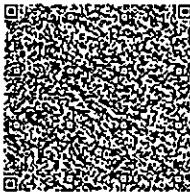


INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP54147691226203W
Certificate Issued Date : 03-Feb-2024 05:08 PM
Account Reference : NEWIMPACC (SV)/ up14126104/ KANPUR/ UP-KNP
Unique Doc. Reference : SUBIN-UPUP1412610403335089637402W
Purchased by : MS SIDDHARTHA DEVELOPERS
Description of Document : Article 5 Agreement or Memorandum of an agreement
Property Description : ARAZI NO-644-645-646-663 AND OTHERS VILLAGE BAIDANI TEHSEEL
BILHAUR DISTT KANPUR NAGAR
Consideration Price (Rs.) :
First Party : MS SIDDHARTHA DEVELOPERS
Second Party : SMT MADHULIKA SINGH AND SMT RANJANA SINGH
Stamp Duty Paid By : MS SIDDHARTHA DEVELOPERS
Stamp Duty Amount(Rs.) : 15,83,500
(FifteenLakh Eighty Three Thousand Five Hundred only)



Please write or type below this line



RD 0024826702

Statutory Alert:

- 1. The authenticity of the e-stamp certificate should be verified at www.stampstamp.com or using e-Stamp Mobile App of Stamp issuing authority. The date of the Certificate and its serial no. on the website / Mobile App renders it invalid.
- 2. The duty of checking the legal validity of the e-stamp certificate is on the users of the certificate.
- 3. In case of any discrepancy please write to the Competent Authority.

|| SHRI GANESHYAY NAMAH ||

Date of Execution	:	05.02.2024
Date of Registration	:	06.02.2024
Nature of document	:	DEVELOPER AGREEMENT
Market Value as per circle rate	:	Rs. 3,16,68,000/-
Name of Developer/ Developer	:	M/S SIDDHARTHA DEVELOPERS, a partnership firm incorporated under the Partnership Act, 1932 and having its registered office at 414/415, Krishna Tower, Civil Lines, Kanpur acting through its Partner MR. SANDEEP KANSAL son of Late Dinesh Chandra Kansal resident of 117/H-1/441, Pandu Nagar Kanpur Nagar. PAN : ABHFS 1323G Mob. : 9336101168 Aadhar : XXX XXXX 4322
Name & Address of Land Owners	:	1. SMT. MADHULIKA SINGH wife of Upendra Singh R/o. 27-A, Triveni Nagar, Meerpur Cantt., Kanpur Nagar, 2. SMT. RANJANA SINGH wife of Dharmendra Singh R/o. 27-A, Triveni Nagar, Meerpur Cantt., Kanpur Nagar, through Power of Attorney MR. DHARMENDRA SINGH, son of Mr. Nand Lal Singh, resident of 27-A, Triveni Nagar, Meerpur Cantt., Kanpur Nagar. PAN-1 : AZTPS 3773N PAN-2 : ASRPS 8675A Aadhar : XXX XXXX2182







	Mob. : 8953133333
DESCRIPTION OF PROPERTY FORMING PROJECT LAND	
Nature of Property	Non-Agriculture/Residential Land
Place	Baidani (Billhaur), District Kanpur Nagar
Arazi Number	1/4h share equivalent to 0.6187 hectare in Arazi No. 644 area 0.369 Hect.; Arazi No. 645 area 0.256 Hect.; Arazi No. 646 area 0.359 Hect.; Arazi No. 647kha area 0.384 Hect.; Arazi No. 663 area 0.215 Hect.; Arazi No. 671 area 0.277 Hect.; Arazi No. 672 area 0.328 Hect.; Arazi No. 673 area 0.287 Hect.; total area 2.475 Hect. Village Baidani Pargana & Tehsil Billhaur, District Kanpur Nagar. 1/15th share equivalent to 0.0823 Hect. in Arazi No.128ka area 0.133 Hect.; Arazi No. 130 area 0.164 Hect.; Arazi No. 637 area 0.061 Hect.; Arazi No. 641 area 0.092 Hect.; Arazi No. 643 area 0.615 Hect.; Arazi No. 647ka area 0.046 Hect.; Arazi No. 649 area 0.123 Hect.; total area 1.234 Hectare, Village Baidani Pargana & Tehsil Billhaur, District Kanpur Nagar. 1/15th share equivalent to 0.2038 Hect. in Arazi No.127 area 0.963 Hect.; Arazi No. 134 area 0.86 Hect., Arazi No. 128ka area 0.133 Hect.; Arazi No. 130 area 0.164 Hect.; Arazi No. 637 area 0.061 Hect., Arazi No. 641 area 0.092 Hect.; Arazi No. 643 area 0.615 Hect.; Arazi No. 647K area 0.046 Hect.; Arazi No. 649 area 0.123 Hect.; total area 3.057 Hect. Village Baidani,









		Pargana & Tehsil Billhaur, District Kanpur Nagar
Total Land Area		0.9048 Hect. (0.6187 Hect. + 0.0823 Hect. + 0.2038 Hect.) = 9048 Sq.Mtr.
<u>CALCULATION OF STAMP DUTY</u>		
Land Rate	:	Rs. 3500/- per Sq.Mtr.
Value of Land	:	Rs. 3,16,68,000/-
Stamp Duty @ 5%	:	Rs. 15,83,500/-

Note: The subject property of this Developer Agreement is not an 'Enemy Property' and it has been declared as Non-Agricultural. There are no trees, boaring and/or any type of construction standing thereon. The parties hereto do not belong to the Schedule Caste or Schedule Tribe. The aforesaid Property is not an enemy Property. Said property is not situated any Road and Village Baidani is situated on Rural Area. In this Developer Agreement Stamp Duty of Rs. 15,83,500/- paid by the First Party through E-Stamp Certificate No. IN-UP54147691226203W dated 03.02.2024.

