

E
KANPUR DEVELOPMENT AUTHORITY
PERMIT FORM

PERMIT TO BUILD WITHIN THE DEVELOPMENT AUTHORITY AREA KANPUR
UNDER THE U.P. URBAN PLANNING DEVELOPMENT ACT, 1973

I.D. NO:-300400111

Block/Sector:-BAIRI AKBARPUR KACHHAR

Plot/House:-A.NO 293&294

SCHEME:- NONSCHEME

Permit Date:- 15/2/2012

Application Date:-30 /4/2011

Permit No:-77 /BHAWAN/2011-12

Area (Place) BAIRI AKBARPUR KACHHAR

Land Usage:- RESIDENTIAL GROUPOUSING

Applicant's Name- DINESH CHANDRA AGARWAL

Present Address- 36/55 GILISH BAZAR KANPUR

Sanction vide order dated: 9/2/2012 V.C. build granted as per sanctioned building Plan enclosed subject to the condition as per annexure enclosed or written overleaf.

Validity Period:- Vaild for five years the date of sanction for fresh map/ one year in Case of renewal .



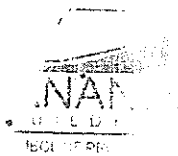
Authorised Signatory

Copy to:- Officer incharge (Enforcement)alongwith sanctioned copy of Map.



Authorised Signatory





DOLPHIN DEVELOPERS LIMITED

Real Estate Promoters & Developers

MEMORANDUM OF UNDERSTANDING

Memorandum of Understanding is made and executed on 6th day of May, 2014 at 7/71-A, Tilak Kanpur Nagar.

BETWEEN

Dolphin Developers Limited, duly incorporated company within the meaning of Companies Act, 1956 its registered office at 7/71-A, Tilak Nagar, Kanpur Nagar, through its one of the Director, Mr. Anand Kumar Gupta son of Late Ram Nath Gupta, resident of 14/75, Civil Lines, Kanpur Nagar hereafter referred to as the First Party; (which expression shall unless repugnant to the context or meaning thereof shall mean and include its director, successors, assignees, nominees, administrators and agents etc.) of the First Part.

AND

Mr. Mohit Sachan S/o Sri Virendra Nath Sachan Add: 41 Bajrangpuri Machcharia Road Naubasta, Kanpur hereinafter referred to as the 'Second Party' (which expression unless repugnant to the context, shall mean and include his heirs, legal representatives, successors, executors and assigns etc.) of the Second Part.

WHEREAS First Party is the Builder of Multistoried Building constructing the multistory residential complex on the premises admeasuring 2991.97 Sq. Mtr. Situated at Arazi No. 293 & 294, Village Bairy Akbarpur, Kachhar, Kalyanpur Bitthor Road, Kanpur Nagar and this premises belongs to Mr. Dinesh Chandra Agarwal and Mrs. Saroj Agarwal who acquired these arajis/ premises by registered sale deeds and are the absolute owner in physical possession of the premises. Mr. Dinesh Agarwal and Mr. Saroj Agarwal entered into a Builder Agreement with Dolphin Developers Ltd, dated 3.05.2011 having its registered office at 7/71-A, Tilak Nagar, Kanpur, through one of the Director Mr. Vishwa Nath Gupta to develop a Multistory Building known as 'ANAND SHEETAL', as per Map duly sanctioned by the Kanpur Development Authority, Kanpur being independent flats as well as construction on the premises are in progress and Second party interested in purchasing the flat in the project.

AND WHEREAS the First Party - Dolphin Developers Ltd, the Party of the First Part in its meeting of the Board of Directors dated 20.08.2012 authorized its one of the Director Mr. Anand Kumar Gupta to book and sell the flats of the said building and to negotiate the terms of Sale, execute Sale Deeds, get the Agreement(s) to Sell and Sale Deed(s) registered, to receive the Total Sale Consideration and to complete the entire formalities related to such sale.

AND WHEREAS the Second party approached the First party and offered to purchase the Flat No. 401 on the fourth floor in the project 'ANAND SHEETAL' Situated at Arazi No. 293 & 294, Village Bairy Akbarpur, Kachhar, Kalyanpur Bitthor Road, Kanpur Nagar for sale consideration of Rs. 20,00,000/- (Rupees Thirty Two Lacs Sixty Thousand only) exclusive of Stamp Duty and other charges and First Party has accepted the offer and agreed to sell the aforesaid Flat to the Second Party on the terms and conditions hereinafter mentioned.

