



Government of Uttar Pradesh

e-Stamp

I 15051/25



Certificate No. : IN-UP61024062392515X  
 Certificate Issued Date : 28-Jul-2025 01:43 PM  
 Account Reference : NEWIMPACC (SV)/ up14214504/ LUCKNOW SADAR/ UP-LKN  
 Unique Doc. Reference : SUBIN-UPUP1421450417061009688916X  
 Purchased by : MEGA INFRA DEVELOPERS THRO PARTNER  
 Description of Document : Article 5 Agreement or Memorandum of an agreement  
 Property Description : LAND PART OF KHASRA NO.588/1, SITUATED AT VILL- BARGAWAN (BARA BIRVA) WARD-HIND NAGAR, LUCKNOW  
 Consideration Price (Rs.) :  
 First Party : GURMEET SINGH SAHNI AND BHUPINDER KAUR SAHNI  
 Second Party : MEGA INFRA DEVELOPERS THRO PARTNER  
 Stamp Duty Paid By : MEGA INFRA DEVELOPERS THRO PARTNER  
 Stamp Duty Amount(Rs.) : 23,49,500  
 (Twenty Three Lakh Forty Nine Thousand Five Hundred only)

42



Scanned Total Pages... 49

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*Singh*

*Bahini*

*Pujari*

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Stamp Duty

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# PHOTOGRAPH

of Land part of Khasra No. 588/1 area 0.2885 Hectare i.e. 2884.13 Sq. Mt. situated at Village-  
Bargawan (Bara Birwa), Pargana-Hind Nagar, Tehsil- Sarojni Nagar, Distt-Lucknow, UP.



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FIRST PARTY/SELLERS



SECOND PARTY/PURCHASER





**BUILDER'S AGREEMENT**

- |                       |   |  |
|-----------------------|---|--|
| 1. Nature of Land     | : | Residential  |
| 2. Pargana/Ward       | : | Hind Nagar   |
| 3. Village/Mohalla    | : | Bargawan (Bara Birva)  |
| 4. Detail of Property | : | Land part of Khasra No. 588/1<br>area 0.2885 Hectare i.e. 2884.13 Sq.<br>Mt. situated at Village- Bargawan<br>(Bara Birva), Ward-Hind Nagar,<br>Tehsil – Sarojni Nagar, and Distt-<br>Lucknow, UP. |
| 5. Measurement Unit   | : | Square Meter   |
| 6. Constructed Area   | : | NIL  |
| 7. Area               | : | 2884.13 Sq. Mt.  |
| 8. Road               | : | Away 500 Mtr from Kanpur Road<br>and situates at 12 Mt. wide Road also<br>situated at two roads/Corner   |
| 9. Valuation          | : | Rs. 3,35,60,142/-  |
| 10. Stamp duty        | : | Rs. 23,49,500/-  |



This Builder's Agreement is made on 28<sup>th</sup> day of July 2025 by

1. **Gurmeet Singh Sahni (PAN-ANOPS8199K) son of (Sardar) Surjeet Singh Sahni**
2. **Mrs. Bhupinder Kaur Sahni (PAN-ANOPS8201N) wife of (Sardar) Gurmeet Singh Sahni**  
**both residents of 183, Eldeco Greens, Gomti Nagar, Lucknow-226010;**  
**(hereinafter referred as First Party/Owner) which expression shall mean and includes its nominees, associates & assigns of the first part;**

**AND**

**Mega Infra Developers, (PAN-ACDFM8420H) through its Partner Mr. Rajendra Kumar Verma son of Mr. Ramuggar Verma, having its registered office at B-1/236, Vikrant Khand, Gomti Nagar, Lucknow; (hereinafter referred as "Second Party/Builder/Developer") which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns).**

WHEREAS the First Party is the Owner and in possession of Land part of Khasra No. 588/1 area 0.2885 Hectare i.e. 2884.13 Sq. Mt. situated at Village-Bargawan (Bara Birwa), Pargana-Hind Nagar, Tehsil- Sarojni Nagar, Distt-Lucknow, UP. (Hereinafter referred to as "Said Property/Land"). The said property is ancestral property of First Party/Owner.

AND WHEREAS Mr. Moti Ram S/O Ganga Ram Sachdeva has Purchased total area 3288.661 Sq. Mtr. Or 35386 Sq. Ft. (1 Bigha and 6 Biswa) the said property from Brij Narayan S/O Munna Lal and Mrs. Shanti Devi W/O Babu Roop Narayan through registered sale deed duly on 30.04.1948 which is registered in Bahi No. 1 Jild No. 191 Pages 333 to 338 Serial No. 20 dated





19.01.1949 in the office of Sub Registrar Mohanlalganj, Lucknow.

