



UTTAR PRADESH  
SANCTION LETTER  
{ High Risk }

PERMIT DATE : 08 May 2024

FILE No. : KDA/BP/22-23/0182

Site Address : PREMISES NO.7/98 AND PREMISES NO.7/99 SITUATED AT ON PART OF FREE HOLD  
PLOT NO : 11,11-A,12 AND 13 SCHEME NO.3A,TILAK NAGAR KANPUR. - 208002

PERMIT NO. : Group Housing/05672/KDA/BP/22-23/0182/19022024

USE : Residential

SCHEME : KHALASI LINE III A

PROPERTY : Plot No./Survey No. :PLOT NO. 11,  
11-A, 12 AND 13

LandMark: TILAK NAGAR  
Revenue Village: NA  
Tehsil: Kanpur  
District: Kanpur

NAME : MS PALOMA REALTY LLP

ADDRESS : 56B-2, TAGORE ROAD, cantt KANPUR NAGAR,56B-2, TAGORE ROAD, cantt KANPUR  
NAGAR,KANPUR NAGAR,Uttar Pradesh,208001

Your proposal submitted with reference to above has been examined as per rules and found suitable as per  
proposal drawing building Bylaws-2008 (Amended till-2018/2023)

Date of Validity: **07 May 2029** or Expiry date of lease deed whichever is earlier.

**Restrictions Required:**

1. This permission is given based on the inputs on pages, documents and drawing provided by Applicant/ Architect. Applicant/ Architect confirms that the documents/ drawings submitted electronically or inputs by them are correct.
2. The permission accorded does not confer any ownership rights. The permission will be revoked at later stage, if it is found that the documents or information are false and fabricated.
3. Subject to obtaining of all required NOC's.

**STANDARD CONDITIONS**

1. This map is valid up to five years from the date of approval.
2. Before commencement of construction information shall be given to the Authority and after completion of construction, Completion Certificate shall be obtained from the Authority before occupying of the building or part thereof as per provision of Building Bye-Laws 2008 (as amended 2011/2016).
3. Before starting of construction, a board 4 ft x 3 ft shall be put up at the site on which Name of

approving authority, permit is issued, approval shall be of Applicant mentioned.

4. Responsibility of Structure safety and quality shall be of Applicant.
5. Government Orders in force time to time shall be complied.
6. If approving Authority issue any demand letter in future, the applicant has to deposit the same without any objection.
7. If any dispute at any point of ownership arises in future, the permission shall be forfeited automatically (without giving any show cause notice). The approval of map does not give land rights to the applicant.
8. If any information is concealed or given wrong by the applicant, the map shall be cancelable.
9. Regarding construction, the standard/conditions specified in the Building Bye-Laws shall be implemented.
10. The building will be used only for which it is sanctioned.
11. Indian Electricity Rules shall not be violated and the conditions mentioned on NOC(s) issued by the different departments shall also be followed.

**Next Application Process:**

- Apply for Work start intimation on work start for intimation to authority from UPOBPAS
- Apply for Plinth Completion after completion of Plinth from UPOBPAS
- Apply for Occupancy after completion of Building through UPOBPAS.

**NGT CONDITIONS**

- 1) Owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including owner, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
- 2) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.
- 3) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.

As the dust originates from the construction site should be completely controlled and all measures

- 4) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- 5) The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.
- 6) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- 7) Owner shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relating to dust emission.
- 8) It shall be the responsibility of owner to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- 9) All owners/owners should take appropriate measures and strictly comply with by fixing sprinklers and creations of green air barriers on construction site. Compulsory use of wet-jet in grinding and stone cutting.
- 10) Wind breaking walls around construction site.
- 11) All owners shall ensure that C&D waste is transported and disposed to the C&D waste site only and due record in that behalf shall be maintained by the owners and transporters.
- 12) Use of covering sheets should be done for trucks to prevent dust dispersion from the trucks, implemented by district offices.
- 13) Proponent shall ensure that periodical auto maintenance report from the contractor to avoid vehicular pollution.
- 14) Proponent should manage transportation route for vehicles in a well-planned manner to avoid traffic havocs.
- 15) The entry and exit points design is very important as it should not disturb the existing traffic.
- 16) Inspection & Maintenance has definite utility on emission performance, Regular vehicle inspection to be done by the contractor to enhance the efficiency of work and to reduce the risk of unwarranted air pollution.

Periodicity for certification is once in a Year.

- 18) Pollution Under Control (PUC) certificates are required to be obtained every three months for all categories of vehicles. In case of diesel vehicles, free acceleration smoke is measured.
- 19) Life of vehicle should be inspected to avoid further air pollution.
- 20) Overloading is another big challenge and the shall be dealt by the proponent as well as State Authorities by installing check booth at entry points.
- 21) Viable emission control technologies exist to reduce diesel exhaust emissions designed to control particulate matter (PM) should be installed/used such as Diesel oxidation catalysts (DOCs), Diesel particulate filters (DPFs), Exhaust gas recirculation (EGR), Selective catalytic reduction (SCR), Lean Nox catalysts (LNCs), Lean NOx traps (LNTs).
- 22) Green belt creation will also act as a mitigating factor.

**SPECIAL CONDITIONS :**

1. APPROVED PROPOSED GROUP HOUSING BUILDING PLAN WILL BE ALLOWED TO DOWNLOAD ONLY AFTER DEPOSITION OF IMPOSED FEE.
2. COMPLETION PLAN WILL BE MANDATORY TO GET FROM K.D.A BEFORE USE AND HABITATION IN THE PROPOSED GROUP HOUSING BUILDING.
3. REST 80% OF LABOUR CESS FEES WILL BE PAID BY THE DEVELOPER/OWNER TO THE LABOUR DEPARTMENT DIRECTLY SUBJECT TO CONDITION THAT COMPLETION CERTIFICATE WILL BE APPROVED BY K.D.A ONLY AFTER SUBMISSION OF N.O.C FROM LABOUR DEPARTMENT.
4. ALL FIRE NORMS WILL BE FOLLOWED BY APPLICANT AS PER N.O.C OF FIRE DEPARTMENT.
5. NO CONSTRUCTION WORK WILL BE STARTED WITHOUT GETTING NOC FROM ENVIRONMENT DEPARTMENT.
6. EXISTING CONSTRUCTION (SITE OFFICE) WILL BE DEMOLISHED BY THE DEVELOPER BEFORE START OF NEW CONSTRUCTION WORK OTHERWISE APPROVED BUILDING PLAN WILL BE AUTO REJECTED .
7. APPROVED BUILDING PLAN WILL BE AUTO REJECTED IF UPLOADED DOCUMENTS/NOC/OWNERSHIP ARE FOUND FALSE/CONSIDERED FORGED.
8. RAIN WATER HARVESTING SYSTEM, SOLAR WATER HEATING SYSTEM AND ROOFTOP PHOTOVOLTAIC SYSTEM WILL BE INSTALLED BY APPLICANT/DEVELOPER AS PER PROVISION OF BUILDING BYE LAWS.
9. IF ANY TYPE OF NECESSARY N.O.C IS REQUIRED FROM ANY DEPARTMENT, APPLICANT/OWNER WILL PROVIDE/SUBMIT IT SOON OTHERWISE SANCTIONED PROPOSED GROUP HOUSING BUILDING PLAN WILL BE REJECTED AUTOMATICALLY.
10. APPLICANT SHALL BE WHOLLY RESPONSIBLE FOR ANY OWNERSHIP DISPUTE IF FOUND FALSE THEN APPROVED MAP WILL BE REJECTED AUTOMATICALLY IN THAT CASE FOR WHICH APPLICANT/DEVELOPER WILL BE RESPONSIBLE
11. ALL THE RULES OF RERA SHALL BE FOLLOWED BY THE DEVELOPER.
12. CONSTRUCTION PERMIT MAY NOT BE TREATED AS CERTIFICATE OF LAND OWNERSHIP.