NOW THIS DEED OF MEMORANDUM OF UNDERSTANDING WITNESSES AS UNDER:

That the First Party is agreed to sell and Second Party is agreed to purchase the **Flat No. 401** on the fourth floor situated at '**ANAND SHEETAL**' Situated at Arazi No. 293 & 294, Village Bairy Akbarpur, Kachhar, Kalyanpur Bitthor Road, Kanpur Nagar area 1459 Sq. Ft. (Appox.) for sale consideration of Rs. 32,60,000/- (Rupees Thirty Two Lacs Sixty Thousand only) for the said flat, alongwith parking space and transformer/ Gen set back-up charges, excluding Stamp Duty and Registration charges.

That the First Party is getting Rs.8,76,000/- from the Second Party as advance sale consideration receipt where off is acknowledged by the First Party as per details here under:-

Sr. No.	Dated	Ch.No.	Bank and Branch Name	Amount
1.	17.07.13	950860	State Bank of Bikaner & Jaipur, Kanpur	5,50,000.00
2.	17.07.13	499909	Syndicate Bank, Kanpur	3,26,000.00
				<u>8,76,000.00</u>

That the balance sale consideration of Rs. 23,84,000/- is to be paid in 8 equal quarters starting from 20.07.2014.

That the first party will give possession and execute the sale deed in favour of the second party within a span of 2 years and 6 months from the date of booking when proper networking will be done and after all the payments are paid alongwith any amount due.

Stamp Duty and Registration Charges shall be payable by the buyer based on prevailing D.M. circle rates.

First party will provide to second party all the documents related to the project for the verification.

IN PRESENCE WHEREOF PARTIES hereto have put their respective signatures on this deed Memorandum of Understanding on the day, month and year first above written in presence of the following witnesses without any coercion, undue, influence, pressure, bar or any interruption in any manner what-so-ever.

WITNESSES

[Handwritten signatures and names of witnesses]
 1. *[Signature]*
 2. *[Signature]*
 3. *[Signature]*
 4. *[Signature]*
 5. *[Signature]*
 6. *[Signature]*
 7. *[Signature]*
 8. *[Signature]*
 9. *[Signature]*
 10. *[Signature]*
 11. *[Signature]*
 12. *[Signature]*
 13. *[Signature]*
 14. *[Signature]*
 15. *[Signature]*
 16. *[Signature]*
 17. *[Signature]*
 18. *[Signature]*
 19. *[Signature]*
 20. *[Signature]*
 21. *[Signature]*
 22. *[Signature]*
 23. *[Signature]*
 24. *[Signature]*
 25. *[Signature]*
 26. *[Signature]*
 27. *[Signature]*
 28. *[Signature]*
 29. *[Signature]*
 30. *[Signature]*
 31. *[Signature]*
 32. *[Signature]*
 33. *[Signature]*
 34. *[Signature]*
 35. *[Signature]*
 36. *[Signature]*
 37. *[Signature]*
 38. *[Signature]*
 39. *[Signature]*
 40. *[Signature]*
 41. *[Signature]*
 42. *[Signature]*
 43. *[Signature]*
 44. *[Signature]*
 45. *[Signature]*
 46. *[Signature]*
 47. *[Signature]*
 48. *[Signature]*
 49. *[Signature]*
 50. *[Signature]*
 51. *[Signature]*
 52. *[Signature]*
 53. *[Signature]*
 54. *[Signature]*
 55. *[Signature]*
 56. *[Signature]*
 57. *[Signature]*
 58. *[Signature]*
 59. *[Signature]*
 60. *[Signature]*
 61. *[Signature]*
 62. *[Signature]*
 63. *[Signature]*
 64. *[Signature]*
 65. *[Signature]*
 66. *[Signature]*
 67. *[Signature]*
 68. *[Signature]*
 69. *[Signature]*
 70. *[Signature]*
 71. *[Signature]*
 72. *[Signature]*
 73. *[Signature]*
 74. *[Signature]*
 75. *[Signature]*
 76. *[Signature]*
 77. *[Signature]*
 78. *[Signature]*
 79. *[Signature]*
 80. *[Signature]*
 81. *[Signature]*
 82. *[Signature]*
 83. *[Signature]*
 84. *[Signature]*
 85. *[Signature]*
 86. *[Signature]*
 87. *[Signature]*
 88. *[Signature]*
 89. *[Signature]*
 90. *[Signature]*
 91. *[Signature]*
 92. *[Signature]*
 93. *[Signature]*
 94. *[Signature]*
 95. *[Signature]*
 96. *[Signature]*
 97. *[Signature]*
 98. *[Signature]*
 99. *[Signature]*
 100. *[Signature]*

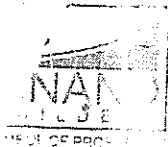
FIRST PARTY

SECOND PARTY

* Service Tax, VAT or any other taxes of the amount will also be payable along with all the payments as per Govt. Rules (At the time)

* Society Charges will be payable at the time of Registry transferred to the Society Fund.

