



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

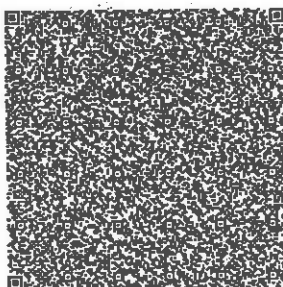
Rahul

Rahul Singh

Designation: Jr Executive

Stock Exchange Corporation of India Ltd.
52/39-18, Hashmi Complex, Club Road
Kachari, Varanasi-221002

Base Certificate No.	: IN-UP01320185169367N
Certificate No.	: IN-UP01321134027186N
Certificate Issued Date	: 26-Aug-2015 01:06 PM
Account Reference	: SHCIL (FI)/ upshcil01/ VARANASI1/UP-VNS
Unique Doc. Reference	: SUBIN-UPUPSHCIL0101589227791347N
Purchased by	: Ms SIDDHI VINAYAK BUILDERS Through PARTNERS
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: PART of SM PLOT No.113 and 112, VILLAGE-BHARLA, PARGANA -SHIVPUR, VARANASI
Consideration Price (Rs.)	: 0 (Zero)
First Party	: Smt BEENA UPADHAYAY and VINITA TIWARI
Second Party	: Ms SIDDHI VINAYAK BUILDERS Through PARTNERS
Stamp Duty Paid By	: Ms SIDDHI VINAYAK BUILDERS Through PARTNERS
Stamp Duty Amount(Rs.)	: 1,24,000 (One Lakh Twenty Four Thousand only)



यह ई-स्टाम्प प्रमाण पत्र

लेखपत्र सं० 5502 में प्रमाणित
किया गया।

सं० IV

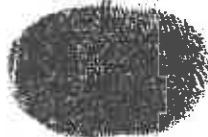
वाराणसी

26-8-15

Please write or type below this line

for Siddhi Vinayak Builders

Siddhi Vinayak Builders
Partner



Beena Upadhyay

Vinita Tiwari



Beena Upadhyay



0001272851

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.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



I 5503/10



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

1 Cal

Certificate No. : IN-UP01320165169367N
Certificate Issued Date : 26-Aug-2015 11:24 AM
Account Reference : SHCIL (FI)/ upshcil01/ VARANASI/ UP-VNS
Unique Doc. Reference : SUBIN-UPUPSHCIL0101588402903847N
Purchased by : Ms SIDDHI VINAYAK BUILDERS Through PARTNERS
Description of Document : Article 5 Agreement or Memorandum of an agreement
Property Description : PART of SM PLOT No.113 and 112, VILLAGE-BHARLAI, PARGANA-SHIVPUR, VARANASI
Consideration Price (Rs.) : 0
(Zero)
First Party : Smt BEENA UPADHAYAY and VINITA TIWARI
Second Party : Ms SIDDHI VINAYAK BUILDERS Through PARTNERS
Stamp Duty Paid By : Ms SIDDHI VINAYAK BUILDERS Through PARTNERS
Stamp Duty Amount(Rs.) : 8,27,000
(Eight Lakh Twenty Seven Thousand only)

यह ई-स्टाम्प प्रमाण पत्र
लेखपत्र सं 5503 में प्रयुक्त
किया गया।

सं 5503 IV

वाराणसी

26-8-15

Please write or type below this line

for Siddhi Vinayak Builders

Smit Pandey

Partner

Beena Upadhyay

Vinita Tiwari



0001272718

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.

2





This development Agreement executed this the 26th day of August 2015 between:-

Smt. Beena Upadhyay Wife of Shri Anil Kumar Upadhyay resident of House no. 1188, "Uphar" Udyan II, Sector 3, Eldico II, Rae Barely Road, Lucknow-25 & Smt. Vinita Tiwari Wife of Shri Premnath Tiwari resident of C-30/38A, Malldhaiya, Ward Chetganj, Varanasi, hereinafter jointly referred to as the First Party/Land Owners, which terms unless repugnant to the context include their heirs, legal representatives, executors, administrators and assigns.

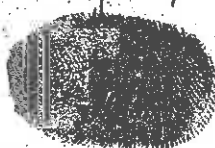
.....First Party/Land Owners

And

M/s Siddhi Vinayak Builders, a partnership firm, having its office at D-57/60C-M, Sigra, Varanasi through its partners Sanjeev

For Siddhi Vinayak Builders

Sanjeev
Sanil Pandey
Partner



Beena Upadhyay.



