

168/16



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP010199315775690
Certificate Issued Date	: 20-Jan-2018 02:22 PM
Account Reference	: SHCIL (F)/ upind001 ALLAHABAD/ UP AND
Unique Doc. Reference	: SUBIN-UPUPSHCIL01019483093000710
Purchased by	: SWETA SINGH
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: PART OF ARAZI NO.15 VILLAGE DHANUWA ARAZI KARCHHANA ALLD. DETAIL DESCRIPTION AS PER DEED.
Consideration Price (Rs.)	: 0 (Zero)
First Party	: DEEPAK BAGGA AND OTHERS
Second Party	: MS SKYNET INFRAVENTURES PVT LTD THR MD RITESH PAUL
Stamp Duty Paid By	: MS SKYNET INFRAVENTURES PVT LTD THR MD RITESH PAUL
Stamp Duty Amount (Rs.)	: 14,00,000 (Fourteen Lakh only)



Singh
LOCKED BY
 S.R. Karchana

Please write in type below this line

सत्यमेव जयते

R. Bagga *AC 754*

R. Bagga

0001277279

Warning/Alert

1. The authenticity of this Stamp Certificate should be verified at www.shcil.org.com. Any tampering on the same will be detected and will be reported to the relevant authorities.
 2. The use of this Stamp Certificate is for the purpose of the certificate only.
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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR

233062



Signature

THIS BUILDERS AGREEMENT is made on this _____ day of JANUARY 2016.

BETWEEN

- A (i) Sri Deepak Bagga s/o Late Sri Jagannath Bagga r/o 50/40 Lal Bahadur Shastri Marg, Allahabad 211001,
A (ii) Smt Ritu Bagga w/o Sri Deepak Bagga r/o 50/40 Lal Bahadur Shastri Marg, Allahabad 211001,
A (iii) Sri Arjun Bagga s/o Sri Deepak Bagga r/o 50/40 Lal Bahadur Shastri Marg, Allahabad 211001, and
B Sri Mukesh Chandra Jaiswal s/o Sri Ram Chandra Jaiswal r/o 958 Mutthiganj, Allahabad, 211006

मुकुंश चंद्र जायसवाल

RB Bagga

Arjun

Signature



उत्तर प्रदेश UTTAR PRADESH

[3]

hereinafter jointly called the "Owners" Party No 1, (A&B) on the first part, which term unless excluded by the context shall mean and include their heirs, successors, legal representatives and assigns.

AND

C : M/s Skynet Infraventures Pvt. Ltd. a Private Ltd. Company, bearing Incorporation No U70102UP2011PC053042 2012-13 and having their Head Office at 26, Muir Road (near Ekanli Kunj) Allahabad-211001 through its Managing Director Sri RITESH PAUL s/o Sri Satya Gopal Paul r/o 180 Preetam Nagar Allahabad 211001, authorised by the Resolution by the Board of Directors of the Company dt 3.4.14 (a self certified copy of the Board resolution alongwith self certified Memorandum and Articles of Association has been provided to the owners on the execution of this Builders Agreement), hereinafter called the "Builders and Developers" Party No 2 (C), of the Second part and more specifically called the "Second party", which term unless excluded by the context shall mean and include its nominees, successors, legal representatives and assigns.

AND WHEREAS Owners A (i) (ii) (iii) and B are the joint co-owners of plot of land at Nakba No. 5, Arail no 15, V. Dhanuwa, Pargana - Arail, Tehsil Karchhana Allahabad, measuring 2 Bigha 9 Biswa 15 Dhoor, (about 6766 Sqyds. or 5473 sq.

मोहोर सहित प्रमाणित

R. B. Singh



Prasad

[illegible]

Figure 1. Schematic diagram of the proposed system. The system consists of a user, a server, and a database. The user interacts with the server via a web browser. The server stores data in the database and provides access to the data via a web browser. The user can also interact with the database directly via a web browser.

[illegible]

श्री सवाई राम प्रसाद मिश्रा जी महाराज जयशंकर प्रसाद जी सेवा समिति
 (पंजीत)
 १०१ बी नगर पोस्टाफिस
 गीता
 मिश्रा जी १२६३ गीता नगर इलाहाबाद

[illegible][illegible]

श्री श्री १०८ स्वामीजी महाराज (दायाँ)
द्वारा श्री श्री गुरुदेव को
मार्ग में भेंट की गई।
१९७३ ई. २५ अक्टूबर



उत्तर प्रदेश UTTAR PRADESH

[4]

mus.) (here-in-after called the "Property"), in equal ratios and proportions, as described hereunder.

AND WHEREAS initially by virtue of Sale Deed dt 10.3.1997 the property was purchased by in equal ratios of 50:50 by (A) Sri Rajeev Ratan Bagga, Smt Rita Bagga, Sri Tarun Bagga, and (B) Sri Deepak Bagga, Smt Ritu Bagga, Sri Arjun Bagga from Mr Bachai s/o Sri Shamsher Ali r/o v & p Mahawa, near Agriculture Institute, Karchhana, Allahabad

AND WHEREAS Sri Rajeev Ratan Bagga expired on 1.10.2001 leaving his 50% share to his family members Smt Rita Bagga and Sri Tarun Bagga and by virtue of Sale Deed dt 25.9.2003, Smt Rita Bagga and Sri Tarun Bagga sold their entire 50% share of the property in question to Sri Mukesh Chandra Jaiswal and thus in this manner 50 % share of the property vested with the continuing members by virtue of the first sale deed dt 10.3.1997 viz Sri Deepak Bagga, Smt Ritu Bagga and Sri Arjun Bagga, and whereas the remaining 50% with Sri Mukesh Chandra Jaiswal by virtue of the second sale deed 25.9.2003.

That the name of Sri Deepak Bagga, Smt Ritu Bagga and Sri Arjun Bagga & Sri Mukesh Chandra Jaiswal have already been recorded in the Khatauni and other relevant records of this property.

(Signature)
RB Bagga
H Bagga
RB Bagga

क्रमांक 920 तिथि 24/1/16 मूल्य 1500/- प्रयोजन

स्टाम्प केता का नाम कृष्ण गोपाल मुखारखाना कच्छेरी इलाहाबाद

निवासी मेहता रोड पिन 226001

स्टाम्प विक्रेता कृष्ण गोपाल मुखारखाना कच्छेरी इलाहाबाद
सां० 373 अक्षति 31 मार्च 2016 तक हस्ताक्षर

वे निम्नलिखित स्थानों पर

जिम्मेदार हैं। जहाँ जहाँ सिंह सोनिया

सम्बन्धी विवरण

क्रमांक

विवरण 10548 जवाहर लाल नेहरू रोड जवाहर-वाचन इलाहाबाद

संख्या 100 जवाहर-वाचन इलाहाबाद

आवृत्ति

विवरण 262/145/2 कच्छेरी जवाहर-वाचन इलाहाबाद

संख्या

नोट: यह सौदा के सिवा, अन्य कोई भी दस्तावेज नहीं है।

सिद्धांत अखिलेश के अखिलेश

सिवेश कुमार सिंह
उप निबंधक करछना
करछना

10/2/2016





उत्तर प्रदेश UTTAR PRADESH

(5)



And whereas Both Continuing owners (A) Sri Deepak Bagga, Smt Ritu Bagga, Sri Arjun Bagga & (B) Sri Mukesh Chandra Jaiswal decided to develop the Property as a group Housing Project, in two phases, namely Block A and Block B, either by themselves or through a respectable Builder, who has been engaged in the activity of Multi Storeyed Group Housing Construction, on the basis of a Builders Agreement on reasonable sharing basis.