AND WHEREAS Mrs. Kamla Devi Agarwal W/O Baijnath Agarwal has Purchased total area 3288.661 Sq. Mtr. Or 35386 Sq. Ft. the said property from Moti Ram S/O Ganga Ram Sacdeva through registered sale deed duly which is registered in Bahi No. 1 Jild No. 285 Pages 305 to 306 Serial No. 1369 dated 10.10.1966 in the office of Sub Registrar Mohanlalganj Lucknow.

AND WHEREAS Sardar Gurmukh Singh S/O Sardar Surjeet Singh had purchased area 1058.178 Sq. Mtr. or 11386 sq. ft. the said property from Mrs. Kamla Devi Agarwal W/O Baijnath Agarwal through registered sale deed duly which is registered in Bahi No. 1 Jild No. 3864 Pages 266 to 268 Sl. No. 27870 dated 04.03.1993 in the office of Sub Registrar-Lucknow.

AND WHEREAS Mrs. Harbhajan Kaur W/O Sardar Surjeet Singh has Purchased area 1115.241 Sq. Mtr. or 12000 sq. ft. the said property from Mrs. Kamla Devi Agarwal W/O Baijnath Agarwal through registered sale deed duly which is registered in Bahi No. 1 Jild No. 3864 Pages 269 to 271 Sl. No. 27871 dated 04.03.1993 in the office of Sub Registrar-Lucknow.

AND WHEREAS Mrs. Bhupendra Kaur Sahni W/O Sardar Gurmeet Singh has Purchased area 1115.241 Sq. Mtr. or 12000 sq. ft. the said property from Mrs. Kamla Devi Agarwal W/O Baijnath Agarwal through registered sale deed duly which is registered in Bahi No. 1 Jild No. 3864 Pages 272 to 274 Sl. No. 27872 dated 04.03.1993 in the office of Sub Registrar-Lucknow.

AND WHEREAS Mrs. Harbhajan Kaur W/O Sardar Surjeet Singh had executed a registered will deed dated 12.12.1997, in favour her son Mr. Sardar Gurmukh Singh which was duly registered in the office Sub Registrar Lucknow in Bahi No. 4 Jild No. 43 Pages 85 to 88 Si. No. 578 on 16-12-1997 Therefore, after the death of Mrs. Harbhajan Kaur W/O Sardar Surjeet Singh on 27.03.1998 her son Mr. Sardar Gurmukh Singh S/O Sardar Surjeet Singh became absolute owner of the said Property through registered will and Mr.





Sardar Gurmukh Singh S/O Sardar Surjeet Singh have absolute right to sell the said property.



AND WHEREAS Sardar Gurmukh Singh S/O Sardar Surjeet Singh had executed a registered Gift deed dated 04.10.2023 area 2173.420 Sq. Mtr. in favour of his brother Sardar Gurmeet Singh son of Sardar Surjeet Singh which was duly registered in the office of Sub Registrar-Sarojni Nagar, Lucknow in Bahi No. 1 Jild No. 11602 Pages 225 to 238 Sl. No. 32468 dated 04.10.2023, Then, Sardar Gurmeet Singh son of Sardar Surjeet Singh has become the absolute owner of the said property through registered Gift deed.

AND WHEREAS Mrs. Bhupendra Kaur Sahni W/O Sardar Gurmeet Singh had executed a registered Gift deed dated 04.10.2023 area 362.453 Sq. Mtr. in favour of her son Dr. Sunmeet Singh son of Sardar Gurmeet Singh which was duly registered in the office of Sub Registrar-Sarojni Nagar, Lucknow in Bahi No. 1 Jild No. 11602 Pages 239 to 252 Sl. No. 32469 dated 04.10.2023, Then, Dr. Sunmeet Singh son of Sardar Gurmeet Singh has become the absolute owner of the said property through registered Gift deed.

Therefore, said property and area became the absolute owner in possession of the first party..

Whereas, assured by the Owner that the said property is free from all sorts of encumbrances, attachments, charges, legal flaws, claims, demands, dues, notices, religious or family disputes, etc., and that the said property is self-acquired property, has agreed to cooperate with the Owner for construction of a building on the land beneath the said property, on the terms and conditions that are set forth hereinafter: A registered agreement will be duly signed & executed thereafter explaining in detail the terms & conditions.