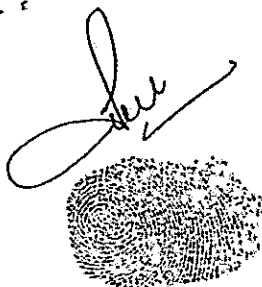
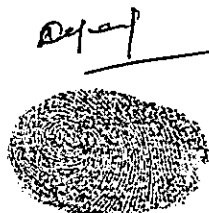
DEVELOPER AGREEMENT

This Development Agreement ("Agreement") stands executed on this 05th day of February 2024, at Bilhaur, Kanpur Nagar, Uttar Pradesh
BY AND BETWEEN

M/S SIDDHARTHA DEVELOPERS, a partnership firm incorporated under the Partnership Act, 1932 and having its registered office at 414/415, Krishna Tower, Civil Lines, Kanpur acting through its Partner Mr. Sandeep Kansal son of Late Dinesh Chandra Kansal resident of 117/H-1/441, Pandu Nagar, Kanpur Nagar (hereinafter referred to as "DEVELOPER", which terms and expression shall, unless repugnant to the subject, context and/or meaning thereof, be deemed to mean and include the authorized representative(s), successors-in-interest, nominee(s) and permitted assign(s), legatees, administrators, executors etc., of the FIRST PART

AND

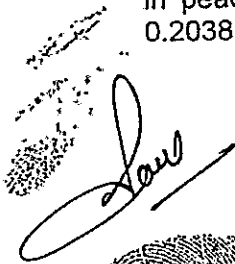
1. SMT. MADHULIKA SINGH wife of Upendra Singh R/o. 27-A, Triveni Nagar, Meerpur Cantt., Kanpur Nagar, 2. SMT. RANJANA SINGH wife

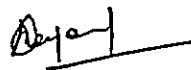
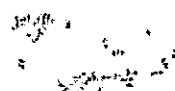



of Dharmendra Singh R/o. 27-A, Triveni Nagar, Meerpur Cantt., Kanpur Nagar, through Power of Attorney **MR. DHARMENDRA SINGH**, son of Mr. Nand Lal Singh, resident of 27-A, Triveni Nagar, Meerpur Cantt., Kanpur Nagar (vide power of Attorney dated 14.7.2021, duly registered in the Office of Sub-Registrar Zone-1, Kanpur Nagar in Book No. 1, volume No. 305 on pages 171 to 188 at serial No. 269 on 14.7.2021), hereinafter referred to as "LANDOWNER NO. 01", "LANDOWNER NO. 02" respectively and collectively referred to as the "LANDOWNERS", which expressions shall, unless repugnant to the subject, context and/or meaning thereof, be deemed to mean and include their respective legal heirs, representative(s), successor(s), nominee(s) and permitted assign(s), legatees, administrators, executors etc.),

WHEREAS

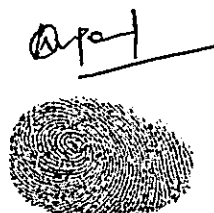
- A. That Landowner No. 01 declares to be the absolute owner, in peaceful physical possession of 1/4th part and share admeasuring 0.6187 Hec., comprising and forming part of Arazi No. 644/0.369 Hec., Arazi No. 645/0.256 Hec., Arazi No. 646/0.359 Hec., Arazi No. 647KA/0.384 Hec., Arazi No. 663/0.215 Hec., Arazi No. 671/0.277 Hec., Arazi No. 672/0.328 Hec., Arazi No. 673/0.287 Hec., collectively admeasuring 2.475 Hec., all situated at Village Baidani Pargana & Tehsil Billhaur, District Kanpur Nagar and declares that her name is duly mutated in the concerned Record of Rights (Khatauni) over Khata No. 111 & 112, during Fasli Years 1430 to 1435.
- B. That the Landowner No. 02 declares to be the absolute owner, in peaceful physical possession of 1/15th share equivalent to 0.0823 Hect. in Arazi No.128ka area 0.133 Hect.; Arazi No. 130 area 0.164 Hect.; Arazi No. 637 area 0.061 Hect.; Arazi No. 641 area 0.092 Hect.; Arazi No. 643 area 0.615 Hect.; Arazi No. 647ka area 0.046 Hect.; Arazi No. 649 area 0.123 Hect.; total area 1.234 Hectare, Village Baidani Pargana & Tehsil Billhaur, District Kanpur Nagar and declares that her name is duly mutated in the concerned Record of Rights (Khatauni) over Khata No. 234, during Fasli Years 1430 to 1435.
- C. That the Landowner No. 02 declares to be the absolute owner, in peaceful physical possession of 1/15th share equivalent to 0.2038 Hect. in Arazi No.127 area 0.963 Hect.; Arazi No. 134