And whereas the Owners had given offers to several Builders but the confirmation after formal discussions and agreeable terms was received from M/s Skywet Infraventures Pvt. Ltd., 26 Muir Road, Near Ekanil Kunj, Allahabad UP, whose Director Sri Ritesh Paul has vast experience in the field of Constructions, Group Housing projects etc. and who confirmed the Owners in writing that they are in a position to carry out the construction and raise Multi Storeyed Group Housing Building in Block/s, which shall consist of residential Flats as may be permitted under law by the Allahabad Development Authority, Allahabad, and for which purpose the Builders shall deploy their own investment and funds, for the entire construction on the said property;

And whereas the Owners, are not fully equipped to execute and complete the work of development and construction of the proposed residential Flats in the two Blocks and have therefore acceded to the offer of the Second Party (Builder) who are engaged in the development and construction of various type

Signature

Signature



542 2nd-14 5000 प्रयोग 01
 तिथि 2014-14
 नाम (जिस का नाम है) हेमंत सिंह ने 22 जनवरी 2014 को
 जिला गुजराट 1990 31 04 07 07 07 07
 पता नं० 782 अति 31 मार्च 2014
 जिला गुजराट नं० कच्छ जिला कच्छ जिला कच्छ
 जिला कच्छ

विभाग

Registration No.

1168

Year

2016

Book No.

0101 दीपक शर्मा (अग्रज)

जन्म दिनांक 25/4/85

जन्म स्थान गुजराट, भारत



0102 दीपक शर्मा (अग्रज)

जन्म दिनांक

19/03/85

जन्म स्थान गुजराट, भारत



0103 दीपक शर्मा (अग्रज)

जन्म दिनांक

19/03/85

जन्म स्थान गुजराट, भारत



0104 दीपक शर्मा (अग्रज)

जन्म दिनांक

19/03/85

जन्म स्थान गुजराट, भारत





उत्तर प्रदेश UTTAR PRADESH

19 JAN 2016

BE 233013

(5)

of buildings and assure that they are in a position to execute and complete the said project in two phases over the said property successfully;

AND WHEREAS the Second Party has agreed to undertake the execution and completion of the project which shall be build in Block A and Block B on the said property in two phases;

AND WHEREAS the First Party has agreed to the proposal and accepted the offer of the Second Party for construction of the multistoried building in 2 blocks A & B in two phases, consisting of Residential Flats under Group Housing Scheme, as may be permitted under law by the Allahabad Development Authority, Allahabad by investment and funds over the said property to be exclusively managed by the Second Party.

AND WHEREAS in order to hand over the project to the Builders, both the Owners and Builders have mutually decided to execute a formal Builders Agreement on the basis of which the smooth functioning of the project can be managed, in order to avoid any anomaly for the future.

NOW THESE PRESENT WITNESSETH and It is hereby agreed, declared recorded by and between the parties as under :-

1. That the subject matter of this Builders Agreement Without Possession between the Owners (First Party) and the Builders (Second Party) is a portion of the freehold site total measuring 2 Bigha 9 Bawra 15 Dhoor (about 5473 sq mtrs), which is a plot of land registered Araji No. 15, Village.

मुकुंद शंकर जारसराव

Rajaguru

Rajguru

Rajguru

मिथिला

Book 9

1152 3000 3000 3000

Blow



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

JAN 2016

[7]

Dhanuwa, Pargana - Arail, Tehsil Karchhana Allahabad, out of this total land of 5473 sq mtr. only 1689.94 sq mtrs of land (apart from road widening area of 621sq mtrs common between both blocks A & B) is to be utilized by the Builders for construction of multistoried building, namely Block A, consisting of residential Flats to be developed as may be permitted under law by the Allahabad Development Authority, Allahabad, which is more fully described and detailed in the schedule and marked red in the plan annexed hereto Annexure A. The property in question is exclusively owned and possessed by the Owners (First Party) and is free from all encumbrances, lien and charges.

2. That the portion of the land is jointly owned by
(A) (i) Sri Deepak Bagga, (ii) Smt Rita Bagga and (iii) Sri Arjun Bagga &
(B) Sri Mukesh Chandra Jaiswal in the ratio 50:50
3. That the Second Party (Builders) aforesaid undertakes to develop a Group Housing project on the said portion of land at their own cost, expenses and with their own resources in terms with this Builders Agreement.
4. That the Builder Company has provided a self certified copy of the Articles and Memorandum of Association alongwith the Incorporation Certificate, to the Owners, apart from the certified copy of Resolution of the Board meeting passed by the Board of Directors, in the Company Board meeting which took place on 3rd April 2014 authorizing Director Sri RITESH PAUL to execute the Builders

Bagga

Bagga

मि. रितेश पांडे

Paul

540 दिवि 20-6-16 5550 प्रमाण 2
 कर्मचारी के नाम के.डी. डिकरि र.सि.नं. 80-12044/03
 दिनांक 31 मार्च 2016 तक
 सा. नं. 782 कर्मचारी 31 मार्च 2016 तक
 कर्मचारी के.डी. डिकरि र.सि.नं. 80-12044/03
 प्रमाण 2

Registration No. 1167 Year: 2016 Book No. 1

W1 कर्मचारी के.डी. डिकरि
 कर्मचारी के.डी. डिकरि
 10124 अन्तर्गत कर्मचारी के.डी. डिकरि र.सि.नं. 80-12044/03



W2 कर्मचारी के.डी. डिकरि
 कर्मचारी के.डी. डिकरि
 10124 अन्तर्गत कर्मचारी के.डी. डिकरि र.सि.नं. 80-12044/03



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

(8)

19 JAN 2016 BE 233608

VEN

Agreement on behalf of the Company, and also to get the Builders / Agreement registered later on as specified hereunder.

5. That primarily it is accepted that the Builder shall construct the built up area according to available FAR of 1.75 (or as per ADA norms) on the said plot of land, the sharing between the Owners and the Builders shall be to the ratio 30:70 respectively on a working of 1.75 FAR, including the roof rights and parking etc. however if any other FAR is allowed under ADA norms the sharing will remain the same.
6. That it is agreed that 30% of the saleable built up area, shall be shared between the Owners A (i), (ii) (iii) & B out of which 15 % shall vest with A (i), (ii), (iii) and 15% with B, (Party No 1) and whereas remaining 70 % shall vest with the Builders C (Party No 2).
7. That this Builders Agreement is hence being drawn so as to nominate the share of the 3 parties. A & B...Owners (party no 1) and C. Builders (party no 2), as under:
(A) (i) Sri Deepak Bagga, (ii) Smt Ritu Bagga and (iii) Sri Arjun Bagga 15%
(B) Mukesh Chandra Jaiswal, 15%
(C) Builders M/s Skynet Infra ventures Pvt. Ltd. ...70%
8. That the group housing project of block A shall be completed by the Builders in 36 months from the date of the sanctioned MAP dt 7.10.15, received from the ADA Allahabad, subject to an extension of 6 months.

