



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP016165661409660
Certificate issued Date	: 19-Jan-2016 02:48 PM
Account Reference	: SHCIL (FI)/ upshcil01/ ALLAHABAD1/ UP-AHG
Unique Doc. Reference	: SUBIN-UPUPSHCIL01019451106644880
Purchased by	: SWETA SINGH
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: PART OF ARAZI NO.15 VILLAGE DHANUWA ARAIL ,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.)	: 11,00,000 (Eleven Lakh only)



1 - (Certificate)

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महेश्वर/नंद/गारगा/का/का

RBagga

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0001277275

Statutory Alert:

The authenticity of this Stamp Certificate should be verified at [www.statestampsonline.com](http://www.statestampsonline.com)

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR



200438



*Handwritten signature*

THIS BUILDERS AGREEMENT is made on this 18 day of JANUARY 2016,  
BETWEEN

- A (i) Sri Deepak Bagga s/o Late Sri Jagan Nath 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

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.

*Handwritten signature: R Bagga*

*Handwritten signature: मुकुशचंद्र भास्कराव*



*Handwritten signature: Jaiswal*



भारतीय गैर न्यायिक INDIA NON JUDICIAL

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[3]

AND

C M/s Skynet Infraventures Pvt. Ltd. a Private Ltd. Company, bearing Incorporation No U70102UP2012PC053042 2012-13 and having their Head Office at 26, Muir Road (near Ekanki 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 Rakba No. 5, Araj no 15, V. Dhanuwa, Pargana - Araj, Tehsil Karchhana Allahabad, measuring 2 Bigha 9 Biswa 15 Dhoor, (about 6766 Sqyds.) (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 Shamsheer Ali r/o v & p Mahewa, near Agriculture Institute, Karchana, 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.

मकुश चंद्र जायसवाल

Bagga

Bagga

Bagga

1157

19/1/16

2000 कोटि रु. 1000000000

रजतम प्रोपर्टी का नाम M/S एम. सी. एल. प्रोपर्टी प्र. लि.

निवासी गुप्त नगर मिर्जापुर

प्रति 2000

रजतम प्रोपर्टी लि. माहम अदालती सिविल कोर्ट, इलाहाबाद

काद. नं. 509 अवधि 1 मास 1 लख इस्तेमाल

26,441,000.00

विशेष अनुबंध विवेक

20,000.00

160

20,160.00

62

परिष्कार पंजीकृत करियम अनुबंध  
श्री सी. प्रो. सी. कृष्ण (अवधि 1 मास)  
कमिशन प्रो. प्रो. प्रो.

कोटि रु. 1000000000

अवधि 1 मास

प्रो.

पृथी को संख्या

कथित

निवासी काद. 50/40, लाल बहादुर शास्त्री मार्ग इलाहाबाद

कोटि रु. 1000000000 20/1/2016 कोटि रु. 1000000000



निवासी अधिकारी के कोटि रु.

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उत्तर प्रदेश UTTAR PRADESH

[4]

That the names 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.

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 Skynet Infraventures Pvt. Ltd., 26 Muir Road, Near Ekanki 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 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

*[Signature]*  
S. Bagga

*[Signature]*  
मकुेश चंद्र जयसवाल

*[Signature]*  
Director

*[Signature]*  
Director







भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

पाँच हजार रुपये

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FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

12 JAN 2018 BE 213871

[5]

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 Biswa 15 Dhoor (about 5473 sq mtrs), which is a plot of land registered Araj No. 15, Village. Dhanuwa, Pargana - Arail, Tehsil Karchhana Allahabad, out of this total land of 5473 sq mtrs, only 3162.06 sq mtrs of land (apart from road widening area of 621 sq mtrs common between both blocks A & B) is to be utilized by the Builders for construction of multistoried building, namely Block B, 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 owned by  
(A) Sri Deepak Bagga, Smt Ritu Bagga and Sri Arjun Bagga &  
(B) Sri Mukesh Chandra Jaiswal in the ratio 50:50



