



0005428500

Area 7590
Current Circle Rate 22200

SN	Circle Rate as per Slab Rate Calculation Table	Area in Mtr.	Circlet Rate	Amount
1	0% Discount upto 1000 Sq. Mtr.	1000	22200	22200000
2	10% Discount upto 2500 Sq. Mtr.	1500	19980	29970000
3	15% Discount upto 5000 Sq. Mtr.	2500	18870	47175000
4	20% Discount upto 10000 Sq. Mtr.	2590	17760	45998400
TOTAL Value as per Circle Rate				145343400

Chaitanya 2225 9/12/21 (1) 2012

Richard Daniels TRIN 2012

22/01/21 12/12

2012

372125 37412

Plumor

18/01/21

TRISOL RED DEVELOPERS LLP

Pawan Kumar
Authorised Signatory



CONSORTIUM AGREEMENT

This Consortium Agreement ("Agreement") is made and executed at Ghaziabad, Uttar Pradesh, on 18th day of March 2025

AMONGST

SH. CHATARPAL S/o Sh. Ram Sahay, Aadhar Number# 795073140710, PAN Number#BDUPP0045A, resident of H-66, block-H, Sector 9, Vijay Nagar, Ghaziabad, Uttar Pradesh- 201009 ("First Party 1")

And

SH. SURAJ PRAKASH S/o Sh. Roop Chand, Aadhar Number# 588719947198, PAN Number#BXRPP8297D, resident of H-84 Sector-9 Vijay Nagar, Ghaziabad, Uttar Pradesh-201009 ("First Party 2")

And

SH. ASHOK KUMAR S/o Sh. Surjan Singh, Aadhar Number# 234817248828, PAN Number#BSAPA4983M, resident of H-63, Sector-9, Vijay Nagar, Ghaziabad, Uttar Pradesh-201009 ("First Party 3")

And

SH. DEEWAN CHAND S/o Sh. Surjan Singh, Aadhar Number# 213705471427, PAN Number#CDSPC9388L, resident of H-63, Sector-9, Vijay Nagar, Ghaziabad, Uttar Pradesh-201009 ("First Party 4")

And

SH. TEK CHAND S/o Sh. Ram Sahai, Aadhar Number# 228791154937, PAN Number#ADZPC7348H, resident of H-62, Sector-9, New Vijay Nagar, Ghaziabad, Uttar Pradesh-201009 ("First Party 5")

And

SH. RAVINDER KUMAR S/o Sh. Asha Ram, Aadhar Number# 748287648597, PAN Number#CTNPK2371Q, resident of H-65, New Vijay Nagar Sector 9, Ghaziabad, Uttar Pradesh-201009 ("First Party 6")

And

SH. NETRAM S/o Sh. Surjan, Aadhar Number# 684874801447, PAN Number#AHFPR2992E, resident of 210 Gali No-8, Ambedkar Nagar, Ghaziabad, Uttar Pradesh- 201009 ("First Party 7")

And

SH. DEEPAK KUMAR S/o Sh. Asha Ram, Aadhar Number# 862213564803, PAN Number#CCEPK5911L, resident of H-65, New Vijay Nagar Sector 9, Ghaziabad, Uttar Pradesh-201009 ("First Party 8")

1	Chatarpal	7	Suraj
2	Suraj Prakash	8	Surjan
3	Surjan Singh	9	Surjan
4	Ravinder	10	Surjan
5	Netram	11	Surjan
6	Deepram	12	Surjan

COL RED DEVELOP
Pawan Kumar
Authorised

आवेदन सं०: 202500739023395

विक्रय अनुबंध विलेख (बिल्लर)

नहीं स०: 1

रजिस्ट्रेशन स०: 3047

वर्ष: 2025

प्रतिफल- 145344000 स्टाम्प शुल्क- 10174100 बाजारी मूल्य - 145344000 पंजीकरण शुल्क - 1453440 प्रतिलिपिकरण शुल्क - 180 योग : 1453620

श्री ट्राईसोल रेड डबलपर्स एल०एल०पी० द्वारा

पवन कुमार अधिकृत पदाधिकारी/ प्रतिनिधि,

पुत्र श्री रामनिवास

व्यवसाय: अन्य

निवासी: बी 92 सैक्टर 63 नोएडा

Pawan Kumar



श्री. ट्राईसोल रेड डबलपर्स एल०एल०पी० द्वारा

पवन कुमार अधिकृत पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 18/03/2025 एवं 03:22:00

PM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मुखराम सिंह:
उप निबंधक : सदर द्वितीय
गाजियाबाद
18/03/2025

विजय सिंह:
निबंधक लिपिक
18/03/2025

प्रिंट करें



And

SH. YASHVIR SINGH S/o Sh. Roop Chand, Aadhar Number# 289950440977, PAN Number#EHEPS3264M, resident of H-84 Sector-9 New Vijay Nagar, Ghaziabad, Uttar Pradesh-201009 ("First Party 9")

And

SMT. RAJKALI W/o Sh. Asharam, Aadhar Number# 563475628781, PAN Number#BNDPD8768D, resident of 65, Sector-9 Vijay Nagar, Ghaziabad, Uttar Pradesh- 201009 ("First Party 10")

And

SH. SOHAN PAL SINGH S/o Ram Sahay, Aadhar Number# 225756663557, PAN Number#ATGPS6909K, resident of H-64, Sector 9, New Vijay Nagar, Ghaziabad, Uttar Pradesh- 201009 ("First Party 11")

And

SH. VIRENDER KUMAR S/o Sh. Asha Ram, Aadhar Number# 821898105835, PAN Number#AVUPK0003E, resident of H-65, Sector-9 New Vijay Nagar, Ghaziabad, Uttar Pradesh- 201009 ("First Party 12")

(hereinafter collectively referred to as the 'First Parties/Farmer(s)/Land Owners(s)' which expression is interchangeably used and shall unless repugnant to the context and meaning thereof be deemed to mean and include their legal heirs, successors, executors, administrators, nominees and permitted assigns) of the First Part.

AND

TRISOL RED DEVELOPERS LLP a Limited Liability Partnership duly incorporated and validly existing under the provisions of the Limited Liability Partnership Act, 2008 and having its registered office at B – 92, SECTOR 63, Noida, Uttar Pradesh – 201301 through its Designated Partner, SH. PAWAN KUMAR, duly authorized vide Resolution dated 30.05.2023, (hereinafter referred to as the 'Second Party/Developer' which expression is interchangeably used and shall unless repugnant to the context and meaning thereof be deemed to mean include its legal heirs, successors, executors, administrators and permitted assigns) of the Second Part.

The First Parties/Farmer(s)/Land Owner(s) and the Second Party/Developer shall each be hereinafter referred to individually as a 'Party' and collectively as the 'Parties' to this Agreement.

1	Chintu Singh	7	दिव्या
2	रमेश पाण्डित	8	21/05/2023 28/05/2023
3	विजय कुमार	9	
4	दिव्या	10	संगीत शर्मा
5	तेज शर्मा	11	Ellen V
6	पर्मार	12	विजय

TRISOL RED DEVELOPERS LLP
Pawan Kumar
Authorised Signatory

आवेदन सं: 202500739023395

बही सं: 1

रजिस्ट्रेशन सं: 3047

वर्ष: 2025

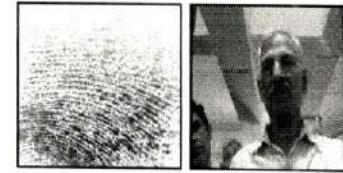
निष्पादन लेखपत्र वाद सुनने व समझाने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त-
विक्रेता: 1

श्री छत्रपाल, पुत्र श्री राम सहाय

निवासी: एच 66 सै-9 विजय नगर गांवाद

व्यवसाय: अन्य

विक्रेता: 2

Chattrpal

श्री सूरज प्रकाश, पुत्र श्री रूप चन्द

निवासी: एच 84 सै-9 विजयनगर गांवाद

व्यवसाय: अन्य

विक्रेता: 3

Suraj Prakash

श्री अशोक कुमार, पुत्र श्री सुरजन सिंह

निवासी: एच 63 सै-9 विजय नगर गांवाद

व्यवसाय: अन्य

विक्रेता: 4

Ashok Kumar

श्री दीवान चन्द, पुत्र श्री सुरजन सिंह

निवासी: एच 63 सै-9 विजय नगर गांवाद

व्यवसाय: अन्य

विक्रेता: 5

Deewan Chand

श्री टेक चन्द, पुत्र श्री राम सहाय

निवासी: एच 62 सै-9 विजय नगर गांवाद

व्यवसाय: अन्य

विक्रेता: 6

श्री रविंद्र कुमार, पुत्र श्री आशा राम

निवासी: एच 65 न्यू विजय नगर सै-9 गांवाद

व्यवसाय: अन्य

Ravinder

RECITALS:

WHEREAS the First Parties are the lawful owners in possession and legally entitled to their respective shares in the land bearing Khasra No. 77MI, situated in Village Dunda Hera, Pargana Loni, Tehsil Ghaziabad, District Ghaziabad, admeasuring 7,590.00 square meters, as evidenced by the title deeds and/or Katauni/Fard annexed hereto (the "said Land")

AND WHEREAS the Developer is a LLP engaged, inter alia, in the business of real estate development, construction, and brokerage of various projects across multiple cities in India.

AND WHEREAS the First Parties, being the lawful owners of the said Land, has approached the Developer to undertake the development and construction of a commercial project or any other form of construction on the said Land as may be sanctioned by the relevant government authorities. The Developer, based on its expertise and commercial viability, has agreed to develop and construct a commercial project on the said Land ("Project"), subject to the terms and conditions set forth in this Agreement.

AND WHEREAS the Developer, relying upon the representations, warranties, and assurances of the First Parties regarding the said Land, including but not limited to its clear and marketable title, requisite approvals, and freedom from encumbrances, freedom to Developer to take any decision about the said Land has agreed to undertake the development and construction of the Project. The Developer shall construct buildings, common facilities, and amenities after obtaining all necessary licenses, approvals, and sanctions from the relevant authorities, including the approval of building plans in the name of the Developer, and shall do so in accordance with applicable Laws and regulations.

AND WHEREAS the Parties have agreed that the development of the Project shall be undertaken by the Developer in consideration of and strictly upon the terms and conditions set forth herein, ensuring the Developer's commercial interest and investment protection.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1	Chaitanya	7	DRIS
2	22st May/21	8	21st May/21
3	31/05/21	9	21/05/21
4	gaurav	10	gaurav
5	Richard	11	gaurav
6	R Kumar	12	R Kumar

COL RED DEVELOPE
Ravon Kumar
Authorised

विक्रेता: 7

श्री नेतराम, पुत्र श्री सुरजन

निवासी: 210 गली न० ८ अम्बेडकर नगर गांवाद

व्यवसाय: अन्य

विक्रेता: 8



श्री दीपक कुमार, पुत्र श्री आशा राम

निवासी: एच 65 सै-९ न्यू विजय नगर गांवाद

व्यवसाय: अन्य

विक्रेता: 9



श्री यशवीर सिंह, पुत्र श्री रूप चन्द

निवासी: एच 84 सै-९ न्यू विजय नगर गांवाद

व्यवसाय: अन्य

विक्रेता: 10



श्रीमती राजकली, पत्नी श्री आशाराम

निवासी: 65 सै-९ विजय नगर गांवाद

व्यवसाय: अन्य

विक्रेता: 11



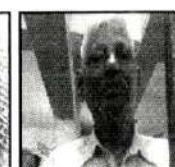
श्री सोहन पाल सिंह, पुत्र श्री राम सहाय

निवासी: एच 64 सै ९ न्यू विजय नगर गांवाद

व्यवसाय: अन्य

विक्रेता: 12

विक्रेता: 12



श्री विरेन्द्र कुमार, पुत्र श्री आशा राम

निवासी: एच 65 सै-९ न्यू विजय नगर गांवाद

व्यवसाय: अन्य

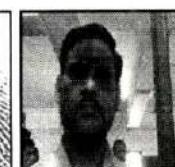
क्रेता: 13

श्री द्राविसोल विक्रेता एस एल० एल० पी० कॉ० द्वारा पवन कुमार,

पुत्र श्री रामनिवास

निवासी: बी 92 सैकट० ६३ नोएडा

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान

1. DEFINITIONS

In this Agreement, unless the context otherwise requires, the following words and expressions shall bear the meanings ascribed to them below:

- 1.1 "Agreement" shall mean this consortium cum development agreement, including all annexures and schedules as amended from time to time;
- 1.2 "Business Day" shall mean a day other than Saturday and Sunday on which scheduled commercial banks are open for normal banking business in Uttar Pradesh, India;
- 1.3 "Commencement Approvals" shall mean all the approvals, licenses, consents, etc. required to be obtained by the Developer before commencing construction of the Project including the Commencement Certificate and the Sanctioned Plan;
- 1.4 "Commencement Certificate" shall mean the certificate granted by the relevant Governmental Authority for the commencement of construction of the Project (defined herein);
- 1.5 "Common Areas" shall mean and include all such areas which are available for common enjoyment including, but not limited to, lobbies, staircases, lift rooms, security rooms, electrical meter rooms, generator rooms, ducts, sanitary ducts, electrical ducts, internal road, pathways, water bodies, green area, machine rooms, water tanks, parks, play areas and all such amenities including terrace areas excluding Restricted Common Areas;
- 1.6 "Effective Date" shall mean the date of execution of this Agreement;
- 1.7 "Encumbrance" shall mean any mortgage, pledge, escrow, power of attorney (by whatever name called) charge, lien or other security interest over the Property (or any part thereof) or the Project (or any part thereof) or any other agreement/arrangement having a similar effect, option, pre-emptive right, adverse claim, title retention agreement, conditional sale agreement, co-sale agreement, trust (other title exception of whatsoever nature) or other encumbrance of any kind, or a contract to give any of the foregoing, and the term "Encumber" and "Encumbered" shall be construed accordingly;
- 1.8 "Force Majeure" shall mean any event or circumstance or a combination of events and circumstances, which affects the performance of an obligation or is beyond the reasonable control of the affected Party and includes (without limitation), subject to satisfaction of either of the above conditions, the

1	Chaitanya	7	10/12/2013
2	Shubh Pratap	8	10/12/2013
3	Shubh Pratap	9	10/12/2013
4	Shubh Pratap	10	10/12/2013
5	Alexander	11	10/12/2013
6	Plumer	12	10/12/2013

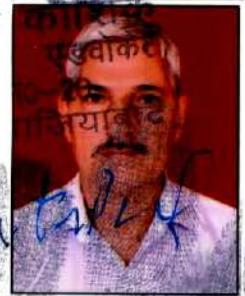
TRISOL RED DEVELOPERS LLP
Authorised Signatory

Page 4

Parom Kumar
Authorised Sign.