मि. देवेंद्र चंद्र जायसवाल

R. Bagga

Bagga

Hand



उत्तर प्रदेश UTTAR PRADESH

19 JAN 2015 BE 233609

[9]

9. That Party No 2, Builders, agree, that if they are unable to complete the project in the maximum available time as mentioned in para 8 then the Builders Party No 2 shall pay compensation of Rs. 50,000/- per month each to the Owners A & B (party no 1). (However except for Force majeure the total period of this contract will not exceed 60 months after which this agreement will be null & void and would be deemed to have never taken place. Any belonging of the Builder would be removed within 3 months of the expiry of this term of 60 months).
10. That Builders have after getting sanctioned plans from ADA have demarcated the 30% of the saleable built portion (including permissible loading of 15%) of Block A, to each of the two Owners A & B (part no 1) as mentioned in para 7, and have provided a Co. authenticated plan to the Owners after mutual consultation, which is forming part of this Builders Agreement and which is marked Annexure... B.
- That the project Architect is Mr Anil Gupta and structural designing has been done by Mr Piyush Tandon.
11. In case there is any accident in the aforesaid construction project, the Builder/Developer party no C alone, shall be fully responsible for all the consequences of the same under the Workmen Compensation Act or any other act in force. If the Owners are ordered to attend a court or is requested or their presence is required by any other authority in this connection, they will empower the Developers to attend the court/authority concerned on their behalf and the Developer agrees to compensate the Owners fully in case an adverse order is passed or any compensation is ordered to be paid by the

Signature

मुकुंद शंकर भास्कर

10/1/15



उत्तर प्रदेश UTTAR PRADESH

[10]

Owners by any court, judicial authority or any other competent authority. If it is required, the Builder will obtain necessary insurance at their own cost.

12. The Builder has provided a certified copy of the ADA sanctioned map Dt 7/10/2015 to the Owners for their records, to ensure the correctness of the sharing of 30:70 on each floor. That the Builder will make sure that equal sq foot area and designing is made available to each of the owners A & B (party No 1) and the flats shared are similar more or less.
13. That the Builders maps approved by the ADA was after application of F & R in the ratio 1:1.75:0, (it is further understood that if any other permissible F & R as per ADA norms is granted then the project Maps shall be altered and submitted with the signatures of Party No 1 & 2, and the same after ADA sanction shall become part of this Builders agreement at a later stage).
14. That on the basis of the sharing ratios of 30:70 of built up portions between the Owners/Builders shares have been clearly demarcated in the drawing plans of Block A consisting of a total number of 53 flats, out of which there are going to be 45 one BHK flats, 10 Two BHK flats and 4 shops in Block A, and other built up portions, out of which the flats and shops have been demarcated in different color shadings, so as to nominate the flats/shops and corresponding parking etc area, at the initial stage in the name of the rightful owners A & B, (Party No 1) & C (Party No 2), so that they can manage to sell their respective flat and the chances of any confusion are eliminated. The attached Flat demarcations plan of Block A, is Annouire...C to this Builders Agreement and

[Handwritten signatures and stamps are visible at the bottom of the page, including a large signature in the center and several circular stamps below it.]



उत्तर प्रदेश UTTAR PRADESH

[11]

shall always be a part of it. Any purchaser before buying any flat/flats from any of the 3 parties hereto shall confirm from the attached plan that they are purchasing the rightful flat portion from the seller.

That apart from the proposed flats to be built in Block A, a park area of 727 sq mtrs is left out to be used commonly by the flat owners in between both the blocks, which is comprised in the map of Block B, and which is apart from road widening portion of 621 sq mtrs.

(The flats coming to the individual shares of Owners Sri Deepak Bagga, Smt Ritu Bagga, Sri Arjun Bagga and Sri Mukesh Chandra Jaiswal out of their 30% share in Block A have been pre-allocated between themselves, & the details of allocated flats and shops are mentioned hereunder and the registry to their buyers of each flat and shop shall be done by its corresponding Owner.)

15. That it shall be the responsibility of the Second Party, to procure/obtain all the requisite licences, permissions, sanctions, NOCs and approval from all Competent Authorities concerned, which are essentially required for the construction of the project consisting of the said residential flats, over the said property and the expenses for the aforesaid sanctions and approvals etc. shall be borne as follows:-

1. That all expenses towards sanction of the building plan by Allahabad Development Authority, Allahabad upto 1.75 F. A. R. as permissible under law shall be borne and paid by the Second Party (Builder) exclusively.

Mukesh Chandra Jaiswal
R. Bagga
Arjun Bagga
Blau



उत्तर प्रदेश UTTAR PRADESH

19 JAN 2018 233498

(12)

- ii. That all expenses towards sanction of plan or towards purchasable F.A.R., (over and above 1.75 F.A.R. only if necessitated by circumstances) shall be borne by the Second Party including all other permission, NOC's etc at the cost of the Builders (Party No 2).
- iii. That it is also understood very clearly that no FAR shall be purchased under any circumstances by the Builders without the consent of the Owners, and they shall not make any construction against any additional purchasable FAR in excess of the permitted FAR of 1.75, (or as per ADA sanctioned FAR) unless agreed between the parties to this deed.
- iv. It is further clarified that the cost bearing on the Owners party no 1, shall be restricted only to the cost of the land and the Owners shall also not be liable to share any charges defined in the ADA sanctioned letter, accompanying the additional Map to be approved by the ADA on the purchased FAR, or for obtaining any kind of permissions, NOCs from any Govt. Non Govt. depts. whatsoever.
15. That Builders shall protect and safeguard the interest of the Owners till the finalization of the entire project, and to make sure that the Owners will get their rightful shares of saleable portion from the Builders, at no extra charges or liability of any kind whatsoever.
17. That the Owners have already got the Land use converted from Agriculture Land to "A-Krishi" (which also includes use for residential purposes supposedly) u/s

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

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उत्तर प्रदेश UTTAR PRADESH

19 JAN 2016

BE 233497

[13]

18. of the Urban Development Planning Act, and a copy of the latest Khatauni revealing this fact has been made available to the Builders.
18. That the Builders agree in all perspectives that apart from handing over the saleable built up portion in the stipulated time to the extent of 30% to the Owners, the Owners shall also get a interest free security advance of a sum of Rs. 25,000,00.00 (Rs 25 Lacs) only, from the Builders, on which condition the Owners have given their acceptance, & out of this Rs 25 Lacs a sum of Rs 12,50,000 (12.5 Lacs) each, shall be given to the Owners viz:
- A. Sri Deepak Bagga, Smt Ritu Bagga and Sri Arjun Bagga ...Rs 12.5 Lacs
 - B. Sri Mukesh Chandra Jaiswal ...Rs 12.5 Lacs
- However it is agreed herewith that the security is refundable strictly after the fulfillment of the conditions discussed hereunder.