Sri Deepak Bagga

महेश चंद्र जैसवाल



Sri Mukesh Chandra Jaiswal

Sri Arjun Bagga

514

19/1/16

5th

मनोज कुमार सिंह कोठवाल एवम् (डी०एल०)  
रामजी सिंह  
कृष्ण बिहारी लाल (कार कोशिल आर्डीडी०)  
राम भरिलाल जाल

वे निम्नलिखित भूखण्डों के लिए

निम्नलिखित पञ्चायत मनोज कुमार सिंह कोठवाल एवम् (डी०एल०)

रामजी सिंह

105/4 जवाहर लाल नेहरू रोड जाल हाउस इलाहाबाद

कृष्ण बिहारी लाल (कार कोशिल आर्डीडी०)  
राम भरिलाल जाल

336/261 जाल जाल रोड इलाहाबाद

रामजी सिंह कोठवाल एवम् (डी०एल०)

सन्तोष कुमार आचार्य के सम्मुख

S. Kumar  
सन्तोष कुमार भारतीय प्र०  
उप निबंधक करछना  
करछना  
28/1/2016





भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

पाँच हजार रुपये

Rs. 5000

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

12 JAN 2016 BT/213872

[6]

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 3<sup>rd</sup> April 2014 authorizing Director Sri RITESH PAUL to execute the Builders 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 shares of the 3 parties. A & B... Owners (party no 1) and C, Builders (party no 2), as under:
  - (A) Deepak Bagga, Ritu Bagga, 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 B 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.

महेश चंद्र जायसवाल

R Bagga

14/1/2016

महेश चंद्र जायसवाल

14/1/2016



(13) 19/1/16 1000 प्रयोग 1/1/2016

M/S. रमिनेट इ-प्रोसेसिंग यी 10 मिन  
 010 म. 10/1/16  
 सा 0 नं 0 243 जयपति 31 मार्च 20/16 तक

हस्ताक्षर  
 विकला

Registration No. K26

Year: 2016

Book No.

0101 दीपक बग्गा (आधार कार्ड)  
 10/1/16 जयपति 31 मार्च 20/16 तक



0102 रीतु बग्गा (आधार कार्ड)  
 दीपक बग्गा  
 10/1/16 जयपति 31 मार्च 20/16 तक



0103 अर्जुन बग्गा (आधार कार्ड)  
 दीपक बग्गा  
 10/1/16 जयपति 31 मार्च 20/16 तक



0104 मुकेश चन्द जायसवाल (आधार कार्ड)  
 10/1/16 जयपति 31 मार्च 20/16 तक





भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

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INDIA

उत्तर प्रदेश UTTAR PRADESH

15 JAN 2015

BE 200404

(7)

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 B , to each of the two Owners A & B (party 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 acts 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 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 dated 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

मुकुन्द चंद्र भास्करा  
R. B. Jyoti  
#34999  
J. B. Jyoti

55

19/1/16 5000

रजिस्ट्रार के कार्यालय में  
मि. श्री. रमेश चंद्र शर्मा  
पिता: श्री. राम चंद्र शर्मा  
पत्नी: श्री. सुमित्रा देवी शर्मा  
पता: 543 बंगला 31 नं. 20/6 द.व.

सत्यापित  
[Signature]

वेला

Registration No.:

826

Year:

2016

Book No.

1

0201: रजिस्ट्रार नेट इन्फो केंद्र पर प्रमाणित करीब स्थिति पर

कम से कम

[Signature]

पता: 543 बंगला 31 नं. 20/6 द.व.





भारतीय गैर न्यायिक INDIA NON JUDICIAL

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Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

12 JAN 2018 213856

[8]

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 A R in the ratio 1:1.75:0, (it is further understood that if any other permissible F A 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 B consisting of a total number of 82 flats, out of which there are going to be 36 one BHK flats, 46 Two BHK flats in Block B, and other built up portions, out of which the flats have been demarcated in different color shadings, so as to nominate the flats 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 B, is Annexure...C to this Builders Agreement and 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 B, 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 a part of the total 3162.06 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 B have been pre-allocated between themselves, & the details of allocated flats are mentioned hereunder and the registry to their buyers of each flat shall be done by its corresponding Owner)

मुकेश चंद्र जायसवाल

Bagga

Arjun

Handwritten signature and stamp





भारतीय नैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

[9]

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:-

- (i) 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.
- (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, other than what is mentioned in sub para (x) below.
- (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

मुकुंद चंद्र आर्य

Signature of the Owner

Bagga

Bagga

Slant





उत्तर प्रदेश UTTAR PRADESH

[10]

obtaining any kind of permissions, NOCs from any Govt. Non Govt. depts., whatsoever.

