भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उप निबंधक : सदर द्वितीय लखनऊ क्रम 2025228042781

आवेदन संख्या : 202500821079677

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2025-10-09 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम : आकाश सिंह

लेख का प्रकार अनावश्य विलेख/साधारण पत्र

प्रतिफल की धनराशि 0 ₹ 0.00

1 . रजिस्ट्रीकरण शुल्क 500

2 . प्रतिलिपिकरण शुल्क 40

3 . निरीक्षण या तलाश शुल्क

4 . मुद्रांक के अधिप्रमाणी करण हेतु शुल्क

5 . कमीशन शुल्क

6 . विविध

7 . पारिश्रमिक

1 से 6 तक का योग 540

शुल्क वसूल करने का दिनांक 2025-10-09 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र वापस करने के लिए तैयार होगा 2025-10-09 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

IV 472/25

INDIA NON JUDICIAL

IN-UP84934900296020X

Government of Uttar Pradesh

e-Stamp

IV 472/2025

Certificate No.	:	IN-UP84934900296020X
Certificate Issued Date	:	09-Oct-2025 12:22 PM
Account Reference	:	NEWIMPACC (SV)/ up14247304/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference	:	SUBIN-UPUP1424730466733338401072X
Purchased by	:	SKYOM INFRATECH PVT LTD AND OTHERS
Description of Document	:	Article 19 Certificate or other Document
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	
First Party	:	BIHANI CONSTRUCTIONS PVT LTD
Second Party	:	SKYOM INFRATECH PVT LTD AND OTHERS
Stamp Duty Paid By	:	SKYOM INFRATECH PVT LTD AND OTHERS
Stamp Duty Amount(Rs.)	:	1,000 (One Thousand only)

A. K. VERMA ACC CODE UP14247304 LIC No. 1202 SADAR LUCKNOW

सत्यमेव जयते

E-STAMP LOCKED

SUB REGISTRAR II LUCKNOW

Please write or type below this line

Bihani Constructions Pvt.Ltd.

Authorised Signatory

For Skyom Infratech Pvt. Ltd.

Authorised Signatory

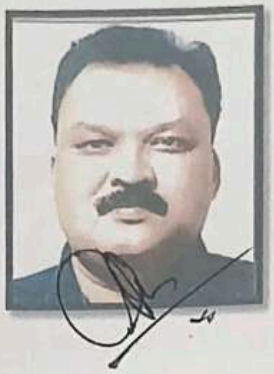
M/s Ambalika Construction Limited

Authorized Signatory

IPF 0017167484

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at "www.shcilestamp.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.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.


DECLARATION DEED/AMENDED CONSORTIUM MOU

This Declaration/Amended Consortium MOU is made and executed at Lucknow on this **9th day of October of 2025.**

BETWEEN

1. **M/S BIHANI CONSTRUCTIONS PVT. LTD.** a company registered under the Companies Act, 1956/2013 through Director/ Authorized Signatory **Mr. Akash Singh** authorized vide resolution dated 03/04/2024 having their principal place of business at 64/167, Heera Path V.T. Road Mansarovar, Jaipur, Rajasthan, hereinafter referred to as "**Lead Member**" which expression shallunless repugnant to the context thereof include his Successors, of the **FIRST PART**; **AND**

2. **M/S SKYOM INFRATECH PVT. LTD.** a company registered under the Companies Act, 1956/2013 through Authorized Signatory **Mr. Akash Singh** authorized vide resolution dated 08.10.2025, having their principal place of business at Plot no. 165, Pocket A-2, Indraprastha Enclave, Sector 17, Dwarka, New Delhi-110078, hereinafter referred to as **"Member"** which expression shall unless repugnant to the context thereof include his Successors, of the **SECOND PART**;

3. **M/S AMBALIKA CONSTRUCTION LIMITED,** a company duly registered under the Companies Act, 1956/2013 through Authorized Signatory **Mr. Ambika Misra,** authorized vide resolution dated 11/03/2024 having their principal place of business at C/o 001, Ambalika Building, Subhash Marg, Charbagh, Lucknow-U.P, hereinafter referred to as "**Member**" which expression shall unless repugnant to the context thereof include his Successors, of the **THIRD PART**;

Bihani Constructions Pvt.Ltd.
Authorised Signatory

For Skyom Infratech Pvt. Ltd.
Authorised Signatory

M/s Ambalika Construction Limited
Authorized Signatory

कार्यालय उप निबन्धक द्वितीय

लखनऊ

4. **MR. AMBIKA MISRA SON OF Late Brijesh Chandra Misra (B.C. Misra)** R/O 11, Brajesh Dham, Thimaiya Road, Cantt, Lucknow-226001 (PAN-ABFPM6301C & AADHAR NO-4210-7255-0261) hereinafter referred to as "**Member**" which expression shall unless repugnant to the context thereof include his Successors, of the **FORTH PART**;

5. **MS. MRINALINI PANDEY WIFE OF MR. RAMAKANT PANDEY** R/O 11, Thimaiya Road, Cantt, Lucknow-226001 (**PAN**-ABFP5612D & **AADHAR NO**-4708-7750-4383) hereinafter referred to as "**Member**" which expression shall unless repugnant to the context thereof include his Successors, of the **FIFTH PART**;

6. **MR. ISHU DIKSHIT SON OF MR. SUDHIR KUMAR DIKSHIT** R/O C-750, Near Sant Market, Mahanagar, Lucknow-226006 (**PAN**-FQFPD5651A & **AADHAR NO**-5718-9241-5116) represented through his attorney holder **Mr. Ambika Misra Son of Late Brijesh Chandra Misra (B.C. Misra)** registered in the office of S.R-III, Lucknow at Bahi 4 Jild 743 Pages 15/28 Serial No. 381 on 08.09.2025, hereinafter referred to as "**Member**" which expression shall unless repugnant to the context thereof include his Successors, of the **SIXTH PART**;

7. **MALVIKA MISRA D/O LATE BRIJESH CHANDRA MISRA (b.c. MISRA)** R/O 11, Brajesh Dham, Thimaiya Road, Cantt, lucknow-226001 (**PAN**-AHCPM261BP & **AADHAR NO**-8081-2622-0385) represented through her attorney holder **Mr. Ambika Misra Son of Late Brijesh Chandra Misra (B.C. Misra)** registered in the office of S.R-III, Lucknow at Bahi 4 Jild 743 Pages 1/14 Serial No. 380 on 08.09.2025, hereinafter referred to as "**Member**" which expression shall unless repugnant to the context thereof include his Successors, of the **SEVENTH PART**;

8. **MADHULIKA BAJPAI WIFE OF MR. KALYANESH KUMAR BAJPAI** R/O 107, The Empire Estate Residency, 20 Mall Avenue, Near Hotel Lebua, Lucknow (**PAN**-ALGPB2905E & **AADHAR NO**- 3531-7715-1800) represented through her attorney holder **Mr. Ambika Misra Son of Late Brijesh Chandra Misra (B.C. Misra)** registered in the

Bihani Constructions Pvt.Ltd.
Authorised Signatory

For Skyom Infratech Pvt. Ltd.
Authorised Signatory

M/s Ambalika Construction Limited
Authorised Signatory

mrinalini

आवेदन सं०: 202500821079677

अनुबंध विलेख/घोषणा पत्र

बही स०: 4 | रजिस्ट्रेशन स०: 472 | वर्ष: 2025

प्रतिफल- 0 स्टाम्प शुल्क- 1000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 500 प्रतिलिपिकरण शुल्क - 40 योग 540

