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## **AGREEMENT FOR LAND GIVEN ON LICENCE FOR DEVELOPMENT**

### **PURPOSE :**

For speedy development of the city and to meet the growing demand for the public, it has been decided to give land on licence basis to private builders for development and construction of houses as per norms of master plan.

*[Signature]*  
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ELUSCO TOWNSHIP AND HOUSING LTD.

*[Signature]*  
 Managing Director

काठागार कानून नगर

पुनर्गठन-संरचना

सम संख्या: 26, 25000 + 15000

मूल्य: 202000, 18

नाम: E. P. C. Townships and Housing Ltd.

पता: E. P. Vaidya Sankh Complex 15154-B

कानून: 1911 Act

दिनांक: 28 DEC 2020

संख्या: 28/12/20

सम संख्या: 26, 25000 + 15000

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दिनांक: 28-12-20

उक्त आदेश की शर्तों के अंतर्गत - अंतर्गत में 100  
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कानून: 1911 Act

दिनांक: 28-12-20

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**LOCATION AND ALLOTMENT :**

To achieve the above object and purposes, 17.916 Acres of land of sector-14 in Jawaharpuram Scheme of KDA situated in village Barasrohi, Tehsil and Distt. Kanpur has been allotted to M/s Eldeco Townships and Housing Limited, First Floor, Virendra Smriti Complex, 15/54-B, Civil Lines, Kanpur, a registered company

*[Signature]*  
For the  
Director General

ELDECO TOWNSHIP AND HOUSING LTD.

*[Signature]*  
MANAGING DIRECTOR



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under Companies Act, 1956 (Registration No. U45201DL2003 PLC121660) vide allotment letter No. D/185/A.A.2A/ 03-04 dated 18.09.2003 and as per the attached Map, annexure-A.

The possession of balance of 32.984 acres of land shall also be made available to M/s Eldero Townships and Housing Ltd. within a period of one year from the

  
 Director  
 Eldero Townships and Housing Ltd.

ELDERO TOWNSHIPS AND HOUSING LTD.  
  
 Managing Director



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date of this agreement and after receiving payment on the same terms and conditions as of this agreement and as per the bid document.

**NOW THIS AGREEMENT** Executed and registered on this day of 28th Dec., 2024 (in the year two thousand and four) between M/s Edeco Townships and Housing Ltd. First Floor, Virendra Smart Complex, 15/34-B, Civil

*[Signature]*  
 M/s Edeco Townships and Housing Ltd.

M/s Edeco Townships and Housing Ltd.  
*[Signature]*  
 M/s Edeco Townships and Housing Ltd.



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Lines, Kanpur, hereinafter called the licensee (which expression shall unless the context otherwise required, include their heirs, executors, administrators and permitted assignees), on one part and Kanpur Development Authority hereinafter called the authority (which expression shall, unless the context otherwise

*[Signature]*  
 कानपुर विकास प्राधिकरण

ELEOS TOWNSHIP AND HOUSING LTD.  
*[Signature]*  
 MANAGING DIRECTOR



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requires, includes its successors and assignees) on the other part, does hereby provide as follows:-

- 1.1. The land to be given to Licensee/Developer includes the land Acquired by the State Government for the Kanpur Development Authority, Excess vacant land declared by ceiling and also the land of Gram Samaj.

  
 मानव विज्ञान  
 विभाग  
 कानपुर नगरपालिका

ELDECO TOWNSHIPS AND HOUSING LTD.

  
 MANAGER DIRECTOR



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- 1.2 The Cost of raw land in Rs./628/- per Sq. Mtr. as quoted by the Licensee in his bid document.
- 1.3 In case of increase in acquisition cost by a decision of higher court, the enhanced amount shall be recovered from Licensee's allottees in case of house / plots sold to them and from the Licensee in case of unsold property.

  
 श्री. वि. अग्रवाल

(H/11/05/10/000000) ADD. HOLDER LTD.

  
 (H/11/05/10/000000)



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## 2.0 MODE OF PAYMENT :

The cost of land as mentioned in para 1.2 shall be payable as follows :-

- 2.1 29.98% Cost of Raw Land has been deposited by M/s Eldeco Townships and Housing Ltd. Kanpur as per terms and conditions of bid document.

  
MANAGING DIRECTOR

ELDECO TOWNSHIPS AND HOUSING LTD.  
  
MANAGING DIRECTOR



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2.2 The Balance Raw Land cost i.e. 70.014% shall be payable in 12 equal quarterly installments, bearing interest @ 15% per annum as per the sheets enclosed (Annexure-B, B1 & B2). First such installment shall be due after 10 months from the date of consent letter or after six months from the date of Agreement whichever is later, provided the

  
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नगरिक  
अध्यक्ष/प्रमुख अधिकारी

ELITE TOWNSHIPS AND HOUSING LTD.