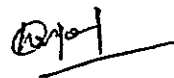
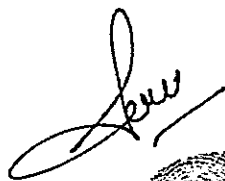



area 0.86 Hect., Arazi No. 128ka area 0.133 Hect.; Arazi No. 130 area 0.164 Hect.; Arazi No. 637 area 0.061 Hect., Arazi No. 641 area 0.092 Hect.; Arazi No. 643 area 0.615 Hect.; Arazi No. 647K area 0.046 Hect.; Arazi No. 649 area 0.123 Hect.; total area 3.057 Hect. Village Baidani, Pargana & Tehsil Billhaur, District Kanpur Nagar and declares that her name is duly mutated in the concerned Record of Rights (Khatauni) over Khata No. 53, during Fasli Years 1430 to 1435.

- D. That the aforementioned properties of the Landowners shall, for the sake of brevity and for the purposes of this Developer Agreement, be collectively referred to as the "SCHEDULED PROPERTY", the boundaries and other details thereof stand enumerated in SCHEDULE-A laid down at the end of this Developer Agreement.
- E. That the First Party/Developer proposed to the Landowners for developing a residential project over the said Project Land (as a promoter) and other adjoining land owned by the Developer herein into plotted development along with the right to develop and/or construct further upon its share of the developed Project Land at any given point of time and such style and manner as it may deem fit and proper to the future. The said proposal and offer of the First Party has been duly accepted by the Second Party, for the value of consideration as decided amongst the Parties and recorded herein so as reap maximum benefits from the said Project Land, through sale of such developed plotted units to prospective purchasers thereof.
- F. That the Second Party has been made understood and agreed to the representation of the Developer/First Party that development and construction of the concerned residential project will be undertaken on the project land i.e., the land forming subject-matter of this agreement as well as on other adjoining land parcels owned by the Promoter/First Party. Therefore, the Second Party/Land Owners shall have their agreed share only in the saleable plotted area so arising in the project land area and the Second Party/landowner herein mutually agrees with the First party/Promoter that the Second Party shall have no right, claim or interest, of any nature whatsoever, over the project development undertaken on other adjoining lands or land area not forming part of this agreement.



- G. That the First Party has represented to the Landowners/Second Party that it has the requisite resources and infrastructure to perform its agreed obligation to undertake the proposed work of plotted development work at the Project Land, reserving the right to further develop and/or construct its own share of the developed Project Land and same shall be sold to the buyers.
- H. That the Parties during discussions have agreed that only the First Party shall be the sole Promoter of the Project under all applicable laws and compliances thereof and the Second party shall only be liable for its title, rights, interests, ownership and possession of the Project Land and any dispute, challenge, claim, demand that may arise with respect thereto.
- I. That the Parties pursuant to their discussions by and between them have agreed to work on a 'principal to principal' basis and they are not agents of each other in any matter pertaining to the structural/on-site development of the said Project thereon, subject to any and all clauses recorded herein. They have also decided on the terms and conditions which are reduced in writing in the Developer Agreement, so that in future there may not arise any disputes amongst the parties.
- J. That the name of the concerned Project to be developed over the project land and other adjoining areas shall be decided mutually by the parties herein. Also, on all hoardings, signage's, advertising and promotional material, the name of the Developer may be additionally mentioned. That the Developer shall have the prevailing decision-making power in this regard, in case of any dispute.
- K. That based on the mutual representations, both the parties have decided to enter into this Developer Agreement and landowners have also jointly and severally agreed to allow to the First Party for the proposed plotted development on the aforementioned Project Land as per the terms and conditions of this Developer Agreement and the First Party shall be responsible to develop the Project Land, subject to the First Party reserving its right to further develop/construct upon its share of developed Project land and other adjoining land areas at any given point of time and in such style and manner as it may deem fit and proper in

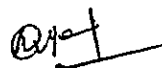


the future. The covenants of this Developer Agreement shall deem to come into effect from date of execution of this Developer Agreement. The parties mutually agree that the recitals of this agreement shall be construed to as part and parcel of the rights and obligations so enumerated hereinafter and be binding upon the parties herein.

**NOW, THEREFORE, THIS DEVELOPER AGREEMENT
WITNESSETH AS UNDER:**

1. **ENGAGEMENT**
 - A. That, the Landowners have made available complete vacant, peaceful and physical possession of the Project Land to the First Party, on an exclusive basis, to construct and develop the Project on said Project Land and for the said purpose Landowners hereby irrevocably allow, authorize, entitle, empower and grant all necessary and requisite license/permission/right to the Developer/First party, to use, build, construct, develop and complete the Project comprising of several plots in a scheme of plotted development on the said Project Land, as per the approved layout plan and subject to the timely performance thereof by the Developer as per this Developer Agreement. Also, as mentioned above the First Party reserves the right to further develop/construct open its share of developed Project Land at any given point of time and in such style and manner as it may deem fit and proper in the future.
 - B. That, for the purposes of all the applicable laws, the First Party shall be the sole Promoter of the Project for all purposes and the Second Party shall not be construed, treated, considered as a Promoter/Co-Promoter and/or Co-Developer and/or otherwise, as per the provisions of law and the Second Party's liability being limited only to the extent of the title of the Project Land, either under this Developer Agreement and/or under any other applicable laws in force including RERA.
 - C. That the Second Party has understood and agreed to the representation of the Developer/First Party that development and construction of the concerned project will be undertaken on the project land i.e., the land forming subject-matter of this agreement as well as on other adjoining land parcels owned by the Promoter/First Party. Therefore, the Second Party/Land Owners shall have their mutually agreed and stated share only in the saleable plotted area so arising in the project land area





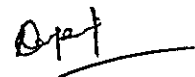

and the Second Party/landowner herein mutually agrees with the First party/Promoter that the Second Party shall have no right, claim or interest, of any nature whatsoever, over the project development undertaken on other adjoining lands or land area not forming part of this agreement/project land so described in this agreement.