Om Das
Authorised Sign.

Chaitanya
Authorised Sign.



पहचानकर्ता : 1

श्री मुकुल शर्मा, पुत्र श्री धर्मपाल शर्मा

निवासी: ग्राम निग रियाटी पिलखुआ गांवबाद

व्यवसाय: अन्य

पहचानकर्ता : 2

श्री सौरभ सिंह उपाध्याय, पुत्र श्री सत्यपाल उपाध्याय

निवासी: डी 78 जी०एफ० स्वर्णजयंतीपुरम गांवबाद

व्यवसाय: अन्य

Mukul Sharma



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मुख्यराम सिंह.
 उपनिबंधक : सदर द्वितीय
 गाजियाबाद
 18/03/2025

विजय सिंह.
 निबंधक लिपिक गाजियाबाद
 18/03/2025

प्रिंट करें



following events and/or circumstances:

- (i) war (whether declared or undeclared), invasion, armed conflict or act of foreign enemy in each case involving or affecting India;
- (ii) revolution, riot, insurrection or other civil commotion, act of terrorism or sabotage;
- (iii) strikes, industrial disputes and/or lockouts directly affecting the Project construction and/or interrupting supplies and services to the Project;
- (iv) any delay in grant of, denial of or variation of any approval required for completion of the Project by any Governmental Authority for reasons other than primarily attributable to the Parties;
- (v) change in governmental policy, applicable Laws, or regulations affecting the Project, including but not limited to expropriation or compulsory acquisition by any Governmental Authority;
- (vi) acts of God or events including any effect of the natural elements like lightning, fire, earthquake, unprecedented rains, landslide, subsidence, flood, storm, cyclone, epidemics or plagues or any other similar effect; or
- (vii) any judgment or order of any court of competent jurisdiction or statutory authority in India made against the Parties in any proceedings to comply with any applicable Law or on account of breach thereof;

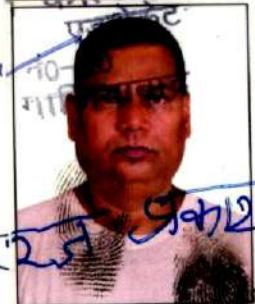
1.9 "Governmental Authority" shall mean any national, state, local, or other governmental, regulatory, or administrative authority, agency, commission, department, board, tribunal, court, or other governmental body. This includes but is not limited to, the Ghaziabad Development Authority, the Uttar Pradesh Real Estate Regulatory Authority (UP RERA), and any other similar authorities or bodies having jurisdiction over the Parties and the Project.

1.10 "Laws" shall mean all laws, ordinance, statutes, rules, orders, decrees, injunctions, licenses, permits, approvals, authorizations, consents, waivers, privileges, agreements and regulations of any Governmental Authority having jurisdiction over the relevant matter as such are in effect as of the date hereof or as may be amended, modified, enacted or revoked from time to time hereafter;

1.11 "Maintenance Deposits" shall mean the amounts received by the Developer from the prospective purchasers.

1	Chaitanya	7	DRM
2	21251597121	8	2125159712
3	2125159712	9	2125159712
4	2125159712	10	2125159712
5	Tejaswini	11	Plenty
6	P Kumar	12	V.I.P.

TRISOL RED DEVELOPERS LLP
Pawan Kumar
Authorised Signatory





1.12. **Other Charges** shall mean and include the following:

- (i) Utility Charges;
- (ii) stamp duty, registration fees and documentation fees payable in respect of the sale/lease of the individual units within the Project;
- (iii) maintenance costs including advance maintenance charges and contributions as may be received by the Developer in relation to the Project (excluding Maintenance Deposits);
- (iv) Maintenance Deposits;
- (v) service tax, sales tax / value added tax and any other taxes, rates, duties and statutory charges that may be levied / applicable in respect of the individual units;
- (vi) Specification Change Amounts; and
- (vii) charges in respect of the Restricted Common Areas as may be received by the Developer.

1.13 "Restricted Common Areas" shall mean those facilities/ structures forming part of the Project for which additional amounts are to be paid for usage thereof; and

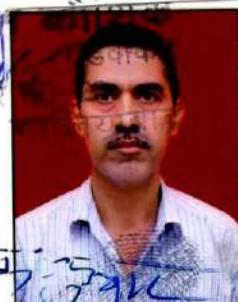
1.14 "Utility Charges" shall mean the charges towards Approvals, electricity, water and sewerage treatment connections and supply, including deposits and amounts payable by the Developer to the concerned Governmental Authority or directly incurred in providing such facility(ies).

2. AGREEMENT TO DEVELOP

2.1 The First Parties represent, warrant, and covenant that they are the absolute, undisputed, and exclusive owners of the said Land more fully described in **ANNEXURE-A** hereto and clearly demarcated in the sketch attached as **ANNEXURE-B** hereto. The First Parties further confirm that the said Land is free from all encumbrances, liens, claims, disputes, or third-party rights, and they shall, without limitation, indemnify and hold the Developer harmless from any claims or liabilities arising in relation to the said Land.

2.2 The First Parties hereby irrevocably, exclusively, and unconditionally grant to the Developer sole and

1	कृष्ण	7	कृष्ण
2	कृष्ण राम	8	कृष्ण राम
3	कृष्ण राम	9	कृष्ण राम
4	कृष्ण	10	कृष्ण
5	कृष्ण	11	कृष्ण
6	कृष्ण	12	कृष्ण



RE-A hereto and clearly
parties further confirm that
third-party rights, and they
in any claims or liabilities
Pawan Kumar
Authorised Signatory



absolute development rights over the said Land, including but not limited to the right to plan, design, construct, market, sell, lease, license, mortgage, or otherwise deal with the Project in any manner the Developer deems fit, without requiring any further consent or approval from the First Parties.

2.3 The First Parties shall not interfere in any manner with the Developer's rights, nor shall they enter into any agreement, understanding, or arrangement with any third party in relation to the development, sale, or leasing of the Project.

2.4 The Farmers have already granted the Developer, its agents, servants, associates, and any person claiming through or under it, unrestricted, exclusive, and irrevocable rights to enter upon the said Land since June 2023. The Farmers shall not, at any time, revoke, interfere with, or otherwise disturb the Developer's possession and development rights. The Farmers had already executed an Irrevocable Power of Attorney titled "Authorization, Consent, and Declaration" in favor of the Developer, granting full rights to carry out all necessary actions for the development and commercialization of the Project.

2.5 The Farmers expressly agree and undertake not to interfere with the Project, the construction activities undertaken by the Developer, or any decisions made by the Developer in the development process. The Farmers shall not cause any disruption, obstruction, or delay in the construction or hinder the marketing, leasing, or sale of the Project. Any breach of this clause shall be deemed a material breach, entitling the Developer to seek specific performance, injunctive relief, and damages.

2.6 The Developer shall have exclusive control over the said Land from June 2023 and shall be entitled to:

(a) Conduct surveys, soil testing, and feasibility studies;

(b) Demarcate, fence, and install security mechanisms (including security personnel, CCTV cameras, barricades, and entry restrictions) to prevent unauthorized access;

(c) Restrict access of any third party, including the Farmers, unless explicitly permitted in writing by the Developer.

2.7 In consideration of the costs and expenses incurred by the Developer for the development of the Project and the obligations undertaken by it under this Agreement, the Farmers hereby irrevocably assign and transfer to the Developer 100% of the built-up area of the said Land, together with proportionate rights in the common areas of the Project including Developer's Saleable Area.

1	Chintu Patel	7	Patel
2	2225 314721	8	Patel on 21/2
3	312105 09110	9	21/2/2021
4	Chintu Patel	10	21/2/2021
5	Peter Chintu	11	21/2/2021
6	P Kumar	12	P Kumar

TRISOL RED DEVELOPERS LLP
Pawan Kumar
Authorised Signatory





2.8 The Developer shall have the sole and exclusive right to:

- (a) Sell, lease, sub-lease, license, or otherwise monetize the Developer's Saleable Area or any portion thereof, without any reference to or approval from the First Parties.
- (b) Subject to clause 5.5, retain and appropriate 100% of the proceeds from such sales, leases, or licenses, without any claim, demand, or interference by the First Parties.
- (c) Undertake any modifications, changes, or alterations to the Developer's Saleable Area as may be necessary for commercial viability.

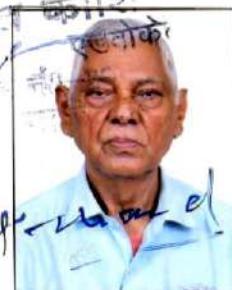
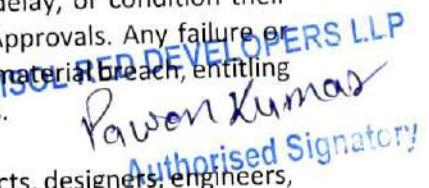
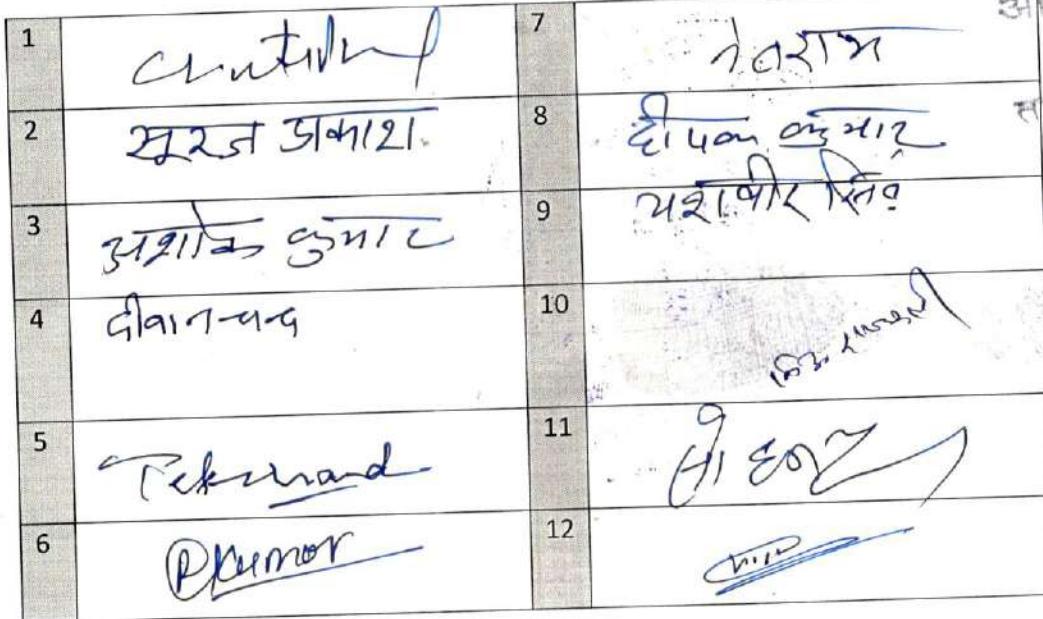
The First Parties expressly waive all rights, claims, and objections regarding the Developer's Saleable Area and agree that subject to Developer's compliance of clause 5.5 they shall have no ownership, control, or financial entitlement in respect thereof.

3. PLANS/LICENCES

3.1 The Developer shall have the exclusive right to prepare, finalize, and submit all necessary plans, drawings, designs, and specifications for the construction and development and sale of the Project, ensuring compliance with all applicable Laws, regulations, and policies. The Developer shall solely be responsible for obtaining all requisite licenses, sanctions, consents, permissions, no-objection certificates (NOCs), land use change certification, and any other regulatory approvals required for the implementation of the Project, including but not limited to the Sanctioned Plan and Commencement Approvals (collectively, "Approvals").

3.2 The First Parties expressly and irrevocably consent to the Developer undertaking all such actions and shall, upon the Developer's request, execute and deliver all required documents, including but not limited to applications, letters, certificates, affidavits, declarations, and any other documents necessary to secure the Approvals. The First Parties shall not withhold, delay, or condition their consent in any manner that may obstruct or delay the procurement of Approvals. Any failure or refusal by the First Parties to comply with this obligation shall be deemed a material breach, entitling the Developer to seek specific performance, injunctive relief, and damages.

3.3 The Developer shall have sole and absolute discretion in appointing architects, designers, engineers, consultants, contractors, and any other professionals it deems fit for the execution of the design





development, and construction of the Project. The Developer shall have full autonomy in deciding the manner, method, technology, materials, and design to be used in the construction and shall not be required to obtain any approval from the First Parties in this regard. The First Parties shall not, in any manner, interfere with or raise objections to the Developer's decisions concerning the execution of the Project.