  
MANAGING DIRECTOR



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possession of entire land of 17.016 acres is handed over by the K.D.A. to the Licensee within one weeks time from the date of this agreement on "as is where and for construction, possession has been delivered is" basis for development purposes, as per Govt. Notification No. 5-2716 / 11-2003-500 (87) / 2001 dated 22<sup>nd</sup> May, 2003. However if due amount is not paid within a period of 3 months from the expiry of

  
 प्रमुख निदेश  
 प्रमुख निदेश  
 प्रमुख निदेश

RODGO TOWNSHIP AND HOLDING LTD.

  
 MANAGING DIRECTOR



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due date, Licence will liable to be cancelled as per final decision of Vice Chairman and as per the conditions mentioned in the cancellation clause No. 17 of this Agreement and no compensation shall be payable in this regard.

  
Smt. Isha  
for  
www.prvn.org

ELSED JODHPUR AND HOUSING LTD.

  
Smt. Isha  
for



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2.3 The above cost shall be payable through pay order or cheque in favour of Vice Chairman Kanpur Development Authority.

### 3.0 INTEREST :

In case the installment of the Raw Land Cost is delayed a penal interest @ 2% per month besides the usual interest of 15% per annum shall be

  
 Vice Chairman

BLUED TOWNSHIPS AND HOLDINGS LTD.  
  
 Managing Director



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charged on the delayed installment of Raw land cost  
for the delayed period only.

#### **4.0 APPROVAL OF THE SCHEME :**

4.1 However the Licensee can plan a scheme of development and construction of entire land within the prescribed bylaws of plotted / group housing schemes and can get the approval in principle of the

  
 Managing Director  
 ELDECO TOWNSHIPS AND HOUSING LTD.

ELDECO TOWNSHIPS AND HOUSING LTD.  
  
 Managing Director



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proposals by K.D.A. This will not entitle any custody or right on the land. This provision is only to facilitate the framing of comprehensive scheme. However the Licensee will start construction and development on the land after sanction of the plan and payment of due installment. The Licensee shall be free to advertise at his own cost provided due

  
 Director  
 K.D.A.

CLERK TOWNSHIP AND HOLDINGS LTD.  
  
 General Manager



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acknowledgement and association of K.D.A. in the advertisement format is made. The format prior to publishing is to be got approved from Vice Chairman, K.D.A. Finally before delivering possession to individual prospective purchasers of the plot / flats developed by the Licensee, K.D.A. will execute sale deeds on free hold basis in favour

  
 K.D.A.  
 K.D.A. Representative

ELDECO TOWNSHIP AND HOUSING LTD.

  
 ELDECO TOWNSHIP AND HOUSING LTD.



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of the allottees of the Licensee. Permission for advertisement to sell shall be given after execution of agreement and furnishing Bank Guarantee.

4.2 No malba charges or water charges shall be payable by the Developer till the services are handed over to the Local Bodies.

  
 सचिव  
 आवासीय विकास निगम महाराष्ट्र

ELDECO TOWNSHIPS AND HOUSING LTD.

  
 MANAGING DIRECTOR



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## 5.0 PROPORTION OF HOUSES IN THE SCHEME :

5.1 10% of the usable land will have to be used for constructing of EWS / Ashray houses and sold at the fixed prices and fixed specifications as given by the Development Authority. Such type of house should not be provided at disadvantaged position.

  
 Managing Director  
 ELDECO TOWNSHIPS AND HOUSING LTD.

  
 MANAGING DIRECTOR



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5.2 The Developer shall be allowed to sell only 25% of the usable area as plotted development while on rest of the land, the developer will have to construct ready built houses. 10% usable area will have to be utilized for making of group housing.

  
 Sd/-  
 Sd/-

DEVELOPER (AND HOLDING) LTD.

  
 Sd/-





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5.4 The Licensee shall provide land free of cost to primary health center, Govt., Dispensary, Police out post (Along with cost of building), public toilets, Bus Stand, Auto / Tempo / Rickshaw stand and dumping place as per the provision of master plan.

  
[Signature]  
[Signature]

ELICO TOWNSHIP AND HOLDINGS LTD.  
  
[Signature]



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8.3. The developer shall mention specifically in the terms and conditions of registration to sell that the land has been allotted by K.D.A. on licence basis and conditions as laid down by K.D.A. for execution of sale deed in favour of allottees of developer shall be applicable;

  
 WITNESSES  
 my hand this 11th day of

DEVELOPER AND HOLDING LTD.