2. **OWNER'S OBLIGATIONS AND DECLARATIONS:**

- A. That, Second Party possesses absolute bonafide and marketable rights and legal title over the Project Land along with valid registered title legal documents and it also hereby declares and authorizes the First Party to lawfully and rightfully construct and/or develop over the said Project Land, as the case may be and the Second Party is competent to enter into this Developer Agreement with the First Party.
- B. That, in order to facilitate the construction, development and marketing of the said Project, and for execution of various agreements, documents and obtaining of approvals, the Second party hereby authorizes the Developer and/or any of its authorized agents/attorneys/legal representatives, as the case may be, for the purposes of representing the Second Party before any and all the concerned authorities, departments, statutory and/or non-statutory, governmental and/or semi-governmental, as the case may be and execute and file all such documents before the concerned government as well as non-government authorities.
- C. That, the Second party shall sign, seal and deliver such documents as may reasonably be required by the First Party/Developer at any time during the subsistence of this Developer Agreement for the purpose of undertaking the constructions, development and marketing of the Project and/or obtaining the permissions/ approvals by the Developer and/or for the purpose of transferring, leasing, licensing and/or in any other manner dealing with or disposing off the unit(s) and/or structure or facilities or part thereof constructed on the Project Land.
- D. That, the Second party undertakes to appear and represent, as and when required by the Developer, before any Government Authority in pursuance of the Developer Agreement in respect of the Project Land.

3. **OBLIGATIONS AND DECLARATIONS OF DEVELOPER:**




- A. That, the First party shall get the layout plans for the Project Land prepared, thereafter, and apply for the sanction of Layout Plan of the Project to be developed cumulatively at the Project Land and other land areas (which does not form part of this agreement) from any competent Government/ Department, as the case may be. Any expenditure required to be incurred for the preparation of layout plans of Project and cost incurred in taking approval from competent Government Authority including G.S.T. Department/RERA shall be borne entirely by the Developer/First Party.

Provided that the parties herein mutually agree and state that the Layout plan/Map for the concerned Project shall be applied for and passed in connection with both the project land as well as other adjoining land areas which are not forming part of the Project land. Therefore, the Second Party agrees with the First party that the Second Party's agreed share shall only to the extent of the saleable plotted area developed over the project land.

- B. That, the First party shall be entitled to enter upon the Project Land to exercise the development rights assigned under this Development agreement and to take all decisions pertaining to the project to be developed and constructed at the said Project Land.
- C. That, the Developer/First Party shall have the right to devise and implement marketing and professional strategies and policies for the promotion, marketing, creating demand for the Project.
- D. That, the project shall be developed in the form of 'Plotted Development, subject to the First Party reserving its right to further develop/construct upon its share of developed Project Land as well as other adjoining land area of the project not forming part of the project land herein at any given point of time and in such style and manner as it may deem fit and proper. The Developer shall complete the entire project work of plotted development in 60 months (exclusive of Force Majeure conditions), from the date of the execution of this agreement or date of sanctioning of the layout plan/Map, whichever is later as per this Developer Agreement. Also, the First Party shall be









entitled for reasonable extension, as per mutually agreed terms amongst the Parties.

- E. That, the Developer/First Party shall discharge all the responsibilities and liabilities as "Promoter" under the provisions of Real Estate (Regulation and Development) Act, 2016 and its rules, in accordance with the right of the purchasers/allottees of units in the Project, so far as the same pertains to the responsibility and liability of any such promoter.
- F. That, the Developer/First Party shall have right to obtain all necessary permissions, consents, NOC's, commencement certificates, sanctions etc. towards the proposed development from concerned authorities at their own cost.
- G. That, the Developer/First Party shall itself engage professionals, architects, engineers and other experts for the said purpose and the Second party shall not be involved in any of the said activities for approvals, construction, management, marketing and deliverance of the project to the ultimate buyers.
- H. That, after execution of the Developer Agreement, the Developer shall display appropriate sign boards at the Project Land in accordance with applicable law(s) highlighting the name of Project which shall be advertised in the name and style of First party namely M/s. Siddhartha Developers.
- I. That, the First Party shall be authorized to accept and receive the booking amounts, advance, earnest money, installments and final consideration for plot.
- J. That, the Developer/First Party shall bear and pay all government levies and municipal taxes in respect of the said Project Land including GST and other charges of any department which may arise for the period subsequent to the date of execution of this agreement.
- K. That it is specifically agreed amongst both the parties that any capital gain or direct tax liability which will arise on account of sale of respective units under this Developer Agreement shall be borne by the respective party individually.
- L. That, the First Party will represent itself on behalf of the Second Party entering into this Developer Agreement before Kanpur Development Authority, Nagar Nigam, Jal Sansthan, Kesco, Pollution Department, Fire Department, RERA and/or in any office/authority of central government, state government or local body etc. for smooth working and execution of the project.