- (v) That it has been notified by the Builders to the Owners first party that the EWS portion consisting of 12 flats (out of the total 82 flats), has been approved by the ADA in Block B on the 6<sup>th</sup> floor, without taking any FAR into account, and which was offered to the applicants Owners (Party No 1) represented by the Builders (Party No 2) by the ADA, against the shelter charges of Rs 36.90 lacs so demanded by the ADA, so as to permanently surrender the ownership rights of the 12 flats to the Owners/Builders, which both Owners and Builders agreed to retain and share the same between them in the same ratios 30/70.
- (vi) That it is further agreed between the Owners ( party no 1) and Builders ( Party no 2), that against the charges of Rs 36.90 lacs, paid by 2nd party (Builders) to the Allahabad Development Authority, towards shelter charges, in exchange of which the ADA (under the terms of the GO of Oct 2013) has passed over the retaining and marketing rights of the EWS portion, viz the 12 flats to be constructed on the 6 floor of Block B, (inclusive of 82 flats) to both the Applicants, which both parties agree to share in their settled ratios.
- (vii) It is also agreed that in terms of rightful interest the shelter charges of 36.90 Lacs is the deemed value of land, which automatically becomes the liability of Party no 1, as it pertains to the land to have additionally been provided for by Party no 1 to Party No. 2, and as such the shelter charges shall be liability of Party no 1(owners) and shall be payable by them to Party No 2 (builders), in return of which the Owners (party no 1) will get their share of built up area in the same ratio 30:70 of the 6<sup>th</sup> floor of Block B, as well, and which has been pre-nominated in the division plans attached hereto.
- (viii) That it is therefore clarified that since the aforesaid shelter charges amount is in exchange of the rights of retaining the EWS portion, being surrendered by

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R. Baggy

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भारतीय नैर न्यायिक INDIA NON JUDICIAL

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रु.1000

ONE THOUSAND RUPEES

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45 JAN 2016

03829

[11]

ADA, in favor of the applicants, land Owners, hence it becomes part of the land value which primarily is deemed to have been provided by Party No 1 (owners), and hence Party No 1, admits the liability of the shelter charges of 36.90 lacs payable by them to Party No 2, without interest, but after Party No 2 physically hands over possession of the share of 30% of the built up area along with super built area to Party No 1, which would be in the shape of flats, and other allied built up part, and which would also include parking and other facilities to be provided by the Builder to the Owners or to the flat buyers.

(ix) That in consideration of the re-imbursement charges, as mentioned above, Builder Party No 2, shall hand over the respective nominated flats of the sixth floor of Block B consisting of 12 flats, also to the Owners Party no 1, and share the built up area of the sixth floor in the same ratios 30:70 as in the other floors of Block B, comprising of 82 flats in all as mentioned in para 14 above for distribution between the parties A & B (party no 1) & C (Party no 2).

(x) That it is further agreed between the Owners and the Builders, that the difference of covered area falling short in the share of the Builders to the extent of 300 sq ft approx, in Block B, is to be compensated to the Builders by the Owners jointly, for which the following arrangement has been made between the parties hereto as under:

a. That the Builders shall apply for additional purchase of FAR to the extent of making only one flat of 1000 sq ft area on the additional 7th floor of Block B, which would be the exclusive flat of the Builder. In this manner the difference of share of Owners viz. 300 sq ft area in excess, shall automatically vest with the Builders so as to square up the covered area difference falling short in the hands of Builders in Block B.

b. That it is admitted that only the cost of the purchase of FAR charged by ADA alone shall be shared between the Owners and Builder in the ratio 30:70 as

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R. B. Aggarwal

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ONE THOUSAND RUPEES

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(12)

mentioned in para 6 above, and no other expense of any nature whatsoever shall be the liability of the Owners.