WILL HAVE TO BE ENSURED OTHERWISE THE APPROVAL WILL BE AUTOMATICALLY CANCELLED.

15. ANY OTHER FUTURE IF REQUIRED BY ANY SECTION OR ANY DEPARTMENT TO BE PAID BY APPLICANT/DEVELOPER. OTHERWISE APPROVAL WILL BE AUTOMATICALLY CANCELLED.

16. CONSTRUCTION AND DEMOLITION RULE 16 WILL BE FOLLOWED BY APPLICANT/DEVELOPER TO CONTROL DUST / AIR POLLUTION.

17. IN THE REGULATED ZONE EARMARKED BY IRRIGATION DEPARTMENT IN THE COMPLIANCE OF HON.BLE N.G.T ORDER VIDE GO NO 164/2020/2031/20-27-SI-4-07 (N.G.T)'16TC DATED-2020 PLINTH HEIGHT OF THE PROPOSED BUILDING SHALL BE HIGHER THAN THE HFL OF GANGA RIVER.

Signature valid

Digitally signed by MADAN MOHAN GARGYAL,  
DN: cn=Madan Mohan Gargyal,  
o=Kanpur Development Authority



KANPUR DEVELOPMENT AUTHORITY

यूआईडी संख्या: UPPS/2024/108155/KPN/KANPUR NAGAR/2932/JD  
दिनांक: 13-02-2024

प्रमाणित किया जाता है कि मैसर्स **PALOMA REALTY LLP** (भवन/प्रतिष्ठान का नाम) पता **PREMISES NO-7-93 & JD 7-99, FILAK NAGAR, CHUNNIGANJ, NAWABGANJ ROAD, KANPUR** (तहसील - **SADAR** प्लॉट एरिया **8449.03 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया **63751.72** (वर्गमीटर), प्लॉटों की संख्या 2 जिसमें

ब्लॉक/टावर	प्रत्येक ब्लॉक में तलों की संख्या	वेसमेंट की संख्या	ऊँचाई
RESIDENTIAL	34	3	131.10 mt.
GYM BUILDING	2	0	13.30 mt.

है। भवन का अधिभोग मैसर्स **PALOMA REALTY LLP** द्वारा किया जायेगा। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाओं का प्राविधान एन0बी0सी0 एवं तत्संबंधी भव्तीय मानक ब्यूरो के आई0एस0 के अनुसार किया गया है। इस भवन की औपबन्धित अन्तर्जाल प्रमाणपत्र, एन0बी0सी0 की अधिभोग श्रेणी **Residential** के अन्तर्गत इस शर्त के साथ निर्मित किया जा रहा है कि प्रस्तावित भवन में अधिभोग श्रेणी के अनुसार सभी अप्रिशमन व्यवस्थाओं के मानकों का अनुपालन पूर्ण रूप से किया जायेगा तथा भवन के निर्माण के पश्चात भवन के अधिभोग से पूर्व अग्नि सुरक्षा प्रमाण पत्र प्राप्त किया जायेगा। ऐसा न करने पर निर्मित प्रोविजनल अनापत्ति द्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मैसर्स **PALOMA REALTY LLP** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होंगे।

**Note :** अप्रिशमन अधिकारी / मुख्य अप्रिशमन अधिकारी द्वारा प्रेषित स्थलीय भौतिक निरीक्षण संस्तुति आख्या व अपलोडिड मानचित्रों के अनुसार सम्बन्धित सक्षम सत्ता प्राधिकारी को यह प्रोटीजनल अनापत्ति प्रमाण पत्र इस शर्त के साथ निर्मित किया जाता है कि उपरोक्त भवन के अध्यासन/ प्रयोग से पूर्व सख्त अप्रिशमन लाइसेन्स मानकी के अनुसार अधिष्ठापित करवाया जाना अनिवार्य है, यदि भवन स्वामी द्वारा बिना व्यवस्थाओं के अध्यासन किया जाता है, तो भवन के असुरक्षित अध्यासन हेतु सत्ता प्राधिकारी निगरानी रखे।

"यह प्रमाण-पत्र आपके द्वारा प्रस्तुत अभिलेखा, स्थानांशों से आधार पर निर्मित किया जा रहा है। इसके वास्तव पाए जाने पर निर्मित द्रमाणपत्र मान्य नहीं होगा। यह प्रमाण-पत्र भूषि / भवन के स्वामित्व / अधिभोग को प्रमाणित नहीं करता है।"

हस्ताक्षर (निर्गमन अधिकारी)



Digitally Signed By  
(Aman Sharma)

निर्गत किये जाने का दिनांक : 14-02-2024  
स्थान : LUCKNOW

[A0269865A740788F0DE1F7D7C6707A357F253D40]

14-02-2024



UTTAR PRADESH

SANCTION LETTER

{ High Risk }

PERMIT DATE : 08 May 2024

FILE No. : KDA/BP/22-23/0182

Site Address : PREMISES NO.7/98 AND PREMISES NO.7/99 SITUATED AT ON PART OF FREE HOLD PLOT NO : 11, 11-A, 12 AND 13 SCHEME NO.3A, TILAK NAGAR KANPUR. - 208002

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USE : Residential

SCHEME : KHALASI LINE III A

PROPERTY : Plot No./Survey No.:PLOT NO. 11,  
11-A, 12 AND 13  
LandMark: TILAK NAGAR  
Revenue Village: NA  
Tehsil: Kanpur  
District: Kanpur

NAME : MS PALOMA REALTY LLP

ADDRESS : 55B-2, TAGORE ROAD, cantt KANPUR NAGAR,55B-2, TAGORE ROAD, cantt KANPUR NAGAR,KANPUR NAGAR,Uttar Pradesh,208001

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing building Bylaws-2008 (Amended till-2018/2023)

Date of Validity: **07 May 2029** or Expiry date of lease deed whichever is earlier.

**Restrictions Required:**

1. This permission is given based on the inputs on pages, documents and drawing provided by Applicant/ Architect. Applicant/ Architect confirms that the documents/ drawings submitted electronically or inputs by them are correct.
2. The permission accorded does not confer any ownership rights. The permission will be revoked at later stage, if it is found that the documents or information are false and fabricated.
3. Subject to obtaining of all required NOC's.

**STANDARD CONDITIONS**

1. This map is valid up to five years from the date of approval.
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3. Before starting of construction, a board 4 ft x 3 ft shall be put up at the site on which Name of

mentioned.

4. Responsibility of Structure safety and quality shall be of Applicant.
5. Government Orders in force time to time shall be complied.
6. If approving Authority issue any demand letter in future, the applicant has to deposit the same without any objection.
7. If any dispute at any point of ownership arises in future, the permission shall be forfeited automatically (without giving any show cause notice). The approval of map does not give land rights to the applicant.
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**Next Application Process:**

- Apply for Work start intimation on work start for intimation to authority from UPOBPAS
- Apply for Plinth Completion after completion of Plinth from UPOBPAS
- Apply for Occupancy after completion of Building through UPOBPAS.

**NGI CONDITIONS**

- 1) Owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including owner, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
- 2) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.
- 3) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.

All the dust emissions from the construction site should be completely controlled and all emissions



- 5) The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.
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- 8) It shall be the responsibility of owner to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
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- 10) Wind breaking walls around construction site.
- 11) All owners shall ensure that C&D waste is transported and disposed to the C&D waste site only and due record in that behalf shall be maintained by the owners and transporters.
- 12) Use of covering sheets should be done for trucks to prevent dust dispersion from the trucks, implemented by district offices.
- 13) Proponent shall ensure that periodical auto maintenance report from the contractor to avoid vehicular pollution.
- 14) Proponent should manage transportation route for vehicles in a well-planned manner to avoid traffic havoc.
- 15) The entry and exit points design is very important as it should not disturb the existing traffic.
- 16) Inspection & Maintenance has definite utility on emission performance. Regular vehicle inspection to be done by the contractor to enhance the efficiency of work and to reduce the risk of unwarranted air pollution.