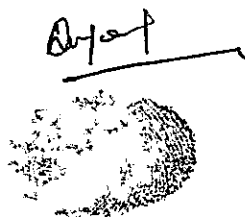




- M. That, for all the units/saleable plotted area in the Project, the First Party (Developer) shall sign, execute, enter into the booking/application form allotment letter including deciding the terms related to the consequences of delay, levy of interest, waiving off of interest, cancellation of booking re-allotment of units upon cancellation etc.; That all application forms/allotments/demand letters etc. in favour of prospective buyer(s) shall be executed by First Party (Developer), or by its authorized signatory and appear in the office of the concerned sub-registrar for registration of these documents.
- N. That, the sale consideration for the entire Project shall be received exclusively by the Developer in accordance with the law in force and the share of Second Party for the share in Developed Project Land shall be transferred to it within a week of receipt by the Developer. The Developer shall be bound to issue acknowledgement receipt to the intending purchaser(s) on behalf of the Landowners also. That the right of Second Party shall only be limited to decide the sale price of their share in the saleable plotted/developed land in the project land allotted to them as per this Developer Agreement. The sale price for the share of the units/saleable plotted area falling in the share of the First Party shall be decided only by the First Party.

4. DIVISION OF SHARES OF THE PARTIES IN THE CONCERNED PROJECT DEVELOPED OVER THE PROJECT LAND

- A. That the parties herein mutually agree that the applicability and extent of this agreement shall only with respect to the Project Land so described in this agreement and therefore, the extent of shares of both the parties herein shall be over the plotted saleable area so coming forth over the project land and none other.
- B. That the First Party/Developer shall have 69% share over the saleable plotted area so arriving over the project land and the First Party shall have all the rights and interest over the same for further sale or execution of any document, deed or agreement pertaining to such unit or plotted saleable area coming in its share without any approval of the Second Party.
- C. That the Second Party/ Landowners shall have collective share of 31% over the saleable plotted area so arriving over the project land only and further, it is made clear that the sale

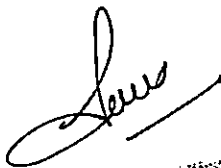


proceeds towards Second Party's stated 31% share shall be received as per the applicable provisions of law and be released in favour of the Second Party as per the agreed timeline. The Second Party shall always have the right to determine sale price or value of the saleable units forming part of their share ratio so mentioned herein.

- D. That the above stated division of shares amongst the parties in the project land shall be excluding the area marked as commons area/facilities, roads, garden, park, club house etc. in the sanctioned layout plant/map, whose interest, rights and title shall always remain vested with the First party/Developer.
- E. That the parties herein mutually agree with each other that layout plant/Map for the concerned project shall be prepared subsequent to the execution of this agreement and therefore, mentioning of saleable units in the plotted development over the project land and division thereof amongst the parties herein is not possible at the time of execution of this agreement. Therefore, the Second Party agrees with the First Party that once layout plan is prepared and total number of saleable units in the project land is determined, the parties herein shall mutually distribute amongst themselves the saleable units in the project land as per the share ratio so mentioned herein above. Provided that the First Party/Developer shall always have the first right to select saleable units number pertaining to its 69% share in the plotted saleable area over the project land. In case of any inconsistencies or dispute amongst the parties over the selection of saleable units in the project land as per their respective share ratio, the First Party shall have the overriding option/power to select.

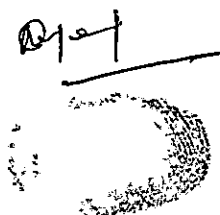
5. AUTHORISATION TO REPRESENT

That, the Second Party hereby also gives specific power in favour of First Party (including any person nominated and authorized by the Second Party) on exclusive and irrevocable basis to undertake such actions as will be required by First Party, for and on behalf of the Second Party to construct, develop, market and sell plots on the Project Land in a phased manner as stated above, including:






- A. submitting applications to various governmental authorities, including the State Government, Government of India and their relevant ministries and departments and concerned private utilities for obtaining any and all approvals, orders, certificates, permissions, extensions, modifications, clearances and sanctions required in connection with full, free and uninterrupted development, construction and completion of the Project, including obtaining completion certificate and for obtaining water, sewer, electricity connection, or any other service/utilities in relation to the Project.
- B. developing the Project in accordance with the applicable laws and sanctioned plan, by making construction/additions/alteration on the Project Land, after seeking permission from the concerned governmental authority in this regard; First Party also assures the Second Party that they will not give/pledge/mortgage the Second Party's share of land to Kanpur Development Authority for betterment charges/other charges or any other Department/ Parties for any other purpose also.
- C. appear and represent both the parties before all governmental authorities, make commitments and give undertaking, as may be required for all or any of the purpose relating to development, construction and marketing of the Project as contained in the Agreement.
- D. make applicable for and on behalf of the Owner and appear and represent the Owners before all governmental authorities.
- E. accept notice and service of papers from any court, tribunal, postal and/or other government authorities and/or person in respect or in connection with the Project;
- F. depose in any court of law or before any government authority, on behalf of and in the name of the Owner in any matter concerning the Project;
- G. to receive any registered letters or any other documents in respect of the Project, including Units and to grant proper and effectual receipts in respect thereof;
- H. That the Second Party herein specifically authorizes and grants specific power to the First Party/Developer to undertake all such acts on behalf of the Second Party including execution of sale deeds, agreements and/or any such deeds or documents pertaining to the saleable units in the project land by affixing

A handwritten signature in cursive script is positioned above a circular ink stamp. The stamp contains some illegible text and a central emblem.A handwritten signature in cursive script is positioned above a circular ink stamp. The stamp contains some illegible text and a central emblem.

