

28564/21



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INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Rectified e-stamp certificate is valid only if base e-stamp certificate is attached.

Base Certificate No.	:	IN-UP25716243477554T
Rectified Certificate No.	:	IN-UP27085909198232T
Certificate Issued Date	:	09-Nov-2021 03:15 PM
Account Reference	:	SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
Unique Doc. Reference	:	SUBIN-UPUPSHCIL0143782957669626T
Purchased by	:	SAPPHIRE INFRAVENTURES PVT LTD
Description of Document	:	Article 5 Agreement or Memorandum of an agreement
Property Description	:	KH NO. 267, 268, AREA-0.7448 HECTARE VILLAGE KABIRPUR, PARGANA AND TEHSIL MOHANLALGANJ DIST. LUCKNOW
Consideration Price (Rs.)	:	
First Party	:	ANGLO DEVELOPERS PVT LTD
Second Party	:	SAPPHIRE INFRAVENTURES PVT LTD
Stamp Duty Paid By	:	SAPPHIRE INFRAVENTURES PVT LTD
Stamp Duty Amount(Rs.)	:	2,29,500 (Two Lakh Twenty Nine Thousand Five Hundred only)



STAMP PAPER USED

[Signature]
Sub Registrar (Mohantalgaraj)
Lucknow

-----Please write or type below this line-----

Anglo Developers Private Limited

[Signature]
Director

SAPPHIRE INFRAVENTURES (P) LTD.

[Signature]



QT 0004170908

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shcilstamp.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.



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e-Stamp

Certificate No. : IN-UP25716243477554T
 Certificate Issued Date : 08-Nov-2021 03:41 PM
 Account Reference : SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
 Unique Doc. Reference : SUBIN-UPUPSHCIL0140898044713177T
 Purchased by : SAPHIRE INFRAVENTURES PVT LTD
 Description of Document : Article 5 Agreement or Memorandum of an agreement
 Property Description : KH NO. 267, 268, AREA-0.7448 HECTARE VILLAGE KABIRPUR,
 PARGANA AND TEHSIL MOHANLALGANJ DIST. LUCKNOW
 Consideration Price (Rs.) :
 First Party : SAPHIRE INFRAVENTURES PVT LTD
 Second Party : ANGLO DEVELOPERS PVT LTD
 Stamp Duty Paid By : SAPHIRE INFRAVENTURES PVT LTD
 Stamp Duty Amount(Rs.) : 2,29,500
 (Two Lakh Twenty Nine Thousand Five Hundred only)



RECTIFIED CERTIFICATE ISSUED
AGAINST THIS CERTIFICATE

STAMP PAPER USED

Sub Registrar (Mohantalganj)
Lucknow U.P.

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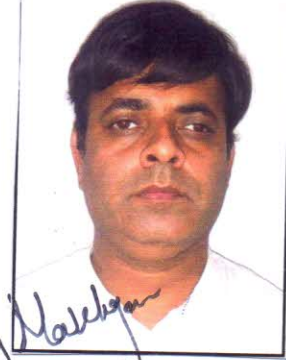
Anglo Developers Private Limited
Director

SAPHIRE INFRAVENTURES (P) LTD.
Authorised Signatory

QT 0004170940


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DETAILS OF INSTRUMENT IN SHORT

Pargana/Ward	: Mohanlalganj
Village/Mohalla	: Kabirpur
Details of property	: Khasra Nos. 267 & 268
Standard of measurement	: Hectare
Type of Land	: Agricultural
V-code	: 0029
Area of Property	: 0.7448
Valuation	: Rs. 32,78,000/-
Stamp duty	: Rs. 2,29,500/-

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SAPPHIRE INFRAVENTURES (P) LTD.



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No. of persons in First Part (1)
Details of FIRST PARTY :
ANGLO DEVELOPERS PVT. LTD. a company incorporated under the Companies Act, 1956 having its registered office at 5, Srijan Vihar Colony, Vipul Khand, Gomti Nagar, Lucknow through its Directors Mr. Vyas Verma son of Sri T.P Verma and Mr. Swatantra Vijay Singh son of Sri Siddhaman Singh
No. of persons in Second Part (1)
Details of SECOND PARTY :
SAPPHIRE INFRAVENTURES PVT LTD. a company duly incorporated and registered in India under the provisions of the Companies Act, 1956 having its registered office at Ground Floor-1, Sapphire Homes, 2 Fawn Brake Avenue, S.N. Marg, Lucknow through its authorized signatory Ajay Makhijani son of Mr. Raj Kumar Makhijani