- 17) Fitness certification is a statutory requirement for commercial vehicles and public transport vehicles. Periodicity for certification is once in a Year.
- 18) Pollution Under Control (PUC) certificates are required to be obtained every three months for all categories of vehicles. In case of diesel vehicles, free acceleration smoke is measured.
- 19) Life of vehicle should be inspected to avoid further air pollution.
- 20) Overloading is another big challenge and the shall be dealt by the proponent as well as State Authorities by installing check booth at entry points.
- 21) Viable emission control technologies exist to reduce diesel exhaust emissions designed to control particulate matter (PM) should be installed/used such as Diesel oxidation catalysts (DOCs), Diesel particulate filters (DPFs), Exhaust gas recirculation (EGR), Selective catalytic reduction (SCR), Lean NOx catalysts (LNCs), Lean NOx traps (LNTs).
- 22) Green belt creation will also act as a mitigating factor.

**SPECIAL CONDITIONS :**

1. APPROVED PROPOSED GROUP HOUSING BUILDING PLAN WILL BE ALLOWED TO DOWNLOAD ONLY AFTER DEPOSITION OF IMPOSED FEE.
2. COMPLETION PLAN WILL BE MANDATORY TO GET FROM K.D.A BEFORE USE AND HABITATION IN THE PROPOSED GROUP HOUSING BUILDING.
3. REST 80% OF LABOUR CESS FEES WILL BE PAID BY THE DEVELOPER/OWNER TO THE LABOUR DEPARTMENT DIRECTLY SUBJECT TO CONDITION THAT COMPLETION CERTIFICATE WILL BE APPROVED BY K.D.A ONLY AFTER SUBMISSION OF N.O.C FROM LABOUR DEPARTMENT.
4. ALL FIRE NORMS WILL BE FOLLOWED BY APPLICANT AS PER N.O.C OF FIRE DEPARTMENT.
5. NO CONSTRUCTION WORK WILL BE STARTED WITHOUT GETTING NOC FROM ENVIRONMENT DEPARTMENT.
6. EXISTING CONSTRUCTION (SITE OFFICE) WILL BE DEMOLISHED BY THE DEVELOPER BEFORE START OF NEW CONSTRUCTION WORK OTHERWISE APPROVED BUILDING PLAN WILL BE AUTO REJECTED .
7. APPROVED BUILDING PLAN WILL BE AUTO REJECTED IF UPLOADED DOCUMENTS/NOC/OWNERSHIP ARE FOUND FALSE/CONSIDERED FORGED.
8. RAIN WATER HARVESTING SYSTEM, SOLAR WATER HEATING SYSTEM AND ROOFTOP PHOTOVOLTAIC SYSTEM WILL BE INSTALLED BY APPLICANT/DEVELOPER AS PER PROVISION OF BUILDING BYE LAWS.
9. IF ANY TYPE OF NECESSARY N.O.C IS REQUIRED FROM ANY DEPARTMENT, APPLICANT/OWNER WILL PROVIDE/SUBMIT IT SOON OTHERWISE SANCTIONED PROPOSED GROUP HOUSING BUILDING PLAN WILL BE REJECTED AUTOMATICALLY.
10. APPLICANT SHALL BE WHOLLY RESPONSIBLE FOR ANY OWNERSHIP DISPUTE IF FOUND FALSE THEN APPROVED MAP WILL BE REJECTED AUTOMATICALLY IN THAT CASE FOR WHICH APPLICANT/DEVELOPER WILL BE RESPONSIBLE
11. ALL THE RULES OF RERA SHALL BE FOLLOWED BY THE DEVELOPER.
12. CONSTRUCTION PERMIT MAY NOT BE TREATED AS CERTIFICATE OF LAND OWNERSHIP.

14. THE COMPLIANCE OF CONDITIONS MENTIONED IN THE N.O.C OF VARIOUS DEPARTMENTS WILL HAVE TO BE ENSURED OTHERWISE THE APPROVAL WILL BE AUTOMATICALLY CANCELLED, 15. ANY OTHER FUTURE IF REQUIRED BY ANY SECTION OR ANY DEPARTMENT TO BE PAID BY APPLICANT/DEVELOPER. OTHERWISE APPROVAL WILL BE AUTOMATICALLY CANCELLED. 16. CONSTRUCTION AND DEMOLITION RULE 16 WILL BE FOLLOWED BY APPLICANT/DEVELOPER TO CONTROL DUST / AIR POLLUTION. 17. IN THE REGULATED ZONE EARMARKED BY IRRIGATION DEPARTMENT IN THE COMPLIANCE OF HON.BLE N.G.T ORDER VIDE GO NO 164/2020/2031/20-27-SI-4-07 (N.G.T)/16TC DATED-2020 PLINTH HEIGHT OF THE PROPOSED BUILDING SHALL BE HIGHER THAN THE HFL OF GANGA RIVER.

Signature valid

Digitally signed by Mohd. Iqbal GARDY/ML  
DN: cn=Mohd. Iqbal GARDY/ML, o=Kanpur Development Authority, ou=Kanpur Development Authority, email=mohd.iqbal.gardy@kanpurdevelopmentauthority.org.in

KANPUR DEVELOPMENT AUTHORITY

दिनांक: 13-02-2024

प्रमाणित किया जाता है कि मैसर्स PALOMA REALTY LLP (२५५/प्रतिष्ठान का नाम) यता PREMISES NO-7-98 AND 7-99, TILAK NAGAR, CHUNNIGANJ, NAWABGANJ ROAD, KANPUR तहसील - SADAR प्लॉट एरिया 8-449.23 sq.mt (वर्गमीटर), कुल कवर्ड एरिया 63751.72 (वर्गमीटर), ब्लॉकों की संख्या 2 जिसमें

ब्लॉक/टावर	प्रत्येक ब्लॉक में तलों की संख्या	हैसमेन्ट की संख्या	ऊँचाई
RESIDENTIAL	34	3	131.10 mt,
GYM BUILDING	2	0	13.30 mt,

है। भवन का अधिभोग मैसर्स PALOMA REALTY LLP द्वारा किया जायेगा। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाओं का प्राविधान एन0बी0सी0 एवं तत्संबंधी भारतीय म्मानक ब्यूरो के आई0एस0 के अनुसार किया गया है। इस भवन को औपबन्धिक अनापत्ति प्रमाणपत्र, एन0बी0सी0 की अधिभोग श्रेणी Residential के अन्तर्गत इस शर्त के साथ निर्गत किया जा रहा है कि प्रस्तावित भवन में अधिभोग श्रेणी के अनुसार सभी अग्निशमन व्यवस्थाओं के मानकों का अनुपालन पूर्ण रूप से किया जायेगा तथा भवन के निर्माण के पश्चात भवन के अधिभोग से पूर्व अग्नि सुरक्षा प्रमाण पत्र प्राप्त किया जायेगा। ऐसा न करने पर निर्गत प्राविजनल अनापत्ति प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके त्ति मैसर्स PALOMA REALTY LLP अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होंगे।

**Note :** अग्निशमन अधिकारी /मुख्य अग्निशमन अधिकारी द्वारा प्रेषित स्थलीय भौतिक निरीक्षण संस्तुति आख्या व अपलोडिड मानचित्रों के अनुसार सम्बन्धित सक्षम सत्ता प्राधिकारी को यह प्रोवीजनल अनापत्ति प्रमाण पत्र इस शर्त के साथ निर्गत किया जाता है कि उपरोक्त भवन के अध्यासन/ प्रयोग से पूर्व समस्त अग्निशमन व्यवस्थाएं मानकों के अनुसार अधिष्ठापित कराया जाना अनिवार्य है, यदि भवन स्वामी द्वारा बिना व्यवस्थाओं के अध्यासन किया जाता है, तो भवन के अप्रशिक्षित अध्यासन हेतु सत्ता प्राधिकारी निगरानी रखे।