The First Party with an intention to develop the project on the land hereinafter

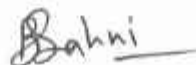
 





referred to as 'Project Land', approached the Second Party who is a Developer and is willing to develop the Project on the land of first party. The Second Party has represented possesses the skill, technical know-how, expertise and experience in building & construction and has conveyed its keen interest in development of a Project. First Party after being convinced by the expertise and capability of Second Party/ Developer to develop a Residential Project and keeping in view to get best realization of his plot of land and the convenience & for timely completion of construction, has agreed to assign the development, construction and selling rights (collectively herein after referred as "Development Rights") for the development of the said Residential Project. Now therefore, in consideration of the mutual covenants, terms and conditions and understandings set forth in this Agreement (herein after as the "said agreement") and other good and valuable consideration (the receipt and adequacy of which are hereby mutually acknowledged), the parties with the intent to be legally bound hereby agree as follows:

1. That the First Party/ Owner both hereby declares and assures the Developer/ Second Party that the First Party/ Owner possess exclusive title and possession of the land.
2. The Owners/ First Party assures the Developer/ Second Party that the Owners/ First Party has the absolute and free hold title over the land as mentioned here-in-before over which the proposed multi-storied building is to be constructed and further assures the Developer/ Second Party that the Owners/ First Party alone possess exclusive rights, title and interest therein and no other than the First Party/ Owner has got any right title or interest or proprietary possession over the Property. The Owners/ First Party assures the Developer/ Second Party that the First Party alone is legally competent to enter into this agreement with the Developer/ Second Party in respect of the Property as per terms and conditions mentioned herein.





3. That the First Party/ Owner assures the Developer/ Second Party that the First Party/ Owner is fully seized and possessed of the Property free from any encumbrance's attachment or defect in the title whatsoever and further shall continue and keep indemnified the Developer/ Second Party in respect of ownership & possession.
4. That all rates, taxes, charges due on the premises before the execution of this agreement shall be borne and paid by the First party/ Owner.
5. That the First Party/ Owner has assured the Developer / Second Party that the property is not subject matter in any acquisition of requisition under the Land Acquisition Act/ Land Ceiling Act or under any other law for the time being enforced by the state Government or the Development Authority or any other statutory or other authorities. The First Party / Owner, that if at any time hereinafter it is discovered or found that the Property is subject to any charge encumbrances or liability prior to the execution of this Deed or attributable to the First Party/ Owner alone shall be responsible to perform such obligations.
6. A Building development project is to be developed by the Second Party on the said Project Land being subject matter of this agreement shall be named and known as mutually decided by both the parties.
7. That the Second Party shall submit various plans or applications to the concerned Authorities for obtaining the requisite permissions, sanctions and approvals in accordance with the law after getting the same signed by the First Party/ Owner. The First Party/ Owner shall execute such documents as may be reasonably necessary in this regard. All expenses, charges etc. for preparation of plans submissions and passing by the authorities concerned shall be borne and paid by the Developer/ Second Party.

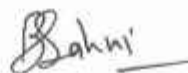


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8. That the building plans for the proposed building shall be got prepared by the Developer/ Second Party through its architect in the name of the First Party/ Owner in consultation with First Party/ Owner. The architect shall be engaged by the Developer/ Second Party at its own costs. Such duly prepared plans under the signature of the First Party/ Owner shall be submitted before the Concern Authorities. The First Party/ Owner shall sign all relevant document(s) including revised plan or plans for effecting such alterations, modifications and additions in the buildings so as to obtain its approval/ sanction or compounding from the concerned Authority or other local authorities to achieve FAR/ saleable area or whatsoever maximum the land and the authority permits in the entire land.
9. That immediately on the execution of this Agreement, the First Party shall provide lawful and peaceful possession of land for the purpose of construction, development and sale in the term of this Agreement. The ultimate roof of the buildings shall always be reserved with Owners and Developer in their ratio shares of built-up areas. For the purpose of achieving any further FAR, if permitted by law, it shall be purchased by the First Party and developed by the Developer on same ratio of ownership.
10. That the Developer/ Second Party will develop & construct the residential building upon the Land in accordance with the plan or plans duly approved and Developer/ Second Party will develop the site, roads and parking area with its own resources and finances accordingly. The Developer/ Second Party shall also be entitled to stock/ store materials tools and machineries required for construction on any part of the property during the construction and the First Party/ Owners shall not create any obstructions, interruptions, hindrance or





hindrances in the development and construction work/ activity and completion of the project as per the terms of this agreement by the Developer/ Second Party, its agents, workmen, Chowkidar etc., the First Party/ Owners will sign all the necessary papers documents plans, affidavits, petition etc. addressed to or to be submitted before the Development Authority, Nagar Nigam, Local Authority, Government or any other authority or U.P. Power Corporation Ltd. for the exclusive purposes of the carrying out work pursuant to this agreement by the Developer/ Second Party through this agreement itself shall be deemed to possess the aforesaid powers under this Agreement and such power shall continue to vest upon him until the completion of the project so as to enable the Developer to effectually complete the said project under this Agreement.