श्री बिहानी कंस्ट्रक्शन्स प्राइवेट लिमिटेड द्वारा
आकाश सिंह अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री मुकेश कुमार
व्यवसाय व्यापार
निवासी: 64/167, हीरा पथ वी.टी. रोड मानसरोवर, जयपुर, राजस्थान

श्री, बिहानी कंस्ट्रक्शन्स प्राइवेट लिमिटेड द्वारा आकाश सिंह अधिकृत पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनॉक 09/10/2025 एवं 02:06:06 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभाष मिश्र
उप निबन्धक सदर द्वितीय
लखनऊ
09/10/2025

राजेश कुमार यादव
निबन्धक लिपिक
09/10/2025

कार्यालय उप निबन्धक (द्वितीय) लखनऊ
सत्यमेव जयते

office of S.R-I, Lucknow at Bahi 4 Jild 738 Pages 59/72 Serial No. 430 on 08.09.2025, hereinafter referred to as "**Member**" which expression shall unless repugnant to the context thereof include his Successors, of the **EIGHTH PART;**

9. **NANDJA MISRA D/O MR. AMBIKA MISRA** R/O 11, Thimaiya Marg Cantt. Lucknow (**PAN**-FZEPM3974H & **AADHAR NO** 954056528380) represented through her attorney holder **Mr. Ambika Misra Son of Late Brijesh Chandra Misra (B.C. Misra)** registered in the office of S.R-IV, Lucknow at Bahi 4 Jild 527 Pages 197/210 Serial No. 470 on 08.09.2025, hereinafter referred to as "**Member**" which expression shall unless repugnant to the context thereof include his Successors, of the **NINETH PART;**

AND WHEREAS all the above mentioned parties has entered and executed a **CONSORTIUM MOU** for forming a Consortium of Developer Companies and persons with the object of development of Project in **Village-Uttar Gaon, Tehsil-Mohanlalganj, District Lucknow, Uttar Pradesh**, which is registered in the office of Sub Registrar (Second), Lucknow at Bahi 4 Jild 652 pages 329/388 at Serial no. 164 on 26.04.2024 (Hereinafter referred to as Original Consortium MOU).

AND WHEREAS in the aforesaid registered consortium MOU dated 19.04.2024 registered on 26.04.2024 as Serial No. 164, due to bonafide technical mistake, the paragraph 13.5 to 13.8, which is as follows has been wrongly typed as:

13.5 Any Member of the Consortium can only be changed with the prior approval of the concerned Authority subject to fulfilment of minimum financial capability of the Consortium.

13.6 Lead Member can only be changed with the prior approval of the committee under the Chairmanship of Principal Secretary/Addl. Chief Secretary Housing and Urban Planning Department, Government of UP on recommendation of Authority (Board) subject to completion of all

Bihani Constructions Pvt.Ltd.
Authorised Signatory

For Skyom Infratech Pvt. Ltd.
Authorised Signatory

M/s Ambika Construction Limited
Authorized Signatory

प्रथम पक्ष: 7

श्री मालविका मिश्रा के द्वारा अम्बिका मिश्रा,

पुत्र श्री स्व० बी० सी० मिश्रा

निवासी: 11, ब्रजेश धाम, बिर्गैया रोड, कैंट, लखनऊ

व्यवसाय: डाक्टर

|MALVIKA MISRA


प्रथम पक्ष: 8

श्री मधुलिका वाजपेयी के द्वारा अम्बिका मिश्रा,

पुत्र श्री स्व० बी० सी० मिश्रा

निवासी: 11, ब्रजेश धाम, बिर्गैया रोड, कैंट, लखनऊ

व्यवसाय: व्यापार

|MADHULIKA BAJPAI


प्रथम पक्ष: 9

श्री नंदजा मिश्रा के द्वारा अम्बिका मिश्रा,

पुत्र श्री स्व० बी० सी० मिश्रा

निवासी: 11, ब्रजेश धाम, बिर्गैया रोड, कैंट, लखनऊ

व्यवसाय: व्यापार

|NANDJA MISRA


ने निष्पादन स्वीकार किया । जिनकी पहचान

पहचानकर्ता : 1

श्री अभिनेंद्र यादव, पुत्र श्री हीरा लाल यादव

निवासी: निवासी सेक्टर-ए, अलीगंज, लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता : 2


श्री अरुण उपाध्याय , पुत्र श्री एम०पी० उपाध्याय

निवासी: 25, सलेमपुर हाउस कैसरबाग, लखनऊ

व्यवसाय: अन्य


कार्यालय उप निबन्धक सदर द्वितीय लखनऊ

सत्यमेव जयते

राजस्व/प्रलेखन अधिकारी के हस्ताक्षर

ने की । प्रत्यक्षतःभद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं

टिप्पणी :

प्रमोद सिंह
उप निबंधक : सदर द्वितीय
लखनऊ
09/10/2025

राजेश कुमार यादव
निबंधक लिपिक लखनऊ
09/10/2025

development works under the first Development Agreement including construction of the prescribed number of houses for the Economically Weaker Section and Low Income Group families, development/ construction of public amenities and development of village. Abadies falling within the Project area as envisaged and approved under the project.

13.7 In case of any change in the members of the Consortium, an amended Consortium MoU shall be submitted to the Authority by the Lead Member.

13.8 No variation or modification to the terms of this MoU shall be made except as may be permitted by the concerned Authority.

Therefore all the members of this amended consortium have decided to execute this deed with consent of all other existing consortium members of Original Consortium MOU dated 19.04.2024 registered on 26.04.2024 as Serial No. 164, and by this amended agreement, delete the Para 13.5 to 13.8 of the consortium MOU dated 19.04.2024 registered on 26.04.2024 as Serial No. 164 on following terms and conditions:

NOW THIS DECLARATION/AMENDED AGREEMNT AND ITS TERMS AND CONDITIONS ARE WITNESSETH AS UNDER:-

1. That after the execution of this amended consortium MOU, **M/S BIHANI CONSTRUCTIONS PVT. LTD.** shall always remain and act as Lead Member.
2. ***That After the execution of this amended consortium MOU, Para No. 13.5 to 13.8 of Consortium MOU dated 19.04.2024 registered on 26.04.2024 as Serial No. 164, shall be treated as "DELETED".***
3. That except the changes made above, all the terms and conditions of consortium Mou dated 19.04.2024 registered on 26.04.2024 shall remain same and binding on the members of the consortium.

Bihani Constructions Pvt.Ltd.

Authorised Signatory

For Skyom Infratech Pvt. Ltd.