  
 MANAGER



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## 6. MAINTENANCE OF ACCOUNTING RECORD :

6.1 The licensee shall maintain accounting record in the requisite form.

  
 लाहौर शहरी विकास प्राधिकरण  
 लाहौर

ELOECO TOWNSHIPS AND HOUSING LTD.  
  
 लाहौर शहरी विकास प्राधिकरण



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6.2 The account so maintained shall be got audited annually by a chartered accountant within 3 months from the date of closing.

  
 Chairman  
 भारत निवेश निधि

ELDERO TOWNSHIP AND HOUSING LTD.





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6.3 The Licensee shall be required to furnish a copy of the audited balance sheet of the project within 6 months from the date of closing of account.

  
 For the  
 Licensee

BLISSO TOWNSHIPS AND HOUSES LTD  
  
 BLISSO TOWNSHIPS AND HOUSES LTD



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#### 7.0 PERIOD OF COMPLETION OF SCHEME :

The period for completion of the services of this scheme shall be 3 years maximum from the date of work order or possession whichever is later.

  
 दिनांक 08.07.08  
 अध्यक्ष, अणुसंशोधन विभाग

RESEARCH DEPARTMENT AND RESEARCH AID  
  
 RESEARCH DIRECTOR



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### **8.0 SUB-LETTING OF WORKS :**

- (a) The Licensee shall have no right to sub-let the work licence.
- (b) If it is noticed that the licence has been illegally sublet by the Licensee, the V.C. K.D.A. will have the right to cancel the allotment as per the terms of the cancellation

  
सचिव  
बागलूर विकास प्राधिकरण

ELGEDO TOWNSHIP AND HOUSING LTD.  
  
MANAGING DIRECTOR



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mentioned in clause No. 17 of this Agreement  
and revoke the agreement and he / she may  
also take any other action as he / she deems  
fit,

  
पुनः लिखित  
२/२८  
कानून / विधि अधिकारी

ELDECO TOWNSHIP AND HOUSING LTD.

  
MANAGING DIRECTOR



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## 9. STRUCTURE OF THE BUILDINGS :

All the safety measures shall be taken by the licensee in construction of group housing and allied services. The precautionary measures required for saving the building from earth quake shall also be taken as per the provision of G.O. No. 570 / 9-AA-1-2001-Earth quake resistance / (AA-BA) / 2001

*[Signature]*  
 Group Housing Officer

TELECO TOWNSHIP AND HOUSING  
*[Signature]*  
 MANAGIN



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dated 03.02.2001, G.O. No. 772/9-AA-1 dated 13.02.2001 or any subsequent order of state govt. regarding earth quake resistance shall be strictly followed.

  
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 MANAGING DIRECTOR



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**10. EXTENSION OF TIME :**

The extension may be granted by V.C. KDA on genuine grounds and on receipt of application from the licensee before 90 days from the date of completion as per project time schedule. But the

  
DIRECTOR, KDA  
KARNATAKA DEPARTMENT OF  
ROADS AND TRANSPORT

SECRETARY, TOWNSHIP AND HOUSING DEPT.

  
SECRETARY, TOWNSHIP AND HOUSING DEPT.



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total period of extension shall not exceed the original duration of time allotted for the project.

**11. ARBITRATION :**

11.1 If any dispute arises, regarding any matter between the licensee and K.D.A., the decision of chairman K.D.A. shall be final and binding on both the parties.

  
CHAIRMAN, K.D.A.

  
MANAGING DIRECTOR, K.D.A.



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(1.2) For deciding all the matters concerning the work in question, jurisdiction would be exclusive of the courts of Kanpur.

  
 District Judge  
 Kanpur

RECEIVED TOWNSHIP AND HOUSING DEPT.  
  
 District Collector



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**12. EXECUTION OF SALE DEED, PAYMENT OF FREEHOLD CHARGES AND OTHER MAIN CONDITIONS OF SALE TO PROSPECTIVE PURCHASERS**

12.1 The terms and conditions of the sale are those which are contained in the form of free hold deed. The sale deed shall be executed in the prescribed Proforma after requisition is received by KDA from

  
 Director  
 KDA, Bangkok, Thailand

FLORCO TOWNSHIPS AND HOMES LTD.  
  
 MANAGING DIRECTOR



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the Licensee in favour of its allottees and construction of internal roads upto bituminous level is completed.

12.2 The aforesaid property shall be held by the bidder as the Licensee of the Kanpur Development Authority on the terms and conditions prescribed by the

  
 मुख्य निष्ठा  
 निदेश  
 कानपुर निवेश निदेशक

ELDED TOWNSHIP AND HOUSING LTD.  
  
 MANAGING DIRECTOR



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Authority as contained in the licence deed to be executed by the bidder / allottee.

