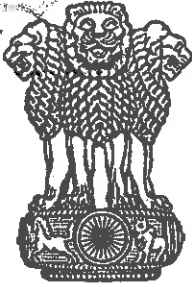


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सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

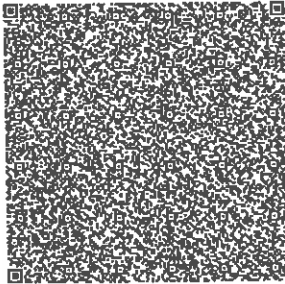
Kale

Kartikanand Jaiswal

Branch Manager

Stock Holding Corporation of India Ltd.
S-2/839-18, Hashmi Complex
Club Road, Kachahari Varanasi-221002

Certificate No.	: IN-UP00339722744437M
Certificate Issued Date	: 23-Apr-2014 03:09-PM
Account Reference	: SHCIL (FI)/ upshcil01/ VARANASI/ UP-VNS
Unique Doc. Reference	: SUBIN-UPUPSHCIL0100401245764543M
Purchased by	: Ms SIDDHI VINAYAK BUILDERS
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: PREMISES No.SH-15/43-1KA, OVER SETTLEMENT PLOT No.108,112 and 113 of VILLAGE-BHARLAI, SHIVPUR, VARANASI
Consideration Price (Rs.)	: 0 (Zero)
First Party	: Smt NEETA AGRAWAL
Second Party	: Ms SIDDHI VINAYAK BUILDERS
Stamp Duty Paid By	: Ms SIDDHI VINAYAK BUILDERS
Stamp Duty Amount(Rs.)	: 2,85,000 (Two Lakh Eighty Five Thousand only)



-----Please write or type below this line-----

For Siddhi Vinayak Builders

Neeta Agrawal

Siddhi Vinayak Builders

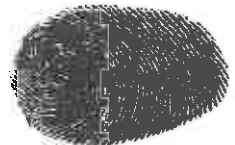
Partner



For Siddhi Vinayak Builders

Om Prady

Partner



0000028585

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.





This Development agreement executed this the 23rd day of April 2014 between

Smt. Neeta Agrawal W/o Sri Yogesh Agrawal resident of 51, Elexi Enclave, Dhoopchandi, Varanasi, hereinafter referred to as the First Party/ Land owner, which term unless repugnant to the context include her heirs, Legal representatives, executors, administrators and assigns.

And

M/s. Siddhi Vinayak Builders, a partnership firm having its office at D.57/60 C-M, Sagra, Varanasi, through its partners Sanjeev Kapoor S/o Sri Anil Kapoor R/o B 21/124, Plot no. 12, Sarju Nagar Colony, Kamachha, Varanasi and Amit Pandey son of Sri S. N. Pandey r/o D.59/376-K-1, Indrapuri Colony, Sheopurwa Varanasi, hereinafter referred to as the Second Party/Developer, which terms unless repugnant to the context includes its nominees, executors, administrators and assigns.

Whereas the property bearing premises no. SH-15/43-1Ka having an land area of 4000 Sq.ft. situate over settlement plots nos. 108, 112 and 113 of Village Bharlai, Pargana Shivpur, Varanasi was purchased by one Hiranya Garbh Shah from its original owner, Chhatanki Ram Aamod Son of Badri Sardar resident of Village Bharlai, Pargana Shivpur, Varanasi through deed of sale dated 07-05-1975 registered in the office of Sub Registrar, Varanasi in Book no. I, Vol. no. 4723, at pages 264/267 on 02-07-1975.

And whereas the said Hiranya Garbh Shah subsequently sold the said property to Smt. Neeta Agrawal, the land owner hereinabove mentioned, through deed of sale dated 09th September 1991 registered in the office of Sub Registrar, Varanasi in Book no. I, Volume 1147, at pages 297/314 at Sl.No. 14592.

For Siddhi Vinayak Builders For Siddhi Vinayak Builders

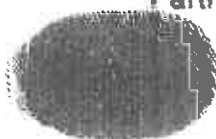
Neeta Agrawal

Sanjeev Kapoor

Amit Pandey

Partner

Partner





AND WHEREAS after the purchase of the said property in the aforesaid manner the First Party is in actual possession as its owner and the entire Land is free from any litigation, bears a clean title and is free from any encumbrances, attachment, notices etc.

AND WHEREAS the land held by First Party is lying vacant and the First Party has to spend a considerable amount of money for its security and maintenance.

AND WHEREAS the First Party, therefore, decided to get the land developed but the First Party has no expertise of development in the matter, nor it is possible for her to supervise or regulate the development work.