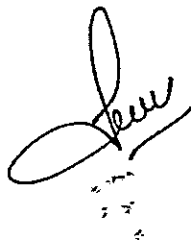
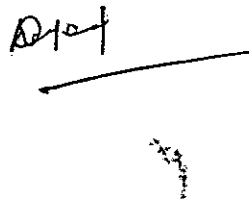
First Party's or its authorized agents own signatures, thumb impression and photograph and to undertake all such additional acts required on behalf of the Second Party for registration of such sale deeds, agreement to sell and/or any other deeds or agreements by appearing before the office of the concerned sub-registrar, in order to give effect to transfer of saleable units over the project land. The First party represents and warrants the Second Party that sale consideration received towards the sale of saleable units forming part of the Second Party's share, so described above, shall be released in their favour in accordance with the mutually agreed terms.

Without prejudice to the above Clause, it is expressly agreed and understood by the Second Party that in the event any governmental authority requiring any act, thing or deed, to be done or performed on part of the Second Party for the purpose of giving effect to the transaction contemplated herein or for the development, construction and completion of the Project or for conveyance of the plots to the allottees, despite the Second Party having authorized the First Party, the Second Party shall promptly provide any and all assistance, co-operation, support and presence as may be requested by the First Party in regard to the aforesaid, including execution of any agreement/deed/document etc.

5. **ENTIRE AGREEMENT**

Two sets of this Developer Agreement are prepared as counterparts, one for the Landowners and one for the Developer and both shall be considered as original copies. The contractual relationship between the parties hereto under the terms hereof shall only come to an end on completion of the entire development work on the said Project land and the sale thereof as per the terms and conditions entailed in this contract in accordance with the covenants of this Agreement and after all the amounts receivable from the prospective purchasers thereof have been received and after final accounts have been settled among the parties.

IN WITNESS WHEREOF the Parties hereto have executed this Agreement in 2 sets each in English Language (each constituting an original) by affixing their respective signatures, seals and left-hand thumb impressions in the presence of the following two witnesses, who in turn also

affixed their respective signatures in the presence of the Parties on the day, months and year first hereinabove written.

SCHEDULE- A

1. 1/4h share equivalent to 0.6187 hectare in Arazi No. 644 area 0.369 Hect.; Arazi No. 645 area 0.256 Hect.; Arazi No. 646 area 0.359 Hect.; Arazi No. 647kha area 0.384 Hect.; Arazi No. 663 area 0.215 Hect.; Arazi No. 671 area 0.277 Hect.; Arazi No. 672 area 0.328 Hect.; Arazi No. 673 area 0.287 Hect.; total area 2.475 Hect. Village Baidani Pargana & Tehsil Billhaur, District Kanpur Nagar
2. 1/15th share equivalent to 0.0823 Hect. in Arazi No.128ka area 0.133 Hect.; Arazi No. 130 area 0.164 Hect.; Arazi No. 637 area 0.061 Hect.; Arazi No. 641 area 0.092 Hect.; Arazi No. 643 area 0.615 Hect.; Arazi No. 647ka area 0.046 Hect.; Arazi No. 649 area 0.123 Hect.; total area 1.234 Hectare, Village Baidani Pargana & Tehsil Billhaur, District Kanpur Nagar
3. 1/15th share equivalent to 0.2038 Hect. in Arazi No.127 area 0.963 Hect.; Arazi No. 134 area 0.86 Hect., Arazi No. 128ka area 0.133 Hect.; Arazi No. 130 area 0.164 Hect.; Arazi No. 637 area 0.061 Hect., Arazi No. 641 area 0.092 Hect.; Arazi No. 643 area 0.615 Hect.; Arazi No. 647K area 0.046 Hect.; Arazi No. 649 area 0.123 Hect.; total area 3.057 Hect. Village Baidani, Pargana & Tehsil Billhaur, District Kanpur Nagar

Boundaries of Arazi No. 127, 128

EAST	: Arazi No. 126 & Railway Line
WEST	: Arazi No. 113, 133
NORTH	: Arazi No. 126 & 124
SOUTH	: Arazi No. 129, 130, 131, 132, 133




Boundaries of Arazi No. 130

EAST : Arazi No. 129
WEST : Arazi No. 131
NORTH : Arazi No. 128
SOUTH : Arazi No. 144 & 145

Boundaries of Arazi No. 134

EAST : Arazi No. 132
WEST : Arazi No. 113
NORTH : Arazi No. 133
SOUTH : Arazi No. 135, 140 & 141