11. The Developer/ Second Party will erect and complete the said building in all respect in good substantial and workman like manner as per approved plans. The building shall comprise Basement + Stilt + 7 Full Floors (8 units per floor) + Half 8th Floor (4 units), per LDA sanctioned map. The Developer shall have right to make publicity of the Project at its own costs. If any change required in the map for construction can be done by the mutual consent of both the parties.
12. That the entire amount required for carrying out construction, development and completion of said project including the cost of transformer, lift, generator, water lifting pumps and charges and fees of the architect and all other statutory fees or charges or demands shall be met by Developer/ Second Party only. The First Party/Owner shall not be responsible for any dues, fee charges, damages or demands in respect to any such charges or expenses whatsoever.
13. That the Developer shall within 60 months (as per approved LDA Map) from the date of handing over of the vacant physical possession of the said property and starting construction and availability of required permissions from



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Lucknow Development Authority/Concerned Authority, complete the construction of the project. In case of delay in construction, the Second Party/Developer shall have extra 6 months for completion. However, the period of delay, if any, in completion of the project on account of force majeure (unforeseen, uncontrollable events beyond control, "Acts of God" including natural disasters like floods or earthquakes, man-made events such as war, labour strikes etc.) shall be excluded.

14. That the First Party/ Owner and the Developer/ Second Party has agreed to share the total saleable area arising out of the sanctioned construction in the following manner:

- a. The First Party shall be entitled to 50% of the Base Sale Price of the total saleable area, including Preferential Location Charges (PLC), if any, and the Car Parking Charges.
- b. The Second Party shall be entitled to the remaining 50% of the Base Sale Price, including PLC and Car parking and all Additional Charges including the Power Back-up Charges.
- c. Additional Charges collected under heads other than base price or PLC or Car Parking shall exclusively accrue to the Developer.

15. Bank Account Operations Related to the Project:

The entire receivables arising in relation to the Project, as mentioned under this Agreement, shall be collected by the Second Party / Promoter and deposited into a dedicated Collection Account of the Project, to be opened and maintained by the Second Party with any Scheduled Bank.

No other funds or unrelated transactions shall be routed through or deposited into this Collection Account except those arising directly from the Project.

The Collection Account shall be operated with a standing instruction for daily



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transfer of all credit balances into the following two accounts:

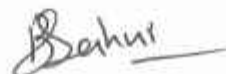
- 70% of the receivables shall be transferred to Project Account Number – 1 (the Separate Bank Account of the Project), to be opened and maintained by the Second Party strictly in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 (RERA) and applicable Rules and Regulations.
- 30% of the receivables shall be transferred to Project Account Number – 2 (the RERA Transaction Account of the Project), which shall also be operated by the Second Party.

All withdrawals or disbursements from Project Account Number – 1 shall strictly adhere to the terms, conditions, and compliance framework stipulated under the Real Estate (Regulation and Development) Act, 2016.

Any funding received for the said Project, whether by way of loan, financial assistance from any Bank / Financial Institution, or as Unsecured Loan, shall mandatorily be deposited into Project Account Number – 1 (Separate Bank Account of the Project).

In accordance with the mutually agreed revenue-sharing arrangement between the Parties, whereby the net revenue from the sale of saleable area in the building is to be distributed in the ratio of 50:50, the Second Party / Developer shall ensure that the First Party / Owner's share of 50% of such revenue transferred to the respective account(s) of the First Party as per the terms of this Agreement.

16. That the First Party/ Owner and the Developer/ Second Party and any of their transferees shall keep the interior &, walls, sewer, drains, pipes, and other fittings, fixtures, appurtenances, floor and ceiling etc. in their respective allocation in the Complex in good working condition and repair and in particular so as not to cause any damage to the building or any space or accommodation therein and shall keep the First Party/ Owner or the





Developer/ Second Party and the other occupiers of the Complex as the case may be indemnified from and against the consequences of any breach.