AND WHEREAS the Second Party, the Developer is a registered partnership firm engaged in construction business having technical expertise and experienced Partners and is also developing the adjoining land, therefore, the First Party approached the Second Party to take-up the developmental work of the land detailed in Schedule hereunder

AND WHEREAS on the assurances given by the Land owner that she is the absolute owner of the land detailed in schedule hereunder and the said land is in total possession of the owner, the said land bears a clean & perfect title and is free from encumbrances, litigation(s), attachment(s), notices, charges, mortgages, leases, liens, prior agreement, acquisitions etc. the Second Party agreed to develop the said land and after mutual discussions and deliberations and necessary consultation, the parties hereunto agreed to the terms and conditions and record as under the terms of development agreed to between them.

NOW, the parties hereunto execute this Development Agreement and bind themselves with the following: -:-

- 1- That the First Party declares that she is the absolute owner of the premises no. SH-15/43-1Ka having land area of 4000 Sq. ft. situate over settlement plots Nos. 108, 112 and 113 of Village Bharlai, Pargana Shivpur, Varanasi, mentioned above and morefully detailed in schedule hereunder and is entitled to execute this development agreement.
- 2- That the First Party shall hand over the vacant possession of the said land to the Second Party immediately after the registration of this agreement and do hereby allow, authorize and give complete authority to the Developer to build, construct, develop and complete a Complex containing several independent Units/ flats etc.

For Siddhi Vinayak Builders For Siddhi Vinayak Builders

Neela Agrawal

Siddhi Vinayak Builders

Partner

Om Prakash

Partner

4,024,000.00 10,000.00 40 10,040.00 2,000

प्रतिफल मालियत अग्रिम धनराशि
श्रीमती नीता अग्रवाल
पत्नी श्री योगेश अग्रवाल

फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

व्यवसाय गृहिणी

निवासी स्थायी 51, एलेक्सी इनक्लेब धूपचण्डी वाराणसी

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 25/4/2014 समय 11:58AM

वजे निबन्धन हेतु पेश किया।

Neeta Agrawal

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

वीरेन्द्र प्रताप सिंह(प्र०)

SRO-4

Sub-Registrar-4 VNS

25/4/2014

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु प्रलेखानुसार उक्त

विक्रेता Neeta Agrawal

क्रेता

श्री मे० सिद्धी विनायक बिल्डर्स जरि० संजीव कपूर

पुत्र श्री अनील कपूर

पेशा व्यापार

निवासी बी 21/124 प्लॉट नं० 12 सरजू नगर

कालोनी कमच्छा वाराणसी

श्रीमती नीता अग्रवाल

पत्नी श्री योगेश अग्रवाल

पेशा गृहिणी

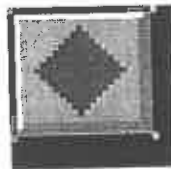
निवासी 51, एलेक्सी इनक्लेब धूपचण्डी वाराणसी

श्री मे० सिद्धी विनायक बिल्डर्स जरि० अमित पाण्डेय

पुत्र श्री एस एन पाण्डेय

पेशा

निवासी डी 59/376के-1 इन्द्रपुरी कालोनी शिवपुरवाँ वाराणसी



- 3- That it is hereby agreed that the entire cost of construction, inclusive of any incidental expense thereto, shall be borne by the Developer and all effort connected thereof shall be done by the Developer
- 4- That the Second Party developer shall construct a G+5 Stories building/Tower over the land of the first party land owners, more fully detailed and described in the schedule hereunder.
- 5- That in the said building/Tower, the Second Party developer shall give to the first party land owners total number of 4 Flats, one flat on each floor of floors of the 1 (First) to 4 (Fourth) of the building/Tower constructed thereon in a manner that
- i.) the flat on the northern side of the building on first floor having super built up area of about 1548 Sq. ft.
 - ii.) flat on the southern side of the building on Second floor, facing the road, having a super built up area of about 1536 Sq. ft.
 - iii.) flat on the northern side of the building on 3rd floor, shall have a super built up area of about 1548 Sq. ft. and
 - iv.) flat on the southern side of the building on 4th Floor having a super built up area of about 1536 sq. ft. shall vest in the Land Owner/First Party.

These flats along with common areas and common facilities including the proportionate undivided interest in land shall for all times vest in the first party /land owners. The ground floor shall have provisions for stilt parking. The land owner shall also be entitled to parking earmarked space suitable for parking of at least 4 cars.

It is understood by the parties that the area of the flats aforementioned is subject to variation of 10% as per the situation arising at the time of actual construction of building/tower.