12.3 The allottee of the Licensee will have to complete the construction of the building in accordance with plan approved by K.D.A. as per conditions of freehold deed and as per minimum specification prescribed by the K.D.A. within 5 years from the date of

  
 Managing Director  
 ELDECO TOWNSHIPS AND HOUSING LTD.

ELDECO TOWNSHIPS AND HOUSING LTD.

MANAGING DIRECTOR



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possession which shall be the essence of the contract.

12.4 The plot and building thereon shall not be used to a purpose other than specified in the sale deed prescribed by K.D.A. the proposed major use prescribed by K.D.A. is "Residential".

  
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 श्री गुरु विद्यादेविका

ELDECO TOWNSHIPS AND HOUSING LTD.  
  
 MANEES JAIN



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12.5 The allottee of this Licensee shall be liable to pay rates, taxes, charges and assessment of every description in respect of the apportioned plot building whether assessed, charged or imposed on that plot or on the building construction.

12.6 The allottee shall not be entitled to sell, transfer, assign or otherwise part with possession of the plot,

  
\_\_\_\_\_  
Licensee

ELDED TOWNSHIP AND HOLDING LTD.

  
\_\_\_\_\_  
Licensee



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before or after erection of the buildings without the previous consent in writing of the licensor.

12.7 Any money due to the K.D.A. from the Licensee or his allottee of the aforesaid property shall be recoverable as arrears of land revenue from the Licensee/allottee.

  
\_\_\_\_\_  
Secretary

ELUSCO FINANCES AND TRADING PVT. LTD.  
  
Managing Director





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### 13. COST OF STAMP DUTIES :

The Calculation of Stamp duty shall be in accordance with govt. notification No. 5/2716/11-2003-500(87) / 2001 dated 22nd May, 2003. The cost and expenses of preparation of documents, stamping and registering the licence, deed/lease deed and its copies and all other incidental

  
 25/5  
 48787 President

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 25/5



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expenses shall be paid by the prospective purchaser / Licensee. The prospective purchaser / Licensee shall pay the other duty on transfer of immovable property levied by the municipal corporation or any other duty or charges as may be levied by any other authority.

  
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RECORDS AND HOUSES ETC.  




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**14. MISCELLANEOUS :**

14.1 Decision of the Vice Chairman KDA will be final in every matter related to the Bid Licensee / Sanction of Building Plan, Construction etc.

14.2 Kanpur courts will have exclusive Jurisdiction for adjudication of disputes on any application often received from outside Kanpur.

  
विकास अधिकारी  
कानपुर वि.नगर निगम

HOUSING TOWNSHIP AND HOUSING LTD.  
  
MANAGING DIRECTOR



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# **15. ADVERTISEMENT AND SALE :**

15.1 The Licensee shall mention specifically in the terms and conditions of registration to sell that the land has been allotted by KDA on licence basis and conditions as laid down by KDA for execution of sale deed in favour of allottees of licensee shall be applicable.

*[Signature]*  
 11/04  
 25000 THAI BATH

25000 THAI BATH AND HOUSEHOLD  
*[Signature]*  
 MANAGING DIRECTOR



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15.2 The Licensee shall be free to advertise at his own cost provided due acknowledgement and association of K.D.A. in the advertisement format made. The format prior to publishing is to be got approved by VC-KDA.

  
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 श्री अधिकारी

SECRET FORMS AND RECORDS UNIT  
  
 अधिकारी



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15.3 Finally before delivering possession to individual prospective purchasers of plot / flat developed by the Licensee, KDA will execute sale deed on free hold basis in favour of the allottees of the Licensee.

Managing Director  
Eldeo

07/12/2019

ELDEO TOWNSHIPS AND HOUSING LTD.

MANAGING DIRECTOR



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#### 16. SURRENDER :

If the plot / Property is surrendered, there will be following consequences.

16.1 If the bidder is not a defaulter, the deposited amount will be refunded without any interest after deduction of 20% of the deposit.

  
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 पुरोह  
 महाराष्ट्र विधानमंडल

ELOCO TOWNSHIPS AND HOUSING LTD

  
 MANAGING DIRECTOR



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16.2 If the bidder is the defaulter in payment, interest @ 21% on the defaulting amount will also be deducted for the defaulted period only.

#### 17. CANCELLATION :

17.1 If it is disclosed that the licence of the plot property has been obtained by suppression of any fact or misstatement or misrepresentation or fraud or it is

  
 दिनांक ०५/०५/२०२०  
 निदेशक, निगम

ELNEDO TOWNSHIPS AND HOUSING LTD.

  
 MANAGING DIRECTOR



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noticed that the Licensee has violated any condition of the terms and conditions of the agreement etc. or the work is not being carried out according to plans and specifications as approved by KDA / And / or the work is not progressing as per time schedule mentioned in the work order, the secretary KDA,

  
Secretary

SECRETARY GENERAL AND HOLDING LTD.  
  