Boundaries of Arazi No. 644, 645, 646, 647, 649, 671, 672, 673

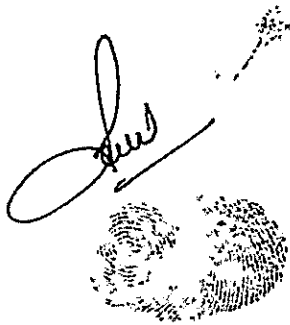
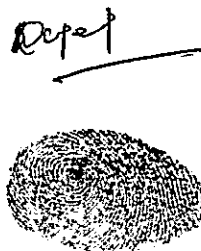
EAST : Arazi No. 648, 670, 675
WEST : Railway Line
NORTH : Arazi No. 650, 648, 665, 668, 670 & 703
SOUTH : Arazi No. 640, 641, 642, 643, 630, 674

Boundaries of Arazi No. 637, 641, 643

EAST : Arazi No. 642, 630
WEST : Arazi No. 640, 638, 639
NORTH : Arazi No. 645, 642, 644
SOUTH : Arazi No. 639, 637, 636 & other Arazi

Boundaries of Arazi No. 663

EAST : Arazi No. 668
WEST : Arazi No. 659
NORTH : Other Village
SOUTH : Arazi No. 664, 662

A handwritten signature in black ink, followed by a circular fingerprint impression.A handwritten signature in black ink, followed by a circular fingerprint impression.

आवेदन सं०: 202400848001328

विक्रय अनुबंध विलेख (बिल्डर)

वही सं०: 1

रजिस्ट्रेशन सं०: 1152

वर्ष: 2024

प्रतिफल- 0 स्टाम्प शुल्क- 1583500 बाजारी मूल्य - 31668000 पंजीकरण शुल्क - 316680 प्रतिलिपिकरण शुल्क - 100 योग: 316780

श्री मेसर्स सिद्धार्थ डेवलपर्स द्वारा
संदीप कंसल अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री स्व० दिनेश चन्द्र कंसल
व्यवसाय: अन्य
निवासी: 117/एच-1/441, पाण्डुनगर, कानपुर नगर। आधार नं 4322



श्री, मेसर्स सिद्धार्थ डेवलपर्स द्वारा

संदीप कंसल अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 06/02/2024 एवं
11:05:31 AM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मो० इरशाद ..
उप निबंधक : बिल्हौर
कानपुर नगर
06/02/2024

संजय निगम ..
निबंधक लिपिक
06/02/2024

प्रिंट करें

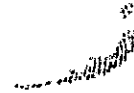


Witness-1

Anoop Agarwal
S/o Late S.M. Agarwal
R/o 118/507, Kaushalpur,
Kanpur Nagar.
Aadhar No.: XXXXXXXX1140
Mob.: 9565376007



Sd./First party/Developer



Witness-2

Shailendra Bahadur Singh
S/o Shri. Shripal Singh
R/o Pure Jabar Singh, Bisun
Khera, Raibareilly.
Aadhar No.: XXXXXXXX4487
Mob.: 7388002000



Sd./Landowners



Drafted by me &
Printed in my office

VIVEK KUMAR GUPTA
CIVIL
Advocate Reg. No. 672/1988
E-mail: vkg.adv2009@gmail.com
Mob.: 9839020185, 6386554944

बही सं०: 1

रजिस्ट्रेशन सं०: 1152

वर्ष: 2024

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
विक्रेता: 1

श्री मधुलिका सिंह व श्रीमती रंजना सिंह के द्वारा धर्मेन्द्र सिंह, पुत्र श्री
नन्दलाल सिंह

निवासी: 27-ए, त्रिवेणी नगर, कैण्ट, कानपुर नगर। आधार नं 2182

व्यवसाय: अन्य

क्रेता: 1



श्री मेसर्स सिद्धार्थ डेवलपर्स के द्वारा संदीप कंसल, पुत्र श्री स्व०
दिनेश चन्द्र कंसल

निवासी: 117/एच-1/441, पाण्डुनगर, कानपुर नगर। आधार नं 4322

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

श्री अनूप अग्रवाल, पुत्र श्री स्व० एस० एम० अग्रवाल

निवासी: 118/507, कौशलपुरी, कानपुर नगर। आधार नं 1140

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री शैलेन्द्र बहादुर सिंह, पुत्र श्री श्रीपाल सिंह

निवासी: पूरे जबर सिंह, बिशुन खेरा, रायबरेली। आधार नं 4487

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मो० इरशाद..

उप निबंधक : बिल्हौर

कानपुर नगर

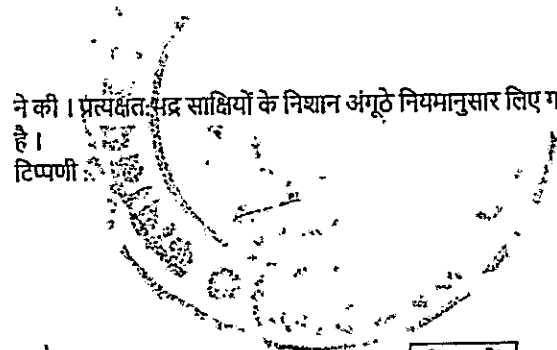
06/02/2024

संजय निगम..