- 6- That for the efforts, work and costs put in by the Developer, Developer will be entitled to receive and shall be the owner the remaining all flats i.e. one flat each on floor 1 (First) to 4 (Fourth) and entire construction on 5th floor on the construction made on the land of the first party. These flats

Neelika Agrawal

For Siddhi Vinayak Builders For Siddhi Vinayak Builders

S. J. S. S.

Partner

Om + Rande

Partner

ने निष्पादन स्वीकार किया ।

जिनकी पहचान श्री सुबाष दूबे

पुत्र श्री स्व० रामचन्द्र दूबे

पेशा

निवासी लल्लापुरा बादशाहबाग वाराणसी

व श्री कृष्ण कुमार पाण्डेय

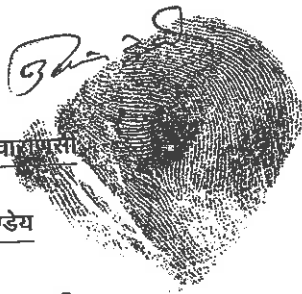
पुत्र श्री स्व० ओंकारनाथ पाण्डेय

पेशा

निवासी ई-7 शिवनगर चौदपुर वाराणसी

ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं ।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कृष्ण मुरारी तिवारी
नि० लि०

वीरेन्द्र प्रताप सिंह(प्र०)

SRO-4

Sub- Registrar-4 VNS

25/4/2014



- 26- That, two sets of this document are prepared, one for the owner and one for the Developer and both shall be considered as original. The developer shall keep the document with the large stamp and a copy of thereof on lesser stamp shall be kept by the land owner.
- 27- That if in future or during the progress of the developmental work, the parties find that either there should be some correction, clarification or change in the terms, the same shall be written on a stamp paper of Rs.100/- and such document shall form a part of this development agreement.
- 28- That all the expenses for the execution and registration of this agreement are borne by the second party/ developer.

SCHEDULE

All that premises no. SH-15/43-1Ka having an land area of 4000 Sq.ft. i.e. 371.75 Sq.mtr. situate over settlement plots nos. 108, 112 and 113 of Village Bharlai, Pargana Shivpur, Varanasi and bounded as follows:—

- East :- Property of Second party.
- West :- Property of Siddhi Vinayak Realtors.
- North :- SM Plot No. 112
- South :- Shivpur Panchkoshi Road.

NOTE:-

- (i) The property hereby given for development by the First Party to Second Party is residential in nature in a residential area not on any notified road.
- (ii) The parties to this deed are Indian Nationals.
- (iii) The Valuation of the property for the purpose of stamp duty is as follows:-
- | | |
|--|---------------------------|
| Land Area 4000 sq. ft. or 371.75 sq. mtrs. | |
| @ Rs.10500/- per sq. mtr. | =Rs. 39,03,375.00 |
| Value of Boundary wall | =Rs. 50,000.00 |
| Built-up area 150Sq.ft. (13.94 sq.mtr.) | |
| Tin shaded Second Class construction to be demolished @ Rs. 5000/- per St.mtr. | =Rs. 69,700.00 |
| TOTAL VALUATION | = Rs. 40,23,075.00 |

IN WITNESSES WHEREOF, Smt. Neeta Agrawal, the landowner, and Sanjeev Kapoor and Amit Pandey for Developer firm have executed this Development Agreement this the date above mentioned of their free will and accord.