"यह प्रमाण-पत्र आपके द्वारा प्रस्तुत अभिलेखों, सूचनाओं के आधार पर निर्गत किया जा रहा है। इनके असत्य शेष जाने पर निर्गत प्रमाण-पत्र मान्य नहीं होगा। यह प्रमाण-पत्र भूमि / भवन के स्वामित्व / अधिभोग को प्रमाणित नहीं करता है।"

हस्ताक्षर (निर्गमन अधिकारी)



निर्गत किये जाने का दिनांक : 14-02-2024  
स्थान : LUCKNOW

Digitally Signed By  
(Aman Sharma)

[A0269865B740788D0DC1F7D7C6707A357F263D40]

14-02-2024

FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATION ACCOUNT OF PROJECT

Information as of: 8.05.2024

Certificate No. - RNGC/RERA/UP/DPK/1399

Certificate No. - RNGC/RERA/UP/DPK/1399

**Subject:** Certificate of amount intured on project 'Paloma-The Grandeur' for Construction of 1 Tower situated on Freehold Plot no.11, 11-A, 12 & 13, Tilak Nagar Opposite: Emerald Garden Kanpur Demarcated by its boundaries (latitude and longitude of the end points) 26.499773, 80.3.9177 to the North to the South to the East to the West of Village-NA, Tehsil- Kanpur; Competent/Development authority- Kanpur Development Authority's District - Kanpur; PIN 208001 address: ring 8449 sq.mts. area being developed by PALOMA REALTY LLP having Ring A Registration No. A/F, Designated A/C No. - 42971245321; State Bank of India, SME Branch, Kanpur.

S.No.	Particulars	Total Cost Estimated	Amount incurred
1	2	3	4
1	<b>Land Cost</b> (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; (b) Amount payable to obtain developmental rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any; (c) Acquisition cost of TDR (Transfer of Development Rights), if any; (d) Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. (if not included in para (a) above); (e) Interest (Other than Penal Interest, Penalties etc) paid to FI, Scheduled Banks, NBFC and "Unsecured Loan or State Bank of India - Marginal cost of Fund based lending Rate (SBI - MCLR)" on money borrowed for purchase of land and also	8825.40	8825.40
	<b>SUB TOTAL LAND COST (in Rs.)</b>	<b>8825.40</b>	<b>8825.40</b>
2	<b>Project Clearance Fees</b> (a) Fees paid to NEMA (b) Fees paid to Local Authority (c) Consultant/ Architect Fees (directly attributable to project) (d) Any other (specify)	4628.65	3188.79
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	<b>4628.65</b>	<b>3188.79</b>
3A	<b>Cost of Development And construction</b> (a) Cost of services (water, electricity to construction site), Site Overheads; (b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc.; (so long as these costs are directly incurred in the completion of the concerned project); (c) Cost of material actually purchased; (d) Cost of <b>Salary and Wages</b> (excluding cost of salaries of employees of the company not directly attached to project);	32150.00	49.34
	<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a.)</b>	<b>32150.00</b>	<b>49.34</b>
3B	Cost of construction incurred (As Certified by Project Engineer)	32150.00	49.00
3C	<b>Total Construction Cost (Lower of 3A and 3B.)</b>	<b>32150.00</b>	<b>48.34</b>
3D	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution, Scheduled Banks, NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction	3350.95	0.00
3	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)</b>	<b>35500.95</b>	<b>48.34</b>
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	<b>48955.00</b>	<b>12062.53</b>

[illegible]

Architect's Certificate		
6	Percentage completion of Total project [Proportionate cost incurred on the project to the total estimated cost] [Col.4 of row 4 / Col.3 of row 4 ]%	24.64%
7	Total amount received from allottees till date since Inception of the Project	0.00
8	70% Amount to be deposited in Designated Account [0.7*Row 7]	0.00
9	Consolidative Amount that can be withdrawn from Designated a/c, i.e. [Total Estimated Cost * Proportionate Cost Incurred on the Project] (Column 3 of Row 4 * row 6)	12062.53
10	Amount actually withdrawn till date since Inception of the project (This shall include 70% of the amounts already realized till date but not deposited in the designated Account)	0.00
11	Balance available in Designated A/c.	0.00
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	12062.53

This certificate is being issued on specific request of M/s 'PALOMA REALTY LLP' for LP RERA compliance. The certification is based on the information and records produced before us/ine and is true to the best of our/my knowledge and belief.

**Notes:**

1. In no circumstances, we shall be liable for any loss of damage, of whatsoever nature arising from the information / material required to our work being withheld or concealed from us or misrepresentation to us by the Company, directors, employees or agents or any other person.
2. We undertake no responsibility to update this certificate for events or circumstances occurring after the date of this certificate.
3. Our certificate is based on the information / documents to the extent furnished to us. We have relied on the information / documents furnished to us by the Company / officials of the Company.
4. As per verification of books of accounts of the promoter, that Rs 12062.53 Lacs has been actually spent on the or land, construction and development of the project and has not been spent on any item other than the purpose given in Section 4(2)(i)(d) and is, therefore, ascertainable for withdrawal from Separate Account

Date: 20/03/2024

Place: Jaipur

For Ramansand Coyal & Company

FRN: 002384C



*(Signature)*

CA Punit Gupta

(Partner)

Membership No: 412427

C-94, LALPUR, SEKEM  
JAIPUR-302005, RAJASTHAN  
MOBILE: 9829535274

51-32, FORT FLOOR, J.S.D. RAJDHANI  
EMPLOYMENT CAMPUS, NEW DELHI-34  
M. NO. 91 6811547277

E-MAIL: MAIL@RNOCOA.COM  
WEB: WWW.RNOCOA.COM  
TELEFAX: 91 1412742625

No.....

Date: 20.05.2024

**Subject:**

**Certificate of Percentage of Completion of Construction Work of 1 (One) No. of Building of the Project "Paloma-The Grandeur" [UPPERA NO. A/P] situated on Freehold Plot no.11, 11-A, 12 & 13, Tilak Nagar Opposite Emerald Garden Kanpur Demarcated by its boundaries (latitude and longitude of the end points) 26.489775, 80.319177 to the North to the South to the East to the West of Village- NA; Tehsil- Kanpur; Competent/Development authority- Kanpur Development Authority; District - Kanpur; PIN 208001 admeasuring 8449 sq.mts. area being developed by PALOMA REALTY LLP**

I Rajiv Bajpai have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of 1 (One) No. of Building(s) of the Project "Paloma-The Grandeur" [UPPERA NO. A/P] situated on Freehold Plot no.11, 11-A, 12 & 13, Tilak Nagar Opposite Emerald Garden Kanpur Demarcated by its boundaries (latitude and longitude of the end points) 26.489775, 80.319177 to the North to the South to the East to the West of Village- NA; Tehsil- Kanpur; Competent/Development authority- Kanpur Development Authority; District - Kanpur; PIN 208001 admeasuring 8449 sq.mts. area being developed by PALOMA REALTY LLP

I. Following technical professionals were consulted by me for verification /for certification of the cost:

- (i) M/s Hafeez Contractor as Architect.
- (ii) Ms KNC Design International as Structural Consultant
- (iii) M/s as Chettiar Consulting Engineers Pvt Ltd MEP Consultant
- (iv) Mr. Aniket Verma as Site Supervisor

Based on Site Inspection, with respect to each of the Buildings /Blocks/Towers of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the Buildings /Blocks/Towers of the Real Estate Project as registered vide number-under UPPERA No. A/P as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in the Table B.