Authorised Signatory

M/s Ambalika Construction Limited

Authorized Signatory

आवेदन सं०: 202500821079677

बही सं०: 4 रजिस्ट्रेशन सं०: 472 वर्ष: 2025

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि व प्रलेखानुसार उक्त

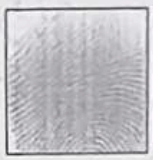
प्रथम पक्ष: 1

श्री बिहानी कंस्ट्रक्शन्स प्राइवेट लिमिटेड के द्वारा आकाश सिंह, |BIHANI CONSTRUCTIONS PVT LTD

पुत्र श्री मुकेश कुमार

निवासी: 64/167, हीरा पथ बी.टी. रोड मानसरोवर, जयपुर, राजस्थान

व्यवसाय: व्यापार



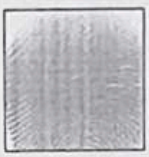

प्रथम पक्ष: 2

श्री स्काईओम इंफ्राटेक प्राइवेट लिमिटेड के द्वारा आकाश सिंह, |SKYOM INFRATECH PVT LTD

पुत्र श्री मुकेश कुमार

निवासी: प्लोट नं०165, पोकेट ए-2, इंद्रप्रस्थ एन्क्लेव, सेक्टर 17, द्वारका, नई दिल्ली

व्यवसाय: व्यापार




प्रथम पक्ष: 3

श्री अम्बालिका कंस्ट्रक्शन लिमिटेड के द्वारा अम्बिका मिश्रा, |AMBALIKA CONSTRUCTION LIMITED

पुत्र श्री स्व० बी० सी० मिश्रा

निवासी: 001, अम्बालिका बिल्डिंग, सुभाष बाग, चारबाग, लखनऊ-यू.पी.,

व्यवसाय: व्यापार


प्रथम पक्ष: 4

श्री अम्बिका मिश्रा, |AMBIKA MISRA

पुत्र श्री स्व० बी० सी० मिश्रा

निवासी: 11, ब्रजेश धाम, बिजौया रोड, बैंट, लखनऊ

व्यवसाय: व्यापार


प्रथम पक्ष: 5

श्रीमती मृणालिनी पाण्डेय, |MRINALINI PANDEY

पत्नी श्री रमाकांत पाण्डेय

निवासी: 11, ब्रजेश धाम, बिजौया रोड, बैंट, लखनऊ

व्यवसाय: गृहिणी


प्रथम पक्ष: 6

श्री ईशु दीक्षित के द्वारा अम्बिका मिश्रा, |ISHU DIKSHIT

पुत्र श्री स्व० बी० सी० मिश्रा

निवासी: 11, ब्रजेश धाम, बिजौया रोड, बैंट, लखनऊ


4. That this addendum will be the part of consortium MOU registered in the office of Sub Registrar (Second), Lucknow at Bahi 4 Jild 652 pages 329/388 at Serial no. 164 on 26.04.2024 and shall be read with original consortium agreement.

IN WITNESS WHEREOF the lead member and members have executed this **Consortium Agreement** on this 9th day of October of 2025 at Lucknow and have caused this **Consortium Agreement** to be signed on their manner in the manner set out below.

SIGNED AND DELIVERED BY M/S BIHANI CONSTRUCTIONS PVT. LTD. by hand of authorized signatory Mr. Akash Singh	Bihani Constructions Pvt. Ltd. Authorised Signatory
SIGNED AND DELIVERED BY M/S SKYOM INFRATECH PVT. LTD. by hand of through Authorized Signatory Mr. Akash Singh	For Skyom Infratech Pvt. Ltd. Authorised Signatory
SIGNED AND DELIVERED BY AMBALIKA CONSTRUCTION LIMITED by hand of authorized signatory Mr. Ambika Mishra	M/s Ambalika Construction Limited Authorized Signatory
SIGNED AND DELIVERED BY MR. AMBIKA MISRA himself and on behalf of Ishu Dikshit, Nandaja Misra, Madhulika Bajpai and Malvika Misra	
SIGNED AND DELIVERED BY Mrs. Mrinalini Pandey	Mrinalini

Witness:

1.

Abhinendra Yadav S/o Sri Hira Lal Yadav
R/o Sector-A, Aliganj, Lucknow
Mob.-8400400538
Occupation-Pvt. Job

2.

Arun Upadhyay
S/o M.P. Upadhyay
R/o 25, Salempur House, Kaiserbagh
Lucknow.
Mob.- 9792295555
Occupation-Pvt. Job

Drafted By:

(Sandeep Shukla)
Advocate
Civil Court Lucknow

आवेदन सं०: 202500821079677

बही संख्या 4 जिल्द संख्या 688 के पृष्ठ 153 से 162 तक क्रमांक 472 पर दिनाँक 09/10/2025 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रमोद सिंह .
उप निबंधक : सदर द्वितीय
लखनऊ
09/10/2025

कार्यालय उप निबन्धक (द्वितीय) लखनऊ

INDIA NON JUDICIAL

IN-UP24880550223114X

Government of Uttar Pradesh

e-Stamp

IV 430/25

Certificate No.	:	IN-UP24880550223114X
Certificate Issued Date	:	03-Sep-2025 01:02 PM
Account Reference	:	NEWIMPACC (SV)/ up14247304/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference	:	SUBIN-UPUP1424730447089929551478X
Purchased by	:	MADHULIKA BAJPAI
Description of Document	:	Article 48 Power of Attorney
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	
First Party	:	MADHULIKA BAJPAI
Second Party	:	AMBIKA MISRA
Stamp Duty Paid By	:	MADHULIKA BAJPAI
Stamp Duty Amount(Rs.)	:	5,000 (Five Thousand only)

LOCKED SRO-I LUCKNOW

IN-UP24880550223114X

Please write or type below this line

PF 0017167174

Statutory Alert:

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2. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENT, I Mrs. Madhulika Bajpai wife of Sri Kalyanesh Kumar Bajpai and daughter of Late **Brijesh Chandra Misra (B.C. Misra) R/o 107, The Empire Estate** Residency, 20, Mall Avenue, Lucknow, (PAN-ALGPB2905E & AADHAR NO-XXXX-XXXX-1800), do hereby appoint, nominate and constitute my real brother **Sri Ambika Misra son of Late Brijesh Chandra Misra (B.C. Misra) R/O 11, Thimaiya Marg, Cantt. Lucknow,** as my Attorney, in my name and on my behalf to do and caused to be done, all or any following acts, deeds and things.

WHEREAS I am owner of Land/Property situated within "SKYOM CITY" at Village-Uttar Gaon, Tehsil-Mohanlalganj, District-Lucknow, Uttar Pradesh (Hereinafter referred to as **"Said Property/Land")**. Due to my busy schedule I am unable to take care my said properties so I hereby appoint my real brother **Sri Ambika Misra son of Late Brijesh Chandra Misra (B.C. Misra) R/o 11, Thimaiya Marg Cantt. Lucknow,** as my Attorney, in my name and on my behalf to do and caused to be done, all or any acts, deeds and things as more fully set out hereinafter:

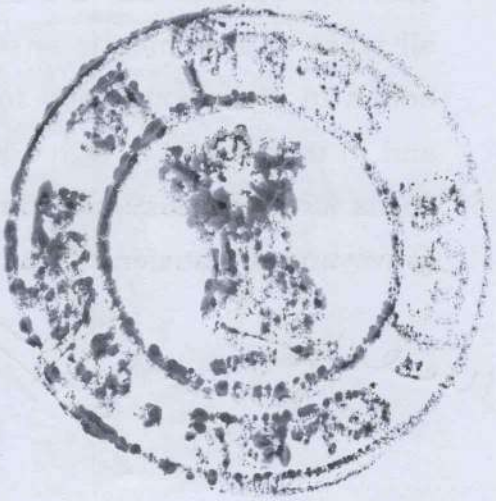
NOW THEREFORE WE EXECUTE THIS GENERAL POWER OF ATTORNEY AS FOLLOWS:

1. To sign and execute any MOU, Agreement/s, supplementary agreement with any person or Company/firm/individual, on behalf of me by his signature for development of the project of "SKYOM CITY", over said land.