19. That in accordance with para 18 (vii), Second party has given a refundable security sum of Rs. 25,00,000.00 (Rupees Twenty Five Lacs only) as deposit to the Owners, i.e Rs 12.5 lacs to a) Sri Deepak Bagga, Smt Ritu Bagga and Sri Arjun Bagga and Rs 12.5 lacs to (b) Sri Mukesh Chandra Jaiswal as follows which the owner duly acknowledge
- (i) Ch Nos 028820 dt 5.4.14 for Rs 2,50,000/- in favor of Sri Deepak Bagga drawn on Oriental Bank Of Commerce
 - (ii) Ch No 028822 dt 5.4.14 drawn on Oriental Bank Of Commerce drawn for Rs 5,00,000/- in favor of Smt Ritu Bagga

महेश चंद्रा जैसवाल

Deepak

Arjun

Ritu



उत्तर प्रदेश UTTAR PRADESH

BE 233450

[14]

- (iii) Ch. No. 028821 dt. 5.4.14 for Rs 5,00,000/- in favor of Sri Arjun Bagga drawn on Oriental Bank Of Commerce.
- (iv) Ch. No. 028819 5.4.14 for Rs 12,50,000/- in favor of Sri Mukesh Chandra Jaiswal drawn on Oriental Bank Of Commerce

20. That this Refundable security advance payment, of Rs 25.00 Lacs, as said earlier, has nothing to do with the Owners share of 30% saleable built up portion, in the shape of residential flats, as mentioned in clause 6 above. That this Security amount of Rs 25 Lacs is free of interest and shall remain with the Owners till the final completion of the project and shall be returned to the Builders only after the compliance of the following conditions :

That the Builders shall satisfy the Owners that they have completed the project, within the time framed, i.e. within 7.10.2018, after having provided all amenities in the construction, and by not using substandard material, and also that they have moved the application to the ADA in the prescribed format, for procuring the Completion Certificate of the project, however, since it is believed that the certificate to be issued by the ADA generally takes some time hence the Owners shall return the advance deposit to the Builders on the date they move their application for completion certificate before ADA (enclosing the proofs of all necessary obligations, NOC, viz, water harvesting, fire dept, Electrical safety pertaining to lift etc.) and make a photocopy of the received application, along with annexures of the NOCs, moved before the ADA, to the Owners for their records for future references. The Builders shall also give undertaking to

Arjun Bagga

Mukesh Chandra Jaiswal

Arjun

Arjun



उत्तर प्रदेश UTTAR PRADESH

19 JAN 2018

BE 23345

[15]

the Owners that they shall pursue the procedure of the Completion Certificate, diligently and to procure the completion certificate in a reasonable period of time, not exceeding 1 year from the date of filing of application. It is made clear that if the completion certificate is not issued by A.D.A. even after 1 year then the builder shall provide a certificate from the Architect/Designer to reflect the authenticity of the building plan to have been developed as per its norms.

b. that the entire Owners share of saleable constructed portion of 30 % of the total saleable covered built up area, including common areas viz. parking etc. as delineated in the A.D.A. sanctioned Maps attached hereto, Annexure -B are physically handed over to the Owners, irrespective of whether the construction is developed against the permissible FAR limits or against increase of any FAR, or by purchase or otherwise, or by the availing of Compensatory FAR etc.

c. that the Builders shall satisfy the Owners that the construction has been carried out strictly in accordance with the A.D.A. sanctioned plan.

d. that the Builders shall satisfy to the Owners that there is no litigation pending with any person or department pertaining to the Group Housing project, namely Galaxy Heights.

e. That the Builders will handover an undertaking in writing that any discrepancy pertaining to the construction shall be the Liability of the Builders, at any stage whatsoever.

f. That the Builders undertake to indemnify the Owners in respect of any claims made by any individual, Govt and Non-Govt agencies or institutions.

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उत्तर प्रदेश UTTAR PRADESH

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whichever at any time even after the application of completion certificate has been moved

21. That the Owners agree, in accordance with the agreed terms and conditions, to place at the complete disposal of the Builders, the said land and to irrevocably vest in them all the powers of Owner as also all the authority of the Owner as may be necessary in the discretion of the Builders, only for the purposes of obtaining the requisite licence, NOCs, permissions, sanctions and approvals for development, construction and completion of the proposed residential flats on the said property from various Govt. departments. That the Builder in agreement with the Owners have already constructed their site office after having obtained the approval to undertake activity of development of the said property & to start construction of project post map approval from ADA, and also after having made the advance balance payment to the Owners as mentioned in para 19 above. This arrangement may not be construed as "transfer of possession" by Owners, Party No 1 to the Builders Party no 2, but merely a right to undertake construction as a Developers and Builders.

That this agreement shall not to be deemed to constitute a partnership between the Owner and the Builder/Developer or an agreement for sale of the plot by the Owner to the Builder/Developer and shall not be deemed to bind the parties hereto except specifically recorded herein. The Developer shall solely be liable and responsible for any liability in connection with the construction of dwelling units on the land beneath the said building. The Owner and the Developer shall be solely responsible from the date of possession for various expenses, taxes

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18/08/2023

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INDIA

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(17)

such as water charges, property tax, electric bills in respect of respective portions as mentioned hereinafter.

22. That the Owners Party No 1, and their legal authorised respective heirs, shall be authorized to retain, book, sell, transfer their pre-nominated flats of their 70% share alongwith the common areas, in their own discretion. Similarly the Builders shall be authorized to retain, book, sell, transfer their pre-nominated flats of their 30% share, in their own discretion. The Builders undertake to sell or book their share of flats by assuring that they have simultaneously handed over the agreed pro rata percentage of flats to the Owners, so that they may take similar steps of selling or booking the constructed flats, either by themselves or through the marketing agency of the Builders, and the Builders shall extend their support if the Owners so desire.
23. That the Second Party had undertaken to start the construction work of Block A, immediately after receipt of the sanctioned building plan and complete the construction of the building within 36 months from the sanctioned date. However, any period, during which the Second Party is not entitled or unable to carry out development work or undertake construction due to unforeseen circumstances (like restraint order by a Court) then this period would be extended by another 6 month period (barring force majeure).
24. That in the event the Party No 2 is unable to complete the requisite construction within the afore-mentioned period plus the extended period, in that case the Owners shall be entitled to compensation

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19. 10. 1983 3396

[18]

which the Owners may deem fit, and not adhere to clause no 9 above, and to which the second party will have no objection. That due to default of any other nature by the Second Party, the First party shall be entitled to compensation which may be a monetary compensation (adjustable from the security deposit received by the owners), and may also extend to termination of this agreement by declaring it null and void and having intimated to the Second party, in which case all structures and assets on the owner's property would belong to the Owners, if not removed from the site within the time stipulated as stated above.