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DEVELOPMENT AGREEMENT

This Agreement is made this 08th day of November, 2021 by and BETWEEN, **ANGLO DEVELOPERS PVT. LTD.** a company incorporated under the Companies Act, 1956 having its registered office at 5, Srijan Vihar Colony, Vipul Khand, Gomti Nagar, Lucknow through its Directors Mr. Vyas Verma son of -T.P Verma and Mr. Swatantra Vijay Singh son of Sri Siddhaman Singh duly authorized by Board's Resolution No. 03/ADPL/NOV/2021 dated 02.11.2021 copy whereof is enclosed herewith. (hereinafter referred to as **FIRST PARTY/OWNER**).

AND

SAPPHIRE INFRAVENTURES PVT LTD. a company duly incorporated and registered in India under the provisions of

Anglo Developers Private Limited

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the Companies Act, 1956 having its registered office at Ground Floor-1, Sapphire Homes, 2 Fawn Brake Avenue, S.N. Marg, Lucknow through its Authorized Signatory Ajay Makhijani son of Mr. Raj Kumar Makhijani, hereinafter to be referred to as 'SECOND PARTY/DEVELOPER' of the other Part.

WHEREAS

WHEREAS, the First Party is owner and in possession of Land Khasra Nos. 267, Khasra No. 268 situated at Village Kabirpur, Pargana Mohanlalganj, Tehsil Mohanlalganj, District Lucknow, U.P. and has exclusive ownership, development rights, entitlements and interest thereon.

AND WHEREAS

The First Party with an intention to develop the project on the land hereinafter referred to as 'Project Land', comprising of Khasra No. 267 measuring 0.4298 Hectare out of 0.4790 Hectare and Khasra No. 268 measuring 0.3150 Hectare out of 0.4200

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Ajay Makhijani
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Hectare total 0.7448 Hectare, 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 developing of a Project including commercial & residential development on the said land. The First Party after being convinced by the expertise and capability of second Party/Developer to develop the 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 Residential Project including commercial & institutional development on the said land.


Now therefore, in consideration of the mutual covenants, terms and conditions and understandings set forth in this

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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 :

NOW, THIS AGREEMENT WITNESSETH AS FOLLOWS:-

1. That the First Party/Owner doth hereby declares and assures the Developer/Second Party that the First Party/Owner possess exclusive title and possession in respect of the demised land in its exclusive possession and status.
2. That the First Party/Owner and Developer/Second Party ha entered into this Agreement purely on a principal to principal basis and nothing stated herein shall be deemed to or construed as a partnership between Developer and Owners nor shall the Developer/Second Party and the First Party/Owners in any manner constitute an association of person(s).

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3. The Owners/First Party assures the Developer/Second Party that the Owner/First Party has the absolute and free hold title over the demised land as mentioned here-in-before over which the proposed multi-storied building is to be constructed in addition to plotted development 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 demised 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 demised Property as per terms and conditions mentioned herein.

4. That the First Party/Owner assures the Developer/Second Party that the First Party/Owner is fully seized and possessed of the demised Property free from any encumbrances attachment or defect in the title whatsoever

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and further shall continue and keep indemnified the Developer/Second Party in respect of only to extent of ownership & possession.

5. That the First Party shall provide minimum 25 meter wide Entrance for the project land from the main Lucknow-sultanpur Road and both the parties will share the expenses of constructing the culvert over the Canal.
6. That all rates, taxes, charges due on the demised premises before the execution of this agreement shall be borne and paid by the First party/Owner.
7. That the First Party/Owner has assured the Developer/Second Party that the demised 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

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hereinafter it is discovered or found that the demised 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 and the Developer/Second Party shall be entitled to clear the same and recover the same along with the costs or other expenses from the First Party/Owner including with a right to recover it by selling or transferring proportionate usable area falling in the share of the First Party/Owner to the extent and in the manner so as to recover such amounts.

8. Residential project including proposed plotted, commercial & Group Housing development project to be developed by the Second Party on the said Project Land being subject matter of this agreement shall be named and known as decided by the Second Party.

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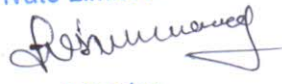
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9. That the Owner/Second Party shall submit various plans or applications to the concerned Authorities for obtaining the requisite permissions, sanctions and approvals in accordance with the law after getting the same signed by the First Party/Owner. 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.

10. That the building plans for the proposed Group Housing buildings and plotting 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

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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.