2. To apply and obtain all types of licenses, permissions, completion report, or any other approvals from Competent Authority and any other permissions or approvals From RERA Project Registration, permissions required to be obtain under any law, Government Circular, regulation from any office, department, or authority, and to do or caused to be done all acts, deeds and things, in connection with such matters.

3. To sign and execute all types of agreements, Addendum/supplementary agreement/MOU or documents, in connection with development of project of "SKYOM CITY" over said land with Lead member, Bihani Constructions Private Limited, on such terms and conditions as my Attorney deems fit and proper and also to sign and execute all types of agreements or contracts, in respect of the Said Property or any part of it, in connection with any matter, work, or dealings, or transactions, relating to the said property, and to attend all matters arising out of such agreements.

4. To sign and submit all types of applications, forms, petitions, undertakings, declarations, affidavits or sworn statements and to comply with all requirements, in



documents to receive consideration, to appear before the competent sub registrar, present such deed or deeds for registration admit execution and receipt of consideration and to get such deed or deeds duly registered in accordance with law transferring valid rights and possession to the purchaser/allottee and attend all incidental matters in that regard to negotiate for its sale and enter into agreement for sale and such other agreements, and in that behalf to sign and execute all types of agreements required by the developer.

8. To execute the sale deeds/transfer deeds of the my properties and create third party interest over the properties situated within the project namely "SKYOM CITY" at Village-Uttar Gaon, Tehsil-Mohanlalganj, District-Lucknow, Uttar Pradesh either in full or in parts in favour of Bihani Constructions Private Limited or any other person nominated by Lead Member, as he deem fit and necessary to development of the project and complete the formalities of registration in concerned sub registrar office.

9. To sign, execute and register mortgage deed/Release deed or any other type of documents, in case it is necessary to meet out compliances by any competent authority and also to sign all documents and papers to avail Loan from any Bank/financial institution for development of this project by depositing original Title Deeds of the said Property.

10. To appoint any person as he likes, to present the signed documents/agreements/conveyance deed before

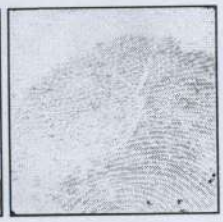
आवेदन सं०: 202500821071098

मुख्तारनामा आम

बही स०: 4 रजिस्ट्रेशन स०: 430 वर्ष: 2025

प्रतिफल- 0 स्टाम्प शुल्क- 5000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 500 प्रतिलिपिकरण शुल्क - 60 योग : 560

श्रीमती मधुलिका बाजपेई ,
पत्नी श्री कल्याणेश कुमार बाजपेई
व्यवसाय : अन्य
निवासी: फ्लैट नं 107, द एम्पायर एस्टेट रेजीडेंसी, 20, मॉल एवेन्यू, लखनऊ,



ने यह लेखपत्र इस कार्यालय में दिनाँक 03/09/2025 एवं 03:34:20 PM बजे निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दिनेश शंकर बाजपेयी प्रभारी
उप निबंधक :सदर प्रथम
लखनऊ
03/09/2025

गौरव मिश्रा .
निबंधक लिपिक
03/09/2025

concerned Sub-Registrar for registration and complete the process of registration and for that purpose he is authorized to sign and execute authenticated power of attorney in favour of person, he likes.

11. Generally to do and caused to be done all or any acts, deeds or things, that may be required to be done and we do hereby confer all general and incidental powers on my attorney, in connection with all or any of the aforesaid matters and all such general and incidental matters, relating to the property situated within "SKYOM CITY".

12. I do hereby agree and undertakes to confirm and ratify all or any acts, deeds and things, lawfully done or caused to be done by my said attorney, and all such acts, deeds and things so done or caused to be done by my said attorney shall be constructed as acts, deeds and things done by us by virtue of these presents. It is hereby clarified that this attorney is limited to my properties situated within project namely "SKYOM CITY".

And generally for the better and more effectually doing and performing the several acts aforesaid to be done and all other acts, matters and things not herein specifically mentioned, which said attorney deems fit and expedient to be done or performed as being incidental to the objects aforesaid.

आवेदन सं०: 202500821071098

बही स०: 4 रजिस्ट्रेशन स०: 430 वर्ष: 2025

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

मुख्तार कर्ता: 1

श्रीमती मधुलिका बाजपेई, |MADHULIKA BAJPAI

पत्नी श्री कल्याणेश कुमार बाजपेई

निवासी: फ्लैट नं 107, द एम्पायर एस्टेट रेजीडेंसी, 20, मॉल एवेन्यू, लखनऊ,

व्यवसाय: अन्य

मुख्तार: 1

श्री अंबिका मिश्रा, |AMBIKA MISRA

पुत्र श्री ब्रिजेश चंद्र मिश्रा

निवासी: 11, थिमैया मार्ग, कैंट। लखनऊ,

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया । जिनकी पहचान

पहचानकर्ता : 1

श्री सूर्य प्रकाश सिंह , पुत्र श्री अधिवक्ता

निवासी: सिविल कोर्ट लखनऊ

व्यवसाय: वकालत

पहचानकर्ता : 2

श्री अभिनेंद्र यादव, पुत्र श्री हीरा लाल यादव

निवासी: सेक्टर-ए, अलीगंज, लखनऊ, यूपी।

व्यवसाय: अन्य

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दिनेश शंकर बाजपेयी प्रभारी

उप निबंधक : सदर प्रथम

लखनऊ

03/09/2025

ने की । प्रत्यक्षतः अद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए है ।

टिप्पणी:

गौरव मिश्रा .

निबंधक लिपिक लखनऊ

03/09/2025

This Power of Attorney is revocable and can be revoked by me.

IN WITNESSE WHEREOF, I have set my hands with my attorney on this deed at Lucknow on this 3rd day of September, 2025 in the presence of following witnesses.

WITNESSES:

1.
(Surya Prakash Singh)
Advocate
Civil Court Lucknow
Mob-9125401320

Executants

2.
Abhinendra Yadav S/o Sri Hira Lal Yadav R/o Sector-A, Aliganj, Lucknow,UP.
Mob.-8400400538
Occupation-Pvt. Job

Attorney Holder

Drafted by:

(Benkat Raman Singh)
Advocate

Composed by:

(Aditya Tripathi)
Civil Court, Lucknow

आवेदन सं०: 202500821071098

बही संख्या 4 जिल्द संख्या 738 के पृष्ठ 59 से 72 तक क्रमांक 430 पर दिनाँक 03/09/2025 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दिनेश शंकर बाजपेयी प्रभारी
उप निबंधक : सदर प्रथम
लखनऊ
03/09/2025

3

INDIA NON JUDICIAL

IN-UP27453878876066X

Government of Uttar Pradesh

e-Stamp

9022240

380/25

Certificate No.	:	IN-UP27453878876066X
Certificate Issued Date	:	04-Sep-2025 02:33 PM
Account Reference	:	NEWIMPACC (SV)/ up14247304/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference	:	SUBIN-UPUP1424730452116743107643X
Purchased by	:	MALVIKA MISRA
Description of Document	:	Article 48 Power of Attorney
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	
First Party	:	MALVIKA MISRA
Second Party	:	AMBIKA MISRA
Stamp Duty Paid By	:	MALVIKA MISRA
Stamp Duty Amount(Rs.)	:	5,000 (Five Thousand only)

STAMP PAPER USED

Sub-Registrar (III)
Lucknow Sadar (U.P.)