- 3.4 The Developer shall have the unrestricted right to modify, alter, revise, or amend the plans, drawings, designs, specifications, and the Sanctioned Plan, as may be necessary or desirable for the successful execution of the Project. The Developer shall also have the right to make modifications, additions, deletions, and alterations in the construction, layout, design, and structure of the Project, provided such changes comply with applicable Laws and regulatory requirements.
- 3.5 The First Parties shall not object to any such modifications, and their consent shall be deemed to have been automatically granted upon execution of this Agreement. The Developer shall not be required to obtain any further approval from the First Parties for implementing such modifications, additions, or alterations.

4. CONSTRUCTION

- 4.1 Subject to obtaining all requisite licenses, approvals, and the Sanctioned Plan in accordance with this Agreement, the Developer shall have the sole and exclusive right to undertake and complete the construction of the Project. The Developer shall construct the Project in accordance with the Sanctioned Plan and shall have full authority to make modifications, alterations, or revisions, as permitted under applicable Laws and governmental regulations, without requiring any further consent from the First Parties.
- 4.2 Upon securing the Sanctioned Plan and all necessary Commencement Approvals, the Developer shall, at its sole discretion, determine the timing, phasing, and methodology of the construction of the Project ("Commencement of Construction"). The First Parties shall not interfere, object, or cause any delay in the Developer's commencement and execution of the construction activities.
- 4.3 The Developer shall have the absolute right and discretion to appoint architects, engineers, consultants, contractors, subcontractors, laborers, suppliers, and any other professionals or service providers as it deems fit for the execution of the Project.

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Rohan Kumar
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- 4.4 All personnel engaged by the Developer shall be its sole responsibility, and the First Parties shall

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3	2225 514121	9	21210912 NDC.
4	roshan 09-2012	10	15321012
5	Peter hand	11	9/8/2012
6	P Kumar	12	VIP





have no claim, control, or liability in respect thereof and the First Parties shall indemnify the Developer against any claims or liabilities arising from their interference in such matters.

4.5 The Developer shall construct the Project with all necessary amenities, infrastructure, and services, including but not limited to:

- (a) Electricity, water supply, and sanitation systems.
- (b) Internal roads, pathways, and landscaping.
- (c) Drainage, sewerage, and firefighting systems.
- (d) Any other works necessary for the seamless operation and commercial viability of the Project, as per the Developer's sole discretion.

4.6 The Developer shall have the exclusive right to decide the quality, specifications, and design of all such amenities, without any input, interference, or approval required from the First Parties.

5. COST OF CONSTRUCTION

5.1 The entire cost of construction and development of the Project, including but not limited to payments towards architects, contractors, consultants, engineers, staff, labor, and any other professionals, shall be solely borne and paid for by the Developer. The Developer shall be entitled to recover and reimburse these costs from the sale proceeds, lease rentals, or any other revenue streams arising from the Project. The First Parties shall have no financial liability or obligation whatsoever concerning the construction and development of the Project.

5.2 The Developer shall be entitled to collect and recover all charges related to:

- (a) Approvals, licenses, and sanctions,
- (b) Electricity, water, sewerage treatment connections and supply, including all deposits and fees payable to government authorities,
- (c) Any other statutory or municipal levies related to project development.

These charges (collectively, "**Utility Charges**") shall be fully recovered from prospective allottees, buyers, or purchasers, and the Developer shall not be obligated to bear these costs independently.

5.3 The Developer shall have full discretion in determining the proportionate share of Utility Charges payable by each purchaser and shall be solely entitled to collect and appropriate these amounts.

1	Chaitanya	7	2021
2	22 अक्टूबर	8	2021
3	31 दिसंबर	9	2021
4	दिनांक	10	संस्कारण
5	Devaraj	11	2021
6	P Kumar TRISOL RED DEVELOPERS LLP	12	2021



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5.4 In the event any purchaser requests modifications, upgrades, or extra amenities beyond the standard specifications of the Project ("Specification Deviations"), the Developer shall be entitled to charge additional costs ("Specification Change Amounts") from such purchasers. The First Parties shall have no claim over any Specification Change Amounts collected by the Developer.

5.5 Subject to the Farmers providing the necessary support and cooperation from time to time for the timely execution of the Project, the Farmers acknowledge and confirm that the Developer shall share the profits generated from the sale of units in the Project with the Farmers. However, such profit share shall not exceed a total amount of Rs. 14,53,43,400.00 (Rupees Fourteen Crore Fifty-Three Lakhs Forty-Three Thousand Four Hundred only), out of which ₹2,87,49,994/- (Rupees Two Crore Eighty-Seven Lakh Forty-Nine Thousand Nine Hundred Ninety-Four only) has already been received by the Farmers prior to the Effective Date of this Agreement.

5.6 Upon receipt of the remaining profit share, in accordance with their respective shareholding in the said Land, the Developer shall have no further financial liability towards the Farmers in any manner whatsoever. The Farmers further acknowledge and confirm that, upon receiving the balance consideration as stipulated in the above clause, they shall have no rights, title, claims, or interests of any nature whatsoever in or relating to the said Land.

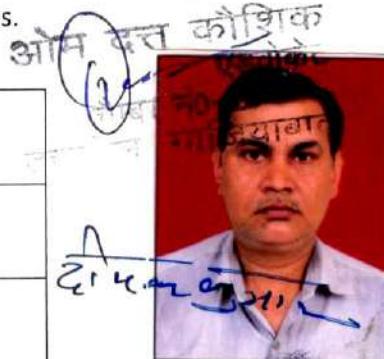
6. COMPLETION OF CONSTRUCTION

6.1 The Developer shall not be liable for any delay in completing the construction of the Project if such delay is caused by Force Majeure events, including but not limited to:

- (a) Changes in laws, policies, or regulations affecting construction or approvals.
- (b) Delays in obtaining or processing approvals from governmental authorities.
- (c) Strikes, labor unrest, material shortages, or supply chain disruptions.
- (d) Adverse weather conditions, natural calamities, or disasters.
- (e) Court orders, legal disputes, or injunctions affecting construction activities.
- (f) Any other event beyond the Developer's reasonable control.

6.2 Upon the occurrence of a Force Majeure event, the Developer shall be entitled to an automatic extension of the completion timeline for a period equal to the duration of the Force Majeure event, without any penalty, liability, or claim for damages from the First Parties.

1	Chaitanya	7	परमार
2	दीपक अमरा	8	दीपक अमरा
3	मिशन ग्रुप	9	मिशन ग्रुप
4	विजय	10	विजय
5	Deependra	11	गोप्य
6	Plumey	12	TRISOL RED DEVELOPERS LLP



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6.3 The First Parties expressly waive any right to claim compensation, damages, penalties, or termination of this Agreement on account of any delay in the completion of construction, regardless of the reason for such delay.

6.4 The Developer's rights under this Agreement, including development rights, marketing rights, and financial arrangements, shall remain valid and binding regardless of any delay in construction completion. The First Parties shall not have any right to revoke, terminate, or demand modification of this Agreement due to construction delays.

7. REPRESENTATIONS AND WARRANTIES

7.1 Each Party represents and warrants to the other that:

7.1.1 Each Party has the legal capacity, authority, and power to enter into and perform this Agreement, and upon execution, this Agreement shall constitute a legal, valid, and binding obligation enforceable against them in accordance with its terms.

7.1.2 The individuals executing this Agreement on behalf of the Parties are duly authorized to sign and bind the respective Parties.

7.1.3 The execution and performance of this Agreement do not conflict with any applicable law as of the date hereof, nor do they violate any agreements, obligations, or court orders applicable to either Party.

7.2 The First Parties jointly and severally represent, warrant, and undertake as follows:

7.2.1 The First Parties are the absolute, legal, and undisputed owners of the said Land, having clear, marketable, and encumbrance-free title, and are in exclusive possession thereof.

7.2.2 The First Parties have not entered into any sale, development, joint venture, or other agreement with any third party regarding the said Land, nor have they issued any power of attorney (except for the Irrevocable Power of Attorney granted in favor of the Developer under this Agreement).

7.2.3 All property taxes, cesses, levies, and charges related to the said Land have been fully paid up to the Effective Date. If any arrears, penalties, or demands arise for any period prior to execution, the First Parties shall pay such amounts within seven (7) days, failing which the Developer shall have the right

1	Creation	7	प्रदर्शन	ओम बत कौरिया एडवोकेट नं०-२०१८ गाजियाबाद
2	225 फैट	8	दीयन ०३५१२	तहसील गाजियाबाद
3	3215 फैट	9	२२१९१२ रु	
4	प्र० ११८८	10	४३२१८८	
5	Rekhard	11	(१) ई	
6	Plumer TRISOL RED DEVELOPERS LTD	12		

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to adjust such amounts from the consideration payable to the First Parties.

7.2.4 The said Land is free from all encumbrances, liens, charges, mortgages, court attachments, or acquisition proceedings. The First Parties warrant that no third party has any claim, interest, right, title, or lien on the said Land.

7.2.5 There are no environmental restrictions on the said Land, and it is legally fit for development as per applicable Laws.

7.2.6 The First Parties have not created any easement, license, or third-party rights over the said Land, and there exists free and unrestricted access to and from the property.

7.2.7 The said Land is not subject to any pending or decided litigation, lis pendens, attachment, or injunction that would impact the Developer's rights under this Agreement.

7.2.8 The First Parties have not received any notice from any government authority regarding violations, encroachments, or legal proceedings affecting the said Land.

7.2.9 No other person or entity has any right, interest, or claim over the said Land that could affect the Developer's rights or the Project.

7.2.10 The said Land is not subject to any acquisition or requisition proceedings, and there are no pending government notifications affecting ownership or possession.

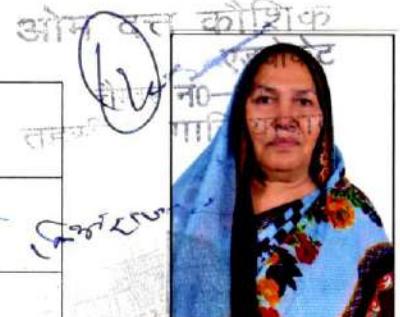
7.2.11 The said Land is not subject to any pending or unpaid taxes, including property tax, wealth tax, capital gains tax, or income tax claims.

7.2.12 The First Parties have not undertaken any action that would limit, restrict, or impair their ownership rights, or otherwise prevent them from performing their obligations under this Agreement.

7.2.13 There are no tenancy claims, leasehold interests, or occupancy rights in the said Land under any law, and no person has any lawful claim to possession or tenancy.

7.2.14 The First Parties have not received any government or judicial order that could affect the title, marketability, or development potential of the said Land.

1	Chintan	7	10/11/2023
2	22st May	8	22 May 2023
3	22nd May	9	22/05/2023
4	Chintan	10	22/05/2023
5	Peter and	11	22/05/2023
6	Pawan	12	22/05/2023





7.2.3 The First Parties shall fully indemnify the Developer against any third-party claims, legal proceedings, or financial losses arising from a breach of the above representations and warranties.

8. FIRST PARTIES' OBLIGATIONS AND COVENANTS

8.1 The First Parties shall be jointly and severally liable for all their obligations under this Agreement.

8.2 The First Parties have executed an Irrevocable Power of Attorney (titled "**Authorization, Consent, and Declaration**") in favor of the Developer, granting it full and exclusive rights to: **(a)** Obtain all necessary Approvals, including but not limited to project sanctions, construction permits, and completion certificates; **(b)** Enter into agreements for sale, lease, license, or assignment of any portion of the Project, including receipt of consideration for such transactions. The Developer shall have the exclusive right to execute and register sale deeds, lease deeds, mortgage deeds, license deeds, assignment agreements, and all related instruments in favor of third parties; and **(c)** Raise financing from banks, financial institutions, or private lenders by creating mortgages, charges, liens, or any other encumbrance over the Project, Developer's Saleable Area, or any part thereof. The Developer shall have the exclusive discretion to determine the quantum, timing, and security for such financing.

8.3 The First Parties shall not revoke, cancel, or interfere with the Authorization, Consent, and Declaration, as it is a power coupled with an interest granted to secure the Developer's investment.

8.4 All expenses and costs related to ensuring the absolute marketable title of the said Land shall be fully borne by the First Parties.

8.5 The First Parties shall fully indemnify and hold the Developer harmless against any claims, disputes, legal proceedings, losses, damages, costs, expenses, or liabilities arising in relation to:

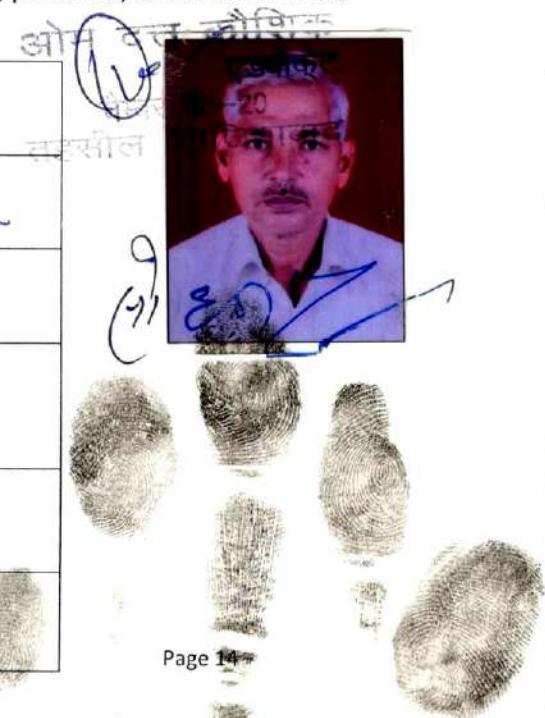
- (a) Any defect, dispute, or encumbrance affecting the title of the said Land.
- (b) Any claims from third parties asserting rights over the said Land.
- (c) Any legal proceedings, court orders, or government actions that impact the Developer's rights under this Agreement.
- (d) Any agreements, commitments, or obligations entered into by the First Parties before the execution of this Agreement.