Vinita Tiwari





Kapoor Son of Anil Kapoor resident of B-21/124, Plot no. 12, Sarju Nagar Colony, Kamachha, Varanasi & Amit Pandey Son of S.N. Pandey resident of D-59/376K-1, Indrapuri Colony, Shivpurwa, Varanasi, hereinafter referred to as the Second Party/Developers, which terms unless repugnant to the context include their heirs, legal representatives, executors, administrators and assigns.

.....SECOND PARTY/DEVELOPERS

Whereas Smt. Bina Upadhyay of the First Party herein above mentioned acquired 3030 Sq.ft. of land out of settlement plot no. 113(Part) situate in Village Bharlai, Pargana Shivpur, Tehsil Sadar, Distt. Varanasi from its erstwhile owner, Chhatanki Ram Amod through deed of sale dated 16th October 1984 registered in the office of Sub Registrar, Varanasi in Book no. I, Volume no. 5995 at pages 234 to 236 at Sl. no. 9279 on 04-06-1985 and entered into actual physical possession over the said property.

And whereas Smt. Vinita Tiwari also of the First Party hereinabove mentioned also acquired 4600.05 Sq.ft. equivalent to 427.5 Sq.mtr. of land being part of settlement plot no. 112 situate in Village Bharlai, Pargana Shivpur, Tehsil Sadar, Distt. Varanasi through deed of

For Siddhi Vinayak Builders

Siddhi Vinayak Builders
Amit Pandey
 Partner

Bina Upadhyay

Vinita Tiwari

विक्रय अनुबंध विलेख

13,582,000.00

10,000.00

40

10,040.00

2,000

प्रतिफल मांलियत अग्रिम धनराशि
श्रीमती बीना उपाध्याय
पत्नी श्री अनिल कुमार उपाध्याय

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द लगभग

व्यवसाय गृहिणी

निवासी स्थायी 1188, उपहार, उदयन-॥ से03 एलडीको-॥ रायबरेली रोड लखनऊ
अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 26/8/2015 समय 2:17PM
वजे निबन्धन हेतु पेश किया।

Beena Upadhyay

निष्पादन लेखपत्र वाद सुनने व समझने समझने व प्राप्त धनराशि रु प्रलेखानुसार उक्त
विक्रेता *Beena Upadhyay*

श्रीमती बीना उपाध्याय
पत्नी श्री अनिल कुमार उपाध्याय
पेशा गृहिणी
निवासी 1188, उपहार, उदयन-॥ से03
एलडीको-॥ रायबरेली रोड लखनऊ

क्रेता

श्री मे0 सिद्धी विनायक बिल्डर्सजरि0 संजीव कपूर
पुत्र श्री अनिल कपूर
पेशा व्यापार
निवासी बी 21/124 प्लॉट नं0 12 सरजू नगर
कालोनी कन्नच्छा वाराणसी

श्रीमती विनीता तिवारी
पत्नी श्री प्रेमनाथ तिवारी
पेशा गृहिणी
निवासी सी 30/38ए मलदहिया वार्ड चेतगंज
वाराणसी

श्री मे0 सिद्धी विनायक बिल्डर्स जरि0 अमित पाण्डेय
पुत्र श्री एस0एन0 पाण्डेय
पेशा
निवासी डी 59/376के-1, इन्द्रपुरी कालोनी शिवपुरवाँ
वाराणसी



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.

- 24- That all the expenses for the execution and registration of this agreement are borne by the second party/ developer.

SCHEDULE

All that land measuring 7630.05Sq.ft. or 709.112 sq. mtrs. of land situate over settlement plots Nos. 112 and 113 of Village Bharlai, Pargana Shivpur, Varanasi and bounded as follows:—

East :- Road & Land of Smt. Meena Dwivedi.

West :- House of Smt. Radhika Devi.

North :- Private Passage T/A others Property.

South :- Property owned by the Second party.

NOTE:- & Land of Meena Dwivedi.

- (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 709.112 sq. mtrs.

@ Rs.15000/- per sq. mtr.

= Rs. 1,06,36,680.00

Value of Boundary wall

= Rs. 1,00,000.00

Valuation

= Rs. 1,07,36,680.00

+10% for property being in corner

= Rs. 10,73,668.00

TOTAL VALUATION = Rs. 11,810,348.00

For Siddhi Vinayak Builders

Siddhi Vinayak Builders

Om Pandey

Partner

Beena Padhy *Meena Dwivedi*

13532.000
- 9508.