Please write or type below this line

PF 0017167213

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

कार्यालय उप निबन्धक (द्वितीय)
सत्यमेव जयते
लखनऊ

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENT, I Malvika Misra daughter of Late Brijesh Chandra Misra (B.C. Misra) R/o 11, Thimaiya Marg Cantt. Lucknow (PAN-AHCPM2618P & AADHAR NO-XXXX-XXXX-0385) do hereby appoint, nominate and constitute my real brother **Sri Ambika Misra son of Late Brijesh Chandra Misra (B.C. Misra) R/O 11, Thimaiya Marg, Cantt. Lucknow,** as my Attorney, in my name and on my behalf to do and caused to be done, all or any following acts, deeds and things.

WHEREAS I am owner of Land/Property situated within "SKYOM CITY" at Village-Uttar Gaon, Tehsil-Mohanlalganj, District-Lucknow, Uttar Pradesh (Hereinafter referred to as **"Said Property/Land")**. Due to my busy schedule I am unable to take care my said properties so I hereby appoint my real brother **Sri Ambika Misra son of Late Brijesh Chandra Misra (B.C. Misra) R/o 11, Thimaiya Marg Cantt. Lucknow,** as my Attorney, in my name and on my behalf to do and caused to be done, all or any acts, deeds and things as more fully set out hereinafter:

कार्यालय उप निबन्धक (ट्रेडमार्क)

सत्यमेव जयते

लखनऊ

NOW THEREFORE WE EXECUTE THIS GENERAL POWER OF ATTORNEY AS FOLLOWS:

1. To sign and execute any MOU, Agreement/s, supplementary agreement with any person or Company/firm/individual, on behalf of me by his signature for development of the project of "SKYOM CITY", over said land.

2. To apply and obtain all types of licenses, permissions, completion report, or any other approvals from Competent Authority and any other permissions or approvals From RERA Project Registration, permissions required to be obtain under any law, Government Circular, regulation from any office, department, or authority, and to do or caused to be done all acts, deeds and things, in connection with such matters.

3. To sign and execute all types of agreements, Addendum/supplementary agreement/MOU or documents, in connection with development of project of "SKYOM CITY" over said land with Lead member, Bihani Constructions Private Limited, on such terms and conditions as my Attorney deems fit and proper and also to sign and execute all types of agreements or contracts, in respect of the Said Property or any part of it, in connection with any matter, work, or dealings, or transactions, relating to the said property, and to attend all matters arising out of such agreements.

4. To sign and submit all types of applications, forms, petitions, undertakings, declarations, affidavits or sworn statements and to comply with all requirements, in

कार्यालय उप निबन्धक (विधि)

सत्यमेव जयते

लखनऊ

accordance with law pertaining to the registration, sale, licensing etc. of "SKYOM CITY".

5. To apply and obtain conversion of land use, change of zone, etc, and to attend to all matters thereto, and also to apply and obtain all types of permissions, certificates, no-objection, required to be obtained under any law, statute, Government order, Notification or regulation, and to attend all matters thereto.

6. To appoint advocates, lawyers or pleaders, and in that behalf to sign Vakalatnama and also to engage the services of any other professional men, initiate or defend any legal proceedings suits, appeals, revisions, complaints and in that behalf to sign and verify any application, complaints, written statements, competent court, officer, Magistrate or Authority, Tribunal or arbitrator etc., and to do all acts, deeds in connection with any matter relating to the said property.

7. To deal with residential, commercial and all other units of the project developed over my land/properties, and enter into agreement for sale for the residential, commercial and any other type of units of project namely "SKYOM CITY" being developed by Bihani Constructions Private Limited, on my behalf, and such other agreements and in that behalf to sign and execute all types of agreements, to receive consideration on my behalf in my account and to do all acts in that behalf and in that regard to sign and execute sale deed or sale deeds for residential and commercial units of project or conveyances/transfer deed or any other deeds or

कार्यालय उप निबन्धक (द्वितीय)

सत्यमेव जयते

लखनऊ

documents to receive consideration, to appear before the competent sub registrar, present such deed or deeds for registration admit execution and receipt of consideration and to get such deed or deeds duly registered in accordance with law transferring valid rights and possession to the purchaser/allottee and attend all incidental matters in that regard to negotiate for its sale and enter into agreement for sale and such other agreements, and in that behalf to sign and execute all types of agreements required by the developer.

8. To execute the sale deeds/transfer deeds of the my properties and create third party interest over the properties situated within the project namely "SKYOM CITY" at Village-Uttar Gaon, Tehsil-Mohanlalganj, District-Lucknow, Uttar Pradesh either in full or in parts in favour of Bihani Constructions Private Limited or any other person nominated by Lead Member, as he deem fit and necessary to development of the project and complete the formalities of registration in concerned sub registrar office.

9. To sign, execute and register mortgage deed/Release deed or any other type of documents, in case it is necessary to meet out compliances by any competent authority and also to sign all documents and papers to avail Loan from any Bank/financial institution for development of this project by depositing original Title Deeds of the said Property.

10. To appoint any person as he likes, to present the signed documents/agreements/conveyance deed before

आवेदन सं०: 202500821071595

मुख्तारनामा आम

वही स०: 4 रजिस्ट्रेशन स०: 380 वर्ष: 2025

प्रतिफल- 0 स्टाम्प शुल्क- 5000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 500 प्रतिलिपिकरण शुल्क - 60 योग : 560

सुश्री मालविका मिश्रा ,
पुत्री श्री स्वर्गीय ब्रिजेश चंद्र मिश्रा
व्यवसाय : अन्य
निवासी: 11, थिमैया मार्ग कैंट। लखनऊ

ने यह लेखपत्र इस कार्यालय में दिनाँक 08/09/2025 एवं 05:13:41 PM बजे निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कामना राय
उप निबंधक :सदर तृतीय
लखनऊ
08/09/2025

राकेश प्रताप सिंह
निबंधक लिपिक
08/09/2025

प्रिंट करें

कार्यालय उप निबन्धक (तृतीय) लखनऊ

concerned Sub-Registrar for registration and complete the process of registration and for that purpose he is authorized to sign and execute authenticated power of attorney in favour of person, he likes.

11. Generally to do and caused to be done all or any acts, deeds or things, that may be required to be done and we do hereby confer all general and incidental powers on my attorney, in connection with all or any of the aforesaid matters and all such general and incidental matters, relating to the property situated within "SKYOM CITY".

12. I do hereby agree and undertakes to confirm and ratify all or any acts, deeds and things, lawfully done or caused to be done by my said attorney, and all such acts, deeds and things so done or caused to be done by my said attorney shall be constructed as acts, deeds and things done by us by virtue of these presents. It is hereby clarified that this attorney is limited to my properties situated within project namely "SKYOM CITY".

And generally for the better and more effectually doing and performing the several acts aforesaid to be done and all other acts, matters and things not herein specifically mentioned, which said attorney deems fit and expedient to be done or performed as being incidental to the objects aforesaid.