(ii) It is made very clear that the roof rights of the terrace of Block B shall be commonly used by the owners of all the Flats.

16. 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-1" (which also includes use for residential purposes supposedly) u/s 143 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. 25,00,00.00 (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.



Handwritten signature of R. Bagga.



Handwritten signature of Mukesh Chandra Jaiswal.







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[13]

19. That in accordance with para 18, 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 129666 dt 7.11.15 for Rs 6,25,000/- in favor of Sri Deepak Bagga drawn on Federal Bank Ltd.
- (ii) Ch No 783774 dt 1.1.2016 drawn for Rs 3,25,000/- in favor of Smt Ritu Bagga on Oriental Bank of Commerce
- (iii) Ch. No 783779 dt 1.1.2016 drawn for Rs 3,00,000/- in favor of Smt Arjun Bagga on Oriental Bank of Commerce.
- (iv) Ch Nos 783776 dt 1.1.2016 drawn 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:

(a) 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



*Bagga Bagga*

*मो. श. चंद्र माधव*



*Blair*



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रु.1000

ONE THOUSAND RUPEES

Rs.1000

उत्तर प्रदेश UTTAR PRADESH

[14]

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, alongwith annexures of the NOCs, moved before the ADA, to the Owners for their records for future references. The Builders shall also give undertaking to the Owners that they shall pursue the procedure of the Completion Certificate, dedicatedly 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 than 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 ADA 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 availment of Compensatory FAR etc.

(c) that the Builders shall satisfy the Owners that the construction has been carried out strictly in accordance with the ADA 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, whatsoever at any time even after the application of completion certificate has been moved.

मेकेश चंद्र भारद्वाज

3/10/2016



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[15]



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 only 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 balance advance 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 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 30% 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 70% 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



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[16]

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 B, immediately after receipt of the sanctioned building plan and complete the construction of the building within 36 months. 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 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

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[27]

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 in Block B), 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 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 82 flats Block B are attached herewith as annexure-C(1) & C(2) to with this Builders Agreement, which shall be strictly adhered to by all the parties hereto).

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

*[Signatures and Stamps]*  
S. Bagga  
Arjun  
Mukesh Chandra Jaiswal  
Shankar





[18]

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 36 1 BHK flats in Block B, only 11 Nos. 1 BHK flats, are allotted to the Owners party no 1 (A&B), similarly out of 46 Nos. 2 BHK Flats in Block B, 14 Nos. 2 BHK flats are vesting with Owner party no 1 (A&B) viz 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 : F4-101, and F5-101 are allotted to Sri Deepak Bagga

2 Nos 1 BHK Flat numbered: F1-106, and F6-101, are allotted to Smt Ritu Bagga

2 Nos 1 BHK Flat Numbered: F2-106, and F3-101, are allotted to Sri Arjun Bagga

2 Nos 2 BHK Flat Numbered as: F1-104, and F4-102 is allotted to Sri Deepak Bagga

3 Nos 2 BHK Flat Numbered as: F2-102, and F5-103 and F6-105 is allotted to Smt Ritu Bagga

2 Nos 2 BHK Flat Numbered as: F1-105, and F3-105 is allotted to Sri Arjun Bagga

Similarly

5 Nos 1 BHK flat Numbered as: F1-101, F2-114, F3-114, F4-114 & F6-114 are allotted to Sri Mukesh Chandra Jaiswal, and

7 Nos 2 BHK flat numbered as F1-102, F2-103, F2-105, F3-102, F4-105, F5-105, F6-104 is allotted to Sri Mukesh Chandra Jaiswal.

*[Handwritten signatures and stamps]*

*[Signature: Sri Mukesh Chandra Jaiswal]*

*[Signature: Sri Arjun Bagga]*

*[Signature: Smt Ritu Bagga]*

*[Signature: Sri Deepak Bagga]*

*[Stamp: Mukesh Chandra Jaiswal]*

*[Stamp: Arjun Bagga]*

*[Stamp: Ritu Bagga]*

*[Stamp: Deepak Bagga]*



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- 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) Sri Deepak Bagga, (b) Smt Ritu Bagga & (c) Sri Arjun Bagga and Owner Sri Mukesh Chandra Jaiswal 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
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.
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



S. Bagga

Signature

मुकुन्द चन्द्र जैसवाल



Signature



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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 effect 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 capsized/grabbed by the neighbouring plot owner, from whom the 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

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R. B. G. G.