11. That 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.
12. That immediately on the execution of this Agreement, the First Party shall provide lawful and peaceful possession of demised land for the purpose of construction, development and sale in the term of this Agreement. The Developer/ Second Party will develop the residential and commercial plots and construct buildings upon the demised Land in accordance with the plan or plans duly approved and signed by First Party/Owners and

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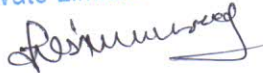
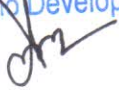

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Developer/Second Party will develop the site, roads and parking area with its own resources and finances accordingly. The Developer/Second Party shall also be entitled to stock/store materials tools and machineries required for construction on any part of the demised 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. On the request of the Developer/Second Party, 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 through the

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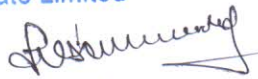
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Developer/Second Party through this agreement itself shall be deemed to possess the aforesaid powers under this Agreement and such power shall continue to vest upon him until the completion of the project so as to enable the Developer to effectually complete the said project under this Agreement. 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 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.

13. 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 Owners shall not be

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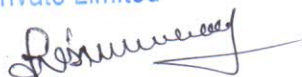
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responsible for any dues, fee charges, damages or demands in respect to any such charges or expenses whatsoever.

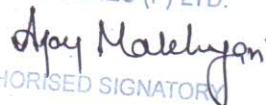
14. That the First Party/Owner and the Developer/Second Party shall maintain their respective portions of the proposed Complex in good and subsisting condition and neither of them shall demolish or permit the demolition of all or any part thereof without the written consent of the other.
15. That the 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

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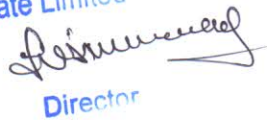


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may be indemnified from and against the consequences of any breach.

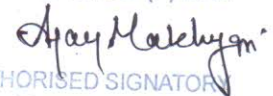
16. That all persons, workers and labourers employed or engaged by the Second Party/Developer in the development and construction of the said Project shall be entirely under the control and supervision of the Developer / Second Party and shall always and at all times and for all purposes be deemed to be the responsibility of the Developer/ Second Party and the First Party/Owner shall have no liability or concern with them. All 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 any employee/worker /labour engaged or employed by the Developer/ Second Party in the development and construction activity on said property by

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any contractor/petty contractor/or any other aggrieved party.

17. That after the construction is completed, the Developer/Second Party shall inform the allottees/nominees of their share and owner's share as well 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 any major 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

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maintenance account. Apart of this advance maintenance fund, the Second Party or the Association of Allottees 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 actual amount spent on the maintenance and the amount of interest accrued through the interest on advance maintenance fund.

18. The original registered Sale Deeds (Title Deeds) relating to the demised property presently available with the First Party/Owner shall be handed over to the Second Party upon completion of Project.

19. That the parties in consideration of the development of the demised Property into project by the Developers/Second Party have agreed that the First Party/Owner and Developer/Second Party shall share the total covered area

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alongwith proportionate share of land inclusive of saleable areas stair cases and lobbies etc. of the said multi-storied building(s) and the plotted areas of the Project and own/possess the rights in respect thereto in the following manner :-

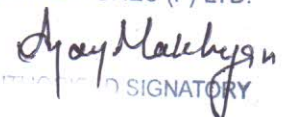
- a) The units to be developed as Group Housing shall be shared in such a manner that the Owner/First Party shall own and possess 22% of built-up area, which part shall be specifically allocated for the First Party/Owner. The First Party/Owner shall be entitled to book, sell, transfer its aforesaid share in the covered areas of the Project, receive consideration including advance(s) from the prospective buyer(s)/ allottee(s), transferee(s) and acknowledged the same in writing by entering into any agreement(s), conveyance(s) and register such Deed(s) before the Registering Authority and such actions or Deed(s) done

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or executed by the First Party/Owner in respect of aforesaid constructed area shall be deemed to have been consented to, agreed and acknowledged by the Developer/Second Party in the supplementary deed.

Similarly the Developer/Second Party shall own and possess balance 78% of Built-up area. The Second Party/Developer shall be entitled to book, sell, transfer its aforesaid covered areas of the Project receive consideration including advance(s) from the prospective buyer(s)/ allottee(s), transferee(s) and acknowledged the same in writing by entering into any agreement(s), conveyance(s) and register such Deed(s) before the Registering Authority and such actions or Deed(s) done or executed by the Developer/Second Party in respect of aforesaid shall be deemed to have been consented to, agreed and acknowledged by the

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First Party/Owner after allocation of Owner's share to be reflected in the supplementary deed.