आवेदन सं०: 202500821071595

बही स०: 4 रजिस्ट्रेशन स०: 380 वर्ष: 2025

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

मुख्तार कर्ता: 1

सुश्री मालविका मिश्रा, |MALVIKA MISRA

पुत्री श्री स्वर्गीय ब्रिजेश चंद्र मिश्रा

निवासी: 11, थिमैया मार्ग कैंट। लखनऊ

व्यवसाय: अन्य

मुख्तार: 1

श्री अंबिका मिश्रा, |AMBIKA MISRA

पुत्र श्री स्वर्गीय ब्रिजेश चंद्र मिश्रा

निवासी: 11, थिमैया मार्ग, कैंट। लखनऊ,

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया । जिनकी पहचान

पहचानकर्ता : 1

श्री एस पी सिंह , पुत्र श्री अधिवक्ता

निवासी: सिविल कोर्ट लखनऊ

व्यवसाय: वकालत

पहचानकर्ता: 2

श्री अभिनेंद्र यादव, पुत्र श्री हीरा लाल यादव

निवासी: सेक्टर-ए, अलीगंज, लखनऊ, यूपी।

व्यवसाय: नौकरी

ने की । प्रत्यक्षत:भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए है ।

टिप्पणी :

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कामना राय

उप निबंधक : सदर तृतीय

लखनऊ

08/09/2025

राकेश प्रताप सिंह

निबंधक लिपिक लखनऊ

08/09/2025

प्रिंट करें

This Power of Attorney is revocable and can be revoked by me.

IN WITNESSE WHEREOF, I have set my hands with my attorney on this deed at Lucknow on this 4th day of September, 2025 in the presence of following witnesses.

WITNESSES:

1.
(Surya Prakash Singh)
Advocate
Civil Court Lucknow
Mob-9125401320

Executants

2.
Abhinendra Yadav S/o Sri Hira Lal Yadav R/o Sector-A, Aliganj, Lucknow, UP.
Mob.-8400400538
Occupation-Pvt. Job

Attorney Holder

Drafted by:

(Benkat Raman Singh)
Advocate

Composed by:

(Aditya Tripathi)
Civil Court, Lucknow

आवेदन सं०: 202500821071595

बही संख्या 4 जिल्द संख्या 743 के पृष्ठ 1 से 14 तक क्रमांक 380 पर दिनाँक 08/09/2025 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कामना राय
उप निबंधक : सदर तृतीय
लखनऊ
08/09/2025

प्रिंट करें

कार्यालय उप निबन्धक (तृतीय) लखनऊ

INDIA NON JUDICIAL

IN-UP06283056015987X

Government of Uttar Pradesh

e-Stamp

Certificate No.	:	IN-UP06283056015987X
Certificate Issued Date	:	23-Aug-2025 05:10 PM
Account Reference	:	NEWIMPACC (SV)/ up14247304/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference	:	SUBIN-UPUP1424730409698662553890X
Purchased by	:	NANDJA MISRA
Description of Document	:	Article 48 Power of Attorney
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	
First Party	:	NANDJA MISRA
Second Party	:	AMBIKA MISRA
Stamp Duty Paid By	:	NANDJA MISRA
Stamp Duty Amount(Rs.)	:	5,000 (Five Thousand only)

सत्यमेव जयते

STAMP PAPER USED
SUB REGISTRAR SADAR (POURTH)
LUCKNOW U.P.

IN-UP06283056015987X

Please write or type below this line

PF 0017167118

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENT, I Nandja Misra daughter of Sri Ambika Mishra R/O 11, Thimaiya Marg Cantt. Lucknow (PAN-FZEPM3974H & AADHAR NO- XXXX-XXXX-8380), do hereby appoint, nominate and constitute my father, **Sri Ambika Misra son of Late Brijesh Chandra Misra (B.C. Misra) R/O 11, Thimaiya Marg, Cantt. Lucknow,** as my Attorney, in my name and on my behalf to do and caused to be done, all or any following acts, deeds and things.

WHEREAS I am owner of Land/Property situated within "SKYOM CITY" at Village-Uttar Gaon, Tehsil-Mohanlalganj, District-Lucknow, Uttar Pradesh (Hereinafter referred to as **"Said Property/Land")**. Due to my busy schedule I am unable to take care my said properties so I hereby appoint my father **Sri Ambika Misra son of Late Brijesh Chandra Misra (B.C. Misra) R/o 11, Thimaiya Marg Cantt. Lucknow,** as my Attorney, in my name and on my behalf to do and caused to be done, all or any acts, deeds and things as more fully set out hereinafter:

NOW THEREFORE WE EXECUTE THIS GENERAL POWER OF ATTORNEY AS FOLLOWS:

1. To sign and execute any MOU, Agreement/s, supplementary agreement with any person or Company/firm/individual, on behalf of me by his signature for development of the project of "SKYOM CITY", over said land.

2. To apply and obtain all types of licenses, permissions, completion report, or any other approvals from Competent Authority and any other permissions or approvals From RERA Project Registration, permissions required to be obtain under any law, Government Circular, regulation from any office, department, or authority, and to do or caused to be done all acts, deeds and things, in connection with such matters.

3. To sign and execute all types of agreements, Addendum/supplementary agreement/MOU or documents, in connection with development of project of "SKYOM CITY" over said land with Lead member, Bihani Constructions Private Limited, on such terms and conditions as my Attorney deems fit and proper and also to sign and execute all types of agreements or contracts, in respect of the Said Property or any part of it, in connection with any matter, work, or dealings, or transactions, relating to the said property, and to attend all matters arising out of such agreements.

4. To sign and submit all types of applications, forms, petitions, undertakings, declarations, affidavits or sworn statements and to comply with all requirements, in

accordance with law pertaining to the registration, sale, licensing etc. of "SKYOM CITY".

5. To apply and obtain conversion of land use, change of zone, etc, and to attend to all matters thereto, and also to apply and obtain all types of permissions, certificates, no-objection, required to be obtained under any law, statute, Government order, Notification or regulation, and to attend all matters thereto.

6. To appoint advocates, lawyers or pleaders, and in that behalf to sign Vakalatnama and also to engage the services of any other professional men, initiate or defend any legal proceedings suits, appeals, revisions, complaints and in that behalf to sign and verify any application, complaints, written statements, competent court, officer, Magistrate or Authority, Tribunal or arbitrator etc., and to do all acts, deeds in connection with any matter relating to the said property.

7. To deal with residential, commercial and all other units of the project developed over my land/properties, and enter into agreement for sale for the residential, commercial and any other type of units of project namely "SKYOM CITY" being developed by Bihani Constructions Private Limited, on my behalf, and such other agreements and in that behalf to sign and execute all types of agreements, to receive consideration on my behalf in my account and to do all acts in that behalf and in that regard to sign and execute sale deed or sale deeds for residential and commercial units of project or conveyances/transfer deed or any other deeds or

documents to receive consideration, to appear before the competent sub registrar, present such deed or deeds for registration admit execution and receipt of consideration and to get such deed or deeds duly registered in accordance with law transferring valid rights and possession to the purchaser/allottee and attend all incidental matters in that regard to negotiate for its sale and enter into agreement for sale and such other agreements, and in that behalf to sign and execute all types of agreements required by the developer.

8. To execute the sale deeds/transfer deeds of the my properties and create third party interest over the properties situated within the project namely "SKYOM CITY" at Village-Uttar Gaon, Tehsil-Mohanlalganj, District-Lucknow, Uttar Pradesh either in full or in parts in favour of Bihani Constructions Private Limited or any other person nominated by Lead Member, as he deem fit and necessary to development of the project and complete the formalities of registration in concerned sub registrar office.

9. To sign, execute and register mortgage deed/Release deed or any other type of documents, in case it is necessary to meet out compliances by any competent authority and also to sign all documents and papers to avail Loan from any Bank/financial institution for development of this project by depositing original Title Deeds of the said Property.