- (iv) The Stamp Duty has been paid through E-Stamp no. IN-UP0132-0185169367 N dated 26/8/15

IN WITNESSES WHEREOF, Smt. Beena Upadhyay and Smt. Vinita Tiwari the landowners, 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

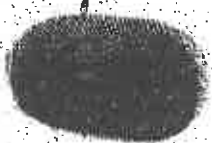
WITNESSES:-

1. Name :- *Pranlal Tewari (PREM NATH TEWARI)*
 Father's Name:- *B. P. Tiwari*
 Address :- *C-30/38-A Maldaia*
 Signature :- *Pranlal Tewari*
2. Name :-
 Father's Name:- *मिनेय पांडेय पुत्र मयादीक मयादीक*
 Address :- *डाकरी स्टेट कारागार*
 Signature :- *Amit Varma*

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

Typed by:- *Ravi*
 R.K. Computer
 Civil Court, Varanasi

For Siddhi Vinayak Builders

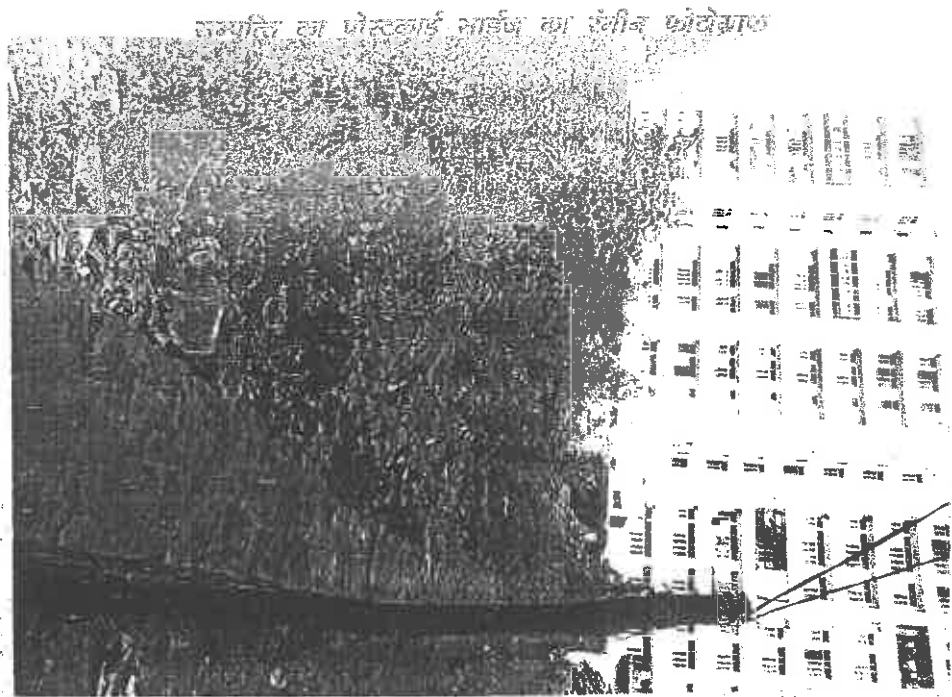
Sanjeev Kapoor


Amit Pandey
 Partner


Beena Upadhyay


Vinita Tiwari



Smt. Beena Upadhyay Wife of Shri Anil Kumar Upadhyay resident of House no. 1188, "Uphar" Udyan II, Sector 3, Eldico II, Rae Bareilly Road, Lucknow-25 & Smt. Vinita Tiwari Wife of Shri Premnath Tiwari resident of C-30/38A, Maldhaiya, Ward Chetganj, Varanasi.

.....First Party/Land Owners

And

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

.....SECOND PARTY/DEVELOPERS

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East :- Road & Land of Smt. Meena Dwivedi.

West :- House of Smt. Radhika Devi.

North :- Private Passage T/A others Property.

South :- Property owned by the Second party & Land of Meena Dwivedi.