After sanction of map from Competent Authority the parties hereto shall execute a Supplementary Deed mentioning therein the specific areas of both the parties with clear marking on the copy of the sanctioned map which shall be signed and executed before a Notary Public. The aforesaid Supplementary Deed shall be binding upon the parties and be deemed to be a part of the instant agreement.

The total parking area will be shared in the ratio of share of respective parties in the project.

- b) Plotted area whether residential or commercial shall be shared 34:66 . (Land owner 34% Developer 66%).
- c) Units developed as commercial complex (retail area) shall be shared 50:50.
- d) No profit sharing in EWS/LIG. In case of deposit of shelter fees both will share 50:50.
- e) Brokerage shall be shared in proportion to the respective shares of the parties.
- f) The parties agrees that in case the FSI or FAR is increased or any additional FSI/FAR is permitted by

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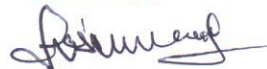

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the appropriate authorities on purchasable basis, during or after completion of the project, then all costs & expenses for additional FSI cost, for such enhancement of FSI/FAR shall be borne and paid by First Party and such additional area/FAR/FSI 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.

- g) 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 plotted area and the constructed area of

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Director

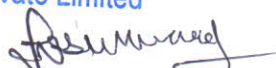
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the First Party/Owner's area to the extent of amount due after a notice period of two months.

- h) 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 charge lien or mortgage etc. 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 constructed area of the First Party/Owner in the covered area of the said Project. The First Party/Owner will mortgage the land to the Banks/financial institutions/Companies against the loan which will only be used in the said project. The mortgage documents for Banks/financial Institutions/Companies to be signed by the parties of the First Part/Owner for the Developer/Second Party constructed area.
- i) Before the start of construction, the aforesaid proportionate constructed areas of the first

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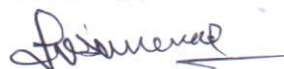
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Party/Owner and Developer/Second Party shall also be demarcated in the drawings of the said project which will be evidenced by execution of Supplementary Agreement/ exchange of letter, document or memorandum of understanding to be duly signed by both the parties and shall be deemed to be a part of this Deed.

- j) The First Party may authorize the second party to sell the share allocated to the owner First Party and pay the proceeds to the First Party. The sale or transfer of the share of the First Party/Owner in the aforesaid covered area of the Project can be handled by the Developer/Second Party for the benefit of First Party/Owner but the First Party/Owner shall bear the selling expenses in respect thereto and shall reimburse or pay the same to the Developer/Second Party.
- k) 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

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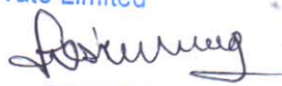
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nominated by the Second Party after its satisfaction regarding payment in respect of that unit & in no circumstances any of the party shall have the right to refuse/delay the execution & registration of the transfer deed against which both the parties have received their individual share.

- l) The Parties agree that a uniform rate for the sale or transfer of the covered 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 covered area of the Project.
- m) The entire costs of fire and electrical infrastructures in the Project under this agreement will be borne by the Developer/Second Party. However, the 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 covered areas of the Project including the transferees of the aforesaid share of the First Party/Owner.
- n) That in case covered area retained by First Party/Owner

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to the Developer/Second Party at the time of the end of Project and before refund of the security.

- o) The Parties of the First Part shall execute a Power of attorney in favour of Developer/Second Party for execution of documents including documents required for submission of Maps/Agreements/Mortgage etc.

20. 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 it's Allocation arising out of this Agreement. Transferees shall confer a good, perfect and marketable title herein, free from any defect, to them.

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21. That on successful completion of the construction of the Residential Project including commercial & institutional development, Second Party/Developer shall apply/arrange completion certificate from competent authorities and intimate the First Party in writing about the completion of the project.

22. That the second party shall be entitled to advertise about the Residential Project including commercial & institutional development 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.

23. That the Developer/Second Party and the First Party/Owner (including their heirs, assign and transferees) shall not

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Director

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make any external changes of design or color etc. as to affect the front elevation of the building or its aesthetic beauty.

24. That the authority of the Developer/Second Party to book/lease/mortgage or dispose off balance area so developed in the Project subject to the restrictions mentioned above cannot be cancelled or annulled by the First Party/Owner, if First party/Owners share is developed in terms of this agreement.
25. That it is further agreed that the completion/development of complex would mean:
- i) Completion of the entire R.C.C. structure of complete design as per seismic requirement and good quality brick work.
 - ii) Plastering, flooring and colouring of the building.