10. To appoint any person as he likes, to present the signed documents/agreements/conveyance deed before

आवेदन सं०: 202500821072233

मुख्तारनामा आम

बही स०: 4 रजिस्ट्रेशन स०: 470 वर्ष: 2025

प्रतिफल- 0 स्टाम्प शुल्क- 5000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 500 प्रतिलिपिकरण शुल्क - 60 योग : 560

सुश्री नंदजा मिश्रा ,
पुत्री श्री अम्बिका मिश्रा
व्यवसाय : अन्य
निवासी: 11, थिमैया मार्ग कैंट लखनऊ

ने यह लेखपत्र इस कार्यालय में दिनाँक 08/09/2025 एवं 04:41:59 PM बजे निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शिवेन्द्र कुमार सिंह
उप निबंधक :सदर चतुर्थ
लखनऊ
08/09/2025

अरविन्द कुमार गौड
निबंधक लिपिक
08/09/2025

concerned Sub-Registrar for registration and complete the process of registration and for that purpose he is authorized to sign and execute authenticated power of attorney in favour of person, he likes.

11. Generally to do and caused to be done all or any acts, deeds or things, that may be required to be done and we do hereby confer all general and incidental powers on my attorney, in connection with all or any of the aforesaid matters and all such general and incidental matters, relating to the property situated within "SKYOM CITY".

12. I do hereby agree and undertakes to confirm and ratify all or any acts, deeds and things, lawfully done or caused to be done by my said attorney, and all such acts, deeds and things so done or caused to be done by my said attorney shall be constructed as acts, deeds and things done by us by virtue of these presents. It is hereby clarified that this attorney is limited to my properties situated within project namely "SKYOM CITY".

And generally for the better and more effectually doing and performing the several acts aforesaid to be done and all other acts, matters and things not herein specifically mentioned, which said attorney deems fit and expedient to be done or performed as being incidental to the objects aforesaid.

आवेदन सं०: 202500821072233

बही स०: 4 रजिस्ट्रेशन स०: 470 वर्ष: 2025

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

मुख्तार कर्ता: 1

सुश्री नंदजा मिश्रा, |NANDJA MISRA

पुत्री श्री अम्बिका मिश्रा

निवासी: 11, थिमैया मार्ग कैंट लखनऊ

व्यवसाय: अन्य

मुख्तार: 1

श्री अम्बिका मिश्रा, |AMBIKA MISRA

पुत्र श्री स्वर्गीय ब्रिजेश चंद्र मिश्रा

निवासी: 11, थिमैया मार्ग, कैंट। लखनऊ,

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया । जिनकी पहचान

पहचानकर्ता : 1

श्री एस पी सिंह , अधिवक्ता

निवासी: सिविल कोर्ट लखनऊ

व्यवसाय: वकालत

पहचानकर्ता : 2

श्री अभिनेंद्र यादव, पुत्र श्री हीरा लाल यादव

निवासी: सेक्टर-ए, अलीगंज, लखनऊ, यूपी।

व्यवसाय: अन्य

ने की । प्रत्यक्षत:भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए है ।

टिप्पणी :

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शिवेन्द्र कुमार सिंह

उप निबंधक : सदर चतुर्थ

लखनऊ

08/09/2025

अरविन्द कुमार गौड

निबंधक लिपिक लखनऊ

08/09/2025

This Power of Attorney is revocable and can be revoked by me.

IN WITNESSE WHEREOF, I have set my hands with my attorney on this deed at Lucknow on this 4th day of September, 2025 in the presence of following witnesses.

WITNESSES:

1.
(Surya Prakash Singh)
Advocate
Civil Court Lucknow
Mob-9125401320

Executant

Attorney Holder

2.
Abhinendra Yadav S/o Sri Hira Lal Yadav R/o Sector-A, Aliganj, Lucknow,UP.
Mob.-8400400538
Occupation-Pvt. Job

Drafted by:

(Benkat Raman Singh)
Advocate

Composed by:

(Aditya Tripathi)
Civil Court, Lucknow

आवेदन सं०: 202500821072233

बही संख्या 4 जिल्द संख्या 527 के पृष्ठ 197 से 210 तक क्रमांक 470 पर दिनाँक 08/09/2025 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शिवेन्द्र कुमार सिंह
उप निबंधक : सदर चतुर्थ
लखनऊ
08/09/2025

INDIA NON JUDICIAL

IN-UP31132839860472X

Government of Uttar Pradesh

e-Stamp

9022246

Certificate No.	:	IN-UP31132839860472X
Certificate Issued Date	:	08-Sep-2025 02:01 PM
Account Reference	:	NEWIMPACC (SV)/ up14247304/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference	:	SUBIN-UPUP1424730459494527821295X
Purchased by	:	ISHU DIKSHIT
Description of Document	:	Article 48 Power of Attorney
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	
First Party	:	ISHU DIKSHIT
Second Party	:	AMBIKA MISRA
Stamp Duty Paid By	:	ISHU DIKSHIT
Stamp Duty Amount(Rs.)	:	2,62,000 (Two Lakh Sixty Two Thousand only)

IV 381/25

STAMP PAPER USED

Sub-Registrar (III)
Lucknow Sadar (U.P.)

Please write or type below this line

PF 0017167226

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

कार्यालय उप निबन्धक (ट्रेजरी)
लखनऊ

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENT, I MR. ISHU DIKSHIT S/o Sri Sudhir Kumar Dikshit R/o C-750, Near Sant Market, Mahanagar, Lucknow-226006 (**PAN**-FQFPD5651A & **AADHAR NO**- XXXX-XXXX-5116), do hereby appoint, nominate and constitute my mother's real brother **Sri Ambika Misra son of Late Brijesh Chandra Misra (B.C. Misra) R/o 11, Thimaiya Marg, Cantt. Lucknow,** as my Attorney, in my name and on my behalf to do and caused to be done, all or any following acts, deeds and things.

WHEREAS I am owner of Land/Property bearing Khasra No. 1707 area 0.3265 hectare out of 0.653 hectare, Khasra No. 1708 area 0.2253 hectare out of 0.443 Hectare, Khasra No. 1709 kha area 0.463 hectare out of 0.926 Hectare total area 1.0110 Hectare situated at Village-Uttar Gaon, Tehsil-Mohanlalganj, District-Lucknow, Uttar Pradesh (Hereinafter referred to as **"Said Property/Land"**). Due to my busy schedule I am unable to take care my said properties so I hereby appoint mother's real brother **Sri Ambika Misra son of Late Brijesh Chandra Misra (B.C. Misra) R/o 11, Thimaiya Marg, Cantt. Lucknow,** as my Attorney, in my name and on my behalf to do and caused to be done, all or any acts, deeds and things as more fully set out hereinafter:

कार्यालय उप निबन्धक (प्रथम)
सत्यमेव जयते
लखनऊ

PHOTOGRAPH

Executant **Attorney Holder**

NOW THEREFORE WE EXECUTE THIS GENERAL POWER OF ATTORNEY AS FOLLOWS:

1. To sign and execute any MOU, Agreement/s, supplementary agreement with any person or Company/firm/individual, on behalf of me by his signature for development of the project over said land.

2. To apply and obtain all types of licenses, permissions, completion report, or any other approvals from Competent Authority and any other permissions or approvals From RERA Project Registration, permissions required to be obtain under any law, Government Circular, regulation from any office, department, or authority, and to do or caused to be done all acts, deeds and things, in connection with such matters.