25. That the Party No 2 (Builders) in agreement with Party No 1 (owners) have already commenced the construction work on site, very much in accordance with sanctioned building plan received from ADA. However if they discontinue the construction work for any reason whatsoever, other than for force majeure situations, in that case this agreement will stand negated and will be treated null & void, in which situation the entire security money held by the Owners shall stand forfeited.
26. That on completion of the project i.e. on completion of the requisite building (residential Flats and shops in Block A), 30% in the completed building on each floor as per plan shall be solely owned and possessed by the Owners (First Party) and remaining 70% of the

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completed building as per sanctioned plan on each floor shall be solely owned and possessed by the Builder (Second Party). It is made clear that the flats so built have been pre-nominated, in whole numbers and not sub-divided. That both the Owners and Second Party have mutually decided the distribution of Residential Flats as per the shares agreed by them.

(A division plan of 53 flats and 4 shops in Block A is attached herewith as annexure-C(1) & C(2) to with this Builders Agreement, which shall be strictly adhered to by all the parties hereto.)

- (a) That due to uneven calculations there is one 2 bhk flat in Block A which cannot be divided between the Owners A & B, and who have mutually agreed with the consent of the Builders to have it as a common flat between the Owners to be sold whenever they agree to dispose the flat.
- (b) That due to uneven calculations in shop distribution, where shop no 2 & 3 measuring 15 sq mtr each (161.4 x 2 sq ft) are exclusively owned by the Builders against their share of 70%, and shop nos 1 & 4 are together 30 sq mtr (161.4 X 2), and have been nominated to the Owners A & B, hence the difference of the Builders share out of these two shop nos 1 & 4, which is 129.12 sq ft, needs to be compensated to the Builders.
- (c) It has therefore been mutually decided between the Owners and the Builders that the Owners shall re-imburse the Builder towards this shortage

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उत्तर प्रदेश UTTAR PRADESH



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of 129.12 sq. ft. of shop portion at the rates prevailing at the time of handing over.

(d) It shall however be open to the Owners that if they want to retain the two shops 1:1 then they shall collectively pay the amount to the builders in 50:50 ratio.

27. That 70% of the completed building (including loading) shall be owned and possessed by the Second Party (as mentioned herein before) and the Second Party alone shall be entitled to either retain or sell the same at their own discretion without any interference by the Owners or their heirs, successors and legal representatives. Similarly the remaining 30% (including loading) of the completed residential flats shall be owned & possessed by the Owners First Party, of which 15% each shall be equally divided between (a) Sri Deepak Bagga, Smt. Ritu Bagga and Sri Arjun Bagga (or as they may decide) and the balance 15% shall vest with (b) Sri Mukesh Chandra Jaiswal (the details of this sub-division are also indicated in the division map annexed hereto) & shall absolutely vest with the Owners, who alone shall be entitled to either retain or sell the same at their own discretion without any interference by the Second party or their heirs, successors and legal representatives.

28. That the Builder acknowledges that out of 45 numbers 1 BHK Flats in Block A, only 13 Nos. 1 BHK flats, are allotted to the Owners similarly

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उत्तर प्रदेश UTTAR PRADESH

(21)

19 JAN 2015 BE 235973

out of 10 numbers 2 BHK Flats in Block A, only 3 Nos 2 BHK Flats are allotted to the Owners, (and out of this three one 2 BHK flat is common between the Owners) and out of 4 shops in Block A, only 2 shops in the said Block, are vesting with Owner A in the ratio 1:1 between them Viz Owners Sri Deepak Bagga, Smt Ritu Bagga and Sri Arjun Bagga and Owner Sri Mukesh Chandra Jaiswal by way of their 30 % share, and the same have been pre-allotted to avoid any confusion as under:

2 nos 1 BHK Flat numbered : F2-107, and F4-111 are allotted to Sri Deepak Bagga

2 Nos 1 BHK Flat numbered: F1-101, and F3-111, are allotted to Smt Ritu Bagga

2 Nos 1 BHK Flat Numbered: G-106, and F1-108, are allotted to Sri Arjun Bagga

1 No 2 BHK Flat Numbered as: F1-109 is allotted to Sri Deepak Bagga

1 Shop Numbered as shop no 1 is allotted to Sri Arjun Bagga

Similarly

7 Nos 1 BHK Flat Numbered as: G-107, F1-107, F1-111, F2-108, F2-111, F3-108, F4-108 AND

1 No 2 BHK flat numbered as F1-110 is allotted to Sri Mukesh Chandra Jaiswal plus 1 shop numbered as shop no 4 is also allotted to Sri Mukesh Chandra Jaiswal.

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Bagga

Arjun

Blaw

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19 JAN 2016 233974

[22]

That one 2 BHK Flat No G-108 is shared in common between the Owners viz: Sri Deepak Bagga, Smt Ritu Bagga, Sri Arjun Bagga and Sri Mukesh Chandra Jaiswal and which shall be sold by them collectively and the proceeds also be shared.

That 1 reserved car parking covered slot, pertaining to each 2 BHK flat, shall be provided by the Builder to the Owners/purchasers of the flats. (detailed allotted plan is given in Annexure C (1) & C (2))

29. The Owners First party namely A(i) Sri Deepak Bagga, (ii) Smt Ritu Bagga & (iii) Sri Arjun Bagga and Owner B, Sri Mukesh Chandra Jaiswal and Builders Second Party C, shall execute the required sale deed of all their respective flats and shops in favour of the prospective purchasers individually by themselves and not jointly.
30. The Owners First party and Builders Second Party shall execute the required sale deed of all their respective flats in favour of the prospective purchasers individually by themselves and not jointly. (and whereas the flats vesting with Owner A of party no 1 viz Sri Deepak Bagga, Smt Ritu Bagga and Sri Arjun Bagga shall be executed by the respective allottee or by the attorned person of the allottee.
31. That the use of roof above the constructed area and the land there-under (including setbacks) parks, etc. shall be commonly used by the Owners, Builders and the purchasers of flats, and the same shall be managed by the Society to be formed subsequently.

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19 JAN 1984 BE 2240377

32. That the roof rights above the constructed area and the land there under (including setbacks) shall also be owned by the Owners (30%) and the Second Party (70%) respectively. the Builders undertake to develop/construct the roof area if permissible by law at their cost and shall share the portion developed in the same ratios with the Owners.
33. That the Owners, Second Party and the purchasers, transferees or assigns shall have the right to use the common passage amenities, area of parking's (as available or may be developed later or as the case may be) and other basic amenities etc. as per approved plan subject to power vested by this agreement over roof-rights etc by clause 5 above.
34. That the Builders admit that the Owners have made 24 yrs record of the property available to them, which the Builder finds adequate for going forward in the project. However efforts of locating older records is in progress, it is agreed and admitted between both parties that this will not affect the Builders agreement in any manner whatsoever.
35. That it is being made very clear, in the interest of the Builder, that if in any case there is any problem/ambiguity/hurdle in the land offered to the Builder at any stage, the Owners shall return the advance money to the Builders. The Builders have been made aware of the fact that about 600 to 700 sq yds of land has been illegally captured/grabbed by the neighbouring plot owner, from whom the

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19 JAN 1976 BE 224036

[24]

Owners are trying to recover as soon as possible. Moreover It is clearly understood that the recovery or non recovery of such land shall have no impact on the terms agreed and defined in this Builders agreement, and the project would be continued on the land in actual possession/available.