Table A

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	0%
2	3 number of Basement(s) and Plinth	0%
3	0 number of Podiums	NA
4	Silt Floor/Ground Floor	0%
5	32 number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, Elevation, completion of terraces with water-proofing of the Building /Block/Tower	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CPO NOC, Electrical fittings to Common Areas, electro-mechanical equipments, Compliance to conditions of environment/CERZ NOC, Finishing in entrance lobby/s, plinth protection, paving of areas appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate	0%

			plant" required and will be supplied through pipelines.		0%
3	Sewerage (chamber, branch, Sump, Tank, STP)	Yes	Modular Sewerage system shall be Provided. All Sewerage water shall be go to the STP and overflow from the STP shall be connect with the Municipal sewerage system. When come into force,		0%
4	Storm Water Drains	Yes	Storm water drain shall be Provided. Storm water from Roads and other landscape area shall be connect to the Storm water drain channel and go to the Rain water harvesting Pit for recharge the Ground water and overflow shall be connect with Municipal drain line.		0%
5	Landscaping & Tree Planting	Yes	It is developed as green area with few hardscape. Rest will be used as park for all children and senior citizens. Swimming pool will also be provided in park area. We will provide many type of trees along the boundary wall & green area		0%
6	Street Lighting	Yes	We will design & implement the system as per local electricity Board and will consider centralized Transformer, AT panel, LT Panel, Feeder Pillar and DG back for common service like External lighting, Fountain, STP, Pump room etc		0%
7	Community Buildings	Yes	On First floor Club is proposed		0%
8	Treatment and disposal of sewage and sullage water	Yes	Modular Sewerage system shall be Provided. All Sewerage water shall be go to the STP and overflow from the STP shall be connect with the Municipal sewerage system., when come into force.		0%
9	Solid Waste management & Disposal	Yes	There are a proper garbage collection area provided for the solid waste management.		0%
10	Water conservation, Rain water harvesting	Yes	We will suggest to individual to use low flow fixtures as well dual flush cistern and raw water harvesting system to reduce the water consumption and improve the ground water level.		0%
11	Energy management	Yes	We will use LED lightes fitting in external area as well as solar lights. In Pump room also all the equipment shall have energy efficient motor. And we will suggest to individual also to use.		0%
12	Fire protection and fire safety requirements	Yes	This Project has only Residential flats , Hence we will follow all the Fire Safety norms and will fix all modern technique as per guidelines given in NBC 2016 and as per instructions of local DFO and will get NOC from Concern department		0%
13	Electrical meter room, sub-station, receiving station	Yes	We will design & implement the system as per local electricity Board and will consider centralized Transformer, LT panel, LT Panel, Feeder Pillar and DG back for common service like External lighting, Fountain, STP, Pump room etc		0%
14	Other (Option to Add more)	No			NA

Yours Faithfully





1. The purpose of this document is to provide a summary of the project and the work to be undertaken. It is intended to be used as a reference for all parties involved in the project.

2. The purpose of this document is to provide a summary of the project and the work to be undertaken. It is intended to be used as a reference for all parties involved in the project.

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11. The purpose of this document is to provide a summary of the project and the work to be undertaken. It is intended to be used as a reference for all parties involved in the project.

# Table A Building/Work/Project - A

Sl. No.	Particulars	Amount in Lakhs
1	Total Estimated cost of the building/Work/Project as on date of Building/Work/Project	2,50,00.00
2	As already incurred on the building/Work/Project	25,00.00
3	Cost incurred as on Date (Bearing in mind the amount already incurred)	10,00.00
4	Balance of Work/Project as on Date (Bearing in mind the amount already incurred)	15,00.00
5	Balance of Work/Project as on Date (Bearing in mind the amount already incurred)	10,00.00
6	Balance of Work/Project as on Date (Bearing in mind the amount already incurred)	10,00.00

## Table B

Building/Work/Project - B

Sl. No.	Particulars	Amount in Lakhs
1	Total Estimated cost of the building/Work/Project as on date of Building/Work/Project	2,50,00.00
2	As already incurred on the building/Work/Project	25,00.00
3	Cost incurred as on Date (Bearing in mind the amount already incurred)	10,00.00
4	Balance of Work/Project as on Date (Bearing in mind the amount already incurred)	15,00.00
5	Balance of Work/Project as on Date (Bearing in mind the amount already incurred)	10,00.00
6	Balance of Work/Project as on Date (Bearing in mind the amount already incurred)	10,00.00

## FOUNDATION

Reinforced concrete footing & columns

## ALL BEDROOMS

Flooring/Skirting:  
Wall Finishes: Ceiling

Internal flat flooring – Not in promoter scope

## LIVING/DINING ROOM

Flooring/Skirting: Wall  
Finishes: Ceiling

Internal flat flooring – Not in promoter scope

## TOILET

Flooring/Skirting: Wall  
Finishes: Ceiling  
Finishes: Counter: Sanitary Ware:

Internal fitting C.P & Sanitary ware – Not in promoter scope

## UTILITY ROOM/TOILET

Flooring/Skirting Wall &  
Ceiling Toilet/Sanitary

Internal fixture – Not in promoter scope

## KITCHEN

Flooring/Skirting: Wall  
Finishes: Ceiling:

Internal fixture – Not in promoter scope

## CP FITTINGS AND ACCESSORIES

Not in promoter scope

## LIFT LOBBY

Flooring:  
Wall Finishes:  
Ceiling:

Tiles/Granite/Marble,  
Acrylic emulsion paint/Paneling/Granite/Marble,  
Gypsum false ceiling with Acrylic Emulsion paint.

## **FIRE STAIRCASE**

Flooring/Skirting:

Wall Finishes:

Ceiling:

Skirting/dado:

Railing:

Granite/Marble.

Acrylic emulsion paint

Acrylic emulsion paint.

Granite/Marble.

Glass Railing

## **LIFT**

Passenger lift (Total Number of Lift 6)

Service lift (Total Number of Lift 3)

## **WINDOWS AND EXTERNAL GLAZING**

Powder coated aluminum frame or UPVC frame windows with clear glass

## **EXTERNAL WALL FINISH**

Exterior grade paint from reputed makes and brands

## **Electrical wiring and installation:**

Fixtures & fittings:

ISI mark switches/sockets, distribution boxes and circuit breakers from standards makes and brands only in common areas.

Wiring:

ISI mark concealed conduits with copper wire only in common areas.

Plumbing:

ISI mark CPVC water supply pipes with standard valves and accessories (C.P & Sanitary ware – Not in promoter scope)

Security System for  
Project

CCTV and electronic surveillance would be provided,  
Internal communication system.

**EV charging:**

Provision for EV Charging

consultation with the Architect or equivalent at the sole discretion of the Company

RUPEES

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FORM 'B'

[See rule 3 (4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED  
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit-cum-Declaration

Affidavit cum Declaration of Mr. Abhishek Agarwal duly authorized by the  
Paloma Realty LLP (promoter) of the proposed project "Paloma-The Grandeur".

I, Mr. Abhishek Agarwal duly authorized by the promoter of the proposed project  
do hereby solemnly declare, undertake and state as under:-

1. That promoter has a legal title to the land on which the development of the  
project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by  
promoter is 07.05.2029.

Abhishek Agarwal

Ms A.9.2.19.

[illegible]

0-100

of the project.

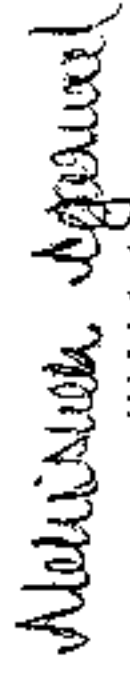
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

  
(Abhishek Agarwal)  
Deponent

### Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Kanpur  
on 17.05.2024.

  
(Abhishek Agarwal)  
Deponent

The diagram illustrates the process of vision in a human eye. Light rays from a distant object enter the eye and are focused onto the retina. The following labels are present in the diagram:

- Distant Object
- Parallel Rays
- Cornea
- Lens
- Retina
- Focal Point
- Optic Nerve
- Iris
- Pupil
- Ciliary Muscles
- Aqueous Humor

A scale bar at the bottom indicates 1 cm.