3. To sign and execute all types of agreements, Addendum/supplementary agreement/MOU or documents, in connection with development of project of over said land, on such terms and conditions as my Attorney deems fit and proper and also to sign and execute all types of agreements or contracts, in respect of the Said Property or any part of it, in connection with any matter, work, or dealings, or transactions, relating to the said property, and to attend all matters arising out of such agreements.

4. To sign and submit all types of applications, forms, petitions, undertakings, declarations, affidavits or sworn statements and to comply with all requirements, in accordance with law pertaining to the registration, sale,

कार्यालय उप निबन्धक (द्वितीय)
सत्यमेव जयते
लखनऊ

licensing etc. required for development of project over the said land.

5. To apply and obtain conversion of land use, change of zone, etc, and to attend to all matters thereto, and also to apply and obtain all types of permissions, certificates, no-objection, required to be obtained under any law, statute, Government order, Notification or regulation, and to attend all matters thereto.

6. To appoint advocates, lawyers or pleaders, and in that behalf to sign Vakalatnama and also to engage the services of any other professional men, initiate or defend any legal proceedings suits, appeals, revisions, complaints and in that behalf to sign and verify any application, complaints, written statements, competent court, officer, Magistrate or Authority, Tribunal or arbitrator etc., and to do all acts, deeds in connection with any matter relating to the said property.

7. To deal with residential, commercial and all other units of the project of skyom city, to be developed over my land/properties, and enter into agreement for sale for the residential, commercial and any other type of units of project to be developed, on my behalf, and such other agreements and in that behalf to sign and execute all types of agreements, to receive consideration on my behalf in my account and to do all acts in that behalf and in that regard to sign and execute sale deed or sale deeds for residential and commercial units of project or conveyances/transfer deed or any other deeds or documents to receive consideration, to appear before the

कार्यालय उप निबन्धक (ट्रेजरी)
लखनऊ

competent sub registrar, present such deed or deeds for registration admit execution and receipt of consideration and to get such deed or deeds duly registered in accordance with law transferring valid rights and possession to the purchaser/allottee and attend all incidental matters in that regard to negotiate for its sale and enter into agreement for sale and such other agreements, and in that behalf to sign and execute all types of agreements required by the developer.

8. To execute the sale deeds/transfer deeds of the my properties and create third party interest over the said properties at Village-Uttar Gaon, Tehsil-Mohanlalganj, District-Lucknow, Uttar Pradesh either in full or in parts in favour of Bihani Constructions Private Limited or any other person, as he deem fit and necessary to development of the project and complete the formalities of registration in concerned sub registrar office.

9. To sign, execute and register mortgage deed/Release deed or any other type of documents, in case it is necessary to meet out compliances by any competent authority and also to sign all documents and papers to avail Loan from any Bank/financial institution for development of this project by depositing original Title Deeds of the said Property.

10. To appoint any person as he likes, to present the signed documents/agreements/conveyance deed before concerned Sub-Registrar for registration and complete the process of registration and for that purpose he is

आवेदन सं०: 202500821072213

मुख्तारनामा आम

बही स०: 4 रजिस्ट्रेशन स०: 381 वर्ष: 2025

प्रतिफल- 0 स्टाम्प शुल्क- 262000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 37410 प्रतिलिपिकरण शुल्क - 60 योग : 37470

श्री ईशु दीक्षित ,
पुत्र श्री सुधीर दीक्षित
व्यवसाय : अन्य
निवासी: सी-750, संत मार्केट के पास, महानगर, लखनऊ-226006

ने यह लेखपत्र इस कार्यालय में दिनाँक 08/09/2025 एवं 06:14:04 PM बजे निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कामना राय
उप निबंधक :सदर तृतीय
लखनऊ
08/09/2025

राकेश प्रतोप सिंह
निबंधक लिपिक
08/09/2025

कार्यालय उप निबंधक (तृतीय) लखनऊ

authorized to sign and execute authenticated power of attorney in favour of person, he likes.

11. Generally to do and caused to be done all or any acts, deeds or things, that may be required to be done and we do hereby confer all general and incidental powers on my attorney, in connection with all or any of the aforesaid matters and all such general and incidental matters, relating to the said property.

12. I do hereby agree and undertakes to confirm and ratify all or any acts, deeds and things, lawfully done or caused to be done by my said attorney, and all such acts, deeds and things so done or caused to be done by my said attorney shall be constructed as acts, deeds and things done by us by virtue of these presents. It is hereby clarified that this attorney is limited to my said properties.

And generally for the better and more effectually doing and performing the several acts aforesaid to be done and all other acts, matters and things not herein specifically mentioned, which said attorney deems fit and expedient to be done or performed as being incidental to the objects aforesaid.

This Power of Attorney is revocable and can be revoked by me.

The said land for which power of attorney is being given is situated in Rural Area and the said land is presently agricultural land and no abadi within the radius of 200 meter of the said land. The agricultural rate fixed

आवेदन सं०: 202500821072213

बही स०: 4 रजिस्ट्रेशन स०: 381 वर्ष: 2025

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

मुख्तार कर्ता: 1

श्री ईशु दीक्षित, |ISHU DIKSHIT

पुत्र श्री सुधीर दीक्षित

निवासी: सी-750, संत मार्केट के पास, महानगर, लखनऊ-226006

व्यवसाय: अन्य

मुख्तार: 1

श्री अम्बिका मिश्रा, |AMBIKA MISRA

पुत्र श्री स्वर्गीय ब्रिजेश चंद्र मिश्रा

निवासी: 11, थिमैया मार्ग, कैंट। लखनऊ,

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया । जिनकी पहचान

पहचानकर्ता : 1

श्री बी आर सिंह , पुत्र श्री अधिवक्ता

निवासी: सिविल कोर्ट लखनऊ

व्यवसाय: अन्य

पहचानकर्ता : 2

श्री अभिनेद्र यादव, पुत्र श्री हीरा लाल यादव

निवासी: सेक्टर-ए, अलीगंज, लखनऊ, यूपी।

व्यवसाय: अन्य

ने की । प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए है ।

टिप्पणी :

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कामना राय

उप निबंधक : सदर तृतीय

लखनऊ

08/09/2025

राकेश प्रताप सिंह

निबंधक लिपिक लखनऊ

08/09/2025

for Village-Uttargaon is Rs. 37,00,000/- per hectare. The market value of the said land comes to Rs. 37,00,000/- X1.0110 Hectare comes to Rs. 37,40,700/-. The stamp duty of Rs. 2,62,000/- is being paid vide e-stamp.

IN WITNESSE WHEREOF, I have set my hands with my attorney on this deed at Lucknow on this 9th day of September, 2025 in the presence of following witnesses.

WITNESSES:

1.
(Benkat Raman Singh)
Advocate
Civil Court Lucknow
Mob-9335266005

Executant

Attorney Holder

2.
Abhinendra Yadav S/o Sri Hira Lal
Yadav R/o Sector-A, Aliganj,
Lucknow,UP.
Mob.-8400400538
Occupation-Pvt. Job

Drafted by:

(Benkat Raman Singh)
Advocate

Composed by:

(Aditya Tripathi)
Civil Court, Lucknow

आवेदन सं०: 202500821072213

बही संख्या 4 जिल्द संख्या 743 के पृष्ठ 15 से 28 तक क्रमांक 381 पर दिनाँक 08/09/2025 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कामना राय
उप निबंधक : सदर तृतीय
लखनऊ
08/09/2025

कार्यालय उप निबन्धक (तृतीय) लखनऊ