36. That the Second Party has already started construction of the residential Flats as per the sanctioned plan received from the office of the Allahabad Development Authority and shall complete the entire construction with all the provisions and amenities etc. within the time stipulated in Para 8 above.
37. That the Builder will not mortgage the Owners Land for taking advance or loans from any Banks, or financial institutions, for meeting the cost of the project or for other contingencies. However they are open to take advance from the prospective buyers/investors of the flat on booking, at any stage, which however shall not be construed a liability on the Owners, in case the Builders do not carry out the project work in the scheduled time, mentioned in para 9 above.
38. That during the course of construction all building materials and equipment used or to be used shall remain at the Developer's risk and the Developer shall not be entitled to any compensation from the first party for any damages, loss or destruction of such works or material or equipment arising from any cause whatsoever, till until the completion of building any case damage or harm occurs to the adjoining properties, neighbours, the Developer shall be fully responsible for all the consequences.

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उत्तर प्रदेश UTTAR PRADESH

19 JAN 2016

BE 224035

[25]

39. The minimum amenities to be provided by the Second Party to all the Flat owners would include electrical connection, lifts, power back-up, Boundary wall, greenbelt, drainage, proper sewage system, hard & soft waste disposal, water tanks, pumps for water, water-harvesting, ground water to overhead connection, street lighting etc.
40. The legal occupants of the residential flats shall always be authorised to use the same along with common passage, amenities etc. subject to power vested by this agreement over roof-rights etc. by as mentioned above.
41. That the aforesaid residential building shall be named as "GALAXY HEIGHTS".
42. That due to any defect in the title of the owners, if any loss is caused to the Second Party, the owner, other than already declared shall indemnify the Second Party, such loss as may be assessed by mutual consent and agreement between the parties.
43. That after the aforesaid & residential Flats are complete the Owners and the Second Party or their assigns/agents/representatives/licensees in whatsoever capacity shall bear the cost of its maintenance along with maintenance of the common facilities, amenities, passage and electricity of common facility etc. which will be shared in all respect with the occupants, owners in proportion to the area in their possession for the said purposes and maintenance on a fixed monthly charges/levy as may be decided by mutual consent.

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उत्तर प्रदेश UTTAR PRADESH

14 JAN 1988 BE 233867

[26]

44. That the Second Party and Owners alongwith other occupants of the flats, shall form a Society comprising of atleast one member of each of the Owners and the Builders themselves, including their heirs, legal representatives, executors, nominees and assigns and other occupants of the various unit of the flats and the said society shall be responsible for maintenance of the building complex. The said society shall charge each member/owner/occupants of the flats such sum as may be agreed by the majority in the meetings of the executive committee of the society. The said society shall be registered and have its bye-laws and rules.

45. That in the event of any question or dispute arising under, in connection with or interpretation or scope of this Builders Agreement being executed, or relating thereto, the same shall be referred to Arbitration of two persons, one to be appointed by the Owner and the other by the Builders. The decision of the Arbitrators shall be final and conclusive. The work of the construction of the said complex or any other matter incidental to this agreement shall not at any time or during or after arbitration proceeding, be stopped, obstructed or delayed in any manner whatsoever, except for any violation by the Builders against the terms of this registered Builders agreement, or if the Builders action may cause any monetary loss to the Owners of any kind whatsoever.

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उत्तर प्रदेश UTTAR PRADESH

19 JAN 2016 DE 233866

[27]

46. That no change modification or alterations to this agreement shall be done without the written consent of the Owner and Builder. The parties hereto undertakes not to contravene any of the terms of this agreement.
47. That the Builder/Developer shall be responsible for any eventuality or consequences arising out of the structural defects. Appropriate remedial measures to rectify such defects or remove such irregularities at the earliest shall be taken. The Developer shall also apply and obtain the required NOC etc, for installation of Transformers for procuring electricity, water and sewer connections, etc., from the competent authority/authorities concerned at their cost.
48. That in case of death of any of the parties to Builders agreement being registered, during the tenure of the construction or otherwise, the nominated persons will take the position of the deceased person. The nominated names is being mentioned in this Builders Agreement.

(a) Sri Deepak Bagga—nominee, Km Aruna Bagga (daughter)

(b) Smt Ritu Bagga—nominee, Mr. Arjun Bagga (son)

(c) Sri Arjun Bagga—Nominee Mrs. Ritu Bagga (mother)

(d) Sri Mukesh Chandra Jaiswal—Nominees Smt Geeta Jaiswal (wife), Sri Aweg Kumar Jaiswal (son) and Sri Saurabh Kumar Jaiswal (son).

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R. Bagga

Bagga

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19 JAN 2016 233865

[28]

43. The registration, Legal cost and incidental expenses of this Builder's agreement shall be borne by the Second Party exclusively. The Stamp duty of Rs 15,38,000/- has been paid by the Builder 2nd party on the basis of the following calculations, which is deemed fair and reasonable.

Value of land given for construction of Block A measuring 1689.94 sq mtrs assessed @ 13,000/- Sq. Mtrs. on circle rates (after reducing area of road widening 521 sq. mtrs maintained for both A & B)

Stamp worth Rs. 14,00,000/- through E-stamp Certificate No. IN-UP016199313775090 Dated 20-01-2016 and Rs. 1,38,000/- through General Stamp paper total stamp duty has been paid Rs. 15,38,000/-.

IN WITNESS WHEREOF the parties hereto have signed this deed with their own good and free will and accord and without any coercion and in sound state of mind and health on this the 20th day of January, 2016 at Allahabad.

मेहता चंद्रशेखर प्रसाद

Prasad

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Prasad



उत्तर प्रदेश UTTAR PRADESH

[20]

SCHEDULE

FREEHOLD land at Araji No. 15, village Dhanuwa, Pargana - Arail, Tehsil Karchhana, Allahabad measuring 1689.94 sq mtrs (out of 2 Bigha 9 Biswa 15 Dhoor i.e. 5473 sq mtrs) MARKED RED IN THE SITE PLAN ANNEXED HERETO AND BOUNDED AS BELOW :-

- NORTH PART OF PORTION OF PROPERTY OF ARAJI NO 15 BELONGING (to Deepak Bagga and others (see para 33) FOLLOWED BY THE Araji no 14, LAND BELONGING TO MR SRI RAM KHANNA OF DHARBANGA
- SOUTH PORTION OF MR TEWARI (beba) Ararji No 15,
- EAST MAIN REWA ROAD HIGH WAY
- WEST portion jointly owned by Sri Deepak Bagga, Smt Ritu Bagga, Sri Arjun Bagga and Sri Mukesh Chandra Jaiswal.