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- iii) All doors, windows, frames including painting etc.
- iv) 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.

- vi) Installation of fire fighting equipments, if required by law and lift

Water arrangement.

- viii) Stair case,
- ix) Parking facility;

Internal cabling for telephones, cable.

26. 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 part with the possession of the Plot or any part thereof or do

Anglo Developers Private Limited


Director

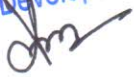
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anything which may contravene the terms of this Agreement.

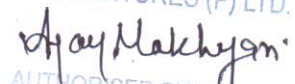
27. That in the event of any dispute or disputes arising between the party in terms of the agreement or otherwise in respect of the demised property, the development or the construction work in the demised property shall neither be stopped, obstructed or interfered with, in any manner whatsoever by the 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.
28. That as soon as the building is completed, Developer/Second Party shall give notice to the First Party/Owner requiring First Party/Owner to take possession of the First Party's/Owner's allocation in the Buildings and as all times thereafter, First Party/Owner and

Anglo Developers Private Limited




Director

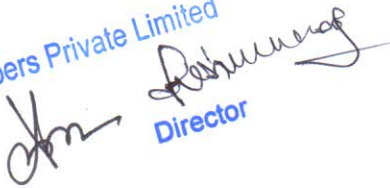
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Developer/Second Party shall be respectively responsible for payment of all Municipal and Property taxes and other out going and imposition whatsoever hereinafter, for the sake of brevity collectively referred to as the said rates payable in respect 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.

29. 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.
30. 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,

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Director

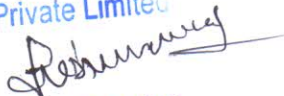
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personally and respectively incurred on their respective ratio.

31. 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.

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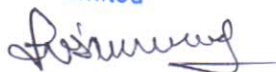
32. That it is agreed that the terms of this Agreement can be amended or modified by way of supplementary Deed (s) to be executed between both the Parties, which shall be deemed to be part of this basic agreement.
33. That for maintenance of the complete project, a society of Owners of the flat/buildings shall be formed in which the First Party/Owner shall have right to represent actively in proportion to their rights in the buildup area.
34. That the Second Party/shall be free to get the residential Project including commercial & institutional development 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.

VALUATIONS OF PROPERTY

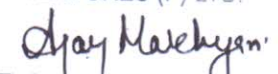
The subject matter of this agreement is the Land comprising of Khasra No. 267 measuring 0.4298 Hectare out of 0.4790 Hectare and Khasra No. 268 measuring 0.3150 Hectare out of 0.4200 Hectare total 0.7448 Hectare, which is agricultural

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Director

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valuation whereof as per rates notified by Collector Lucknow @ Rs. 44,00,000/- per Hectare comes to Rs. 32,77,120/- only say Rs. 32,78,000/- only on which the stamp duty of Rs. 2,29,500/- only is being paid. As on date there is no construction, trees, tubewell etc. on the said land. It is not on any segment road.

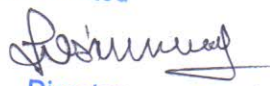
34. That the expressions "Owner/First Party" and the "Developer/Second Party" herein before used under this agreement unless repugnant to the context mean and shall always mean and include their respective heirs, successors, legal representatives and assigns.

SCHEDULE OF PROPERTY

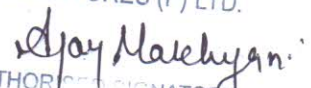
- (i) Khasra Nos. 267 & 268, situated at Village Kabirpur, Pargana, Tehsil Mohanlalganj, District Lucknow boundaries whereof are as follow :-

Anglo Developers Private Limited




Director

SAPPHIRE INFRAVENTURES (P) LTD.