H. B. G. G.







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[21]

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.
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 occupiers 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



*R. Singh* *H. Singh*

*महेश चंद्र आर्य*



*Blaw*





उत्तर प्रदेश UTTAR PRADESH

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said purposes and maintenance on a fixed monthly charges/levy as may be decided by mutual consent.

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.
46. That no change modification or alterations to this agreement shall be done without the written consent of the Owner and Builders/Developer. The parties hereto undertake 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 NDC etc, for installation of Transformers for

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Bagga

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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),

49. The registration, Legal cost and incidental expenses of this Builders agreement shall be borne by the Second Party exclusively. The Stamp duty of Rs 11,51,000/- has been paid by the Builder 2<sup>nd</sup> party on the basis of the following calculations, which is deemed fair and reasonable.

Value of land given for construction of Block A measuring 3162.06 sq mtrs

assessed on circle rates @5200/- Sq. Mtrs. (after reducing area of road widening of 621 sq mtrs. maintained Block A and Block B)

Stamp worth Rs. 11,00,000/- through E-stamp Certificate No. IN-UP016165661409660 Dated 19-01-2016 and Rs. 51,000/- through General Stamp paper total stamp duty has been paid Rs. 11,51,000/-.

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 20<sup>th</sup> day of JANUARY, 2016 at Allahabad.



✓  
S R Bagga

Arjun

मो. प्र. चंद्र प्रसाद



Alam





उत्तर प्रदेश UTTAR PRADESH



#### SCHEDULE

FREEHOLD land at Araji No. 15, village Dhanuwa, Pargana - Arail, Tehsil Karchhana, Allahabad measuring 3162.06 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 ARAAJI NO 15 BELONGING (to Deepak Bagga and others ( see para 33 ) FOLLOWED BY THE Araaji no 14, LAND BELONGING TO MR SRI RAM KHANNA OF DHARBANGA
- SOUTH....PORTION OF MR TEWARI (baba) Ararji No 16.
- EAST..... PART OF PORTION OF PROPERTY OF ARAAJI NO 15 BELONGING (to Deepak Bagga and others ( see para 33 )
- WEST.....OTHERS PROPERTY

ATTACH:

SITE PLAN MEASURING 3162.06 OUT OF 5473.SQ MTRS ...ANNEXURE...A  
SANCTIONED ADA MAP...ANNEXURE B  
PRE-NOMINATED DIVISION MAP OF 82 FLATS ..ANNEXURE C(1) & C(2)



2 Bagga

ABagga

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भारतीय गैर न्यायिक

पचास  
रुपये

रु.50



FIFTY  
RUPEES

Rs.50

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[25]

Date:

OWNER/FIRST PARTY

SRI DEEPAK BAGGA

PAN AAUPB6731H

SMT RITU BAGGA

PAN ACKPB3414B

SRI ARJUN BAGGA

PAN ACKPB3417C

SRI MUKESH CHANDRA JAISWAL

PAN ACCPJ8626M

BUILDERS/SECOND PARTY

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

PAN AATCS3242C



# भारतीय गैर न्यायिक

पचास  
रुपये

रु.50



FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

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BE 099996

[26]

## WITNESSES:

1. Manoj Kumar Singh 'Lokesh' Adv  
S/o Sri Ramjee Singh  
R/o 105/4 J.L.N. Road, Gurgaon  
Allahabad  
D.D. No - UP 70 20140047438

