



IV/213/2025

INDIA NON JUDICIAL



IN-UP73571622875393X

Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP73571622875393X  
 Certificate Issued Date : 30-Sep-2025 08:17 PM  
 Account Reference : NEWIMPACC (SV)/ up14247304/ LUCKNOW SADAR/ UP-LKN  
 Unique Doc. Reference : SUBIN-UPUP1424730444435958215072X  
 Purchased by : ARVIND KUMAR TIWARI AND OTHERS  
 Description of Document : Article 19 Certificate or other Document  
 Property Description : Not Applicable  
 Consideration Price (Rs.) :  
 First Party : TRUSCAPE REALTY  
 Second Party : ARVIND KUMAR TIWARI AND OTHERS  
 Stamp Duty Paid By : ARVIND KUMAR TIWARI AND OTHERS  
 Stamp Duty Amount(Rs.) : 1,000  
 (One Thousand only)

2



स्कॅनेड कुल पेज 14  
 ज्ञानेन्द्र श्रीवास्तव  
 निबन्धक सहायक  
 प्रथम

Please write or type below this line

For Truscapse Realty

Sharma  
Partner

अरवि कुमार तिवारी

राजेश्वर सिंह

उमेश सिंह

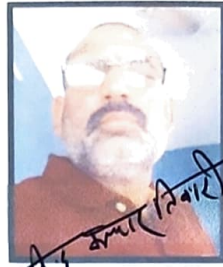
शर्मा

PF 0017167400

Statutory Alert:

- The authenticity of this Stamp certificate should be verified at 'www.shedestamp.com' or using e-Stamp Mobile App of Stock Holding.
- Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

ARVIND KUMAR TIWARI AND OTHERS ARVIND KUMAR TIWARI AND OTHERS ARVIND KUMAR TIWARI AND OTHERS ARVIND KUMAR TIWARI AND OTHERS ARVIND KUMAR TIWARI AND OTHERS



**DECLARATION DEED/ AMENDMENT DEED**

This Amended agreement is made and executed at Lucknow on this 3<sup>rd</sup> day of October of 2025.

**BETWEEN**

1. **M/S TRUSCAPE REALTY**, a partnership firm, having its principal place of business and office at 11/12, Sector-11, Vrindavan Yojana, Lucknow, U.P.-226029 through its partner **Mr. Shashank Srivastava** son of **Sri Vinod Kumar Srivastava**, hereinafter referred to as "LEAD MEMBER" which expression shall unless repugnant to the context thereof include its nominees, successors and the permitted assigns, of the FIRST PART: AND

For Truscapse Realty  
*Shankar*  
Partner

*महेश कुमार शर्मा*

*राजेश कुमार*

*उमेश शर्मा*

*Shankar*

*Shankar*

2. **Mr. Arvind Kumar Tiwari son of Sri Prakash Narayan Tiwari R/o 248, Nigohan, District Lucknow, U.P.** hereinafter referred to as "CONSORTIUM MEMBER" Which expression shall unless repugnant to the context thereof include its nominees, successors and the permitted assigns, of the SECOND PART:  
AND
3. **Mr. Raghvendra Singh son of Sri Devi Shankar Singh R/o Village Sarai Sahjadi, Pargana Bijnaur, Tehsil Sarojani Nagar, District Lucknow, U.P.** hereinafter referred to as "CONSORTIUM MEMBER", Which expression shall unless repugnant to the context thereof include its nominees, successors and the permitted assigns, of the THIRD PART: AND
4. **Mr. Umesh Singh son of Shri Chandar Singh R/o Village Banthara Sikanderpur, Pargana Bijnaur, Tehsil Sarojani Nagar, District Lucknow, U.P.** hereinafter referred to as "CONSORTIUM MEMBER" Which expression shall unless repugnant to the context thereof include its nominees, successors and the permitted assigns, of the FOURTH PART:  
AND
5. **M/S Som Pushpa Traders and Developers** office situated at 1/45, Vishesh Khand, Jogers's Park, Gomti Nagar, Lucknow, U.P. through its Partner Mr. Vivek Tangri, hereinafter referred to as "CONSORTIUM MEMBER", Which expression shall unless

