi,
-----FIRST PARTY

व

I.P. Housing Projects Pvt. Ltd., a company incorporated under The Indian Companies Act, having its registered office at 76, Lajpat Nagar, Varanasi, through one of its directors Manish Talwar son of Sri L. K. Talwar, resident of 76, Lajpat Nagar Varanasi

-----SECOND PARTY

व

Arun Kumar Singh R/o D-38/87 Hauz Katora, Varanasi, Kishore Kumar Singh R/o Flat no. 46A, 4th Floor, Kashi Raj Apartment, Varanasi and Deepak Kumar Singh R/o N-14/25, Sarai Nandan, Varanasi, all sons late Mohan Singh (Ahluwalia)

-----CONFIRMING PARTY

विवरण प्राच्यम्

All that open land bearing Premises no. N-10/79B-1, built over S.M. Plot no. 515/1 and 517/2 having total area of 25215, Mohalla/Ward Nagwa, Village-Kakarmatta, Pergana-Dehat Amanat, Tehsil & District-Varanasi and bounded as follows:—

North : House of Sonkar
South : Road
East : Property of Patel Ji, Dr. Subhash Singh,
Deepak Singh and Manju Tripathi
West : Property of Sonkar & others.

मालियत :- 1,63,78,197/-

दिनांक- 27.01.2012 ई०

स्थान- वाराणसी।

24 शिला देवी

Arun Kumar Singh

I.P. Housing Projects Pvt. Ltd.

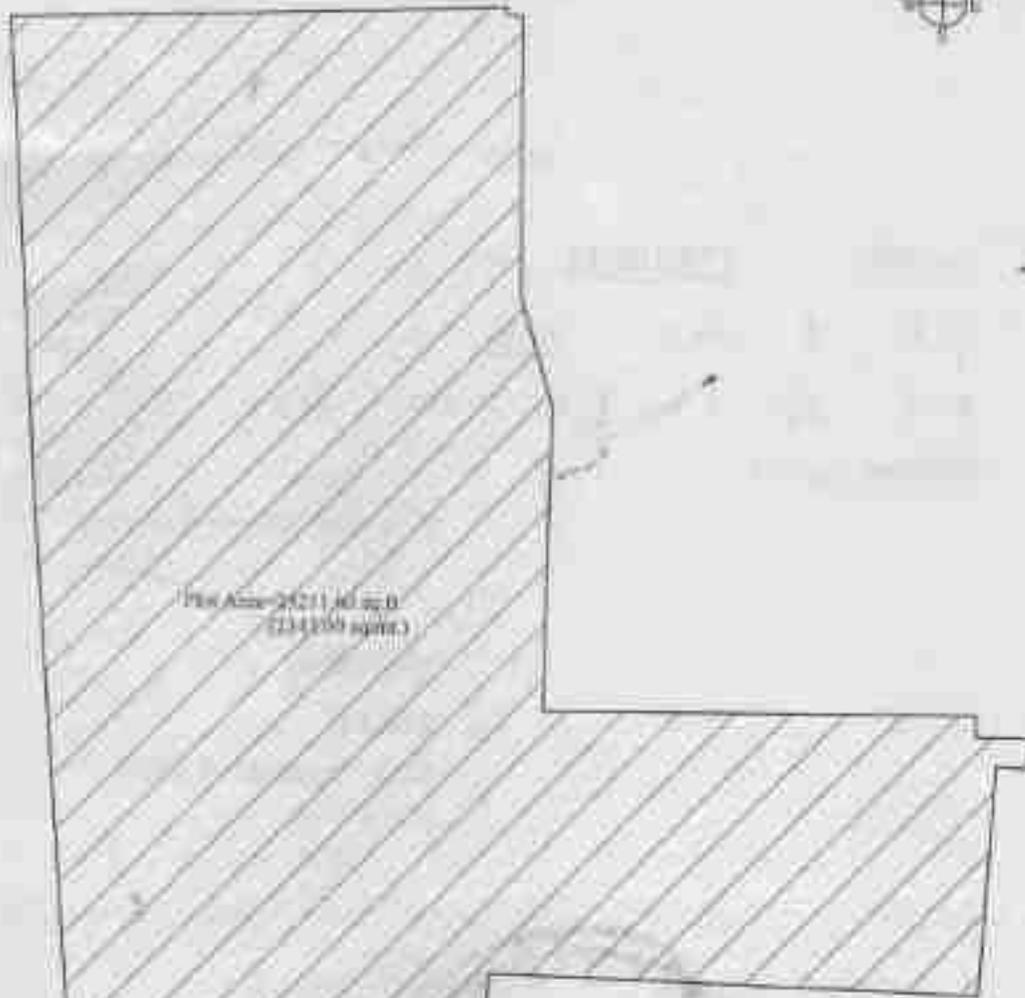
Manish Talwar
DIRECTOR



ad

Site Plan of property bearing Premises no. N-10/79B-1, built over S.M. Plot no. 515/1 and 517/2 having total area of 25215, Mohalla/Ward Nagwa, Village-Kakarmatta, Pergana-Dehat Amanat, Tehsil & District-Varanasi and bounded as follows:—

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South	:	Road (Kakarmatta - Nariya Road)
East	:	Property of Patel Ji, Dr. Subhash Singh, Deepak Singh and Manju Tripathi
West	:	Property of Sonkar & others



शुशीभादवा

Prof. L. P. Prasad, Director PWA, B.M.



[Signature]

DIRECTOR

[Signature]



[Signature]

आज दिनांक 27/01/2012 को

धारा सं 1 जिल्द सं 5096

पृष्ठ सं 65 से 174 पर क्रमांक 410

रजिस्ट्रार किया गया।

पंजीकरण अधिकारी के हस्ताक्षर


पूजिना मिश्रा

SRO-4

Sub Registrar-4, VNS

27/1/2012