8.6 The Developer shall have the right to deduct any outstanding liabilities, penalties, or claims from the consideration payable to the First Parties.

1	Chaitanya	7	2023/24
2	22st May 2021	8	2023/24
3	22nd May 2021	9	2023/24
4	claiming	10	2023/24
5	Pawan Kumar	11	2023/24
6	Pawan Kumar	12	2023/24

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Pawan Kumar





8.7 The First Parties shall sign, execute, and provide all required applications, affidavits, undertakings, declarations, and supporting documents as required by the Developer to ensure the uninterrupted development, construction, marketing, and sale of the Project.

8.8 The First Parties shall not, under any circumstances:

- (a) Encumber, mortgage, lease, transfer, sell, or create any third-party rights over the said Land or any part thereof.
- (b) Grant any license, occupancy rights, or power of attorney to any third party in respect of the said Land.
- (c) Enter into any joint development agreements, collaboration agreements, or other arrangements related to the said Land with any other entity or individual.

8.9 Any unauthorized encumbrance, sale, or agreement entered into by the First Parties shall be deemed null and void, and the Developer shall have the right to seek specific performance and damages.

8.10 The First Parties shall ensure that the Developer, its agents, employees, contractors, and any person acting on its behalf have unrestricted, uninterrupted, and exclusive access to the said Land for the purpose of development, construction, marketing, and/or sale of the Project.

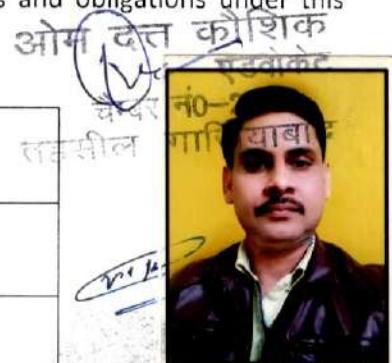
8.11 The Developer shall not be required to obtain any further consent, approval, or authorization from the First Parties for:

- (a) Selling, leasing, or otherwise transferring any part of the Project.
- (b) Executing sale deeds, lease agreements, and transfer documents in favor of third-party buyers.
- (c) Mortgaging or creating security over Developer's Saleable Area for financing purposes.

8.12 The First Parties shall not engage in any act, omission, or conduct that may:

- (a) Obstruct, delay, or hinder the development, construction, or marketing of the Project.
- (b) Create nuisance, disputes, or conflicts with third-party buyers, occupants, or authorities.
- (c) Raise objections or impose conditions on the Developer's rights and obligations under this Agreement./

1	Chaitanya	7	DCRIT
2	2225 प्राति	8	2225 प्राति
3	3721 लक्ष्मी	9	3721 लक्ष्मी
4	गोपनी	10	18-3-2022
5	Received	11	G. S. G.
6	P. Kumar	12	TRISOL RED DEVELOPERS LLP





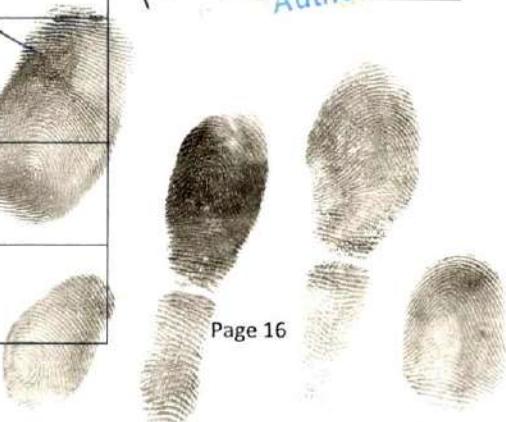
8.13 Any breach of this clause shall constitute a material breach, entitling the Developer to seek specific performance, injunctive relief, and damages from the First Parties.

9. INDEMNIFICATION

9.1 The First Parties, jointly and severally, irrevocably and unconditionally agree to indemnify, defend, and hold harmless the Developer, its designated partners, agents, consultants, nominees, assignees, employees, successors, affiliates, lenders, and representatives (collectively, the "Indemnified Parties") from and against any and all losses, liabilities, damages, claims, demands, penalties, fines, costs, expenses (including legal and professional fees), or proceedings that may be suffered, incurred, or initiated against the Indemnified Parties, arising directly or indirectly from:

- (a) Any defect, dispute, or challenge in the ownership, title, possession, or marketability of the said Land, including any claims from third parties, governmental authorities, or legal heirs of the First Parties.
- (b) Any misrepresentation, false statement, inaccuracy, or breach of any representations, warranties, or covenants made by the First Parties under this Agreement.
- (c) Any failure, delay, or breach by the First Parties in fulfilling their obligations, commitments, approvals, or documentation required under this Agreement, including failure to execute supporting documents for sales, lease, approvals, or financing.
- (d) Any encumbrance, lien, mortgage, charge, third-party claim, or legal dispute over the said Land, whether pre-existing or created in violation of this Agreement, that affects the Developer's rights, title, construction, or marketing of the Project.
- (e) Any government action, court order, litigation, or penalty arising due to past or ongoing legal, regulatory, or statutory violations by the First Parties, affecting the said Land or the Project.
- (f) Any obstruction, delay, interference, or disruption caused by the First Parties or any person acting through or on behalf of them, which affects the smooth execution of the Project, including any litigation, complaints, disputes, or third-party objections arising due to their actions or inactions.
- (g) Any unpaid taxes, statutory dues, cesses, or other outgoings related to the said Land or any prior liabilities of the First Parties, which may be claimed by authorities or third parties.

1	Chintan	7	TRISO
2	First Street	8	Shivam
3	Shivam Group	9	TRISO
4	Glamour	10	TRISO
5	Bethard	11	Alen
6	P Kumar	12	TRISO RED DEVELOPERS LLP



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(h) Any liabilities, obligations, or claims arising due to any commitments, contracts, or agreements entered into by the First Parties before the execution of this Agreement, which may have an adverse impact on the Developer or the Project.

9.2 The First Parties expressly agree that this indemnity shall survive the termination, expiry, or completion of this Agreement, and shall remain binding upon their legal heirs, successors, assigns, and representatives. The Developer shall have the sole right to recover any indemnifiable losses by offsetting amounts from any consideration payable to the First Parties or by initiating appropriate legal action.

10. TAXES, MAINTENANCE, DEPOSITS ETC.

10.1 The Developer shall pay and discharge all municipal taxes, duties, cess(es) and other public dues with respect to the said Land and the Project from the Effective Date up to the date of completion. The responsibility to discharge these taxes, duties, cess(es) and other public dues shall be proportionately transferred to the purchasers on absolute conveyance of the individual units to them.

10.2 Both Parties shall pay their respective requisite capital gains tax based on the transactions envisaged by this Agreement.

10.3 The Developer shall, from the Effective Date, during construction and thereafter maintain the said Land and the buildings constructed thereon and the Common Areas and the Restricted Common Areas, at its own cost, in a good condition and shall not do or suffer to be done anything in or to the said Land, which may be contrary to Law or which will cause obstruction or interference to occupants of other properties neighboring the said Land.

11. MARKETING, PUBLICITY, PRICING

11.1 The Developer shall have the sole, exclusive, and unrestricted right to market, advertise, promote, and sell or lease units in the Project without requiring any consent, approval, or interference from the First Parties. The Developer shall be entitled to use any marketing strategy, agency, consultant, or third-party broker at its sole discretion.

11.2 The First Parties irrevocably agree that they shall not, directly or indirectly **(a)** engage in or facilitate any marketing, sales, or promotional activity related to the Project; **(b)** appoint any agents, brokers,

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2	EST STATE	8	21 NOV 2012
3	312115 3912	9	21/11/2012
4	gains	10	21/11/2012
5	Rekha	11	glen
6	P Kumar	12	TRISOL RED DEVELOPERS LLP



or third parties to market or sell units in the Project; (c) approach or negotiate with any prospective buyer or lessee for any unit in the Project.

11.3 Any violation of this clause by the First Parties shall be considered a material breach of this Agreement, entitling the Developer to seek specific performance, injunctive relief, and damages from the First Parties.

11.4 The Developer shall have absolute authority to install and display marketing materials, including but not limited to:

- (a) Billboards, signboards, hoardings, banners, and digital screens within and outside the Project premises;
- (b) Advertisements in newspapers, magazines, television, radio, and online media, including social media platforms and real estate portals;
- (c) Sales and marketing events, customer engagement programs, promotional campaigns, and open houses at its discretion;
- (d) Appointment of sales agents, brokers, or channel partners to maximize outreach and commercial success.

11.5 The First Parties shall not remove, modify, obstruct, or interfere with any signboards, hoardings, or promotional materials installed by the Developer. Any unauthorized interference by the First Parties shall constitute a material breach, entitling the Developer to injunctive relief and damages.

11.6 The Developer shall have the sole and absolute right to determine the (a) Project name, brand, and logo; (b) Names of buildings, towers, streets, and common areas within the Project; and (c) Design, theme, and visual identity of the Project.

11.7 The First Parties expressly waive any right to propose, suggest, or challenge any branding decisions made by the Developer. The First Parties shall not use or associate themselves with the Project's name, branding, or marketing in any manner.

11.8 The Developer shall have exclusive and unfettered discretion to (a) Determine and revise pricing, payment structures, booking terms, and financing options for sale or lease of units in the Project; (b) Offer discounts, incentives, or bulk sale arrangements at its sole discretion; (c) Modify payment schedules and acceptance terms based on market conditions; (d) Engage in early bird, or limited-time promotional offers without any approval from the First Parties.

1	Contract	7	2025
2	22st Street	8	Signature
3	32nd Street	9	22nd Street
4	Planning	10	Planning
5	Received	11	Eddy
6	R Kumar	12	TRISOL RED DEVELOPERS LLP



11.9 The First Parties shall have no right to challenge, interfere with, or impose any conditions on the Developer's pricing decisions.

11.10 After paying the First Parties in compliance with clause 5.5 the Developer shall be entitled to retain and appropriate 100% of the revenue from the sale, lease, licensing, or any other commercial arrangement of units in the Project. The First Parties expressly waive any right, claim, lien, or demand over the proceeds or income generated from such transactions.

11.11 If the First Parties violate any provision of this Clause, the Developer shall be entitled to (a) seek an immediate injunction restraining the First Parties from engaging in unauthorized marketing or interfering with the Developer's sales efforts; (b) claim liquidated damages of Rs. 10,000 (Indian Rupees Ten Thousand Only) per violation, which shall be deducted from any payments due to the First Parties; and (c) Recover all financial losses and legal expenses arising from any unauthorized marketing or sales activity by the First Parties.

11.12 The Developer shall pay the balance amount of Rs 11,65,93,406/- (Indian Rupees Eleven Crore Sixty-Five Lakhs Ninety-Three Thousand Four Hundred and Six Rupees Only) to the First Parties by 31st December 2025. The Developer shall be entitled to a grace period without any interest, penalty, or claim for damages from the First Parties. The First Parties irrevocably agree that they shall not demand any acceleration of payment or create any encumbrance, lien, or third-party rights over the said Land during this period.

12. DOCUMENTS OF TITLE

12.1 The First Parties shall, simultaneously with the execution of this Agreement, irrevocably deposit the original title deeds and/or katauni/fard related to the said Land, as detailed in **ANNEXURE-C**, with the Developer.

12.2 The Developer shall have exclusive possession and control over the original title deeds and/or katauni/fard for the entire duration of the Project and shall have the right to use, retain, and deal with them as required for the purpose of implementing the Project.

12.3 The First Parties expressly waive any right to demand possession or interfere with the custody of the original title deeds and/or katauni/fard at any time.

1	Chitrakup	7	30/12
2	22st Street	8	21/09/13
3	321/23/24	9	21/09/12
4	Gram-aq	10	18/12/12
5	Tekhawas	11	15/09/12
6	21/09/12	12	15/09/12

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Pawan Kumar
Authorised Signatory



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12.4 Notwithstanding anything contained herein, the Developer shall have the absolute right to use, pledge, deposit, or assign the original title deeds and/or katauni/fard as collateral security for raising loans, credit facilities, or financing from any bank, financial institution, lender, investor, or creditor for the purpose of developing and implementing the Project.

12.5 Such deposit shall be in accordance with Clause 16, and the First Parties expressly agree that they shall not object, delay, or interfere in the Developer's financing arrangements.

12.6 The Developer shall have the right to substitute, modify, or refinance any loans or financial arrangements by using the original title deeds and/or katauni/fard without requiring any consent or approval from the First Parties.

12.7 Upon execution of sale deeds for individual units in the Project, the Developer shall determine, at its sole discretion, the manner in which the original title deeds and/or katauni/fard shall be handled, retained, or assigned. The First Parties shall have no right to demand or claim any authority over the custody or use of the original title deeds and/or katauni/fard. If required by lenders, financiers, or regulatory authorities, the Developer shall be entitled to retain possession of the original title deeds and/or katauni/fard until all financial obligations and liabilities related to the Project are fully discharged.