Secretary General



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shall issue a notice to the Licensee for rectification of any lapses within 10 days time.

17.2 If the Licensee fails to comply with the conditions given in the notice issued, the Vice Chairman, KDA shall issue further notice to afford an opportunity to the Licensee to show cause within 30 days as to

  
Vice Chairman  
KDA

UNION BANK OF BURMA LTD

  
UNION BANK OF BURMA LTD



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why the allotment should not be cancelled and agreement revoked.

17.3 After receipt of the reply to the notice and hearing the Licensee, the V. C. KDA may take necessary decision.

17.4 In the event of cancellation of allotment, except in the case of cancellation under Para 2.2 above or

  
Chairman  
KDA

SECRETARY  
KDA  
  
Secretary



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revocation of agreement, the Remaining work of any kind will be done by K.D.A., the cost of which will be recovered from the Bank guarantee or any other amount recoverable from the allottees or the proceeds from any other unallotted land. In case these amounts are found in sufficient, the balance

  
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ELECO TOWNSHIPS AND HOUSING LTD

  
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will be recovered from the Licensee as arrears of land revenue.

17.6 In Addition to the above recoveries, as mentioned in clause 17.4 above, a penalty equal to 10% of the value of remaining work to be carried out by the K.D.A. shall be enforced on the Licensee. After adjusting the above amount, the balance if any from

  
 The P.T.  
 A.T.  
 K.D.A. Bangalore

SYDECO TOWNSHIP AND HOLDING LTD

  
 MANAGER, SYDECO



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the amounts recovered / recoverable from the allottees or from the unallotted land shall belong to the Licensee, the Licensee shall not dispose off any unallotted land by them selves. The actual cost of the same i.e. existing in K.D.A. at the time of allotment, shall be paid by K.D.A. to the Licensee and its disposal shall be done by K.D.A.

  
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EEDCO TOWNSHIPS AND HOUSING LTD.

  
 MANAGING DIRECTOR



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**NOTE :**

1. The bidder shall be the Licensee of KDA as per clause 15.1. The prospective purchaser shall formally be treated as the allottee of the KDA in whose favour sale deed will be ultimately executed by the KDA, on the specific recommendation /

  
 Managing Director  
 KDA

BLDED TOWNSHIPS AND HOUSING LTD.

  
 Managing Director



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nominations of the Licensee and on payment of the dues at his cost.

Such allottees shall pay all municipal taxes, water supply, rate / tax, maintenance, security or common expenditure etc. to the Licensee as and when the same is demanded. All such allottee will

  
 Managing Director  
 GLEBOD TOWNSHIP AND HOUSING LTD.

GLEBOD TOWNSHIP AND HOUSING LTD.  
  
 MANAGING DIRECTOR



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have to form a society for maintenance and running of common services.

2. The licensee shall be required to incorporate all conditions of free hold deed, stamps, repair maintenance and running of common service and conditions for forming a society / societies etc. in

  
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 प्रमुख निवासी  
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FLDECO TOWNSHIPS AND HOUSING LTD.

  
 MANAGING DIRECTOR



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the sale agreement to any individual / company /  
societies to K.D.A.

  
\_\_\_\_\_  
[Signature]  
[Signature]

RECEIVED TOWNSHIP AND HOUSING DEPT.  
  
[Signature]

**FINGER PRINTS OF EXECUTANTS**

**A. LICENSOR, KANPUR DEVELOPMENT AUTHORITY**



Left hand finger prints  
of Bhupendra Singh

Right hand finger prints  
of Bhupendra Singh

Secretary of Kanpur Development Authority, Kanpur

**B. LICENSEE, ELDECO TOWNSHIPS AND HOUSING LTD.**



Left hand finger prints  
of Shrikant Jajodia

Right hand finger prints  
of Shrikant Jajodia

Managing Director of Eldeco Townships and Housing Ltd.

  
\_\_\_\_\_  
श्रीकान्त जाजोडिया  
Managing Director

ELDECO TOWNSHIPS AND HOUSING LTD.  
  
\_\_\_\_\_  
श्रीकान्त जाजोडिया

**WITNESS:**

1. Signature

Name: K.B. SETH

S/o Late Shri R.B. SETH

Age: 59 years

Designation: V.P.O.

M/s Eldeco Housing &amp; Ind. Ltd., Lucknow

Residence: 402, Asha Apartment

Chhinnilal Chaurasia

Mahanager, Lucknow

Date: 28.12.04

2. Signature

Name: Chandan Kr Shukla

S/o. Shri P. N. Shukla

Age: 39 yrs

Designation: Manager (Legal and Liaison)

Eldeco Housing and Ind. Ltd.