Date of Execution : 04.03.2021

Nature of Documents : Sale deed

Sale Consideration : Rs. 80,00,00,000/-

Value as per M. Circle Rate : Rs. 49,00,00,000/-

0.75% towards T.D.S. deposit : Rs. 60,00,000/-

**SHORT DETAILS OF DOCUMENT**

1. Ward : 19a/Mohalla : Tilak Nagar Kanpur Nagar

2. Plot / Premises No. : Premises No. 7/98 Admeasuring

4633.43 Sq. Mtr. and Premises No.

7/99 admeasuring 5017.03 Sq. Mtr.

total admeasuring 9650.46 Sq. Mtr.

Tilak Nagar Kanpur standing on part

of free hold plot nos. 11, 11-A, 12

and 13 situated Scheme No. 3A

Khalasi Line, Kanpur Nagar

3. Total area of plot : 9650.46 Sq. Mtr.

4. Width of road as per : 24.39 Mtr. (80 Ft.) wide road

area

5. Nature of property : Residential

6. Boundaries of Premises No. 7/98 and Premises No. 7/99,

Tilak Nagar Kanpur standing on part of free hold plot nos. 11,

11-A, 12 and 13 situated Scheme No. 3A Khalasi Line Kanpur

Nagar bounded as under:-



*Signature of the Officer*



Jaipur, Jaipur

South : 25.43 Mtr. wide Road

Number of Vendor : One  
Number of Vendee : One

Name of the Vendor:

Shri Dwarkaresh Temple Trust, A Public Religious and  
Charitable Trust, having its office at Kamla Tower, 29/1,  
Dwarkaresh Road, Kanpur Nagar through its Authorized Trustee  
Shri Ajay Kumar Sarangi, S/o Late Shri Kishan Sarangi duly  
authorized by the Board of Trustees in its meeting dated 25/12/2020

Pan No. AAAT84728P Aadhar No. 859142287942

Mob. No. 9335014929

Name of the Vendee:

M/s PALOMA REALTY LLP (LLP Identification No. AAU-3574)  
having its registered office at 60/52 Nayaganj, Pincode-208001 (UP)  
through its authorised Partner Shri Mahesh Chandra Jais, adult son  
of Late G. D. Jain resident of 55B-2, Tagore Road, Cantt., Kanpur  
Nagar duly authorized vide its Resolution dated 22.10.2020;

Pan No. AAZEP3746P

Aadhar No. 4551 8769 0606

Mob. No. 9839010535



*Mahesh Chandra Jais*



2. Plot/Premises no. : Premises No. 7/98 Admeasuring 616.43 Sq. Mtr. and Premises No. 7/99 admeasuring 5017.03 Sq. Mtr. total admeasuring 9633.46 Sq. Mtr. Tillak Nagar Kanpur standing on part of the land plot nos. 11, 11-A, 12 and 13 situated Scheme No. 3A Kharwa Line Kanpur Nagar
3. Total Area of plot : 9633.46 Sq. Mtr.
4. Covered area : Nil (Only Boundary wall)
5. Use of property : Residential
6. Shape of property : Open plot
7. Shape of property : Open plot
8. Back Facing : No
9. Two side Road : yes

DETAILS OF PAYMENT OF SPECIAL RATE:-

1. Prescribed Rate of Land by : Rs. 60,000/- per Sq. Mtr.  
DM upto 2000 Sq. Mtr.  
(As per Part 2)
2. Prescribed Rate of Land by : Rs. 42,000/- per Sq. Mtr.  
DM above 2000 Sq. Mtr.  
30% Less i.e.  
(As per Part 2)
3. Cost of Land (2000+0000) : Rs. 12,00,00,000/-



Yashwantrao Chaudhary



6. Part of cost of land for two : Rs. 40,60,532/-  
sides Road
7. Cost of boundary wall : Rs. 13,34,149/-
8. Total value of property : Rs. 49,00,00,000/-
9. Sale Consideration : Rs. 80,00,00,000/-
10. Stamp duty : Rs. 5,60,00,000/-
11. Total Stamp paid : Rs. 5,60,00,000/-

Stamp Certificate No. IN 0242710092107076T issued dated  
4th March 2021 at 1:11 PM.

This Deed of Sale is made on 4th day of March 2021 at  
Kanpur, in between

**Shri Dwarikadhevi Temple Trust, A Public Religious  
and Charitable Trust, having its office at Kamla Tower,  
29/3, Dwarikadhevi Road, Kanpur Nagar through its  
Authorized Trustee Shri Ajay Kumar Sarangi, S/o Late Shri  
Kishan Sarangi duly authorized by the Board of Trustees in its  
meeting dated 25/12/2020 & hereinafter referred as Vendor  
which expressor unless repugnant to the context shall include  
& mean its Trustees, successors, representatives & assigns of  
Party of first Part,**



*Ajay Kumar Sarangi*



3574) having its Registered Office at 60/52 Nayaganj, Kanpur-208007 (UP) through its Partner Shri Mahesh Chandra Jain, a duly son of Late Sri B.D. Jain resident of 55B-2, Tagore Road, Cantt., Kanpur Nagar duly authorized vide its Resolution dated 22.10.2020; hereinafter referred as VENDOR which expression unless repugnant to the context shall include & mean its, successors, partners, representatives & assigns or party of Second Part.

WHEREAS the mortgage dated 03.12.1927, the Cawnpore Improvement Trust now known as Kanpur Development Authority demised a free hold plot Nos. 11, 11A, 12 and 13 situated at Scheme No. 266, Kalyan lines, Kanpur measuring 3.48 Acres i.e. 1.4834 Hectare. 14034 Sq. Mtr. to the Vendor i.e. Sri. Govindachandhosh Temple Trust, through its then Manager and Kameswar Singhania S/o Lala Juggilal, then resident of Chattri Marg, Cawnpore, said indenture is duly registered in the Office of Sub Registrar Cawnpore, in Book No. 1 Volume No. 505 at Pages 1 to 4 at serial No. 2534 on 10.12.1927.



Gopalash Chandra Jain



over said plots of land, which have been duly assessed by the Kanpur Nagar Mahapalika and allotted separate municipal numbers as Premises No. 7/97, admeasuring 178.26 Sq. Mtr., 7/98, admeasuring 4616.43 Sq. Mtr. and Premises No. 7/99 admeasuring 5017.03 Sq. Mtr. Tilak Nagar, Kanpur Nagar by Kanpur Nagar Mahapalika, Kanpur.

AND WHEREAS out of said Premises, the Vendor has sold out Premises No. 7/97, Tilak Nagar, Kanpur admeasuring 4728.26 Sq. Mtr to V.V.S. Concast Ltd., a company duly incorporated under the Companies Act, 1956, having its Regd. office at 128/119 'K' Kalyan Nagar Kanpur through its Director Mr. Gajanan Agarwal, vide sale deed dated 27.12.2011 which was duly registered in the office of Sub-Registrar Kanpur in Book No. 1 Volume No. 2030 at Pages 57 to 280 at Serial No. 3217 on 31.12.2011.

AND WHEREAS the above Vendor is sole and absolute owner in possession of said Premises No. 7/98 Tilak Nagar Kanpur admeasuring 4616.43 Sq. Mtr. and Premises No. 7/99 Tilak Nagar Kanpur admeasuring 5017.03 Sq. Mtr. total

2/10/17



Gajanan Agarwal



terms of this deed, the aforesaid bungalow were let out to the tenants, however the rent income derived from those tenants was very meager, which was not even sufficient to meet out of statutory taxes, and other maintenance expenses and the salary of the staff etc. Thus the trust was not deriving adequate benefits from the said premises. Valuable land owned by it hence for proper utilization of properties and to increase the income of the trust, for fulfilling the objectives of the trust, Vendor got the property vacant tenements.