13. TERMINATION

13.1 The Developer shall, at its sole and absolute discretion, be entitled to terminate this Agreement in the event that:

- (a) Any representation, warranty, or assurance made by the First Parties regarding their title to the said Land is found to be false, inaccurate, misleading, or untrue in any manner; or
- (b) The First Parties breach any of their representations, warranties, obligations, or covenants under this Agreement, including failure to cooperate in approvals, financing, development, or sale of the Project; or
- (c) The First Parties, directly or indirectly, create or permit any encumbrance, mortgage, lien, or third-party interest over the said Land without the prior written consent of the Developer; or
- (d) Any government, regulatory, or judicial action arises due to past or undisclosed claims against the First Parties that affects the Developer's rights or delays the Project.

13.2 Upon termination of this Agreement under this clause:

1	Chintan	7	TRISOL RED
2	22st May 2021	8	Silicon 2021/2
3	32nd May 2021	9	2021/2
4	Ganesh	10	2021/2
5	Telchand	11	Ganesh
6	Pranav	12	Pranav

TRISOL RED DEVELOPERS LLP
Rivon Kumar
Authorised Signatory



- (a) The First Parties shall be liable to immediately refund to the Developer all amounts paid to them under this Agreement, together with interest at the rate of 9.5%* per annum which may be subject to change as per rules (MCLR+1%) from the date of receipt until full repayment.
- (b) The First Parties shall compensate the Developer for all costs, expenses, and investments incurred in the Project up to the date of termination, including but not limited to costs of construction, approvals, marketing, financing, professional fees, and other expenditures.
- (c) The First Parties shall pay the Developer liquidated damages equalling to transaction value in clause 5.5 of this agreement, which the Parties acknowledge as a genuine pre-estimate of the Developer's loss due to the First Parties' breach.
- (d) The Developer shall have an automatic and enforceable lien on the said Land for the recovery of all outstanding amounts, which shall remain in force until full settlement by the First Parties.
- (e) The Developer shall be entitled to initiate legal action, including specific performance, injunctive relief, and recovery proceedings, without prejudice to its rights under this Agreement or applicable Laws.

14. ACQUISITION

If any part of the said Land is acquired after the execution of this Agreement and during the development of the Project, and if the Developer determines that the remaining said Land can be profitably developed, the compensation payable in respect of the land acquired shall be paid in full to the First Parties and the compensation payable in respect of the construction and development (and procurement of all plans, designs approvals and sanctions) made shall be paid by the First Parties to the Developer within 7 days from the date compensation received by the First Parties, with the Developer retaining a right to develop the remaining part of the said Land in accordance with this Agreement. If, however, the Developer determines that the remaining said Land cannot be profitably developed, it shall be entitled to terminate this Agreement and share in the compensation awarded in the manner provided in the preceding sentence. In such a case, the Developer shall also be entitled to be compensated by the First Parties for any development on the un-acquired portion of the said Land.

15. NOT A PARTNERSHIP

Nothing in this Agreement shall deem the relationship of the Parties to be construed as a partnership, agency or otherwise and/or an agreement to sell but shall be construed strictly in accordance with the covenants contained in this Agreement.

1	Chattan	7	2020
2	2125 5/12/21	8	21/05/2021
3	3121 → 2021	9	2021/2022
4	Planning	10	Planning
5	Plots	11	2021
6	Plots	12	2021

TRISOL RED DEVELOPERS LLP
Pawan Kumar
Authorised Signatory



16. LOANS

16.1 The Developer shall have the sole and absolute right to obtain loans, credit facilities, or other financing arrangements from banks, financial institutions, non-banking financial companies (NBFCs), or private lenders for any purpose related to the construction, development, marketing, or implementation of the Project. For such financing, the Developer shall be entitled to create mortgages, charges, liens, or other security interests over the Said Land and/or Project, including Developer's Saleable Area, without requiring any consent, approval, or interference from the First Parties.

16.2 The First Parties expressly waive any claim, interest, or right over the financing proceeds raised by the Developer.

16.3 All loans, financial obligations, and liabilities incurred by the Developer shall be the sole responsibility of the Developer, and the First Parties shall have no liability whatsoever in respect of any such borrowings.

16.4 The Developer shall have the exclusive right to deposit the original title deeds and/or katauni/fard of the said Land with banks or financial institutions for the purpose of creating an equitable mortgage or any other security arrangement as required for availing financial facilities.

16.5 The First Parties irrevocably agree that they shall not object, delay, or interfere in the Developer's financing arrangements or the deposit of original title deeds and/or katauni/fard.

16.6 The First Parties shall, upon the Developer's request, immediately sign, execute, and deliver all necessary documents, including:

- (a) original title deeds and/or Katauni/Fard
- (b) No-Objection Certificates (NOCs)
- (c) Letters of Confirmation, Declarations, and Undertakings
- (d) Any other certificates or supporting documents required by financial institutions

16.7 Failure by the First Parties to comply with this obligation within seven (7) days of receiving such a request shall constitute a material breach of this Agreement, entitling the Developer to:

1	<i>Chintan</i>	7	<i>Aditya</i>
2	<i>22/01/2012</i>	8	<i>22/01/2012</i>
3	<i>22/01/2012</i>	9	<i>22/01/2012</i>
4	<i>gaining</i>	10	<i>gaining</i>
5	<i>Tejal</i>	11	<i>Tejal</i>
6	<i>Pranav</i>	12	<i>Pranav</i>

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Authorised Signatory



- (a) Seek injunctive relief and specific performance to compel compliance.
- (b) Recover damages from the First Parties for any losses incurred due to delays in financing.
- (c) Deduct an amount of Rs. 1,00,000 per day of delay from any payments due to the First Parties.

16.8 The Developer shall have the exclusive right to obtain pre-approvals for loans, financing, or home loan facilities from nationalized banks, private banks, NBFCs, or other financial institutions to benefit prospective purchasers of units in the Project.

16.9 The First Parties shall not unreasonably withhold, delay, or condition their consent in executing any documents required for such approvals, including but not limited to:

- (a) Title confirmation letters
- (b) NOCs for bank financing
- (c) Verification of property documents

Any delay by the First Parties in providing these documents shall be deemed a material breach, entitling the Developer to legal remedies and compensation for any resulting losses.

17. DISPUTE RESOLUTION

17.1 If any dispute arises amongst Parties hereto during the subsistence of this Agreement or thereafter, in connection with the validity, interpretation, implementation or alleged breach of any provision of this Agreement or regarding a question, including the questions as to whether the termination of this Agreement has been legitimate, the Parties shall endeavor to settle such dispute amicably.

17.2 In the case of failure by the Parties to resolve the dispute in the manner set out above within 30 (thirty) days from the date when the dispute arose (or such longer period as the Parties may agree to in writing), the dispute shall be referred to a sole arbitrator, being a retired High Court Judge, appointed by the Developer. The arbitration shall be held solely and finally in Noida under the Arbitration and Conciliation Act, 1996 as amended from time to time. The proceedings of the arbitration shall be conducted in the English language. The costs and expenses of the arbitration, including, without limitation, the fees of the arbitration and the fees of the arbitrator, shall be borne by the Parties in the manner decided by the arbitrator.

17.3 Each Party shall co-operate in good faith to expedite, to the maximum extent practicable, the conduct of any arbitral proceedings commenced under this Agreement.

1	Chaitanya	7	ABIN
2	22st May 18	8	21st May 18
3	22nd May 18	9	21st May 18
4	gaining	10	gaining
5	Techno	11	21/05/18
6	Plumx	12	21/05/18

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Ritesh Kumar
Authorised Signatory



17.4 The arbitrator's award shall be substantiated in writing and the Parties shall submit to the arbitrator's/arbitral panel's award which shall be enforceable in any competent court of law.

17.5 The provisions of this Clause shall survive termination of this Agreement.

18. NOTICES

18.1 Any notice and other communications provided for in this Agreement shall be in writing and shall be delivered personally, sent by post, by fax, by internationally recognized courier service or registered mail, in the manner as elected by the Party giving such notice to the following addresses:

In the case of notices to the

Owner 1: **SH. CHATARPAL**

Address: H-66, Sector-9, Vijay Nagar, Ghaziabad, Uttar Pradesh- 201009

Attention: Sh. Chatarpal

Telephone:

Email:

In the case of notices to the

Owner 2: **SH. SURAJ PRAKASH**

Address: H-84 Sector-9, Vijay Nagar, Ghaziabad, Uttar Pradesh- 201009

Attention: Sh. Suraj Prakash

Telephone:

Email:

In the case of notices to the

Owner 3: **SH. ASHOK KUMAR**

Address: H-63, Sector-9, Vijay Nagar, Ghaziabad, Uttar Pradesh- 201009

Attention: Sh. Ashok Kumar

Telephone:

Email:

In the case of notices to the

Owner 4: **SH. DEEWA CHAND**

Address: H-63, Sector-9, Vijay Nagar, Ghaziabad, Uttar Pradesh- 201009

Attention: Sh. Divan Chand

Telephone:

Email:

In the case of notices to the

Owner 5: **SH. TEK CHAND**

Address: H-62, Sector-9, New Vijay Nagar, Ghaziabad, Uttar Pradesh- 201009

Attention: Sh. Tek Chand

Telephone:

Email:

In the case of notices to the

Owner 6: **SH. RAVINDER KUMAR**

Address: H-65, New Vijay Nagar Sector 9, Ghaziabad, Uttar Pradesh-201009

Attention: Sh. Ravinder Kumar

Telephone:

Email:

In the case of notices to the

Owner 7: **SH. NETRAM**

Address: 210 Gali No-8, Ambedkar Nagar, Ghaziabad, Uttar Pradesh- 201009

Attention: Sh. Netram

In the case of notices to the

Owner 8: **SH. DEEPAK KUMAR**

Address: H-65, New Vijay Nagar Sector 9, Ghaziabad, Uttar Pradesh-201009

Attention: Sh. Deepak Kumar

In the case of notices to the

Owner 9: **SH. YASHVIR SINGH**

Address: H-84 Sector-9 New Vijay Nagar, Ghaziabad, Uttar Pradesh- 201009

Attention: Sh. Yashvir Singh

1	Chatarpal	7	Suraj
2	22st May 2012	8	21st May 2012
3	21st May 2012	9	21st May 2012
4	Divan	10	Deepak
5	Rekhard	11	Deepak
6	Plumar	12	

TRISOL RED DEVELOPERS LLP
Buron Kumar
Authorised Signatory



Telephone:
Email:

Telephone:
Email:

Telephone:
Email:

In the case of notices to the
Owner 10: **SMT. RAJKALI**
Address: H-65 Sector-9 New Vijay
Nagar, Ghaziabad, Uttar Pradesh-
201009
Attention: Smt. Rajkali
Telephone:
Email:

In the case of notices to the
Owner 11: **SH. SOHAN PAL SINGH**
Address: H-64, Sector 9, New
Vijay Nagar, Ghaziabad, Uttar
Pradesh-201009
Attention: Sh. Sohan Pal Singh
Telephone:
Email:

In the case of notices to the
Owner 12: **SH. VIRENDER KUMAR**
Address: H-65, Sector-9 New
Vijay Nagar, Ghaziabad, Uttar
Pradesh-201009
Attention: Sh. Virender Kumar
Telephone:
Email:

In the case of notices to the Developer:
TRISOL RED DEVELOPERS LLP
Address: B – 92, SECTOR 63,
Noida, Uttar Pradesh – 201301
Attention: Sh. Pawan Kumar
Telephone:
Email:

18.2 All notices shall be deemed to have been validly given on (a) the business date immediately after the date of transmission with confirmed answer back, if transmitted by facsimile transmission, or (b) upon receipt if delivered personally or (c) 3 (three) Business Days after posting, if transmitted by courier or registered airmail or (d) 5 (five) Business Days if sent by post.

18.3 Any Party may, from time to time, change its address or representative for receipt of notices provided for in this Agreement by giving to the other Party not less than 30 (thirty) days prior written notice.

19. MISCELLANEOUS

19.1 Confidentiality and non-disclosure

1	Contract	7	✓ 03/05
2	22st May	8	✓ 24th May 2012
3	22nd May	9	✓ 21/05/2012
4	Chair -AG	10	✓ 15th June 2012
5	Petroleum	11	✓ 16th June 2012
6	Plumber	12	✓ 16/06/2012

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Pawan Kumar
Authorised Signatory



19.1.1 The First Parties acknowledge that the First Parties, their respective consultants, employees or agents may, in the course of this Agreement be exposed to or acquire information which is proprietary or confidential to the Developer, its Affiliates, its/their respective clients, or to any third parties to whom the Developer owes a duty of confidentiality. Any and all non-public information of any form obtained by the First Parties, their respective consultants, employees or agents during this Agreement shall be deemed to be confidential information. The First Parties shall hold the confidential information in strict confidence and not copy, reproduce, sell, assign, license, market, transfer or otherwise dispose of, give or disclose such information to third parties or use such information for any purpose whatsoever other than the provision contemplated by this Agreement and shall advise each of their respective employees or agents who may be exposed to the confidential information of their obligations to keep such information confidential.

19.1.2 The First Parties and their respective employees and agents shall not, without the prior written consent of the Developer in each instance, (i) use in advertising, publicity, or otherwise the name of the Developer, or any Affiliate of the Developer, or any partner, managing director, director, officer or employee of the Developer or any such Affiliate, or any trade name, trademark, trade device, service mark, symbol or any abbreviation, contraction or simulation thereof owned by the Developer or any of its Affiliates, or (ii) represent, directly or indirectly, that any product or any service provided by the First Parties have been approved or endorsed by the Developer.