ATTACH:-

SITE PLAN MEASURING 1689.94 SQ MTRS OUT OF 5473.50 MTRS ANNEXURE-A
SANCTIONED ADA MAP ANNEXURE-B
PRE-NOMINATED DIVISION MAP OF 55 PLATS & A SHORE ANNEXURE C(1) & C(2)
Drawn by: Sushil Mishra
Typed by: Deepak

Date:

सुशिल मिश्रा

Deepak

Arjun

Ritu

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ONE THOUSAND RUPEES

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उत्तर प्रदेश UTTAR PRADESH

14 JAN 2016

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OWNER/FIRST PARTY

SRI DEEPAK BAGGA

PAN AAUP86731H

SMT RITU BAGGA

PAN ACKP83414B

SRI ARJUN BAGGA

PAN ACKP83417C

SRI MUKESH CHANDRA JAISWAL

PAN ACCP8626M

BUILDERS/SECOND PARTY

M/s Skynet Infra ventures Pvt. Ltd. a Private Ltd. Company, having their Head Office at 26 Muir Road (near Ekanid Kunj) Allahabad-211001 through its Managing Director Sri Ritesh Paul

PAN AATCS8242C

उपरोक्त प्रमाणित समर्थित वापसके फार्मेट्स के बाद
से गुमा भान्ना माताय पुतिन पोली के बीच
मिलता है जिसका मूल्य रु.3000/- तथा वर्ग
मीटर है। 1889-94413000 21959220 जिस पर
रु.15,38000/- तथा अदा किया जा रहा है।

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रु.1000

ONE THOUSAND RUPEES

Rs.1000

उत्तर प्रदेश UTTAR PRADESH

14 JAN 2016

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WITNESSES:

1. Manoj Kumar Singh Lokesh
S/o Late Premjee Singh
H/o 105/4, 2nd Floor, Gungotown
Allahabad
U.P. 20140047438



2. Sushil Babu Mishra Advocate
Shri Lal Mishra & Co. Advocate
26/11/62, Bagga, Calcutta, Kanchi, India
Durgam, Noida, U.P. 20140047438



Drafted By: Manoj Kumar Singh "Lokesh", Advocate

Typed By: Girdhar

सुप्रीम चंद जायसवाल

R. B. Singh

31/1/16

Prasad

ANNEXURE C (3)
BLOCK A

FLOOR	1 BHK						NATIONAL HIGHWAY
GROUND	G-101	G-104	G-103	G-102	G-105	STAIR 2	NATIONAL HIGHWAY
			1 BHK	STAIRS	2 BHK	STAIR 1	
	G-106	G-107	G-108		G-109	STAIR 3	
FIRST	F1-105	F1-106	F1-103	F1-104	F1-102	F1-101	NATIONAL HIGHWAY
			2 BHK	STAIRS	2 BHK		
	F1-108	F1-109	F1-107		F1-110	F1-111	
SECOND	F2-105	F2-106	F2-103	F2-104	F2-102	F2-101	NATIONAL HIGHWAY
			2 BHK	STAIRS	2 BHK		
	F2-108	F2-109	F2-107		F2-110	F2-111	
THIRD	F3-105	F3-106	F3-103	F3-104	F3-102	F3-101	NATIONAL HIGHWAY
			2 BHK	STAIRS	2 BHK		
	F3-108	F3-109	F3-107		F3-110	F3-111	
FOURTH	F4-105	F4-106	F4-103	F4-104	F4-102	F4-101	NATIONAL HIGHWAY
			2 BHK	STAIRS	2 BHK		
	F4-108	F4-109	F4-107		F4-110	F4-111	

	TOTAL FLATS		TOTAL FLOORS		TOTAL
GR FLOOR	7	1 BHK	2	2 BHK	8
1ST FLOOR	9	2 BHK	2	2 BHK	11
2ND FLOOR	9	2 BHK	2	2 BHK	11
3RD FLOOR	9	2 BHK	2	2 BHK	11
4TH FLOOR	9	2 BHK	2	2 BHK	11
5TH FLOOR	9	2 BHK	2	2 BHK	11
	43	1 BHK	10	2 BHK	53

OWNER OWNER OWNER

OWNER

OWNER

Handwritten signature and stamp

Deepak Bagga Ritu Bagga Arjun Bagga

Mukesh Jaiswal

Sky Net Infraventures Pvt Ltd (Builders)

DEEPAK BAGGA & OTHERS & MUKESH JAISWAL

total no flats

ALLOCATED FLATS

BLOCK A

DEEPAK BAGGA & OTHERS & MUKESH JAISWAL

COMMON

Deepak Bagga Ritu Bagga & Arjun Bagga

GROUND FLOOR

FIRST FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

FOURTH FLOOR

MUKESH JAISWAL

GROUND FLOOR

FIRST FLOOR

FIRST FLOOR

SECOND FLOOR

SECOND FLOOR

THIRD FLOOR

FOURTH FLOOR

Sky Net Infraventures Pvt Ltd (Builders)

ALL FLATS OTHER THAN ABOVE

ALLOCATION OF SHOPS

DEEPAK BAGGA & OTHERS

MUKESH JAISWAL

Sky Net Infraventures Pvt Ltd (Builders)

1 BHK	2BHK	TOTAL FLATS
6	1	7
6+1+7	1	8
30	7	37
0	1	1
43	10	53

FLAT NOS ARE

1 BHK 2BHK

0 1

0 G-106

0 1

G-106 0

F1-101 F1-109

F1-108 0

F2-107 0

F3-111 0

F4-111 0

6+1 1

G-107 0

F1-107 F2-110

F1-111 0

F2-108 0

F2-111 0

F3-108 0

F4-108 0

30 7

SHOP NO 1

SHOP NO 4

SHOP NO 2 & 3

DEEPAK BAGGA
OWNER

SKY NET INFRAVENTURES PVT LTD

Arjun Bagga
OWNER

Mukesh Jaiswal
OWNER

Sky Net Infraventures Pvt Ltd
OWNER

ANNEXURE C (3)