AND WHEREAS after getting the vacant possession of the said bungalow, Vendor got 7/99 Tilak Nagar Kanpur from the tenants the Vendor has demolished the entire existing constructions and built up the subject land underneath Plot No. 7/98 and Premises No. 7/99 Tilak Nagar Kanpur adjoining 9633.46 Sq. Mtr. is in the shape of open land surrounded by the boundary wall described and detailed at the foot of this deed and entire subject land of this Sub-deed is in the exclusive ownership and possession of the Vendor, no one except the Vendor has any right, title or interest over it and the Vendor is fully empowered to do with said property, as per its wishes and choice which is hereinafter referred as "Subject

*Shri. Shri. Shri.*





in mortgages, charges, attachment, sales, demands, claims  
etc.

AND WHEREAS in its meeting dated 03.02.2013 the Board of Trustees of the Vendor have decided to establish a Hospital of National Repute in Kanpur City for the benefit of the public at large, of Kanpur and adjoining districts and for meeting out the cost for establishing the proposed hospital, the trust had decided to sell, the premises No. 7/98, admeasuring 4616.43 Sq. Mtr., Premises No. 7/99, admeasuring 5017.03 Sq.Mtr. total admeasuring 9633.46 Sq. Mtr. Tikak Nagar Kanpur built over part of free hold plot Nos. 11, 11-A, 12 and 13 situated at Scheme 34, Khatol Lines, Kanpur Nagar.

AND WHEREAS the board of trustees of the Vendor has decided that the proceeds from the sale of the premises No. 7/99, admeasuring 4616.43 Sq. Mtr., Premises No. 7/99, admeasuring 5017.03 Sq.Mtr. total admeasuring 9633.46 Sq. Mtr. located at Tikak Nagar Kanpur shall be built over part of free hold plot Nos. 11, 11-A, 12 and 13 situated at Scheme 34, Khatol Lines, Kanpur Nagar and be used by the trust for constructing a Multi Specialty Hospital and/or for other charitable purposes.



*Dr. K. S. Chandra Sheela*



little documents of the said property and is fully satisfied with regard to valid disposing power of the Vendor, as such property is being sold on "as is where is basis" to the Vendee, offered to purchase the said property described and detailed at the foot of this deed on sale consideration of Rs. 80,00,00,000/- (Eighty Crores Only) free from all sorts of encumbrances, on the condition that Vendor shall delivered the physical vacant possession of said property agreed /sought to be sold to the vendee at the time of execution and Registration of sale deed.

AND WHEREAS the proposal given by the Vandeve is appropriate therefore the Vendor has agreed to sell the aforesaid property to the Vandeve at the agreed sale consideration of Rs. 80,00,00,000/- (Rupees Eighty Crores Only) and convert into a M.C.A. dated 22.10.2020, The Vendor trust is a Public Religious and Charitable Trust, hence as per provisions contained in Section 7 of the Charitable and religious Trust Act, 1920 a permission to sell the said premises from the District Judge Kanpur Nagar was required.

Q. Jones & Son, Ltd.

permission U/s. 7 of the Act before District Judge Kanpur Nagar which was numbered as Misc. Case No. 447 of 2020 Dwarika Devi Temple Trust vs. M/s. Paloma Realty LLP, and vide order dated 18.12.2020, Hon'ble District Judge, has allowed the said application and in pursuance thereof, this deed of sale is as approved by the District Judge Kanpur Nagar.

**NOW THIS DEED OF SALE, WITNESSETH AS UNDER:-**

1. That in pursuance of sale consideration of Rs. 80,00,00,000/- (Rupees Eighty Core Only) paid by the Vendee, to the Vendor, the Vendor as absolute owner hereby convey, transfer, sell and assign Premises no. 7/98, measuring 4616.43 Sq. Mtr., and Premises No. 7/99, measuring 5017.03 Sq.Mtr, total measuring 9633.46 Sq. Mtr. Tilak Nagar Kanpur built over part of free hold plot Nos. 11, 11-A, 12 and 13 situated at Scheme 3A, Chabai Lines, Kanpur Nagar to the Vendee, free from all encumbrances including all property, estate right, title and interest, use, inheritance possession, benefits, unto upon, or of the said premises described in Schedule 'A' hereunder, the property, hereby conveyed

Kanpur



*Shri. Chandra Shekhar*



transferable property. The property hereby sold is more specifically described in Schedule B of this sale deed.

2. That entire sale Consideration of Rs. 80,00,00,000/- (Rupees Eighty Crores Only) has been paid by the Vendee to the Vendor, the receipt of which is hereby duly acknowledged by the Vendor, for all purposes, the details of the payment made by the Vendee to the Vendor has been given in Schedule -B of this sale deed and now, nothing remained due from, the vendee to the Vendor, pertaining this transaction.

3. That the Vendor does hereby covenants and declare that the said property which is sold, conveyed and transferred to the Vendee is free from all encumbrances, charges, claims and for liens of every sort and description whosoever or any person or persons claiming for or under its including there does not exist any agreement to sell with any body in respect of any portion or whole of the said property and that the Vendee, as described above

Witness



Witness



In any court, High Court or Apex Court etc.

4. That all rights title and interest in respect of Premises No. 7/98, admeasuring 4616.43 Sq. Mtr., Premises No. 7/99, admeasuring 5017.03 Sq. Mtr. and admeasuring 9633.46 Sq. Mtr. Tikar Nagar Kandur built over part of free hold plot Nos. 11, 11-A, 12 and 13 situated at Scheme 3A, Chhalasi Lines, Karmur Nagar together with rights and privileges availed by the Vendor in totality is hereby transferred to the Vendee, as such neither Vendor nor his successors or any one on **behalf of** Vendor will have any right title and interest over any portion of said premises.
5. That the Vendor does hereby make covenant and declare that the rights hereby transferred subsists and the Vendor has right to transfer and alienate the same now the Vendee shall have the same right as the Vendor had and she/always be entitled to transfer and alienate the same.
6. That the parties to this deed co-habiting make covenant and declare that the Vendor will pay all the taxes, dues, cess including the House Tax, Water tax and sewer Tax upto today and the Vendee shall be responsible to pay



*Shri. M. S. Srinivasan*



the same shall be reimbursed by the Vendor to the Vendee.

7. That the Vendee shall be entitled to get its name mutated in the record of Nagar Nigam Kanpur, Kanpur Development Authority or in any other department and in case, consent of the Vendor or its successors be ever requiring for mutation of the name of the Vendee or its successors as owner in possession over the property hereby sold, the Vendor and/or its successors, as the case may be shall be ever ready to give its consent for said purchase orally and/or in writing and this deed itself shall be ever treated/construed as sufficient and due consent of the Vendor for mutation of the name of the Vendee and its assigns in record of Kanpur Nagar Nigam /Kanpur Development Authority and other authority.
8. That entire expenses for execution and Registration of sale deed will be borne by the Vendee.
9. That the peaceful and vacant possession of the said property has been delivered to the Vendee simultaneously or the date of execution of this sale deed.

*Shri. Chandra Tewari*



all the property hereby conveyed or any part thereof is held by the Vendee and for its successors and assigns on account of any defect in the title of the Vendor and/or enjoyment of said property by the Vendee is disturbed by anyone claiming title paramount to the vendor or its assigns on account of any litigation started by anyone claiming through or under the Vendor or otherwise on account of any breach of any covenant of this deed, Vendor shall be liable to make good all losses or damages sustained and/or to be sustained by the Vendee.