निबंधक लिपिक कानपुर नगर

06/02/2024

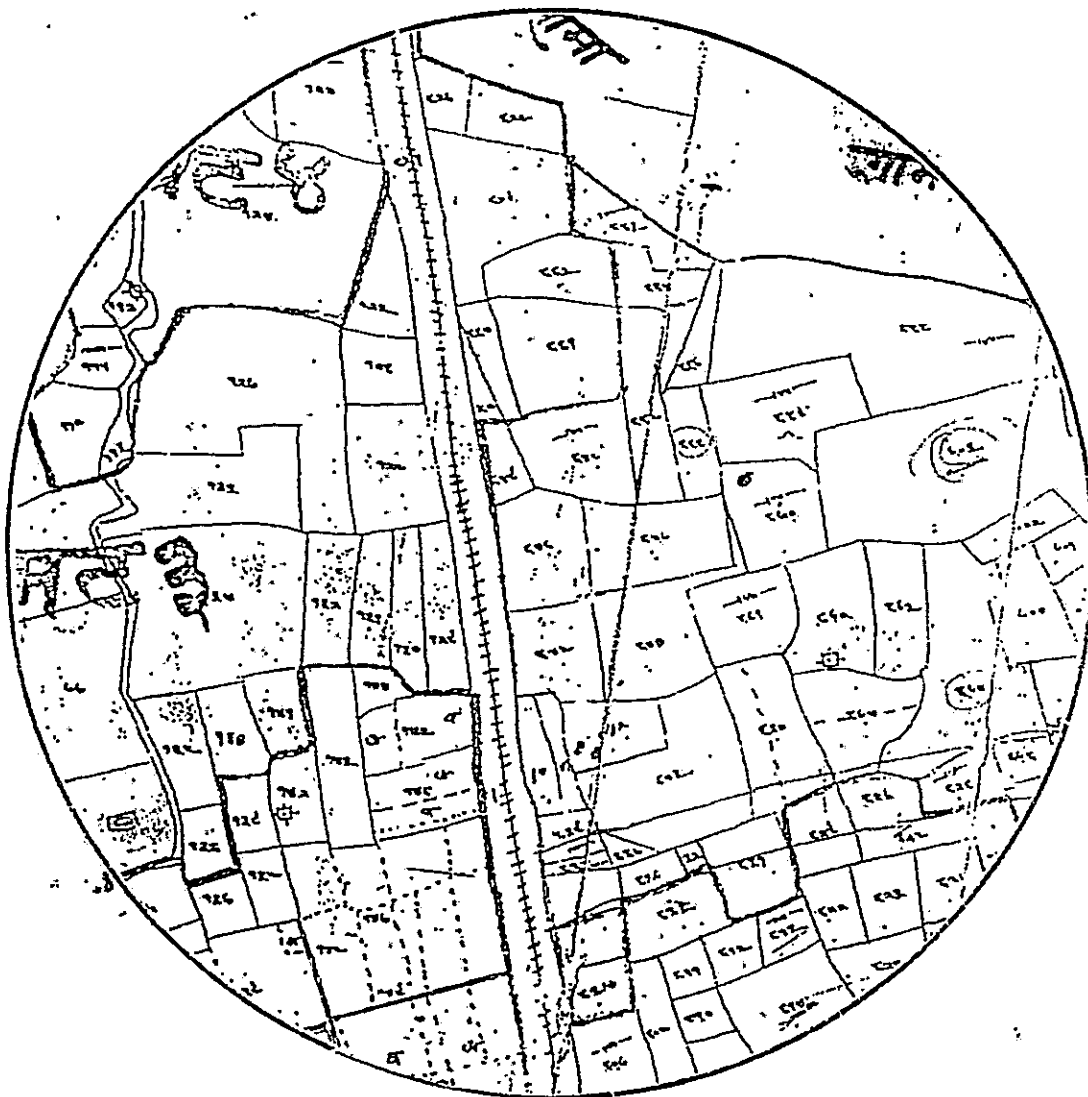
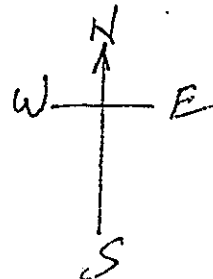
ने की। प्रत्यक्षतः चंद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए
है।
टिप्पणी:



प्रिंट करें

SITE PLAN ARAZI NO. 644, ARAZI NO. 645, ARAZI NO. 646, ARAZI NO. 647KHA, ARAZI NO. 663, ARAZI NO. 671, ARAZI NO. 672, ARAZI NO. 673, ARAZI NO.128KA, ARAZI NO. 130, ARAZI NO. 637, ARAZI NO. 641, ARAZI NO. 643, ARAZI NO. 647KA, ARAZI NO. 649 . ARAZI NO.127, ARAZI NO. 134, SITUATED AT VILLAGE BAIDANI PARGANA & TEHSIL BELLHAUR, DISTRICT KANPUR NAGAR.

Total Area : 0.9047 Hect.



Sd / Developer

Sd./Landowners



K.K. SINGH JI VA
NEAR NEW HANUJAH MANDIR
CIVIL COURT, COMPOUND
KANPUR NAGAR

आवेदन सं०: 202400848001328

बही संख्या 1 जिल्द संख्या 6648 के पृष्ठ 327 से 366 तक क्रमांक 1152 पर
दिनांक 06/02/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

①m

मो० इरशाद ..
उप निबंधक : बिल्हौर
कानपुर नगर
06/02/2024