19.1.3 The provisions of this Clause 19.1 shall survive completion and any termination of this Agreement.

19.2 Governing law and jurisdiction

The provisions of this Agreement shall be governed by, and construed in accordance with the laws of India. Subject to and without prejudice to Clause 17, each Party agrees that the courts at Ghaziabad, Uttar Pradesh shall have the exclusive jurisdiction to settle any claim or matter arising under this Agreement.

19.3 Specific performance

In the event that a Party commits a default of the terms of this Agreement then, the non-defaulting Party shall be entitled to such remedies, including remedies by way of damages and/or specific performance, as may be permitted under applicable Law, in addition to its rights and remedies under this Agreement.

1	Chaitanya	7	John
2	2125 ST 121	8	Shivay Singh
3	32016 GNTC	9	22012118
4	Shivay	10	Shivay
5	Rekha	11	Geeta
6	Phumay	12	Phumay

TRISOL RED DEVELOPERS LLP
Rawon Kumar
Authorised Signatory



19.4 Waiver

No delay in exercising or omission to exercise any right, power or remedy accruing to a Party upon any default under this Agreement shall impair any such right, power or remedy or shall be construed to be a waiver thereof or any acquiescence in such default, nor shall the action or inaction of such Party in respect of any default or any acquiescence by it in any default, affect or impair any right, power or remedy of such Party in respect of any other default.

19.5 Entirety

This Agreement constitutes the entire agreement between the Parties with respect to the subject matter hereof to the exclusion of all other understandings and assurances, either written or oral.

19.6 Assignment

No Party shall be entitled to assign or otherwise deal with this Agreement or any right under this Agreement without the prior written consent of the other Party provided that the Developers shall be entitled to assign its rights and obligations under this Agreement to any of its affiliates without being required to inform the Owner.

19.7 Severability

If any part or all of any provision of this Agreement is illegal or unenforceable, it may be severed from this Agreement and the remaining provisions of this Agreement shall continue to remain in force.

19.8 Costs and stamp duty

Stamp duty on this Agreement, the Power of Attorney termed as Authorization, Consent and Declaration and any other documents executed pursuant to this Agreement shall be borne solely by the Developer. It is clarified that the obligation of the Developer under this Clause shall not include the stamp duty, registration fees, legal and documentation fees payable in relation to the sale/lease of the individual units shall be payable by the concerned purchasers/lessees.

19.9 Survival

The provisions of Indemnification, Dispute Resolution, Notice, and Miscellaneous shall survive the

1	Chaitanya	7	20/3/15
2	2125 ST 9412	8	21/03/15
3	2125 ST 9412	9	21/03/15
4	Chaitanya	10	21/03/15
5	Prerna	11	21/03/15
6	Prerna	12	21/03/15

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Pawan Kumar
Authorised Signatory



(L.)

expiry or termination of this Agreement.

19.10 Counterparts

19.10.1 This Agreement may be executed in any number of counterparts and all of which taken together shall constitute one and the same instrument. The Parties may enter into this Agreement by signing any such counterpart and shall become effective when the Parties have signed all the sets.

19.10.2 The original stamped Agreement shall be retained by the Developer.

19.11 Amendment

No amendment, modification or termination of any provision of this Agreement shall be effective unless the same shall be in writing and signed by each of the Parties hereto.

19.12 Acknowledge and Understanding

The Parties acknowledge that they have received, reviewed, and fully understood the terms of this Agreement. The Farmers further acknowledge that this Agreement has been explained to them in their local language by their representative, and they have confirmed their understanding and acceptance of its terms.

[SIGNATURE PAGE FOLLOWS]

1	Chintan	7	JDRM
2	22st May 2021	8	21 May 2021
3	31/05/2021	9	21/05/2021
4	Chintan	10	21/05/2021
5	Pawan Kumar	11	Gleny
6	Phumer	12	Vivek

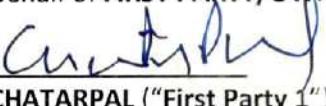
TRISOL RED DEVELOPERS LLP
Pawan Kumar
Authorised Signatory

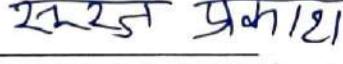


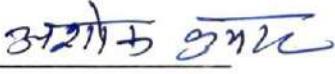
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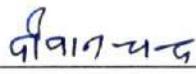
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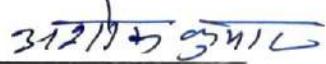
For and on behalf of FIRST PARTY/OWNERS(S)/LAND OWNERS(S)

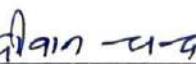
Signature: 
Name: SH. CHATARPAL ("First Party 1")
Date: 18-03-2025
Place: GHAZIABAD

Signature: 
Name: SH. SURAJ PRAKASH ("First Party 2")
Date: 18-03-2025
Place: GHAZIABAD

Witnesses: 1
Signature: 
Name: SH. ASHOK KUMAR
ID No: 234817248828
Date: 18-03-2025
Place: GHAZIABAD

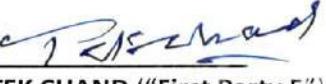
Witnesses: 2
Signature: 
Name: SH. DEEWAN CHAND
ID No: 213705471427
Date: 18-03-2025
Place: GHAZIABAD

Signature: 
Name: SH. ASHOK KUMAR ("First Party 3")
Date: 18-03-2025
Place: GHAZIABAD

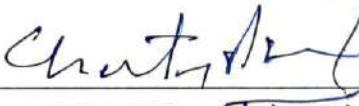
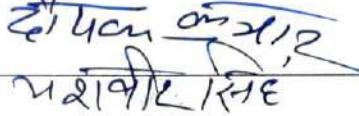
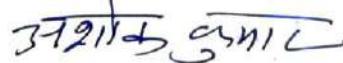
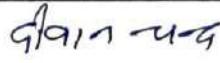
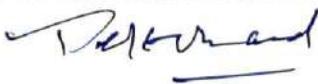
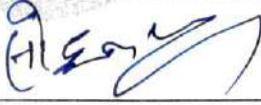
Signature: 
Name: SH. DEEWAN CHAND ("First Party 4")
Date: 18-03-2025
Place: GHAZIABAD

Witnesses: 3
Signature: 
Name: SH. TEK CHAND
ID No: 228791154937
Date: 18-03-2025
Place: GHAZIABAD

Witnesses: 4
Signature: 
Name: SH. RAVINDER KUMAR
ID No: 748287648597
Date: 18-03-2025
Place: GHAZIABAD

Signature: 
Name: SH. TEK CHAND ("First Party 5")
Date: 18-03-2025
Place: GHAZIABAD

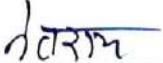
Signature: 
Name: SH. RAVINDER KUMAR ("First Party 6")
Date: 18-03-2025
Place: GHAZIABAD

1		7	
2		8	
3		9	
4		10	
5		11	
6		12	

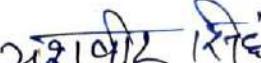
TRISOL RED DEVELOPERS LLP
Pawon Kumar
Authorised Signatory



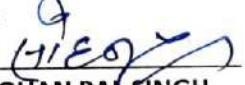
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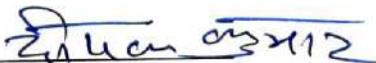
Witnesses: 5
Signature: 
Name: SH. NETRAM
ID No: 684874801447
Date: 18-03-2025
Place: GHAZIABAD

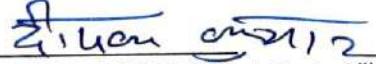
Signature: 
Name: SH. NETRAM ("First Party 7")
Date: 18-03-2025
Place: GHAZIABAD

Witnesses: 7
Signature: 
Name: SH. YASHVIR SINGH
ID No: 289950440977
Date: 18-03-2025
Place: GHAZIABAD

Signature: 
Name: SH. YASHVIR SINGH ("First Party 9")
Date: 18-03-2025
Place: GHAZIABAD

Witnesses: 9
Signature: 
Name: SH. SOHAN PAL SINGH
ID No: 225756663557
Date: 18-03-2025
Place: GHAZIABAD

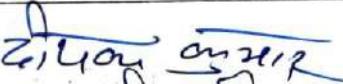
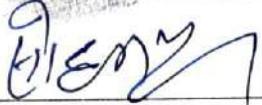
Witnesses: 6
Signature: 
Name: SH. DEEPAK KUMAR
ID No: 862213564803
Date: 18-03-2025
Place: GHAZIABAD

Signature: 
Name: SH. DEEPAK KUMAR ("First Party 8")
Date: 18-03-2025
Place: GHAZIABAD

Witnesses: 8
Signature: _____
Name: SOHAN PAL SINGH
ID No: 225756663557
Date: 18-03-2025
Place: GHAZIABAD

Signature: 
Name: SH. RAJKALI ("First Party 10")
Date: 18-03-2025
Place: GHAZIABAD

Witnesses: 10
Signature: 
Name: SH. VIRENDER KUMAR
ID No: 821898105835
Date: 18-03-2025
Place: GHAZIABAD

1	Chaitanya	7	
2	2225 अनंत	8	
3	312105 गणि	9	
4	गणेश	10	
5	Deependra	11	
6		12	

TRISOL RED DEVELOPERS LLP
Pawon Kumar
Authorised Signatory



Signature: _____
Name: **SH. SOHAN PAL SINGH** ("First Party 11")
Date: 18-03-2025
Place: GHAZIABAD

Signature: 
Name: **SH. VIRENDER KUMAR** ("First Party 12")
Date: 18-03-2025
Place: GHAZIABAD

Witnesses: 11
Signature: _____
Name: **SH. CHATARPAL**
ID No: 795073140710
Date: 18-03-2025
Place: GHAZIABAD

Witnesses: 12
Signature: _____
Name: **SH. SURAJ PRAKASH**
ID No: 588719947198
Date: 18-03-2025
Place: GHAZIABAD

For and on behalf of the **TRISOL RED DEVELOPERS LLP**

Signature: _____
Name: **SH. PAWAN KUMAR**
Designation: **DESIGNATED PARTNER**
Date: 18-03-2025
Place: GHAZIABAD

1	Chaturpal	7	Suraj
2	2225 5412	8	Suraj 0312
3	372105 9412	9	18/03/2025
4	Gaurav	10	Initiated
5	Pardeep Singh	11	Pardeep
6	Pawan Kumar	12	VIP

TRISOL RED DEVELOPERS LLP
Pawan Kumar
Authorised Signatory



presence of:

Witnesses: -1

Signature: Mukul Sharma

Name: Mukul Sharma S/O Sh. Dharampal Sharma

Address: - Village Nig Rayti, Pilkhauwa Post Office, Ghaziabad, Uttar Pradesh-245304

ID No: 250046121967

Date: 18-03-2025

Place: GHAZIABAD

ओम दस्तावेजिक



Mukul Sharma

Witnesses: -2

Signature: Shorabh

Name: Shorabh Singh Upadhyay S/O Sh. Satyapal Upadhyay

Address: - D-78, Ground Floor Swaranjyantipuram, Govindpuram, Ghaziabad, Uttar Pradesh-201013

ID No: 453757591375

Date: 18-03-2025

Place: GHAZIABAD

ओम दस्तावेजिक



Shorabh

1	<u>Chintan</u>	7	<u>Abhishek</u>
2	<u>2225 54121</u>	8	<u>दीपेन देवेश</u>
3	<u>312105 97112</u>	9	<u>निशाल रघु</u>
4	<u>Flora-104</u>	10	<u>निशाल रघु</u>
5	<u>Techmax</u>	11	<u>01802</u>
6	<u>P Kumar</u>	12	<u>Shiv</u>

TRISOL RED DEVELOPERS LLP
Pawan Kumar
Authorised Signatory

आवेदन सं०: 202500739023395

बही संख्या 1 जिल्द संख्या 22447 के पृष्ठ 297 से 376 तक क्रमांक 3047 पर दिनांक 18/03/2025 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मुखराम सिंह
उप निबंधक : सदर द्वितीय
गाजियाबाद
18/03/2025

प्रिंट करें

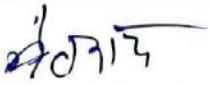
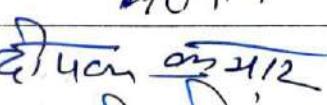
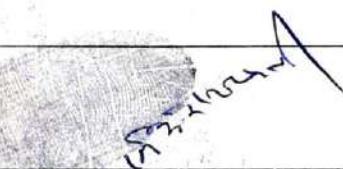
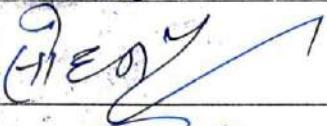
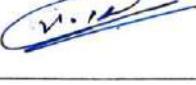


ANNEXURE-A: DESCRIPTION OF THE SAID LAND

Khasra No. 77MI Village-Dunda Hera, Pargana-Loni, Tehsil-Ghaziabad, District-Ghaziabad
admeasuring plot area 7590.00 Sq. Mt.

The boundaries of the land are as under:

NORTH	Boundary 40 Mtr. approx. at Land of First Party bearing Khasra No. 93 and 30 Mtr. others
SOUTH	Boundary 70 Mtr. approx. on 12-Meter-Wide Road approx.
EAST	Boundary 110 Mtr. approx.
WEST	Boundary 190 Mtr. approx. at Khasra No. 77 (Jitendra Yadav) side and others

1	Chutki Dung	7	
2	2125 9412	8	
3	37215 9412	9	
4	Grain - us	10	
5	C Tepchand	11	
6	Alamor	12	

TRISOL RED DEVELOPERS LLP
Pawan Kumar
Authorised Signatory



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE DESIGNATED PARTNERS OF TRISOL RED DEVELOPERS LLP ("LLP") IN ITS MEETING HELD ON 30 MAY 2023 OF THE DESIGNATED PARTNERS AT B-92 SECTOR-63 NOIDA UTTAR PRADESH 201301 OF THE LLP AT 3:00 P.M.