17. That the persons, workers and labourers employed or engaged by the Second Party/ Developer in the development and construction of the said Project shall be entirely under the control and supervision of the Developer / Second Party and shall always and at all times and for all purposes be deemed to be the responsibility of the Developer/ Second Party and the First Party/ Owner shall have no liability or concern with them. The demands of the employees/ workers/ labourers of the Developer/ Second Party shall be met by the Developer/ Second Party. It is also clearly understood by and between the parties that the Developer/ Second Party shall keep the First Party/ Owner fully indemnified and harmless against any mishap or accident or against any claim or demand by the employee/ worker / labour engaged or employed by the Developer/ Second Party in the development and construction activity on said property.
18. That after the construction is completed, the Developer/ Second Party shall inform the allottees/nominees for the payment of corpus fund and advance maintenance for the maintenance of the common services and the common spaces of the project within a stipulated time. The Second Party shall collect the advance maintenance charges and maintain common services and spaces of the complex till the formation of the Association by and amongst the residents of the complex. After the formation of the association, the Developer/ Second Party, after deducting the amount of expense not specifically mentioned in this agreement, if incurred by the second party shall transfer the entire corpus fund or advance maintenance fund to the Association account with a condition that principal amount shall not be withdrawn from the corpus fund/ advance maintenance account. Apart of this advance maintenance fund, the Second Party or the Association of Allottees



B. Sahni





as the case maybe shall and have the right to charge recurring monthly maintenance charges apart from one time maintenance fund to cover up the deficit of the amount spent on the maintenance and the amount of interest accrued through the interest on advance maintenance fund.

19. That the parties in consideration of the development of the Property into project by the Developers/ Second Party have agreed that the First Party/ Owner and Developer/ Second Party shall share the total saleable area 50:50 along with proportionate share of land inclusive of saleable areas stair cases and lobbies etc. of the said multi-storied building(s) of the Project in the same ratio The total parking area will also be shared in the ratio of constructed area.
20. The parties agrees that in case the FAR is increased or any additional FAR is permitted by the appropriate authorities on purchasable basis, during or after completion of the project, then all costs & expenses for additional FAR cost, for such enhancement of FAR shall be borne and paid by First Party and such additional area/ FAR shall also be shared in the same ratio/ manner as stipulated herein. The development of such area shall be the exclusive liability of Second Party/ Developer.
21. That the total amount of security deposited with the First Party by the Second Party is refundable immediately after recovery starts from the customers. In case the security amount is not refunded with effect from the said period by the First Party/ Owner to the Developer/ Second Party, the second party shall have right to sell/ adjust the constructed area of the First Party/ Owner's area to the extent of amount due after a notice period of two months.
22. The Second Party/ Developer shall be entitled to raise its finances and generate funds so as to construct and complete the said Project by creating



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charge lien or mortgage etc. on the second party/developer securities & not on the said project land. thereon while raising it from various lending sources/ Banks/ financial institutions/ Companies etc. However, it is clarified that the Second Party/ Developer shall not create a fasten any liability financial or otherwise by creating charge etc. over or upon the aforesaid project.

23. The First Party authorizes the second party to sell & pay the ratio described to the First Party.

The sale or transfer of the share of the First Party/ Owner in the aforesaid saleable area of the Project can be handled by the Developer/ Second Party for the benefit of the Second Party.

24. That after receiving the sale consideration against the individual units & settlement of a/c of particular unit between the both the parties, all the transfer deed/documents regarding sale/ transfer of the units to prospective buyers shall be executed by both First Party and Second Party. That the First Party shall be bound to execute the transfer deeds/ Sale deeds in favour of buyers of the project as recommended and nominated by the Second Party after its satisfaction regarding payment in respect of that unit & in no circumstances any of the party shall have the right to refuse/delay the execution & registration of the transfer ' deed against which both the parties have received their individual share.

25. The Parties agree that a uniform rate for the sale or transfer of the unit saleable area of the said Project shall be fixed by the First Party/ Owner and Developer/ Second Party by mutual consent for the effective and proper transfer of the unit saleable area of the Project.

26. The entire costs of fire and electrical infrastructures in the Project under this agreement will be borne by the Developer/ Second Party. However, the



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Developer/ Second Party alone shall be entitled to recover the aforesaid entire costs of fire and electrical infrastructure from the transferees/ buyers etc. of the saleable areas of the Project including the transferees of the aforesaid share of the First Party/ Owner.

27. That in case saleable area retained by First Party/ Owner the cost of fire and electrical infrastructures shall be paid by the First Party/ Owner to the Developer/ Second Party at the time of the end of Project.
28. That the parties confirm that the ratio as mentioned herein is adequate for the rights being provided to either Party and the Parties shall never challenge the correctness or the adequacy of the said ratio at any time in future. The Second Party/ Developer shall inherit a good, perfect and marketable title, free from all defects in respect of its Allocation arising out of this Agreement.
29. Transferees shall confer a good, perfect and marketable title herein, free from any defect, to them.
30. That on successful completion of the construction of the Residential Project, Second Party/ Developer shall apply/ arrange completion certificate from competent authorities and intimate the First Party about the completion of the project.
31. That the second party shall be entitled to advertise about the Residential Project at its cost by distributing pamphlets, brochures, publishing advertisements in newspapers, magazines and/or by putting sign boards, neon sign or such other modes of advertisement as the Second Party may deem fit, on the said Land or at other places, in any manner and thus it shall be entitled to invite prospective buyers/customers to the site.
32. That the Developer/ Second Party and the First Party/ Owner (including their heirs, assign and transferees) shall not make any external changes of design or color etc. as to affect the front elevation of the building



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or its aesthetic beauty.

