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Certificate No. : IN-DL65933550149819T
Certificate Issued Date : 26-Mar-2021 03:23 PM
Account Reference : IMPACC (IV)/dl741903/DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL74190333064677091313T
Purchased by : GOLDEN BRICKS ENGINEERING
Description of Document : Article Others
Property Description : MEMORANDUM OF UNDERSTANDING
Consideration Price (Rs.) : 0
(Zero)
First Party : GOLDEN BRICKS ENGINEERING
Second Party : PRATAP TOWERS PVT LTD
Stamp Duty Paid By : GOLDEN BRICKS ENGINEERING
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line



Deender Kanna

Statutory Alert:

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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.

MEMORANDUM OF UNDERSTANDING (MOU) FOR CONSTRUCTION OF SHOPPING COMPLEX NAMED PRATAP TOWER ON TURN KEY BASIS

(1) Er. Sandeep Kumar, Golden Bricks Engineering, Haldwani, Nanital, Uttarakhand.

Hereinafter referred as **First Party** (which expression shall unless repugnant to the context or meaning thereof be deemed to includes their respective legal heirs, legal representatives, successors in business and permitted assignees).

-AND BETWEEN-

(2) Mr. Devendra Kumar, Pratap Towers Pvt Ltd, Haldwani, Nanital, Uttarakhand

Here in after called as **Second Party** (which expression shall unless repugnant to the context or meaning thereof be deemed to includes its present shareholders and their respective legal heirs, representatives, successors and permitted assignees).

WHEREAS:

Second Party is holding a plot at Khasra No. 22, Vill. Prempur, Losgyani, Pargana, Bhawar, Tehsil-Halwani, Dist. Nainital, Uttarakhand.

Second Party offered First Party to construct a shopping complex under the name **Pratap Towers** at the above mentioned place.

First Party agreed to construct a shopping complex under the name **Pratap Towers** at the above mentioned plot.

1. The proposed shopping complex shall consist 1 basement, ground floor and 3 floors
Constructible built-up area statement:

a) Number of Floors and Area to be constructed:

Floors	Area in Sq. Ft.		
	Covered area	Carpet area	No. of Shops
Basement	2348	1996	PARKING
Ground	3054	2596	16
First Floor	3054	2596	16
Second Floor	3054	2596	16
Third Floor	3054	2596	16



For PRATAP TOWERS PRIVATE LIMITED

Devendra Kumar

b) Payment terms for construction:

The total cost of construction is Rs.4,50,00,000/- (Four crores Fifty lakhs only) which includes cost of raw material, labourer cost and architectural fees.

S No	Particular	Start Day	End Day	Expenditure	Total Expenditure	Amount to be paid
1	4 Water Tank	1st	30th	14,59,700	2,30,13,471	2,30,13,471
	2 Septic Tank	1st	30th	4,57,650		
	Foundation + Column Work	31th	75th	24,18,829		
	Basement Walls + Ramp	76th	135th	35,71,494		
	Slab + Beam	136th	180th	9,27,168		
	Cement Plaster			13,50,960		
	Oil Bound Tempering			11,04,150		
	Electricity & Sanitary			9,94,676		
	Ground Floor	181th	270th	74,28,844		
	Architect Fee	1st		15,00,000		
	Advance to Raw Material Supplier for Next floor	180th		18,00,000		
2	First Floor Work	271th	360th	74,28,844	74,28,844	74,28,844
3	Second Floor Work	361th	450th	74,28,844	74,28,844	74,28,844
4	Third Floor Work + Balance Architecture Fee	451th	540th	71,28,844	71,28,844	71,28,844
	Total		540 Days	450,00,003	4,50,00,003	4,50,00,003

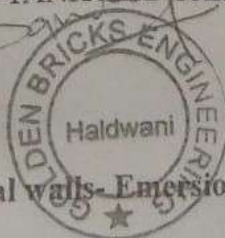
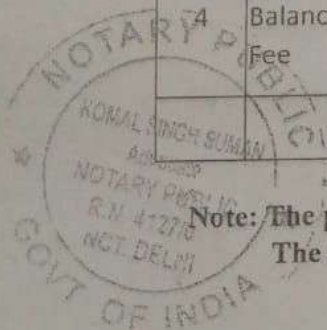
Note: The payment shall be made within 15 days from the date of invoice.
The invoice shall be raised after completion certificate mentioned above.

• Extra Item Work:

- Water proofing- water proofing in open terraces, overhead water tank, sunken
- Boundary wall and gate, Septic TANK AND soil.

Notes1-

- Cement: Ultratech;
- Steel Tata TMT;
- Paint- Asian / Burger (Internal walls- Emersion & For Exterior -ACE/Weather coat)



For PRATAP POWER PRIVATE LIMITED
Davendra Kumar
Director

Notes2:-

- *Covered area of building will be decided after final measurement at the time of completion.
- *Covered area includes projection and shall not be deduct cut outs.
- *Above stages are provided to check the progress of work & accordingly the payment level.
- *Quality of work shall be checked by Client time to time after completion and delivery of project, firm will have no responsibility.
- * In case of any price increases on Raw Materials, Labour, Equipment etc will be afforded by promoters i.e Pratap Tower PVT LTD.
- *Interior work and lights and Fans e.g.- leds are not cover in this contract.
- *Applicable Taxes will be additional.
- *Expected date of completion of project is 24 month.
- *Progress and completion of project will be depending upon Payment Schedule.

NOW THIS AGREEMENT WITNESSETH as under:

SCOPE OF WORK, PROJECT DETAIL AND SPECIFICATION

Scope of Work:

The scope of work envisaged is entire development of the proposed shopping complex shall consist 1 basement, ground floor and 3 floors Constructible built-up area statement including site development works as per Architectural design, drawings and specifications.

The Scope for Shopping Complex Broadly Includes:

1. Concrete work- R.C.C frame structure with staircase and P.C.C as per structural Drawings.
2. Finishing Works- Masonry, Plaster, Doors and Windows, Flooring Dado, Skirting and Kitchen Platform work, painting work.
3. Plumbing and Sanitary fixtures and fittings- soil waste and anti syphonage, water supply plumbing works.
4. Electrical Installation works- internal wiring, common area wiring up to meter room, wiring for inverter, T.V/telephone/ cabling and electrical fixtures.
5. Special architectural and elevation features- canopies, pergolas etc as specified in drawings.

WITNESSES :

1.

2.



FIRST PARTY

For PRATAP TOWER PVT. LTD.

SECOND PARTY

[Signature]

ATTESTED

[Signature]
NOTARY PUBLIC, DELHI

28 MAR 2021

NOTARIAL REG.
ENTRY NO: 524/21
DATE: 26/03/2021