"RESOLVED THAT approval of the Designated Partners be and is hereby accorded for the smooth day to day functioning of the LLP, **Mr. Pawan Kumar** is required to appoint as an authorised signatory on behalf of the LLP. **Mr. Pawan Kumar** severally act as an authorised signatory and will represent the LLP to Banks, GST , Income Tax and All kind of works in which LLP is involved related to land purchase & sale , various other government and non-government authorities and will sign , submit and execute documents on behalf of the LLP.

RESOLVED THAT, The Designated Partners hereby authorised **Mr. Pawan Kumar** as an authorised signatory of the LLP.

FURTHER RESOLVED THAT *all the acts done or documents executed by authorised **Mr. Pawan Kumar** shall be binding on the LLP until the authority is withdrawn by the LLP on this behalf ."*

Certified True Copy
For TRISOL RED DEVELOPERS LLP

TRISOL RED DEVELOPERS LLP



Partner

SHORABH SINGH UPADHYAY
DIN 10132570
Designated Partner

RISOL RED DEVELOPERS LLP

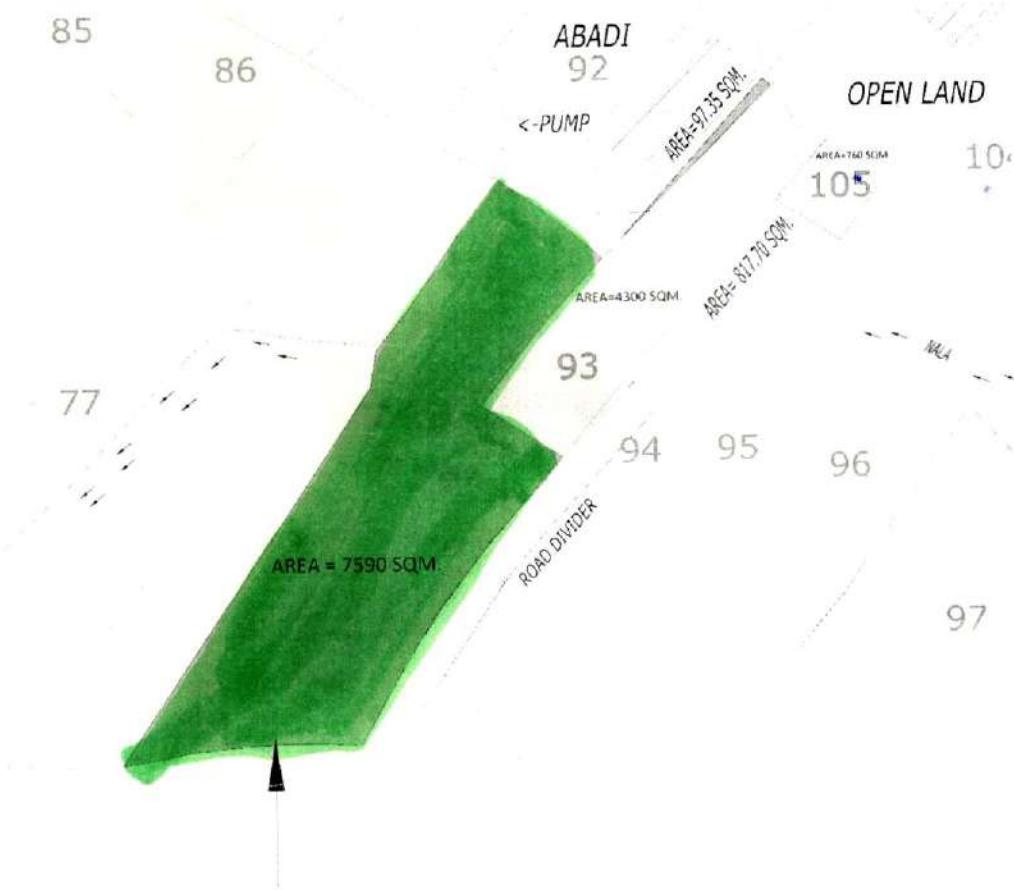

Pawan Kumar
Partner

PAWAN KUMAR
DIN 08445844
Designated Partner





DEMARCATION SKETCH OF THE PROPERTY



First Party

Second Party

1	Chintu Lal	7	D C R J M
2	22st May 12	8	22nd May 12
3	31st May 2012	9	22nd May 12
4	Ganesh	10	22nd May 12
5	Prakash	11	22nd May 12
6	Plumer	12	22nd May 12

TRISOL RED DEVELOPERS LLP
 Parom Kumar
 Authorised Signatory



ANNEXURE-B





ANNEXURE-C

ANNEXURE-C



ग्राम क्रमांक : 216962 ग्राम का नाम (प्रयोग) : हूँडा हेडा (लोनी) ग्रामीणता : गालियावाद जनपद : गाजियाबाद फैसली दर्द : 1426-1431 (01 जुलाई, 2018 से 30 जून, 2024) भाषा : 1 (1) खाता संख्या : 04701

फरसी वर्ष: 1426-1431 (01 जुलाई, 2018 से 30 जून, 2024) भाग: 1 (1) खाली संख्या: 970
प्राप्ति नं.: 210502 वर्ष/माह/दिन: 2024/06/25 (लाता) तरह/स्रोत: गोजयावाद
दस्तावेज़ नं.: 210502-2024-06-25-001

गणपद : गांधीयावाद

उद्योग प्रक्रमांक : R/9696220250386
TRISO

Lawson Kumar
Authorised Signatory

ग्राम क्रमांक : 216962 प्रामाण्य का नाम (परेंजा) : दुष्टा हड्डी (लोनी) तहसील : गाजियाबाद जनपद : गाजियाबाद फराती दर्द : 1426-1431 (01 जुलाई, 2018 से 30 जून, 2024) भाग : 1 (1) खाता संख्या : 04701 ब्रेणी : 1-क / भूमि जो संक्रमणीय भूमिधरों के अधिकार में हो।	खातेदार का विवरण	खातेदारी प्रारम्भ होने का विवरण	भूमि का विवरण	खातेदार का अंश
खातेदार संख्या : 77मि नाम/पिता-पति-संरक्षक-प्रबंधक का नाम / जाति कोड / आधार नं (अनिम चार अंक) अधिकार नं (6-9 रखाने के अंक) / पता / जन्मतिथि (अवधरक हेतु)	(2) नाम/पिता-पति-संरक्षक-प्रबंधक का नाम / जाति कोड / आधार नं (अनिम चार अंक) अधिकार नं (6-9 रखाने के अंक) / पता / जन्मतिथि (अवधरक हेतु)	(3) नाम/पालय का नाम / कम्प्यूटरीकृत वाट संख्या आदेश संख्या / आदेश का दिनांक / जीत का आधार	(4) र्क	(5) लाला (प्रतीक को)
सुरजनसिंह / रामसहाय / पुसुकपुर मनोदा टेकचन्द / रामसहाय / पुसुकपुर मनोदा सोहनपाल / रामसहाय / पुसुकपुर मनोदा चतरपाल / रामसहाय / पुसुकपुर मनोदा सूरजप्रकाश / रूपचन्द / पुसुकपुर मनोदा पश्चवीर / रूपचन्द / पुसुकपुर मनोदा	1379फ	77मि(2169620077204112)	(6) गाटे का कुल क्षेत्रफल (हे.)	(7) हिस्से में (हे.)
		0.7590	0.20	(8) खातेदार द्वारा देय भू-राजस्व

<p>दीपक कुमार / आशाराम / H-65सै.9विजयनगर,गा.बाद विरेन्द्र कुमार / आशाराम / H-65सै.9विजयनगर,गा.बाद रविन्द्र कुमार / आशाराम / H-65सै.9विजयनगर,गा.बाद राजकी देवी पत्नी / आशाराम / H-65सै.9विजयनगर,गा.बाद</p>		<p>कुल गाटे-एक कुल देवीकल-शून्य दर्शमालव सात पाँच नो शून्य (हेडरेर)</p>		<p>कुल भूराजस्त - शून्य दर्शमालव दो शून्य रूपये</p>	
<p>नामान्तरम्/परिवर्तन का</p>		<p>खारिज किया गया</p>		<p>दर्ज किया गया</p>	
<p>(10) चायपात्र का नाम / कम्प्यूटरीकृत वाद संख्या अथवा आदेश संख्या / आदेश का दिनांक / नामान्तरण का आधार / डिजिटल हस्ताक्षर नाम / हिंडिट हस्ताक्षर दिनांक</p>		<p>(11) नाम /पिता-पति-संरक्षक-प्रबंधक का नाम / जाति कोड/आधार नं (अनिम्न चार अंक) अथवा पैन नं (6-9 श्वान के अंक) / पता / जन्मतिथि (अवपस्क हेतु) (अवपस्क हेतु)</p>		<p>(12) गाटे का खसरा नम्बर / यूनीक यूनिक कोड</p>	
<p>1) राजस्व निरीक्षक /2019901128010142 /28-02-2019 /वरासत/ROOP CHANDA /21-01-2024 2) ऑनलाइन उत्तराधिकार /20231114000739000507 /23-06-2023 /वरासत /ROOP CHANDA /24-01-2024</p>		<p>1.1) सुरजनसिंहरामसहाय /युसुफपुर नगौटा (शेष देवीकल:-) 2.1) शान्ति देवी/पत्नी सौ० ९ विजयनगर ६३ गाजियाबाद</p>		<p>(13) देवीकल</p>	
<p>1.1) गरमि(2169620077204112) 1.1)- 2.1)-</p>		<p>(14) नैतराम/पुत्रगण सुरजन सिंहएच ६३ सौ० ९ विजयनगर गाजियाबाद 1.2) अशोकपुत्रगण सुरजन सिंहएच ६३ सौ० ९ विजयनगर गाजियाबाद 1.3) दिवान चंद्रपुत्रगण सुरजन सिंहएच ६३ सौ० ९ विजयनगर गाजियाबाद 1.4) शान्ति देवी/पत्नी</p>		<p>(15) गाटे का खसरा नम्बर / यूनीक कोड कोड/आधार नं (अनिम्न चार अंक) अथवा पैन नं (6-9 श्वान के अंक) / पता / जन्मतिथि (अवपस्क हेतु)</p>	
<p>1.1) ८०३८०८ 2.1) ८०३८०८ 3.1) ८०३८०८ 4.1) ८०३८०८</p>		<p>1.1) ८०३८०८ 2.1) ८०३८०८ 3.1) ८०३८०८ 4.1) ८०३८०८</p>	<p>(16) देवीकल</p>		
<p>1.1) ८०३८०८ 2.1) ८०३८०८ 3.1) ८०३८०८ 4.1) ८०३८०८</p>		<p>1.1) ८०३८०८ 2.1) ८०३८०८ 3.1) ८०३८०८ 4.1) ८०३८०८</p>	<p>1.1) ८०३८०८ 1.2) ८०३८०८ 1.3) ८०३८०८ 1.4) ८०३८०८ 2.1) ८०३८०८ 2.2) ८०३८०८ 2.3) ८०३८०८</p>		

TRISOL RED DEVELOPERS LLP
Ravon Kumar
Authorised Signatory

2024-01-24

सुरजन सिंह एच 63 से० ९
विजयनगर गाजियाबाद
2.1) नेतरामपुरगण सुरजन
सिंह एच 63 से० ९
विजयनगर गाजियाबाद
2.2) दीवान चन्दपुरगण
सुरजन सिंह एच 63 से० ९
विजयनगर गाजियाबाद
2.3) अशोक कुमारपुरगण
सुरजन सिंह एच 63 से० ९
विजयनगर गाजियाबाद

TRISOL RED DEVELOPERS LLP

Parom Kumar

Authorised Signatory

Parom Kumar

TRISOL RED DEVELOPERS LLP

Parom Kumar

(17) भूमि के सम्बन्ध में विचाराधीन राजस्व वादवादों की कम्प्यूटरीकृत संख्या:
 (18) बंधक-बंधक-मुक्त होने की स्थिति
 (18.1) बंधक-बंधक-मुक्त होने की स्थिति (संस्था अथवा वैक का नाम/कोड/बंधक-बंधक-मुक्त का दिनांक/धनराशि/अवेदन संख्या/खातेवार(पिता-पति-संरक्षक)):
 (18.2) बंधक-मुक्त होने की स्थिति (संस्था अथवा वैक का नाम/कोड/बंधक-बंधक-मुक्त का दिनांक/धनराशि/अवेदन संख्या/खातेवार(पिता-पति-संरक्षक)):

(19) अभ्युक्ति:

पूर्व अंतेश्वो का विवरण

1) 1426-फ आदेश श्रीमान राजस्व निरीक्षक मु० वाद से० 201901128010142 दिनांक 28.02.19 को आदेश हुआ कि खाता न० 4701 पर भूकूर पुरुष सुरजन सिंह पूर्व रामसहय निं० युसुफपुर मनोहर के स्थान पर
2) 1430-फ आदेश श्रीमान राजस्व निरीक्षक मुख्यालय द्वारा आर०सी० ९ वाद से० 2023114000739000507 दिनांक 23.06.2023 को आदेश हुआ कि खाता न० 4701 के छात्रसा से० ८८मि/०.७५००५००, ९३/०.४३००, १०५/०.०७६० पर मृतक श्रीमती शान्ति देवी पती सुरजन सिंह पता एच 63 से० ९ विजयनगर के स्थान पर नेतराम, दीवान चन्द व अशोक कुमार पुराण सुरजन सिंह निवासी एच 63 से० ९ विजयनगर गाजियाबाद का नाम बतार वारिस दर्ज होवे । ह.अ.र.का।