AUTHORIZED SIGNATORY

विक्रय अनुबंध विलेख (बिल्डर)

बही सं०: 1

रजिस्ट्रेशन सं०: 28564

वर्ष: 2021

प्रतिफल- 0 स्टाम्प शुल्क- 229500 बाजारी मूल्य - 3278000 पंजीकरण शुल्क - 32780 प्रतिलिपिकरण शुल्क - 160 योग : 32940

श्री एंग्लो डेवलपर्स प्रा०लि० द्वारा
व्यास वर्मा अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री टी०पी० वर्मा
व्यवसाय : अन्य
निवासी: 5 सृजन विहार कालोनी विपुल खण्ड गोमतीनगर लखनऊ



श्री, एंग्लो डेवलपर्स प्रा०लि० द्वारा

व्यास वर्मा अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक
30/11/2021 एवं 03:26:05 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

धर्मेन्द्र कुमार तिवारी
उप निबंधक :मोहनलालगंज
लखनऊ
30/11/2021
अशोक कुमार गुप्ता
निबंधक लिपिक



BOUNDARIES OF KHASRA NO. 267

East : Boundary of Village Kasimpur Biruha
West : Khasra No. 268
North : Boundary of Village Kasimpur Biruha
South : Boundary of Village Kasimpur Biruha

BOUNDARIES OF KHASRA NO. 268

East : Khasra No. 267
West : Remaining part of Khasra No. 268
and Khasra No. 269
North : Boundary of Village Kasimpur Biruha
South : Boundary of Village Kasimpur Biruha

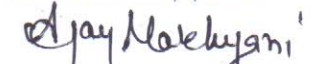
IN WITNESS WHEREOF, the parties
after having understood the terms of this Deed
being mentally alert and having acted
voluntarily, have put their respective
signatures and thumb impressions on this

Anglo Developers Private Limited




Director

SAPPHIRE INFRAVENTURES (P) LTD.


AUTHORISED SIGNATORY

बही सं०: 1

रजिस्ट्रेशन सं०: 28564

वर्ष: 2021

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

विक्रेता: 1

श्री एंग्लो डेवलपर्स प्रा०लि० के द्वारा व्यास वर्मा, पुत्र श्री
टी०पी० वर्मा

निवासी: 5 सृजन विहार कालोनी विपुल खण्ड
गोमतीनगर लखनऊ

व्यवसाय: अन्य

विक्रेता: 2



श्री एंग्लो डेवलपर्स प्रा०लि० के द्वारा स्वतंत्र विजय
सिंह, पुत्र श्री सिद्ध नाथ सिंह

निवासी: हाउस नं० 535 विभाग एन स्मृति प्लाजा के
पास आशियाना बस्ती एल डी ए कालोनी लखनऊ

व्यवसाय: अन्य

क्रेता: 1



श्री सफायर इन्फ्रावेन्चर्स प्रा०लि० के द्वारा अजय
माखीजानी, पुत्र श्री राज कुमार माखीजानी

निवासी: 99 सिंधी कालोनी नरपतखेरा पारा चौकी
राजाजीपुरम लखनऊ

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1



श्री सैफ अली अब्बासी, पुत्र श्री जाहिद इरफान अब्बासी

निवासी: 43 शक्कू कम्पाउन्ड हीवेट रोड लखनऊ

व्यवसाय: अन्य

पहचानकर्ता : 2



श्री सुधीर शुक्ला, पुत्र श्री डी०आर० शुक्ला

निवासी: 551के/215 भिलावा निकट आर्य समाज
मंदिर चंदर नगर आलमबाग लखनऊ

व्यवसाय: अन्य



जिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे
नियमानुसार लिए गए हैं।
टिप्पणी :

धर्मेंद्र कुमार तिवारी
उप निबंधक : मोहनलालगंज
लखनऊ

Agreement on the date, month, year first written above.

WITNESSES.



1- (Sudhir Shukla)
S/o D.R. Shukla.
No 551K/215, Dhulawan
Chander Nagar, Alambagh
Lucknow
Mob - 9840740150

Anglo Developers Private Limited

[Signature]
Director



2- (Seif Ali Abbasi)
S/o Zahid Irfan Abbasi
No 43, Shakku, Compound
Hewett Road, Lucknow
Mob. 6389202110

OWNERS/FIRST PARTY.

SAPPHIRE INFRAVENTURES (P) LTD

[Signature]
AUTHORISED SIGNATORY



DEVELOPER/SECOND PARTY

Drafted By:

[Signature]

Advocate

Civil Court, Lucknow.
Mob. No. 9452296917
Regn. No. 1320 of 1972

Typed By:

[Signature]
(SHUBHAM MAURYA)
Civil Court, Lucknow

आवेदन सं०: 202100822033357

बही संख्या 1 जिल्द संख्या 13418 के पृष्ठ 345 से 414 तक
क्रमांक 28564 पर दिनांक 30/11/2021 को रजिस्ट्रीकृत किया गया
।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


धर्मेन्द्र कुमार तिवारी

उप निबंधक : मोहनलालगंज

लखनऊ

30/11/2021