33. That it is further agreed that the completion/ development of complex would mean: -

- Completion of the entire R.C.C. structure of complete design as per seismic requirement and good quality brick work
- Plastering, flooring and coloring of the building
- All doors, windows, frames including painting etc.
- All internal and external electrical wiring including installation of transformer and generator for common services, sub-station if required by Power Corporation
- All internal Plumbing work and drainage
- Installation of firefighting equipment, if required by law and lift
- Water arrangement
- Stair case
- Parking facility

34. That the First Party/ Owner shall do all acts, deeds, matters and things, as is are or may from time to time, be necessary to give effect to these presents or to implement the same and shall not transfer, charge, encumbrance, alienate or



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part with the possession of the Plot or any part and thereof or do anything which may contravene the terms of this Agreement.

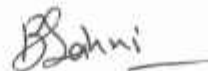
35. That in the event of any dispute or disputes arising between the party in terms of the agreement or otherwise in respect of the property, the development or the construction work in the property shall neither be stopped, obstructed or interfered with, in any manner whatsoever by the First

Party/ Owner and the Developer/ Second Party shall continue to carry out the work of development and construction in the said project without any interruption or hindrances of any kind whatsoever from the First Party/ Owner or its agent.

36. That as soon as the building is completed, Developer/ Second Party shall give notice to the Buyer's to take possession of allocation in the buildings and as all times thereafter, First Party/ Owner and Developer/ Second Party shall be respectively responsible for payment of all Municipal and Property taxes and other outgoing and imposition whatsoever hereinafter, for the sake of brevity collectively referred to as the said rates payable in respect of the respective allocations, the said rates basis to be apportioned pro rate with reference to the saleable Building(s) as a whole. All such taxes however, can be borne by the transferee(s) or nominee(s) of First Party/ Owner and Developer/ Second Party.

37. That the parties undertake not to do any act which may in any manner contravene the terms of this Agreement in respect of the above Property.

38. That it is hereby agreed by the First Party/ Owner and the Developer/ Second Party that they shall directly meet their taxation liability including G.S.T. and other fiscal liabilities as may be applicable to them under the





provisions of law, personally and respectively incurred on their respective ratio.

39. That in case of any difference or disputes, construction or interpretation in relation to or regarding the terms of this Agreement, the same shall be mutually settled by the parties themselves amicably. In case, the parties despite the efforts are unable to settle such dispute or differences as mentioned above, the parties mutually agree that the same shall be referred to the mutually agreed sole Arbitrator to be appointed by both the parties who shall decide the same and make an award in accordance with the provisions contained in the Arbitration and Conciliation Act, 1996 or such statutory law for the time being in force. Lucknow Courts alone will have jurisdiction in such matter and the parties mutually agree that the venue of such arbitration shall be at Lucknow.
40. That it is agreed that the terms of this Agreement can be amended or modified by way of supplementary Deed (s) to executed between both the Parties, which shall be deemed to be part of this basic agreement.
41. That for maintenance of the complete project, a society of Owners of the flat/ buildings shall be formed in which the First Party/ Owner and Second Party/Developer shall have right to represent actively in proportion to their rights in the built-up area.
42. That the Second Party/ shall be free to get the residential Project approved from banks and financial institutions in order to facilitate the financial by intending purchaser/ s of units. First Party and Second Party shall issue permission to Mortgage, enter into Tripartite agreement under their own Signatures.
43. That the expressions, "Owner/ First Party" and the "Developer/ Second Party" herein before used under this agreement unless repugnant to the context mean and shall always mean and include their respective heirs, successors, legal representatives and assigns.



B Sahni





**Security Deposit:**

The Developer has paid a refundable deposit of ₹2,50,00,000/- in five instalments (details provided below) That the total amount of security deposited with the First Party by the Second Party is adjustable.

- I. Rs. 51,00,000/- (Rs Fifty-One Lakhs Only) through RTGS dated 22-08-2023 from HDFC Bank to Punjab & Sindh Bank.
- II. Rs. 1,00,00,000/- (Rs One Crore Only) through RTGS dated 21-09-2023 from HDFC Bank to Punjab & Sindh Bank.
- III. Rs. 50,00,000/- (Rs Fifty Lakhs Only) through RTGS dated 05-10-2023 from HDFC Bank to Punjab & Sindh Bank.
- IV. Rs. 15,00,000/- (Rs Fifteen Lakhs Only) through RTGS dated 20-10-2023 from HDFC Bank to Kotak Mahindra Bank.
- V. Rs. 34,00,000/- (Rs Thirty-Four Lakhs Only) through RTGS dated 02-01-2024 from HDFC Bank to Punjab & Sindh Bank.