Data Digitally Signed by: ROOP CHANDA (REVENUE INSPECTOR)

दिनांक/समयस्थान: 18-03-2025 12:14:41 राहसील : गाजियाबाद

● यह उद्दरण छतीनी इलेक्ट्रोनिक डिलिवरी सिस्टम द्वारा तैयार की गयी है तथा
डाटा डिलीवरी इलाके द्वारा हासिल की गयी है।



मुद्रित कर्ता: ROOPCHAND राहसील : गाजियाबाद
मुद्रित विनाएक पर समाप्त: 18-03-2025 12:14:41
● Not Applicable For Online Prints ● उपराक्त उद्दरण छतीनी का बोर्डिफिकेशन
<https://upbhulukh.gov.in> Website पर जाकर अपार QR Code Scan करके किया जा सकता है।

Chandana
22.03.2025
अंतिम दिन

Received from

भारत सरकार
Government of India

सुनील प्रकाश
Sunil Prakash
जन्म तिथि / DOB : 25/07/1967
पुरुष / Male

5887 1994 7198

आधार - आम आदमी का अधिकार



3047

भारत सरकार
Government of India

चंद्रपाल
Chandrapal
जन्म तिथि / DOB : 15/12/1960
पुरुष / MALE

7950 7314 0710

VPI-9110-2018-02-20037

मेरा आधार, मेरी पहचान



भारत सरकार
GOVERNMENT OF INDIA

राजकली
Rajkali
जन्म तिथि / DOB: 01/01/1961
महिला / FEMALE



2348 1724 8828

VID : 8114 4569 0237 8844

मेरा आधार, मेरी पहचान



2287 9115 4937

आधार - आम आदमी का अधिकार

भारत सरकार
Government of India

टेक चंद
Tek Chand
जन्म तिथि / DOB : 11/07/1942
पुरुष / Male



भारत सरकार
Government of India

दीवान चंद
Deewan Chand
जन्म तिथि / DOB : 28/05/1968
पुरुष / Male



2137 0547 1427

आधार - आम आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA

वीरेंदर कुमार
Virender Kumar
जन्म तिथि / DOB: 01/06/1981
पुरुष / MALE

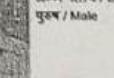
8218 9810 5835

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

यशविंदर सिंह
Yashvinder Singh
जन्म तिथि / DOB : 15/11/1969
पुरुष / Male



भारत सरकार
GOVERNMENT OF INDIA

2899 5044 0977

आधार - आम आदमी का अधिकार

भारत सरकार
Government of India

सोहन पाल सिंह
Sohan Pal Singh
जन्म तिथि / DOB : 16/01/1951
पुरुष / Male

2257 5666 3557

आधार - आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA

दीपक कुमार
Deepak Kumar
जन्म तिथि / DOB: 08/07/1977
पुरुष / Male



भारत सरकार
Government of India

रविंदर कुमार
Ravinder Kumar
जन्म तिथि / DOB : 21/01/1987
पुरुष / Male

8672 1356 4803



ट्रिसोल रेड डेवलपर्स लॉप्प

Pawon Kumar
Authorised Signatory

U.P. K. K. R. A. S.
Pawon Kumar

दीपक कुमार

दीपक कुमार

दीपक कुमार

दीपक कुमार

दीपक कुमार

प्रधानमंत्री नाम से
संसदीय नाम से
निवास स्थान से
प्राप्ति तिथि - 20/09/2009

7482 8764 8537

1000 200 1947
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भारतीय वास्तविकता प्राप्तिकारण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
संघीयता वास्तविकता, ०५-
६५, नवा विकास नगर, विहार
गाँधीनगर,
गाँधीनगर,
उत्तर प्रदेश - 201009

Address:
S/O Asha Ram, H-65, New Vijay
Nagar Sector-9, Ghaziabad,
Uttar Pradesh - 201009

8622 1356 4803

भारतीय वास्तविकता प्राप्तिकारण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: डिफ्फरेंट नाम से, ६५ एम
सॉल्ड, नवा विहार, विहार
गाँधीनगर, गाँधीनगर,
उत्तर प्रदेश - 201009

Address: S/O Ram Singh, H-65, Block
A, Sector-9, New Vijay Nagar, Ghaziabad,
Uttar Pradesh, 201009

2257 5666 3557

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http://uidai.gov.in

भारतीय वास्तविकता प्राप्तिकारण
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पता: विहार, विहार ०५, ०५-६५,
विहार गाँधीनगर,
गाँधीनगर, गाँधीनगर,
उत्तर प्रदेश - 201009

Address: S/O Tej Chaudhary, H-65, Sector-9
New Vijay Nagar, Ghaziabad, Uttar Pradesh,
Uttar Pradesh - 201009

2899 5044 0977

भारतीय वास्तविकता प्राप्तिकारण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O Asha Ram, H-65
Sector-9 नवा विहार, विहार
गाँधीनगर, गाँधीनगर,
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Address: S/O Asha Ram, H-65
H-Block, Sector-9 New
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Uttar Pradesh - 201009

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http://uidai.gov.in

भारतीय वास्तविकता प्राप्तिकारण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O: Gurjeet Singh, विहार ०५
०५-६५, विहार गाँधीनगर
विहार, विहार गाँधीनगर,
गाँधीनगर, गाँधीनगर,
उत्तर प्रदेश - 201009

Address: S/O: Gurjeet Singh, House no. H-
65, near Vijay Nagar police station, Sector-
9, New, New, ०५-६५, विहार
गाँधीनगर, गाँधीनगर,
उत्तर प्रदेश - 201009

2137 0547 1427

भारतीय वास्तविकता प्राप्तिकारण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: डिफ्फरेंट नाम से - ०२,
विहार ९ विहार नगर,
गाँधीनगर, गाँधीनगर,
उत्तर प्रदेश - 201009

Address: S/O: Ram Singh, H-62, Sector-9
New Vijay Nagar, Ghaziabad, Uttar
Pradesh, ०२ विहार, विहार
गाँधीनगर, गाँधीनगर,
उत्तर प्रदेश - 201009

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भारतीय वास्तविकता प्राप्तिकारण
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पता:
संघीयता वास्तविकता, ०५,
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गाँधीनगर, गाँधीनगर,
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Address:
S/O Asha Ram, H-65, Sector-9, VIJAY
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Uttar Pradesh - 201009

5634 7562 8783

भारतीय वास्तविकता प्राप्तिकारण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: डिफ्फरेंट नाम से, ०२,
विहार ९ विहार नगर,
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http://uidai.gov.in

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भारतीय वास्तविकता प्राप्तिकारण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
संघीयता वास्तविकता, ०५-६५, विहार ०५
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7950 7314 0710

भारतीय वास्तविकता प्राप्तिकारण
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पता: डिफ्फरेंट नाम से, ०२,
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TRISOL RED DEVELOPERS LLP

Pawan Kumar
Authorised Signatory

Chaitanya
Chaitanya Reddy
Pawan Kumar
Signature

द्वितीय अंक

Pawan

अंक अंक

22/07/2018

15/07/2018

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प्रेस

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रोम

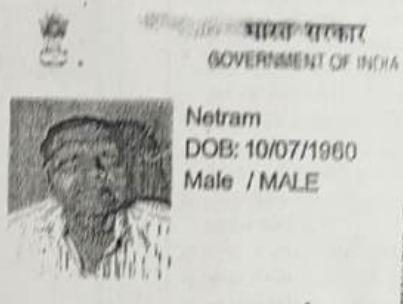
प्रिय

15/07/2022
22/07/2022

312 अमृत

प्रेस

प्रेस 31/07/2022



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Aadhaar-Aam Admi ka Adhikar



भारतीय विशिष्ट पहचान ग्राहिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
S/O Surjan, 210, Gali No.8,
Ambedkar Nagar, Ghaziabad,
Ghaziabad,
Uttar Pradesh - 201009

6848 7480 1447

Aadhaar-Aam Admi ka Adhikar

TRISOL RED DEVELOPERS LLP

Pawan Kumar
Authorised Signatory



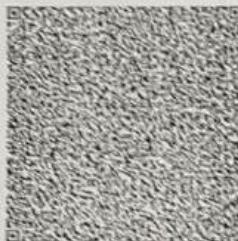
भारत सरकार
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भारतीय विशिष्ट पहचान प्राधिकरण
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नामोंकरण क्रम/ Enrolment No.: 0000/00469/15927

To
पवन कुमार
Pawan Kumar
S/O Rammivas Sharma,
R-12/27,
Sector-12,
Rajnagar,
VTC Ghaziabad,
PO: New Raj Nagar,
District: Ghaziabad,
State: Uttar Pradesh,
PIN Code: 201002,
Mobile: 9818014428

Validity unknown
Date of issue: 01/07/2013
Date of expiry: 31/12/2023



आपका आधार क्रमांक / Your Aadhaar No. :

9811 2280 8108

VID : 9102 5003 1224 0193

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



AADHAR NO. Issued: 01/07/2013

पवन कुमार
Pawan Kumar
जन्म तिथि/DOB: 01/07/1983
पुरुष/ MALE

आपका पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।
प्रमाण प्रदान कर्त्ता (आधार क्रमांक प्राधिकरण, या क्षुद्रकर्त्ता/
जन्मतिथि लक्षणक्रम की संस्थाएँ) द्वारा जारी किया जाता है।
Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online
authentication, or scanning of QR code / offline XML).

9811 2280 8108

मेरा आधार, मेरी पहचान



सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं। जन्मतिथि के प्रमाण के दस्तावेज पर आधारित है।
- इस आधार पर के मृदंगारियाँ द्वारा नियुक्त प्रमाणीकरण दर्जी के जरीए औंतराष्ट्रीय प्रमाणीकरण के द्वारा सत्यापित किया जाना चाहिए या एप स्टोर में उपलब्ध एप्लिकेशन या आधार क्षुद्रकर्त्ता कोड स्कैनर एप से क्षुद्रकर्त्ता कोड को स्कैन करके या www.uidai.gov.in पर उपलब्ध सुविधा क्षुद्रकर्त्ता कोड रीडर का उपयोग करके सत्यापित किया जाना चाहिए।
- आधार विशिष्ट और सुरक्षित है।
- पहचान और पते के सम्बन्ध में दस्तावेज के आधार के लिए नामोंकरण की जारीत से प्रत्येक 10 वर्ष में कम से कम एक बार आधार में अपडेट करना चाहिए।
- आधार विभिन्न सरकारी और गैर-सरकारी भवयांगोंवाली का लाभ लेने में सहायता करता है।
- आधार में अपना मोबाइल नंबर और ईमेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ लेने के लिए एमआधार एप डाउनलोड करें।
- आधारार्डोमेट्रिक्स का उपयोग न करने के लाभ तुरंत सुनिश्चित करने के लिए आधारार्डोमेट्रिक्स लॉकडाउनलैक सुनिश्चित करें।
- आधार की मांग करने वाले सहमति से के लिए बाब्चे हैं।
- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder.
- This Aadhaar letter should be verified through either online authentication by UIDAI-appointed authentication agency or QR code scanning using mAadhaar or Aadhaar QR Scanner app available in app stores or using secure QR code reader app available on www.uidai.gov.in.
- Aadhaar is unique and secure.
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar.
- Aadhaar helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app to avail of Aadhaar services.
- Use the feature of Lock/Unlock Aadhaar/biometrics to ensure security when not using Aadhaar/biometrics.
- Entities seeking Aadhaar are obligated to seek consent.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
रामनवमी बर्म, आर-12/27, सेक्टर-12, राजनगर,
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Rajnagar, Ghaziabad, PO: New Raj Nagar, DIST:
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9811 2280 8108

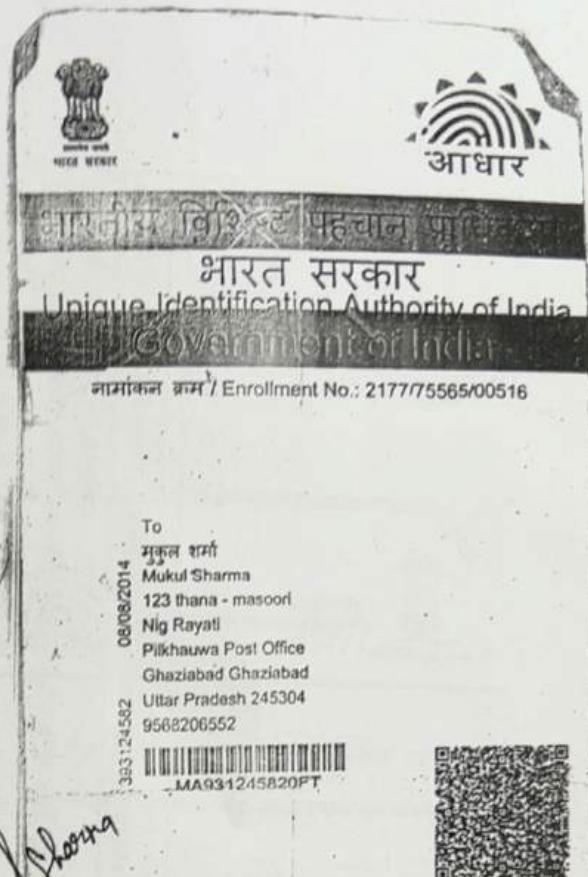
VID : 9102 5003 1224 0193

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