For Truscape Realty

Partner

मरविंद कुमार तिवारी

राघवेंद्र सिंह

उमेश सिंह

विवेक तंगरी





आवेदन सं०: 202501041050338

अनुबंध विलेख/घोषणा पत्र

वही सं०: 4

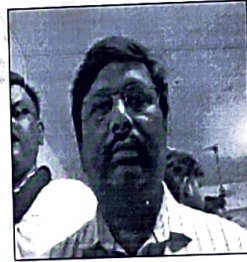
रजिस्ट्रेशन सं०: 213

वर्ष: 2025

प्रतिफल- 0 स्टाम्प शुल्क- 1000 बाजारी मूल्य - Chand 500 प्रतिलिपिकरण शुल्क - 60 योग : 560

श्री टूम्केप रियल्टी द्वारा  
शशांक श्रीवास्तव अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री विनोद कुमार श्रीवास्तव  
व्यवसाय : व्यापार  
निवासी: 11/12, सेक्टर-11, वृंदावन योजना, लखनऊ, उ.प्र.-226029

*Shankar*



श्री, टूम्केप रियल्टी द्वारा

शशांक श्रीवास्तव अधिकृत पदाधिकारी/  
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 03/10/2025 एवं  
05:00:17 PM बजे  
निबधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*ke*

ज्ञानेन्द्र कुमार श्रीवास्तव प्रभारी  
उप निबंधक :सरोजनीनगर

लखनऊ

03/10/2025

...  
निबंधक लिपिक  
03/10/2025



repugnant to the context thereof include its nominees, successors and the permitted assigns, of the FIFTH PART: AND

6. **Mr. Javendra Kumar Tiwari (PAN-CVMPK6517M) son of Sri Vinod Kumar Tiwari R/o Village-Nigohan, District-Lucknow, U.P.**, hereinafter referred to as "CONSORTIUM MEMBER" Which expression shall unless repugnant to the context thereof include its nominees, successors and the permitted assigns, of the SIXTH PART

**WHEREAS** the Lead member has already entered into and executed 2 (two) consortium agreements, which is respectively registered in the office of Sub-Registrar at Bahi 4 Jild No. 159 Pages 37 to 54 at Serial No. 300 on 21.09.2024 and Bahi No. 4 Jild No. 7 Pages 369 to 386 at Serial no. 11 on 09.01.2025.

**AND WHEREAS** Consortium Member No. 5, **M/S Som Pushpa Traders and Developers**, has transferred its land involved in project through registered sale deed in favour of Lead member. Consortium Member No. 5, **M/S Som Pushpa Traders and Developers** wants to withdraw from consortium formed on 21.09.2024 and all the consortium members including Lead Member mutually accepted the withdrawl of **M/s Som Pushpa Traders and Developers**, therefore all the members have decided to execute this declaration deed / amendment deed on following terms and conditions.

For Truscape Realty

  
Partner

म.क. तिवारी राजनेस अ.ए.

उमेश सिंह







श्री विजय कुमार मिश्र, पुत्र श्री चंदिका नंदन सिंह

निवासी: मकान नंबर 404, ऐतवत, आजमगढ़, उत्तर प्रदेश-276001

व्यवसाय: अन्य

पहचानकर्ता : 2



श्री धनञ्जय मिश्र, अधिवक्ता

निवासी: सिविल कोर्ट, लखनऊ

व्यवसाय: वकालत



न की। प्रत्यक्षतः भद्र साक्षियों के विश्वास सिद्ध नियमानुसार लिए गए हैं।

दिनांक:

*[Signature]*

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*[Signature]*

ज्ञानेन्द्र कुमार श्रीवास्तव प्रभारी

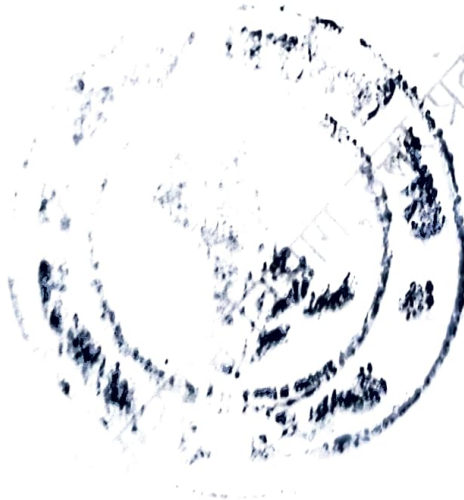
उप निबंधक : सरोजनीनगर

लखनऊ

03/10/2025

निबंधक लिपिक लखनऊ

03/10/2025



**AND WHEREAS** all the members of this declaration deed / amendment deed have decided to execute this declaration deed / amendment deed of Consortium agreement dated 21.09.2024 and 09.01.2025, and by this declaration deed / amendment deed delete the Para 5.8 of the Consortium agreement dated 21.09.2024 and 09.01.2025.

**AND WHEREAS** in the aforesaid registered agreement dated dated 21.09.2024 and 09.01.2025, due to bonafide technical mistake, the paragraph 5.8 which is as follows **has been wrongly typed as:**

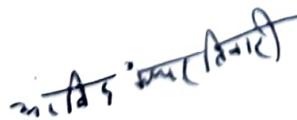
***“MODIFICATION AMENDMENT: The terms and conditions of this Agreement may be modified/amended as may be stipulated by the Government of Uttar Pradesh and mutually agreed by this consortium agreement.”***

**NOW THIS DECLARATION DEED/AMENDMENT DEED AND ITS TERMS AND CONDITIONS ARE WITNESSETH AS UNDER:-**

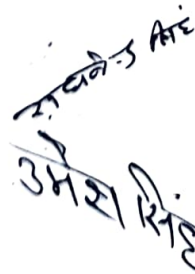
1. That after the execution of this declaration deed / amendment deed **M/S TRUSCAPE REALTY** shall always remain and act as Lead Member.
2. That after the execution of this declaration deed / amendment deed **M/s Som Pushpa Traders and Developers**, shall no longer be the member of consortium agreement and

For Truscapse Realty

  
Partner

  
मि. अ. स. (अधीन)



  
श. प. स. अ. डे.  
अ. म. र. अ. डे.





relinq  
relate

3. That  
ame  
date

व्यवसाय: अन्य

द्वितीय पक्ष: 3

श्री उमेश सिंह,

JUMESH SINGH

पुत्र श्री चंदर सिंह

*उमेश सिंह*



निवासी: बंधरा सिकंदरपुर, परगना बिजनौर, तहसील सरोजनी नगर, जिला लखनऊ, उ०प्र०

व्यवसाय: अन्य

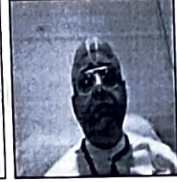
द्वितीय पक्ष: 4

श्री सोम पुष्पा ट्रेडर्स एंड डेवलपर्स  
के द्वारा विवेक तांगड़ी,

SOM PUSHPA TRADERS AND  
DEVELOPERS

पुत्र श्री सोमनाथ तांगड़ी

*सोमनाथ तांगड़ी*



निवासी: 1/45, विशेष खंड, जोगर्स पार्क, गोमती नगर, लखनऊ

व्यवसाय: अन्य

द्वितीय पक्ष: 5

श्री जवेन्द्र कुमार तिवारी,

JAVENDRA KUMAR TIWARI

पुत्र श्री विनोद कुमार तिवारी

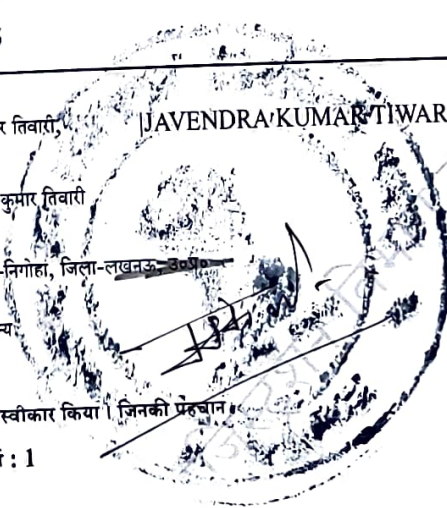
निवासी: गाँव-निगोहा, जिला-लखनऊ-उ०प्र०

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1



relinquished all its right and interest in favour of Lead Member related to the project developed by this consortium.