Residence: 11/208, GCTI

Campus, Sector G, KNP

Date: 28.12.2004

For and on behalf of the  
Kanpur Development Authority

Shri Satyendra Singh

S/o Shri K.N. Singh

Designation: Secretary  
Kanpur Development  
Authority, Kanpur

Date: 28.12.04

ELDECO TOWNSHIPS AND HOUSING LTD.

For and on behalf of the  
Licensee, Eldeco Townships  
and Housing Ltd.

Shri Shrikant Jaiswal

S/o Late Shri P. B. Jaiswal

Designation: Managing Director  
Eldeco Townships & Housing Ltd.

Date: 28.12.04

**ANNEXURE - B**

**DETAILS OF LAND ALLOTTED TO M/S. ELDECO TOWNSHIPS AND HOUSING LTD. IN JAWAHARPURAM SCHEME OF KANPUR DEVELOPMENT AUTHORITY IN SECTOR-14, REVENUE VILLAGE BARASIROHI, TEHSIL & DISTRICT - KANPUR NAGAR**

| S. No | Khasra No.   | Total Area (In Hectare) | Area of Proposed excess vacant land under ceiling (In Hectare) | Proposed Land for Allotment (In Hectare) (3-4) | Unacquired land (In Hectare) |
|-------|--------------|-------------------------|----------------------------------------------------------------|------------------------------------------------|------------------------------|
| 1     | 2            | 3                       | 4                                                              | 5                                              | 6                            |
| 1.    | 481          | 1.576                   | 0.356                                                          | 1.220                                          | -                            |
| 2     | 493          | 0.543                   | 0.178                                                          | 0.365                                          | -                            |
| 3     | 492          | 0.369                   | -                                                              | 0.369                                          | -                            |
| 4.    | 491          | 0.728                   | -                                                              | 0.728                                          | -                            |
| 5.    | 490          | 1.854                   | 0.010                                                          | 1.844                                          | -                            |
| 6     | 499          | 1.782                   | 0.512                                                          | 1.270                                          | -                            |
| 7     | 514+515      | 0.123                   | -                                                              | 0.123                                          | -                            |
| 8.    | 516          | 0.626                   | 0.100                                                          | 0.526                                          | 0.100                        |
| 9     | 498          | 0.041                   | -                                                              | 0.041                                          | 0.011                        |
| 10.   | 487          | 0.051                   | -                                                              | 0.051                                          | 0.014                        |
| 11.   | 496          | 0.646                   | 0.100                                                          | 0.546                                          | 0.257                        |
| 12    | 495          | 0.379                   | 0.191                                                          | 0.188                                          | -                            |
|       | <b>TOTAL</b> | <b>8.718</b>            | <b>1.447</b>                                                   | <b>7.271</b>                                   | <b>0.382</b>                 |

**OR****17.959 Acres      0.943 Acres****Net Allotted Land : 17.959 - 0.943 = 17.016 Acres**

*LP*  
*Site File*  
*File*  
*Signature*  
*Signature*

**ELDECO TOWNSHIPS AND HOUSING LTD.**  
*Signature*  
**MANAGING DIRECTOR**

**ANNEXURE - B1**  
**CALCULATION OF 12 QUARTERLY INSTALMENTS WITH**  
**INTEREST @ 15%**

|                                                         |   |            |                 |
|---------------------------------------------------------|---|------------|-----------------|
| Area Allotted                                           | : |            | 17.959 Acres    |
| Area Unacquired                                         | : |            | 0.943 Acres     |
| Net Area Allotted                                       | : |            | 17.016 Acres    |
| Cost of net Allotted Area @<br>628/Sqm x 68862,800 Sqm. | : | Rs.        | 43245843.74     |
|                                                         |   | <b>Say</b> | Rs. 43245844.00 |
| Less Amount Paid                                        | : | Rs.        | (-) 12968000.00 |
| Net Balance to be paid                                  | : | Rs.        | 30277844.00     |
| Amount of 12 Equal Quarterly                            | : | Rs.        | 2522989.33      |
| Instalments without interest                            |   | <b>Say</b> | Rs. 2523000.00  |

  
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 ಸರ್ಕಾರಿ ಪ್ರಾಧಿಕಾರ

ELDECO TOWNSHIPS AND HOUSING LTD.