* Changes can be made without prior notification to the public



DOLPHIN DEVELOPERS LIMITED

Real Estate Promoters & Developers

To,
Mr. Mohit Sachan
S/o. Sri Vinendra Nath Sachan
Add: 41, Bajrangpuri Machcharia Road,
Naubasta, Kanpur

ALLOTMENT OF FLAT

Dear Sir,

In response to your application for allotment of Flat in "ANAND SHEETAL" on Situated at Arazi No. 293 & 294, Village Bairy Akbarpur, Kachhar, Kalyanpur Bitthor Road, Kanpur Nagar. We are pleased to inform that you have been allotted Flat No. 401.

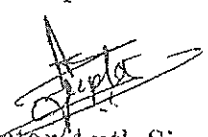
In this context, we further inform you that in view of the notifications issued by the Government of India, the sale of flat are coming within the purview of Service tax thereby making the same leviable on it. The same shall be charged from you in addition to the consideration as agreed between us.

Other terms & conditions and schedule of payment would remain same as informed you earlier.

Thanking you.

Yours faithfully,
For Dolphin Developers Limited

Dated: 23/07/2013


Director/Auth. Sign.

Regd.
Dachar

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

DOLPHIN DEVELOPERS LTD



25/04/2000

Permanent Account Number

AABCD8079J

Signature

ANAND SHEETAL PARKING DETAILS

Sno	Type of Parking	Number of Parking
1	Stillt (Covered Parking)	23
2	Basement Parking	36
3	Open Parking	32
Total		91

ANAND SHEETAL

Sno	Contractor Name	Department	Contact
1	O.P. Dixit	Real Estate Agent	9336124411
2	Anil Verma	Architect	9336108600
3	Rishi Gangoriya	Engineer	
4	Deepak Verma	Civil	7007951934
5	Neha Patel	Shutaring	9839602570
6	Vivek Gupta	W/P	9839165177
7	Ajay Gupta	Fabricator	9956221313

ANAND SHEETAL

Sno	No Of Unit	Unit	Carpet Area	Balcony
1	34	A(3BHK)	1011.22	16.14
2		B(2BHK)	827.12	73.06
3		C(3BHK)	1071.37	95.44
4		D(3BHK)	1236	88.98
5		E(3BHK)	1149.7	88.77
6		F(2BHK)	936.98	53.15
7		G(4BHK)	1750.72	106.03

प्र.सं. क्रमांक : 37010100323

ग्राम का नाम : बैरग अक्बरपुर कछार

परगना : कानपुर ग्राम

तहसील : कानपुर सदर

जनपद : कानपुर

फसली वर्ष : 1415-1420

भाग : I

व्यक्ति	खातेदार का नाम	पिता / पति / संरक्षक का नाम	निवास स्थान	भूमिक अधिकार प्रारम्भ होने का फसली वर्ष	खाने के प्रत्येक गाटे की खसरा संख्या	प्रत्येक गाटे का क्षेत्रफल (हे.)	खातेदार द्वारा देय मालगुजारी वा लगान	परिवर्तन सम्बन्धी आता या उसका सारांश उनकी संख्या तथा दिनांक सहित और आता देने वाले अधिकारी का पद	टिप्पणी
---------	----------------	-----------------------------	-------------	---	--------------------------------------	------------------------------------	--------------------------------------	---	---------

13

7-12

श्रेणी : 1-क भूमि जे. संक्रमणीय भूमिधर के अधिकार में है.

001861 विन्श चन्द्र रतिल प्रसन्न 36/55 गिलिस बाजार 1410 क 293 0.0510

श्रीमती सरोज विन्श चन्द्र 36/55 गिलिस बाजार 1410 क 294 0.2970

कुल गाटे : 2 कुल क्षेत्र : 0.3480 8.50

हस्ताक्षर

महेश्वर
विन्श चन्द्र
ग्रामी कानपुर
कानपुर

1000