For Siddhi Vinayak Builders For Siddhi Vinayak Builders

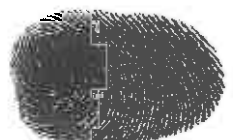
Neeta Agrawal - 1

Sanjeev Kapoor

Partner

Amit Pandey

Partner





WITNESSES:-

1. Name :-

गुणवत्करे

Father's Name:-

श्री: रामचन्द्र शर्मा

Address :-

महाराष्ट्र प्रदेश काठमांडू नगर ०२२१०१६१

Signature :-

गुणवत्करे

2. Name :-

कुमार पण्डेय

Father's Name:-

श्री उमेशचन्द्र पण्डेय

Address :-

E(07) बिला नगर चौदपुर काठमांडू

Signature :-

कुमार पण्डेय

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

Amit Varma Ad

Typed by:-

R.K. Computer
Civil Court, Varanasi

For Siddhi Vinayak Builders For Siddhi Vinayak Builder

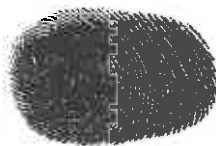
Neel Agrawal

Siddhi Vinayak

Partner

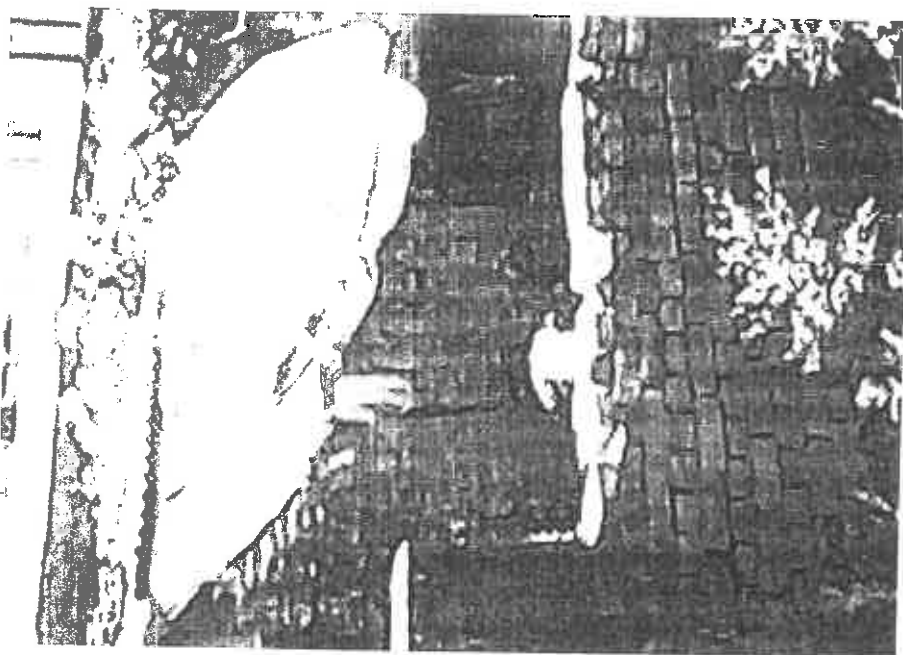
Siddhi Vinayak

Partner





सम्पत्ति का पोस्टकार्ड साईज का रंगीन फोटोग्राफ



Smt. Neeta Agrawal W/o Sri Yogesh Agrawal resident of 51, Elexi Enclave,
Dhoopchandi, Varanasi,

——First Party/ Land owner.

And

M/s. Siddhi Vinayak Builders, a partnership firm having its office at D.57/60 C-
M, Sagra, Varanasi, through its partners Sanjeev Kapoor S/o Sri Anil Kapoor R/o B
21/124, Plot no. 12, Sarju Nagar Colony, Kamachha, Varanasi and Amit Pandey son of
Sri S. N. Pandey r/o D.59/376-K-1, Indrapuri Colony, Sheopurwa Varanasi,

————Second Party/Developer

SCHEDULE

All that premises no. SH-15/43-1Ka having an land area of 4000 Sq.ft. i.e. 371.75
Sq.mtr. situate over settlement plots nos. 108, 112 and 113 of Village Bharlai, Pargana
Shivpur, Varanasi and bounded as follows:—

- East :- Property of Second party.
- West :- Property of Siddhi Vinayak Realtors.
- North :- SM Plot No. 112
- South :- Shivpur Panchkoshi Road.

तयशुदा कीमत:-

दिनांक:-25.04.2014ई0

स्थान:-वाराणसी

For Siddhi Vinayak Builders

Neeta Agrawal

Sanjeev Kapoor

Partner

For Siddhi Vinayak Builders

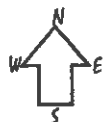
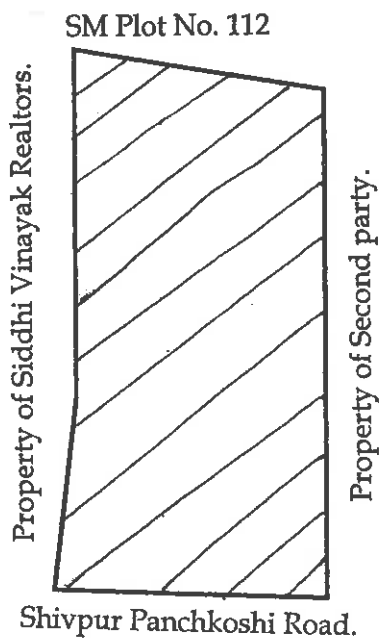
Amit Pandey

Partner





Site Plan of premises no. SH-15/43-1Ka having an land area of 4000 Sq.ft. i.e. 371.75 Sq.mtr.
situate over settlement plots nos. 108, 112 and 113 of Village Bharlai, Pargana Shivpur, Varanasi



[Signature]
शिवपुर पंचकोशी, दीवानी/कायस्थ, वाराणसी

Meeta Agrawal

For Siddhi Vinayak Builders
[Signature]
Partner

For Siddhi Vinayak Builders
[Signature]
Partner

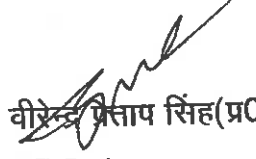
आज दिनांक 25/04/2014 को

वही सं. 1 जिल्द सं. 6313

पृष्ठ सं. 325 से 346 पर क्रमांक 2381

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


वीरेंद्र प्रताप सिंह(प्र०)

SRO-4

Sub- Registrar-4 VNS

25/4/2014