  
 ಮಾನವೀಶ್ ಕುಮಾರ್

## ANNEXURE - B2

| S. No | Capital Amt. (Rs.) | Instalment without interest (Rs.) | Amount of Interest @ 15% (Rs.) | Total Due Instalments (Rs.) | Due Date |
|-------|--------------------|-----------------------------------|--------------------------------|-----------------------------|----------|
| 1     | 30277844.00        | 2523000.00                        | 2270838.00                     | 4793838.00                  | 28.06.05 |
| 2     | 27754844.00        | 2523000.00                        | 1040807.00                     | 3563807.00                  | 28.09.05 |
| 3     | 25231844.00        | 2523000.00                        | 946194.00                      | 3469194.00                  | 28.12.05 |
| 4     | 22708844.00        | 2523000.00                        | 851582.00                      | 3374582.00                  | 28.03.06 |
| 5     | 20185844.00        | 2523000.00                        | 756969.00                      | 3279969.00                  | 28.06.06 |
| 6     | 17662844.00        | 2523000.00                        | 662357.00                      | 3185357.00                  | 28.09.06 |
| 7     | 15139844.00        | 2523000.00                        | 567744.00                      | 3090744.00                  | 28.12.06 |
| 8     | 12616844.00        | 2523000.00                        | 473132.00                      | 2996132.00                  | 28.03.07 |
| 9     | 10093844.00        | 2523000.00                        | 378519.00                      | 2901519.00                  | 28.06.07 |
| 10    | 7570844.00         | 2523000.00                        | 283907.00                      | 2806907.00                  | 28.09.07 |
| 11    | 5047844.00         | 2523000.00                        | 189294.00                      | 2712294.00                  | 28.12.07 |
| 12    | 2524844.00         | 2524844.00                        | 94682.00                       | 2619526.00                  | 28.03.08 |
|       |                    | 30277844.00                       | 8516025.00                     | 38793869.00                 |          |

  
 Managing Director  
 EDEDU TOWNSHIPS AND HOUSING LTD.

EDEDU TOWNSHIPS AND HOUSING LTD.  
  
 Managing Director

28.12.2004  
दिनांक 28.12.2004 को फोटो स्टैंड पर  
पुस्तक संख्या 1 खण्ड 2741 के पृष्ठ संख्या

99-222 पर क्रम संख्या 8400 पर  
रजिस्ट्रीकृत किया गया



उप निबन्धक, जल  
कानपुर-नगर

Site Plan of Janakpur Urban Sanitation  
 Development Authority in Sanitation  
 at revenue village BARA SIRHI, Tehsil and Dist.  
 Kailash Nagar

Net Area allotted  
 = 12.016 Acres.

CEILING LAND  
 GRAM SAMITHI  
 RESERVE LAND  
 UNDEVELOPED LAND



LICENSOR

LICENSER

मेसर्स एलिडको हाउसिंग एण्ड इन्फ्रस्ट्रक्चर्स लि०  
को संशोधित भूमि आवंटन का विवरण

| क्र०सं०           | खसरा नम्बर | कुल क्षेत्रफल<br>[हेक्टर में] | प्रस्तावित सीमा से<br>बाहर की भूमि का<br>क्षेत्रफल [हेक्टर में] | आवंटन हेतु<br>प्रस्तावित<br>क्षेत्रफल [हेक्टर में]<br>3-4 | अनाजित भूमि  |
|-------------------|------------|-------------------------------|-----------------------------------------------------------------|-----------------------------------------------------------|--------------|
| 1                 | 2          | 3                             | 4                                                               | 5                                                         | 6            |
| 1-                | 481        | 1.576                         | 0.356                                                           | 1.220                                                     | -            |
| 2-                | 493        | 0.543                         | 0.178                                                           | 0.365                                                     | -            |
| 3-                | 492        | 0.369                         | -                                                               | 0.369                                                     | -            |
| 4-                | 491        | 0.728                         | -                                                               | 0.728                                                     | -            |
| 5-                | 490        | 1.854                         | 0.01                                                            | 1.844                                                     | -            |
| 6-                | 499        | 1.782                         | 0.512                                                           | 1.270                                                     | -            |
| 7-                | 514+515    | 0.123                         | -                                                               | 0.123                                                     | -            |
| 8-                | 516        | 0.626                         | 0.100                                                           | 0.526                                                     | 0.100        |
| 9-                | 498        | 0.041                         | -                                                               | 0.041                                                     | 0.011        |
| 10-               | 497        | 0.051                         | -                                                               | 0.051                                                     | 0.014        |
| 11-               | 496        | 0.646                         | 0.1                                                             | 0.546                                                     | 0.257        |
| 12-               | 495        | 0.379                         | 0.191                                                           | 0.188                                                     | -            |
| योग- 7.271 हेक्टर |            |                               |                                                                 |                                                           | 0.382 हेक्टर |
| अथवा 17.959 एकड़  |            |                               |                                                                 |                                                           | 0.943 एकड़   |

Abu  
4.1.2005  
JE

Prasad  
4.1.05

Prasad  
बी० पी० मोदी  
सहायक बन्नि-2A

Handwritten signature

ELDECO TOWNSHIPS AND HOUSING LTD.