2. Krishna Behari Lal  
S/o Sri Ram Bhanu Lal  
R/o 336/261 Chak, Zero Road  
Allahabad  
D.D. No - U.P. 42- 2786/1361



Drafted By:  Manoj Kumar Singh "Lokesh", Advocate

Typed BY:  Giridhar Girdhar

मुद्रांक/चिह्न आश्रय/अ






ANNEXURE I (II)  
BLOCK B

FLOORS	1BHK	2BHK	3BHK	2BHK	2BHK	1 BHK	BLOCK	HIGHWAY
FIRST	F1-101	F1-102	F1-103	F1-104	F1-105	F1-106	BLOCK A	HIGHWAY
SECOND	F2-101	F2-102	F2-103	F2-104	F2-105	F2-106	BLOCK A	HIGHWAY
THIRD	F3-101	F3-102	F3-103	F3-104	F3-105	F3-106	BLOCK A	HIGHWAY
FOURTH	F4-101	F4-102	F4-103	F4-104	F4-105	F4-106	BLOCK A	HIGHWAY
FIFTH	F5-101	F5-102	F5-103	F5-104	F5-105	F5-106	BLOCK A	HIGHWAY
SIXTH	F6-101	F6-102	F6-103	F6-104	F6-105	F6-106	BLOCK A	HIGHWAY
TOP/SIXTH	F6-101	F6-102	F6-103	F6-104	F6-105	F6-106	BLOCK A	HIGHWAY

	TOTAL FLOORS		TOTAL FLOORS		TOTAL
FIRST FLOOR	6	1 BHK	6	1 BHK	12
SECOND FLOOR	6	1 BHK	6	1 BHK	12
THIRD FLOOR	6	1 BHK	6	1 BHK	12
FOURTH FLOOR	6	1 BHK	6	1 BHK	12
FIFTH FLOOR	6	1 BHK	6	1 BHK	12
SIXTH FLOOR	6	1 BHK	6	1 BHK	12
TOTAL	36	1 BHK	36	1 BHK	72








OWNER  
 OWNER  
 OWNER  
 OWNER  
 OWNER  
 OWNER

SANKUVA CHETAN BHASKARAN

SANKUVA CHETAN BHASKARAN



Deepak Bagga Ritu Bagga & Arjun Bagga

Mukesh jaiswal

Sky Net Infraventures Pvt Ltd (Builders)

total no flats

ALLOCATED FLATS

BLOCK B

Deepak Bagga Ritu Bagga & Arjun Bagga

FIRST FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

FOURTH FLOOR

FIFTH FLOOR

SIXTH FLOOR

MUKESH JAISWAL

FIRST FLOOR

SECOND FLOOR

SECOND FLOOR

THIRD FLOOR

FOURTH FLOOR

FIFTH FLOOR

SIXTH FLOOR

Sky Net Infraventures Pvt Ltd (Builders)

ALL FLATS OTHER THAN ABOVE

1 BHK	2BHK	TOTAL FLATS
6	7	13
5	7	12
25	32	57
36	48	82

1 BHK 2BHK  
FLAT NOS ARE

6 7

F1-106

F1-104

0

F3-105

F2-106

F2-102

F3-101

F3-105

F4-101

F4-102

F5-101

F5-103

F6-101

F6-105

5

7

F1-101

F1-102

F2-114

F2-103

0

F2-105

F3-114

F3-102

F4-114

F4-108

0

F5-105

F6-114

F6-104

25

32

OWNER

OWNER

OWNER

SKY NET INFRAVENTURES PVT. LTD.