**Property Valuation and Stamp Duty:**

That the subject matter of this Agreement pertains to a non-agricultural land admeasuring 2884.13 square meters, situated in Village Bargawan, which is not located on any Segment Road but is accessible via a 12-meter- wide road and is abutting two roads. The circle rate for the purpose of payment of stamp duty, as notified by the Collector for non-agricultural land in the said locality, is Rs. 13,000/- per square meter, with an additional 10% premium applicable due to the said land being corner property (i.e., abutting two roads), making the effective rate Rs. 14,300/- per square meter.



B Sahni





आवेदन सं०: 202501041039599

विक्रय अनुबंध विलेख (बिल्डर)

पृथी सं०: 1

रजिस्ट्रेशन सं०: 15051

वर्ष: 2025

प्रतिकल- 0 स्टाम्प शुल्क- 2349500 आचारी शुल्क - 33561000 पंजीकरण शुल्क - 335610 प्रतिलिपिकरण शुल्क - 120 योग : 335730

श्री गुरुवीर सिंह साहनी,  
पुत्र श्री सुरवीर सिंह साहनी  
स्ववसाय : अन्य  
निवासी: 183 पल्डीको प्रीन्स गोमती नगर, लखनऊ



ने यह लेखपत्र इस कार्यालय में दिनांक 29/07/2025 एवं 12:12:28 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रेशन अधिकारी के हस्ताक्षर

सुनील कुमार सिंह

उप निबंधक लखनऊ नगर द्वितीय

लखनऊ

29/07/2025

सुनील कुमार सिन्हा

निबंधक लिपिक

29/07/2025

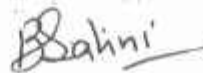


Accordingly, the valuation of 1000 square meters of the said land at the rate of Rs. 14,300/- per square meter amounts to Rs. 1,43,00,000/- (Rupees One Crore Forty-Three Lakhs only). The remaining 1884.13 square meters, after a rebate of 30%, is valued at the effective rate of Rs. 10,010/- per square meter, aggregating to Rs. 1,88,60,142/- (Rupees One Crore Eighty-Eight Lakhs, Sixty Thousand One Hundred Forty-Two only). The said property is secured and enclosed by a boundary wall, the estimated cost of which is Rs. 4,00,000/- (Rupees Four Lakhs only). Thus, the total computed value of the said property stands at Rs. 3,35,60,142/- (Rupees Three Crores Thirty-Five Lakhs Sixty Thousand One Hundred Forty-Two only). Accordingly, the applicable stamp duty on the aforesaid valuation amounts to Rs. 23,49,500/- (Rupees Twenty-Three Lakhs Forty-Nine Thousand Five Hundred only), which has been duly paid by the Developer vide E-Stamp Certificate No. IN-UP61024062392515X dated 28.07.2025

#### SCHEDULE OF PROPERTY

All that piece and parcel of land forming part of Khasra No. 588/1 admeasuring 2884.13 Sq. Meters. situated at Village Bargawan (Bara Birwa), Ward-Hind Nagar, Tehsil - Saroji Nagar, District – Lucknow, U.P., bounded as under:

<b>North</b>	: Plot of Dr. Sunmeet Singh, Part of Khasra No. 588/1
<b>South</b>	: 9-Meter-Wide Road
<b>East</b>	: P.C.F. Godown
<b>West</b>	: 12-Meter-Wide Road




ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री अभिवेक शीवास्तव, पुत्र श्री गोविन्द प्रसाद शीवास्तव

निवासी: ए-307, भवनी अपार्टमेंट, से0 आ, मानसरोवर योजना, कानपुर रोड, लखनऊ

व्यवसाय: वकालत

पहचानकर्ता : 2

*Ashutosh*



श्री डा० सनमीत सिंह साहनी, पुत्र श्री मुन्शीत सिंह साहनी

निवासी: 172 निकट आर(बी)आई0 एल्डीफो ग्रीन्स, गोमती नगर, लखनऊ

व्यवसाय: डाक्टर

*Sanmit*



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*(Signature)*

सतीश कुमार सिंह

उप निबंधक, कटाजनीनगर द्वितीय

लखनऊ

29/07/2025

सुरील कुमार तिवारी

निबंधक लिपिक लखनऊ

29/07/2025

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगुठे नियमानुसार लिए गए हैं।

टिप्पणी: प्रतिफल के प्राप्ति की विक्रता द्वारा लेखपत्र में अंकित विवरण अनुसार पृष्ठ की गई।