#### SCHEDULE -A

#### DESCRIPTION & BOUNDARY OF THE PROPERTY HEREBY SOLD

Premises No. 7/98, admeasuring 5015.43 Sq. Mtr., premises No. 7/99, admeasuring 5027.03 Sq.Mtr. total admeasuring 9533.46 Sq. Mtr. Tilak Nagar Kanpur out of which part of free hold plot Nos. 11, 12, 13, 14, 15 situated at Scheme 3A, Kales' Lines, Kanpur Nagar, enclosed as Under:-

East : Premises No. 7/97 Tilak Nagar Kanpur  
West : RCC Road and thereafter Apartment  
North : Lane to Abhinashi Gyan Near Thereafter Bungalows  
South : 23.43 Mtr. wide Road



Signature of the Vendor



**SCHEDULE 2 PAYMENT OF SALE CONSIDERATION OF Rs.**

**80,00,00,000/- (RUPEES EIGHTY CRORES ONLY)**

Rs. 10,57,01,250/- Received Rupees Ten Crore Fifty Seven  
Lacs One Thousand Two Hundred Fifty  
Only vide RTGS No. SBMR  
52020101300004319 dated 13.10.2020

State Bank of India

Rs. 12,70,40,000/- Received Rupees Twelve Crore Seventy  
Lacs Forty Thousand Only vide RTGS No.  
BARBR0202010100095333 dated  
13.10.2020 Bank of Baroda

Rs. 6,57,02,000/- Received Rupees Eight Crore Fifty Seven  
Lacs Fifty Two Thousand Only vide RTGS  
No. SBTH0 52020101300086908 dated  
13.10.2020 State Bank of India

Rs. 12,00,00,000/- Received Rupees (Twelve Crores Only)  
vide Account payee Cheque bearing No.  
000007 dt. 04/03/2021 drawn on Bank of  
Baroda, Mail Road, Karpur

*Prakash Chandra Raj*





Account payee cheque bearing No.

000008 dt. 04/03/2021 drawn on Bank of

Baroda, Mall Road, Karpur

Rs. 12,00,00,000/-

Received Rupees (Twelve Crores Only)

vide Account payee Cheque bearing No.

000009 dt. 04/03/2021 drawn on Bank of

Baroda, Mall Road, Karpur

Rs. 11,55,05,750/-

Received Rupees (Eleven Crores Fifty Five

Lacs Six Thousand Seven Hundred and

Fifty Only) vide Account payee Cheque

bearing No. 000010 dt. 04/03/2021 drawn

on Bank of Baroda, Mall Road, Karpur

No. 60,00,000/-

Rs. 80,00,00,000/- RECEIVED RUPEES EIGHTY CRORES ONLY

IN WITNESS WHEREOF the all the parties of this sale deed with their respective free will without any force or coercion after due advice from their well wishers, has executed this deed by putting their signatures on all the pages and by putting the

Witness



Signature of the parties





2025-2026



For a detailed review, see

13

Tracy



2015年12月15日

Chemical Stock, 500 Park Street  
Rm. F-2, No. 130, Tinsana Building,  
257 7th Ave., New York, N.Y. 10012  
Web. No. 8539000000  
Tel. No. 212-760-0000



## THE JOURNAL OF MATHEMATICS

01-02-2019 14:00:00

**பெயர்:**



2. Subodh Kumar Vaidya BSc, Late Chhatra Yashwantrao Chavan Vasthi, Dahall Surjanpur, Aaput-27  
Mob. No:- 8036898975  
Aadhar No.- 2312 5594 7380

Contracted by the U.S. Dept. of Justice.

10/11/19

**Printed at the Government Press,  
Madras No. 528/1740**

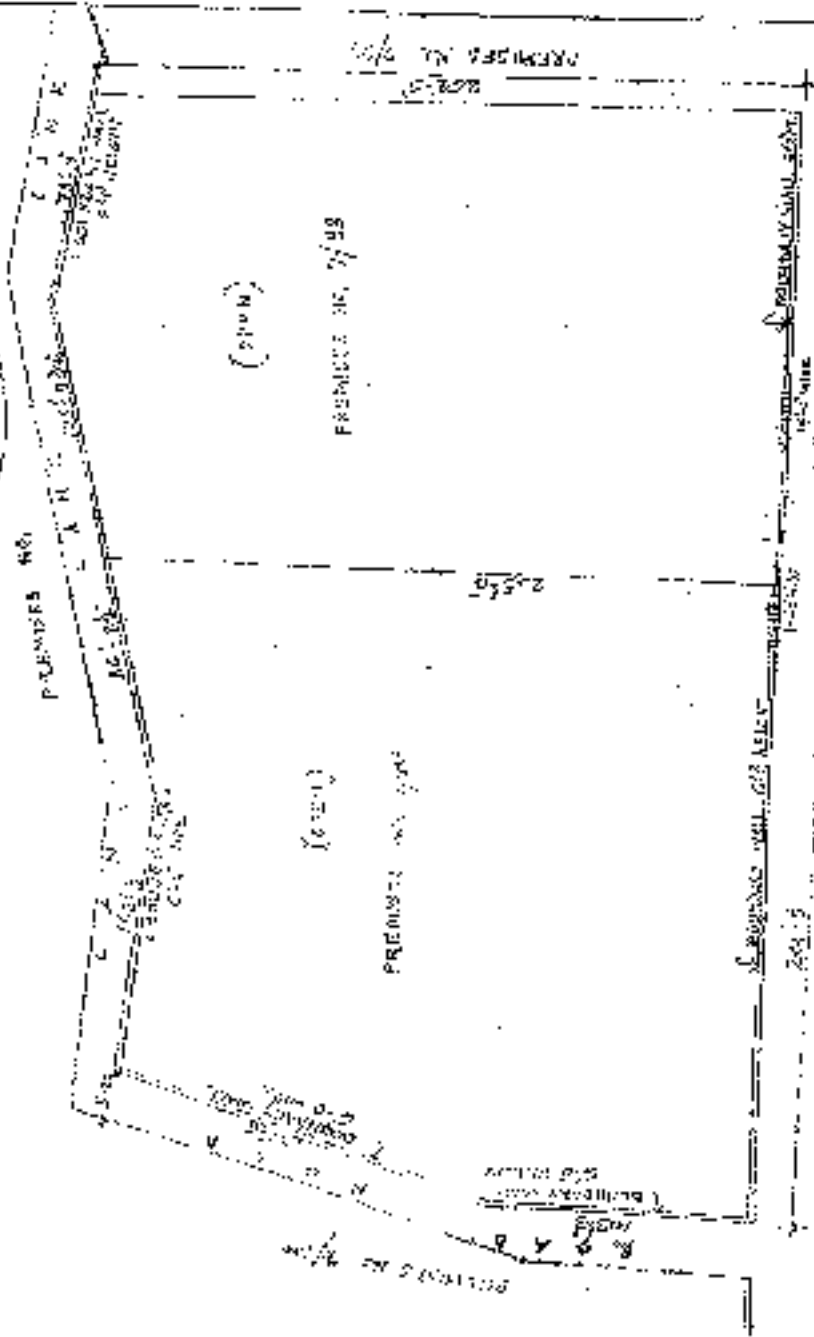
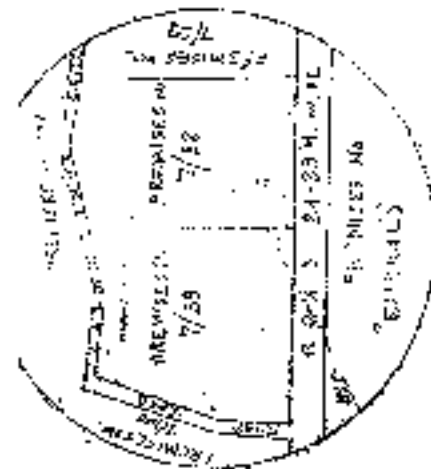
पृष्ठ संख्या : 100/2102  
 दिनांक : 21/02/21  
 विषय : प्रमाणित करने के लिए प्रेषित प्रमाणपत्र

प्रमाणित करने के लिए प्रेषित प्रमाणपत्र  
 दिनांक : 21/02/21  
 विषय : प्रमाणित करने के लिए प्रेषित प्रमाणपत्र

प्रमाणित करने के लिए प्रेषित प्रमाणपत्र  
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