महोदय/महोदय



ANNEXURE C (2)  
BLOCK B

2-5

FLOORS FIRST	1 BHK	2BHK	2BHK	2BHK	2BHK	1 BHK	BLOCK B	HIGHWAY
	F1-101	2 BHK	2 BHK	2 BHK	2 BHK	F1-102		
	F1-103	F1-104	F1-101	F1-102				
	F1-105					F1-106		
		2 BHK	2 BHK	2 BHK	2 BHK			
FIRST	F1-108	F1-109	F1-110	F1-111	F1-112	F1-113		
	1 BHK	2BHK	2BHK	2BHK	2BHK	1 BHK		
SECOND	F2-101	2 BHK	2 BHK	2 BHK	2 BHK	F2-102		
	F2-103	F2-104	F2-105	F2-106				
	F2-107					F2-108		
	2 BHK	2 BHK	2 BHK	2 BHK				
SECOND	F2-109	F2-110	F2-111	F2-112	F2-113			
	1 BHK	2BHK	2BHK	2BHK	2BHK	1 BHK		
THIRD	F3-101	2 BHK	2 BHK	2 BHK	2 BHK	F3-102		
	F3-103	F3-104	F3-105	F3-106				
	F3-107					F3-108		
	2 BHK	2 BHK	2 BHK	2 BHK				
THIRD	F3-109	F3-110	F3-111	F3-112	F3-113			
	1 BHK	2BHK	2BHK	2BHK	2BHK	1 BHK		
FOURTH	F4-101	2 BHK	2 BHK	2 BHK	2 BHK	F4-102		
	F4-103	F4-104	F4-105	F4-106				
	F4-107					F4-108		
	2 BHK	2 BHK	2 BHK	2 BHK				
FOURTH	F4-109	F4-110	F4-111	F4-112	F4-113			
	1 BHK	2BHK	2BHK	2BHK	2BHK	1 BHK		
FIFTH	F5-101	2 BHK	2 BHK	2 BHK	2 BHK	F5-102		
	F5-103	F5-104	F5-105	F5-106				
	F5-107					F5-108		
	2 BHK	2 BHK	2 BHK	2 BHK				
FIFTH	F5-109	F5-110	F5-111	F5-112	F5-113			
	1 BHK	2BHK	2BHK	2BHK	2BHK	1 BHK		
SIXTH	F6-101	2 BHK	2 BHK	2 BHK	2 BHK	F6-102		
	F6-103	F6-104	F6-105	F6-106				
	F6-107					F6-108		
	2 BHK	2 BHK	2 BHK	2 BHK				
SIXTH	F6-109	F6-110	F6-111	F6-112	F6-113			
	1 BHK	2BHK	2BHK	2BHK	2BHK	1 BHK		
SEVENTH	F7-101	2 BHK	2 BHK	2 BHK	2 BHK	F7-102		
	F7-103	F7-104	F7-105	F7-106				
	F7-107					F7-108		
	2 BHK	2 BHK	2 BHK	2 BHK				
SEVENTH	F7-109	F7-110	F7-111	F7-112	F7-113			

	TOTAL PLATS		TOTAL PLATS	TOTAL
1ST FLOOR	6	1 BHK	6	2 BHK
2ND FLOOR	6	1 BHK	6	2 BHK
3RD FLOOR	6	1 BHK	6	2 BHK
4TH FLOOR	6	1 BHK	6	2 BHK
5TH FLOOR	6	1 BHK	6	2 BHK
6TH FLOOR	6	1 BHK	6	2 BHK
7TH FLOOR	6	1 BHK	6	2 BHK
	48	1 BHK	48	2 BHK

*Signature*  
OWNER

*Signature*  
OWNER

*Signature*  
OWNER



Deepak Bagga Ritu Bagga & Arjun Bagga

Mukesh Jaiswal

Sky Net Infraventures Pvt Ltd (Builders)

total no flats

ALLOCATED FLATS:

BLOCK #

Deepak Bagga Ritu Bagga & Arjun Bagga

ALLOTTED TO

DEEPAK BAGGA

DEEPAK BAGGA

RITU BAGGA

RITU BAGGA

RITU BAGGA

ARJUN BAGGA

ARJUN BAGGA

MUKESH JAISWAL

FIRST FLOOR

SECOND FLOOR

SECOND FLOOR

THIRD FLOOR

FOURTH FLOOR

FIFTH FLOOR

SIXTH FLOOR

1 BHK	2BHK	TOTAL FLATS
8	7	15
5	7	12
25	32	57
38	46	84

1 BHK  
FLAT NOS ARE

8

F4-101

F5-101

F1-106

F4-101

9

F2-106

F3-101

2BHK  
FLAT NOS ARE

F1-104

F4-102

F2-102

F4-101

F6-105

F1-105

F3-105

5

F1-101

F2-114

6

F3-114

F4-114

7

F6-114

25

7

F1-101

F3-101

F2-105

F3-102

F4-105

F5-105

F6-104

32

Sky Net Infraventures Pvt Ltd (Builders)