IN WITNESS WHEREOF, the parties hereto have executed this Agreement at Lucknow on the day, month and year first above written in the presence of the following witnesses:

**WITNESSES:**



**Witness No. 1** *Abhishek*  
Abhishek Srivastava  
Son of Govind Prasad Srivastava  
R/o. A-307, Bharni Apartment, Sector-  
O, Mansoravor Yojna, Kanpur Road,  
Lucknow  
Mob. No. 9838032666



*Abhishek*

**OWNER (First Party):**



*Bahni*

**DEVELOPER (Second Party):**



**Witness No. 2** *S.S.*  
Dr. Sunmeet Singh Sahni  
Son of Gurmeet Singh Sahni  
R/o. 172, Opp. R.B.I, Eldeco Greens,  
Gomti Nagar, Lucknow  
Mob. No. 9956555551

Typed by

*(Signature)*  
(Chand)

*(Signature)*



Drafted by

(F.A. Khan)  
Advocate  
Civil Court, Lucknow



आवेदन सं०: 202501041039599

पृष्ठी सं०: 1

एचआरआई सं०: 15051

वर्ष: 2025

निष्पादन लेखापत्र वाद सुनने व समझने मजबूत व प्राप्त धनराशि रु प्रलेखानुसार उक्त

विक्रेता: 1

श्री गुरमीत सिंह साहनी,

[GURMEET SINGH SAHNI

पुत्र श्री सुरजीत सिंह साहनी

निवासी: 183 एलडीको ग्रीन्स गोमती नगर, लखनऊ

व्यवसाय: अन्य

पक्षकार द्वारा सत्यापित पैन XXXXXX 199K

विक्रेता: 2

श्रीमती भूपिंदर कौर साहनी,

[BHUPINDER KAUR SAHNI

पत्नी श्री गुरमीत सिंह साहनी

निवासी: 183 एलडीको ग्रीन्स गोमती नगर, लखनऊ

व्यवसाय: अन्य

पक्षकार द्वारा सत्यापित पैन XXXXXX 201N

क्रमांक: 1

श्री मेगा इन्फ्रा डेवलपर्स द्वारा भागीदार राजेन्द्र कुमार वर्मा,

[MEGA INFRA DEVELOPERS

पुत्र श्री रामउमर वर्मा

निवासी: सी-1/236 विक्रमेश खण्ड, झामती नगर, लखनऊ

व्यवसाय: व्यापार

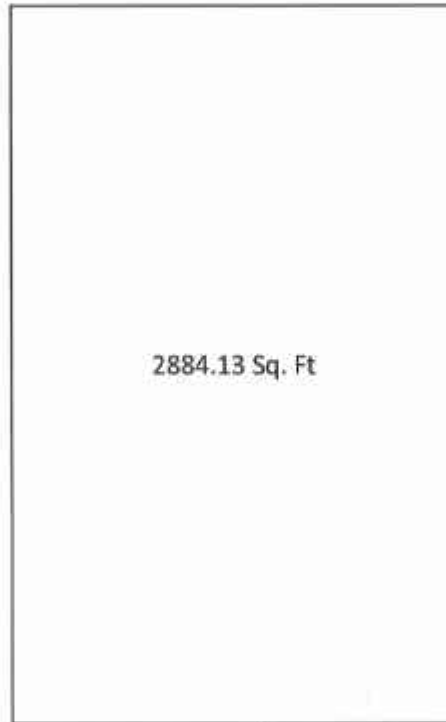
पक्षकार द्वारा सत्यापित पैन XXXXXX 420H



## MAP

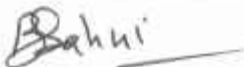
Land part of Khasra No. 588/1 area 0.2885 Hectare i.e. 2884.13 Sq. Mt. situated at Village-Bargawan (Bara Birwa), Pargana-Hind Nagar, Tehsil- Sarojni Nagar, Distt-Lucknow, UP.and bounded as under:-

North : Plot of Dr. Sunmeet Singh, Part of Khasra No. 588/1  
South : 9-Meter-Wide Road  
East : P.C.F. Godown  
West : 12-Meter-Wide Road



  
FIRST PARTY/SELLERS

  
SECOND PARTY/PURCHASER

  
Bahui



आवेदन सं०: 202501041039599

बही संख्या 1 जिल्द संख्या 1485 के पृष्ठ 367 से 412 तक क्रमांक 15051 पर दिनांक 29/07/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

संतोष कुमार सिंह

उप निबंधक : सरोजनीनगर द्वितीय

लखनऊ

29/07/2025