Sale Consideration:-

Dated:-26-08-2015

Place:- Varanasi

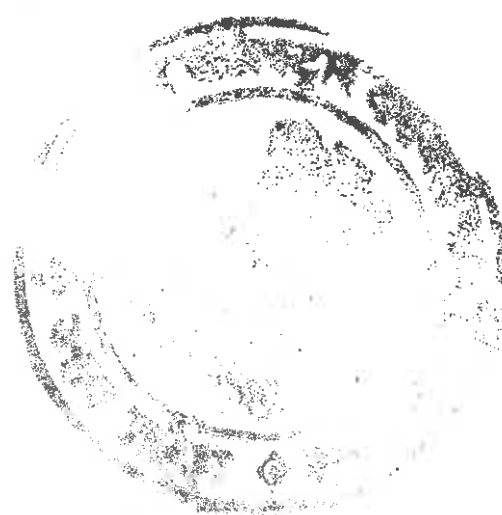
For Siddhi Vinayak Builders

Sanjeev Kapoor

Amit Pandey
Partner

Beena Upadhyay
Vinita Tiwari



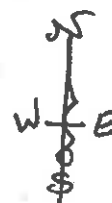
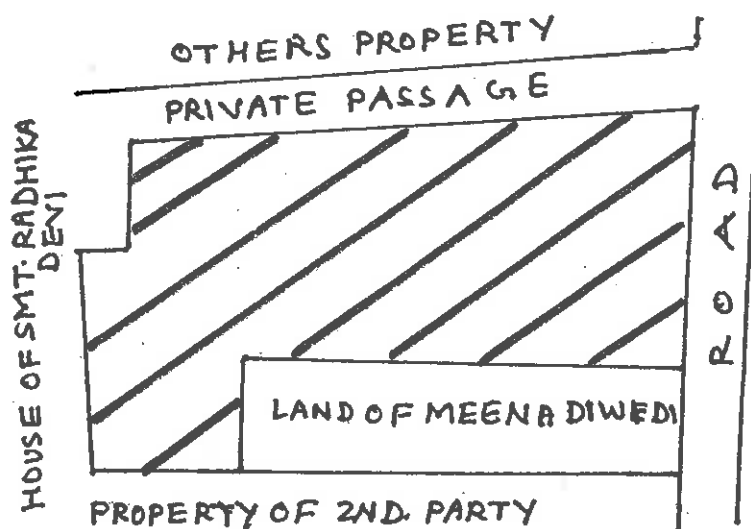




उत्तर प्रदेश UTTAR PRADESH.

75AC 284466

SITE PLAN OF LAND MEASURING 7630.05 SFT. OR 709.11256
M. SITUATE OVER PART OF SM. PLOT NO. 112 & 113 VILLAGE
BHARLA PARAGANA SHIVPUR DISTRICT. VARANASI.

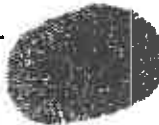


For Siddhi Vinayak Builders

Sumanth

Comit Pandey
Partner

Beena Upadhyay, Clerk



CRUST ASSOCIATES
V.D.A. APPROVED
LICENCE NO. 101-1

llc

2/2/2
24-2-2015

मे. सि. डि. मिनामक मिन्डेल सिगरेट मशीन

W

मनोज कुमार
स्टाम्प विक्रेता
दीवानी कचहरी, वाराणसी
ला० नं०-105/128/50/10

आज दिनांक 26/08/2015 को
वर्ही सं. 1 जिल्द सं. 7181
पृष्ठ सं. 99 से 132 पर कमांक 5503
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर
RK HNB

राजेश कुमार सिंह
SRO-4
Sub- Registrar-4 VNS
26/8/2015



ग्राम क्रमांक : 30011100920 ग्राम का नाम : भरलाई तहसील : सदर
जयपद : वाराणसी फसली वर्ष : 1419-1424 परगना शिवपुर भाग : 1

खाता खतौनी क्रम संख्या	खातेदार का नाम	पिता / पति / संरक्षक का नाम	निवास स्थान	भौमिक अधिकार प्रारम्भ होने का फसली वर्ष	खाते के प्रत्येक गाटे की खसरा संख्या	प्रत्येक गाटे का क्षेत्रफल (हे.)	खतेदार द्वारा देय मालगुजारी या लगान वाले अधिकारी का पद	परिवर्तन सम्बन्धी आज्ञा या उसका संग्रह उनका संख्या तथा दिनांक सहित और आज्ञा देने वाले अधिकारी का पद	टिप्पणी
1			2	3	4	5	6	7-12	13

वाद सं070015833 ता.फै.6.06.14तह0न्या0सदर
वाराणसीमोजा भरलाई पर0शिवपुर
तह0सदरवाराणसी कीखतौनी वर्ष 1419-1424 फ0 के
खतासं0113 व 266के आ0न0मि.108, मि.112 व
मि.113 रकबा 4000 वर्गफीट लगान परताखाता से
प्रथम विक्रेता छटकी राम आमोद पुत्र ब्रदी
सरदार नि0भरलाई पर0शिवपुर वाराणसी व द्वितीय
विक्रेता हिरण्यगर्भ शाह पुत्र स्व0 गोपीमोहन शाह नि
0 नारायण पार्क शिवपुर वाराणसी कानाम निरस्त करके
क्रेती नीता अग्रवाल पत्नी योगेश अग्रवाल नि0
राजादरवाना वाराणसी का नाम सं0भू0सहखतेदार
दर्ज हो/
63.20

कुल गाटे : 5 कुल क्षे : 1.7820