3. **That After the execution of this declaration deed / amendment deed, Para No. 5.8 of consortium agreement dated 21.09.2024 as Serial No. 300 and 09.01.2025 as Serial No. 11, shall be treated as "DELETED".**
4. That except the changes made above, all the terms and conditions of consortium agreements dated 21.09.2024 and 09.01.2025 shall remain same and binding on the existing members of the consortium.
5. That this declaration deed / amendment deed will be the part of consortium agreements registered in the office of Sub-Registrar, Sarojani Nagar, at Bahi 4 Jild No. 159 Pages 37 to 54 at Serial No. 300 on 21.09.2024 and in the office of Sub-Registrar, Sarojani Nagar-II at Bahi No. 4 Jild No. 7 Pages 369 to 386 at Serial no. 11 on 09.01.2025 and shall be read with original consortium agreement.

For Truscapse Realty

*Shahin*  
Partner

*म. अ. 5 जिल्द नं. 159* *पृ. 37-54*

*21.09.2024*

*उ. अ. 4*

*पृ. 369-386*

*11*

*09.01.2025*



आवेदन सं०: 202501041050338

बही सं०: 4

रजिस्ट्रेशन सं०: 213

वर्ष: 2025

निष्पादन लेखपत्र जाद मुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

प्रथम पक्ष: 1

*Shankar*

श्री टूस्केप रियल्टी के द्वारा शशांक  
श्रीवास्तव ,

|TRUSCAPE REALTY

पुत्र श्री विनोद कुमार श्रीवास्तव

निवासी: 11/12, सेक्टर-11, वृंदावन योजना, लखनऊ, उ.प्र.-226029

व्यवसाय: व्यापार

द्वितीय पक्ष: 1

*अरविन्द कुमार तिवारी*

श्री अरविन्द कुमार तिवारी,

|ARVIND KUMAR TIWARI

पुत्र श्री प्रकाश नारायण तिवारी

निवासी: 248, निगोहा, जिला लखनऊ, उ.प्र.०

व्यवसाय: अन्य

द्वितीय पक्ष: 2

श्री राघवेंद्र सिंह







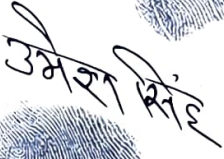


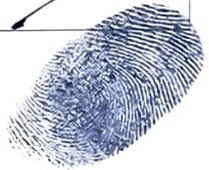
|RAGHUVENDRA SINGH

पुत्र श्री देवी शंकर सिंह

निवासी: ग्राम सराय सहजादी, सरायना बिजनौर, तहसील सराजनी नगर, जिला लखनऊ, उ.प्र.०



**IN WITNESS WHEREOF** the lead member and member have executed this declaration deed / amendment deed on this 3<sup>rd</sup> day of October 2025 at Lucknow and have caused this deed to be signed on their manner in the manner set out below.

<b>Lead Member</b> <b>For Truscupe Realty</b>
 <b>Partner</b> 
<b>Consortium Member</b>        

**WITNESSES:-**

1.

**Mr. Vijay Kumar Singh**

Son of Mr. Chandika Nandan Singh  
R/o House No.404, Ailwal, Azamgarh  
Uttar Pradesh-276001  
Con. No.- 7860027661



2.

**Dhananjay Singh**

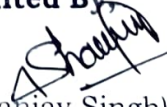
Advocate  
Civil Court Lucknow



**Typed By;**

  
(Monu)

**Drafted By;**

  
(Dhananjay Singh)  
Advocate  
Civil Court Lucknow



आवेदन सं०: 202501041050338

बही संख्या 4 जिल्द संख्या 172 के पृष्ठ 205 से 218 तक क्रमांक 213 पर दिनांक  
03/10/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ज्ञानेन्द्र कुमार श्रीवास्तव प्रभारी

उप निबंधक : सरोजनीनगर

लखनऊ

03/10/2025