ALL FLATS OTHER THAN ABOVE

DEEPAK BAGGA

OWNER

RITU BAGGA

OWNER

ARJUN BAGGA

OWNER

M.C JAISWAL

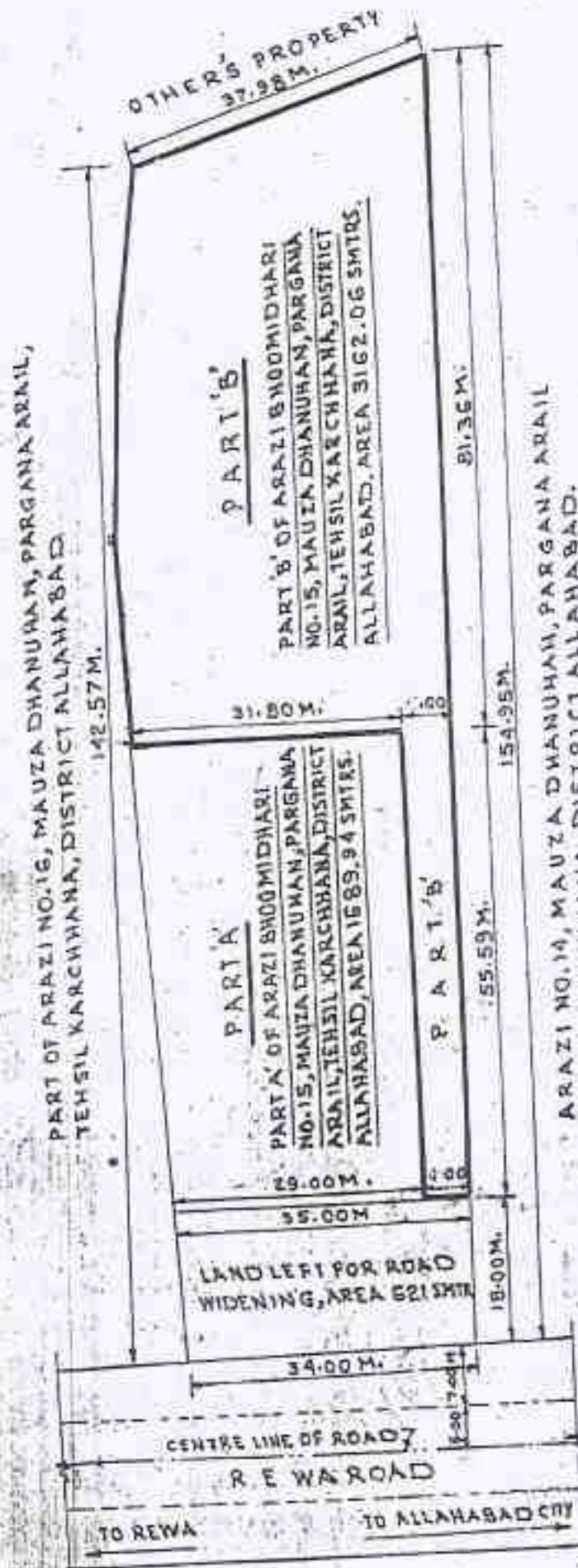
OWNER

SKYNET INFRAVENTURES PVT. LTD.

BUILDER







SITE PLAN OF ARAZI BHOO MIDHARI NO. 15, SITUATED IN MAUZA DHANUHAN,  
PARGANA ARAIL, TEHSIL KARCHHANA, DISTRICT ALLAHABAD.

TOTAL AREA OF LAND 5473 SQ. METERS.

Signature of Builder

SIGNATURE OF BUILDER

Signature of Owners

SIGNATURE OF OWNERS

Mohd. Aslam Ansari  
25/12/15  
Mohd. Aslam Ansari  
Qualified Draughtsman  
Building Designer, Surveyor  
& Estimator  
Address :- 72, Akberpur, ARAIL  
Mob. 9336158301



1564

आज दिनांक 28/01/2016 को

पृष्ठ नं 1 जिल्द नं 4517

पृष्ठ नं 165 नं 226 पृष्ठ क्रमांक 826

रजिस्ट्रीकृत किया गया।

रजिस्ट्रार ऑफिस के द्वारा

*S. K. K. K.*  
सन्तोष कुं0 भारतीय प्र0

उप निबंधक करछना

करछना

28/01/2016