MANAGING DIRECTOR

कानपुर विकास प्राधिकरण, कानपुर

॥ अभियन्त्रण छुट्ट-२९॥

॥ कब्जा प्रमाण पत्र ॥

पत्रांक- डी/१८७/अ०अ०(२९)/०४-०५ दिनांक १९-०१-०५

जवाहरपुरम योजना में संलग्न साइट प्लान एवं डाटा डिटेल् के अनुसार १७०१६ एकड़ भूमि का भौतिक कब्जा मेसर्स एलिडको टाउनशिप एण्ड हाऊसिंग लि० को दिनांक ०४-०१-०५ को मौके पर दिया गया।

ELDECO TOWNSHIPS AND HOUSING LTD.

कब्जा देने वाले के हस्ताक्षर  
अवर अभियन्ता  
ए० के० वर्मा  
अवर अभियन्ता-२A

कब्जा प्राप्त करने वाले  
के हस्ताक्षर

प्रति हस्ताक्षर

सहायक अभियन्ता  
डी० पी० गोया  
सहायक अभियन्ता-२A

अध्यासी अभियन्ता  
अजय सिंह  
अभियन्त्री अभियन्ता  
कानपुर विकास प्राधिकरण



# कानपुर विकास प्राधिकरण

E-mail : response@kda.co.in • Website : www.kda.co.in

संख्या:- १०१/एए (BS) /०९-१०

दिनांक:- २५.०६.०९

सेवा में,

प्रबन्ध निदेशक

एलडिको टाउनशिप्स एण्ड हाउसिंग लि०,

कानपुर।

विषय: कानपुर विकास प्राधिकरण की जवाहरपुरम योजना के सेक्टर-९ (पुराना सेक्टर-१४) में भूमि आवंटन के सम्बन्ध में।

संदर्भ: आपके पत्र दिनांक १६.०४.०९ और ०१.०६.०९ के सम्बन्ध में।

महोदय,

कृपया आपके द्वारा दिये गये उपरोक्त संदर्भित पत्रों के सम्बन्ध में आपको अवगत कराना है कि कानपुर विकास प्राधिकरण के पत्र सं० डी/११७/अ०अ०(२ए)/०३-०४, दिनांक १८.०७.०३ द्वारा आपको आवंटित की जा चुकी ५० एकड़ भूमि में से आपको १७.०१६ एकड़ भूमि ही दी जा सकी थी तथा अवशेष भूमि ३२.९८४ एकड़ रजिस्टर्ड एग्रीमेन्ट दिनांक २८.१२.०४ से एक वर्ष के अन्दर कानपुर विकास प्राधिकरण द्वारा आपको उपलब्ध कराई जानी थी। आपके पत्र के अनुरोध पर अवशेष ३२.९८४ एकड़ भूमि हेतु कानपुर विकास प्राधिकरण द्वारा आपको सीधे किसानों से समझौते के आधार पर क्रय करने की अनुमति उपाध्यक्ष महोदय की स्वीकृति के अनुसार निम्न शर्तों के अन्तर्गत दी जा रही है।

1. किसानों से सीधे समझौते के आधार पर क्रय की जाने वाली भूमि का मूल्य एलडिको स्वयं किसानों को देगा तथा इस प्रकार खरीद की जाने वाली भूमि को अर्जन से अवमुक्त रखा जायेगा। और बाह्य विकास शुल्क एलडिको द्वारा निविदा की शर्तों के अनुसार प्राधिकरण कोष में जमा कराना होगा।
2. एलडिको के आवंटियों द्वारा फ्री-होल्ड चार्ज कानपुर विकास प्राधिकरण कोष में जमा कराना होगा।
3. कानपुर विकास प्राधिकरण की जवाहरपुरम योजना के सेक्टर-९ (पुराना सेक्टर-१४) में आवंटित की जा चुकी भूमि का चिन्हांकन व उपरोक्त सेक्टर-९ (पुराना सेक्टर-१४) में आ रहे सभी खसरा नं० और उनके रकबों की सूची क्षेत्रफल सहित नियोजन/इंजीनियरिंग विभाग से सम्पर्क कर प्राप्त कर लें ताकि आपके द्वारा किसानों से सीधे क्रय की जाने वाली भूमि को अर्जन से अवमुक्त रखा जाये।
4. अवशेष भूमि ३२.९८४ एकड़ हेतु कानपुर विकास प्राधिकरण और स्वयं एलडिको टाउनशिप्स एण्ड हाउसिंग लिमिटेड के मध्य अनुबन्ध निष्पादित करा लें।

भवदीय,

(आर० विक्रम सिंह)

सीचिव