BLOCK A

FLOOR
GROUND

1 BHK					
G-101	G-104	G-103	G-102	G-101	SHOP-1
		2 BHK	STAIRS	2 BHK	SHOP-2
G-106	G-107	G-108		G-105	SHOP-3

FIRST

F1-106	F1-103	F1-104	F1-103	F1-102	F1-101
		2 BHK	STAIRS	2 BHK	
F1-107	F1-108	F1-109		F1-110	F1-111

SECOND

F2-106	F2-105	F2-104	F2-103	F2-102	F2-101
		2 BHK	STAIRS	2 BHK	
F2-107	F2-108	F2-109		F2-110	F2-111

THIRD

F3-106	F3-105	F3-104	F3-103	F3-102	F3-101
		2 BHK	STAIRS	2 BHK	
F3-107	F3-108	F3-109		F3-110	F3-111

FOURTH

F4-106	F4-105	F4-104	F4-103	F4-102	F4-101
		2 BHK	STAIRS	2 BHK	
F4-107	F4-108	F4-109		F4-110	F4-111

NATIONAL
HIGHWAY

NATIONAL
HIGHWAY

NATIONAL
HIGHWAY

NATIONAL
HIGHWAY

NATIONAL
HIGHWAY

	TOTAL FLATS			TOTAL PLATS		TOTAL
GR. FLOOR	7	1 BHK		2	2 BHK	9
1ST FLOOR	9	2 BHK		2	2 BHK	11
2ND FLOOR	9	2 BHK		2	2 BHK	11
3RD FLOOR	9	2 BHK		2	2 BHK	11
4TH FLOOR	9	2 BHK		2	2 BHK	11
	43	1 BHK		10	2 BHK	53

OWNER OWNER OWNER

OWNER

OWNER

Deepak Bagga Ritu Bagga Arjun Bagga

Mukesh Jaiswal

Sky Net Infraventures Pvt Ltd (Builders)

DEEPAK BAGGA & OTHERS & MUKESH JAISWAL
total no flats

ALLOCATED FLATS

BLOCK A

DEEPAK BAGGA & OTHERS & MUKESH JAISWAL

COMMON FLAT BETWEEN A & R)

FLATS ALLOTTED TO

Deepak Bagga Ritu Bagga Arjun Bagga

ALLOTTED TO

DEEPAK BAGGA

DEEPAK BAGGA

RITU BAGGA

RITU BAGGA

ARJUN BAGGA

ARJUN BAGGA

ALLOCATED FLATS TO

MUKESH JAISWAL

GROUND FLOOR

FIRST FLOOR

FIRST FLOOR

SECOND FLOOR

SECOND FLOOR

THIRD FLOOR

FOURTH FLOOR

Sky Net Infraventures Pvt Ltd (Builders)

ALL FLATS OTHER THAN ABOVE

ALLOCATION OF SHOPS

DEEPAK BAGGA & OTHERS

MUKESH JAISWAL

Sky Net Infraventures Pvt Ltd (Builders)

1 BHK	2BHK	TOTAL FLATS
6	1	7
6+1=7	1	8
30	7	37
0	1	1
43	10	53

FLAT NOS ARE

1 BHK

2BHK

0

1

0

G-108

6

1

F2-107

0

F4-111

F3-109

0

F1-101

0

F3-111

0

0

G-106

0

F1-108

0

7

1

G-107

0

F1-107

F1-110

F1-111

0

F2-108

0

F2-111

0

F3-108

0

F4-108

0

30

7

SHOP NO 1

SHOP NO 4

SHOP NO 2 & 3

DEEPAK BAGGA
OWNER

ARJUN BAGGA
OWNER

ARJUN BAGGA
OWNER

DEEPAK BAGGA
OWNER

MUKESH JAISWAL
OWNER



भारतीय विशिष्ट पहचान अधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

संस्थापन क्रम / Establishment No: 2017/00001/01483

19/09/2017
To,
Dr. M. K. Jais
Secretary
Ministry of Information & Public Relations
Government of India
New Delhi
110001
Phone: 23110011
Fax: 23110012

Ref: 2311/1982/18492/184514/17



5013408290000



आपका आधार क्रमांक / Your Aadhaar No.

7227 7699 7724

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India

दूरतः सेवा
Distance Service
कर्मचारी विभाग / Staff Department
2311/18492



7227 7699 7724

आधार - आम आदमी का अधिकार

23



WILLIAM H. RAYMOND, JR.

भारत सरकार
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एनएचएस क्रम / Enrollment No.: 2017/03133/01296

[illegible]

आपका आधार क्रमांक / Your Aadhaar No. _____

6187 2223 9524

आधार - आम आदमी का अधिकार



GOVERNMENT OF INDIA



संज्ञा



5187 2223 9524

आधार - आम आदमी का अधिकार

Boyd



भारतीय विशिष्ट पहचान प्राधिकरण

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आवासन क्रम / Enrollment No 2017053850001295

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Uttar Pradesh 211001
9415218194

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00188720001295311120190111



आपका सीताई क्रमांक / Your Aadhaar No.

4305 2478 4363

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श्री. अरुण कुमार
Arun Kumar
कमल निवास, 22/23/100
पुणे-411005



4305 2478 4363

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188720001295311120190111

THESE

1. *Journal of the American Medical Association*, 1997; 277: 1033-1036.

10.05 CHARTERED, 1435900

Keywords: child abuse; child sexual abuse; child sexual exploitation

CONVENTION OF WORKING THE



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 Mount Vernon, NY 10550
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ਸ੍ਰੀ ੴ ਸਤਿਗੁਰ ਪ੍ਰਸਾਦਿ ॥

[illegible]

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Date _____

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UP NT

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03/12/2014
Date of Birth
21/12/1973

Valid until 03/12/2023
Date of Issue
03/12/2014
Date of Birth
21/12/1973



MANOJ KUMAR SINGH LOKESH

Wife of Mr. J. S. Singh / Daughter of Mr. J. S. Singh

RAM J. SINGH

UP70-20140047438



LMV
03/12/2014



MCV
03/12/2014



UP

1054, J.L.N. ROAD
GEORGE TOWN
ALLAHABAD

Holder's Signature

Issuing Authority Sign
ALLAHABAD



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OTHER'S PROPERTY
37.98 M.

PART 'B'

PART 'B' OF ARAZI BHOOMIDHARI
NO. 15, MAUZA DHANUHAN, PARGANA ARAIL,
TEHSIL KARCHHANA, DISTRICT ALLAHABAD,
AREA 3182.06 SMTRS.

81.30 M.

154.95 M.

55.59 M.

ARAZI NO. 14, MAUZA DHANUHAN, PARGANA ARAIL,
TEHSIL KARCHHANA, DISTRICT ALLAHABAD.

SITE PLAN OF ARAZI BHOOMIDHARI NO. 15, SITUATED IN MAUZA DHANUHAN,
PARGANA ARAIL, TEHSIL KARCHHANA, DISTRICT ALLAHABAD.
TOTAL AREA OF LAND 5473 SQ. METERS.

(Signature)
(Signature)
(Signature)

SIGNATURE OF OWNERS

(Signature)

SIGNATURE OF BUILDER

(Signature)
25/12/15

(**MOHD. ABULAM ANSARI**)
Qualified Draftsman
Building Designer, Surveyor
& Estimator
Address :- 72 Akberpur, A.M.
Mob. 9838181001

आम निर्देश 10/02/2016 के
 परि.सं. 1 दिनांक 4336
 क्र. 391 से 462 तक 1168
 निम्नलिखित विषय पर

निम्नलिखित अधिकारी के कार्यालय

(Signature)

विपिन कुमार सिंह

उप निबंधक कारखाना

करसना

10/02/2016

