



INDIA NON JUDICIAL



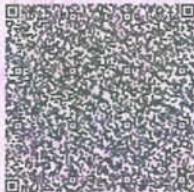
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Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP60617796863207X
 Certificate Issued Date : 28-Jul-2025 12:25 PM
 Account Reference : NEWIMPACC (SV)/ up14148804/ JHANSI SADAR/ UP-JHS
 Unique Doc. Reference : SUBIN-UPUP1414880418816154110893X
 Purchased by : MS PITAMBRA HOUSING LLP
 Description of Document : Article 5 Agreement or Memorandum of an agreement
 Property Description : LAND SIT AT NEAR NAMO PARADISE,TEH AND DIST JHANSI
 Consideration Price (Rs.) :
 First Party : MS PITAMBRA HOUSING LLP
 Second Party : SHRI SHYAM SUNDER SO LATE HARI SHANKER
 Stamp Duty Paid By : MS PITAMBRA HOUSING LLP
 Stamp Duty Amount(Rs.) : 3,55,000
 (Three Lakh Fifty Five Thousand only)



₹3,55,000

₹3,55,000

Please write or type below this line

IN-UP60617796863207X

Handwritten signatures and fingerprints of the parties involved in the agreement.

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Statutory Alert:

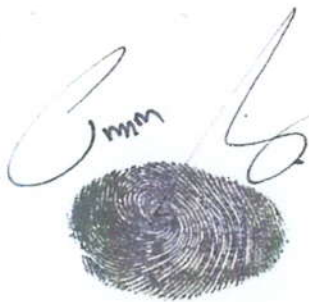
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the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

28-Jul-2025 12:25 PM 28-Jul-2025 12:25 PM 29-Jul-2025 12:25 PM 30-Jul-2025 12:25 PM 31-Jul-2025 12:25 PM 01-Aug-2025 12:25 PM 02-Aug-2025 12:25 PM 03-Aug-2025 12:25 PM 04-Aug-2025 12:25 PM 05-Aug-2025 12:25 PM 06-Aug-2025 12:25 PM 07-Aug-2025 12:25 PM 08-Aug-2025 12:25 PM 09-Aug-2025 12:25 PM 10-Aug-2025 12:25 PM 11-Aug-2025 12:25 PM 12-Aug-2025 12:25 PM 13-Aug-2025 12:25 PM 14-Aug-2025 12:25 PM 15-Aug-2025 12:25 PM 16-Aug-2025 12:25 PM 17-Aug-2025 12:25 PM 18-Aug-2025 12:25 PM 19-Aug-2025 12:25 PM 20-Aug-2025 12:25 PM 21-Aug-2025 12:25 PM 22-Aug-2025 12:25 PM 23-Aug-2025 12:25 PM 24-Aug-2025 12:25 PM 25-Aug-2025 12:25 PM 26-Aug-2025 12:25 PM 27-Aug-2025 12:25 PM 28-Aug-2025 12:25 PM 29-Aug-2025 12:25 PM 30-Aug-2025 12:25 PM 31-Aug-2025 12:25 PM 01-Sep-2025 12:25 PM 02-Sep-2025 12:25 PM 03-Sep-2025 12:25 PM 04-Sep-2025 12:25 PM 05-Sep-2025 12:25 PM 06-Sep-2025 12:25 PM 07-Sep-2025 12:25 PM 08-Sep-2025 12:25 PM 09-Sep-2025 12:25 PM 10-Sep-2025 12:25 PM 11-Sep-2025 12:25 PM 12-Sep-2025 12:25 PM 13-Sep-2025 12:25 PM 14-Sep-2025 12:25 PM 15-Sep-2025 12:25 PM 16-Sep-2025 12:25 PM 17-Sep-2025 12:25 PM 18-Sep-2025 12:25 PM 19-Sep-2025 12:25 PM 20-Sep-2025 12:25 PM 21-Sep-2025 12:25 PM 22-Sep-2025 12:25 PM 23-Sep-2025 12:25 PM 24-Sep-2025 12:25 PM 25-Sep-2025 12:25 PM 26-Sep-2025 12:25 PM 27-Sep-2025 12:25 PM 28-Sep-2025 12:25 PM 29-Sep-2025 12:25 PM 30-Sep-2025 12:25 PM 01-Oct-2025 12:25 PM 02-Oct-2025 12:25 PM 03-Oct-2025 12:25 PM 04-Oct-2025 12:25 PM 05-Oct-2025 12:25 PM 06-Oct-2025 12:25 PM 07-Oct-2025 12:25 PM 08-Oct-2025 12:25 PM 09-Oct-2025 12:25 PM 10-Oct-2025 12:25 PM 11-Oct-2025 12:25 PM 12-Oct-2025 12:25 PM 13-Oct-2025 12:25 PM 14-Oct-2025 12:25 PM 15-Oct-2025 12:25 PM 16-Oct-2025 12:25 PM 17-Oct-2025 12:25 PM 18-Oct-2025 12:25 PM 19-Oct-2025 12:25 PM 20-Oct-2025 12:25 PM 21-Oct-2025 12:25 PM 22-Oct-2025 12:25 PM 23-Oct-2025 12:25 PM 24-Oct-2025 12:25 PM 25-Oct-2025 12:25 PM 26-Oct-2025 12:25 PM 27-Oct-2025 12:25 PM 28-Oct-2025 12:25 PM 29-Oct-2025 12:25 PM 30-Oct-2025 12:25 PM 31-Oct-2025 12:25 PM 01-Nov-2025 12:25 PM 02-Nov-2025 12:25 PM 03-Nov-2025 12:25 PM 04-Nov-2025 12:25 PM 05-Nov-2025 12:25 PM 06-Nov-2025 12:25 PM 07-Nov-2025 12:25 PM 08-Nov-2025 12:25 PM 09-Nov-2025 12:25 PM 10-Nov-2025 12:25 PM 11-Nov-2025 12:25 PM 12-Nov-2025 12:25 PM 13-Nov-2025 12:25 PM 14-Nov-2025 12:25 PM 15-Nov-2025 12:25 PM 16-Nov-2025 12:25 PM 17-Nov-2025 12:25 PM 18-Nov-2025 12:25 PM 19-Nov-2025 12:25 PM 20-Nov-2025 12:25 PM 21-Nov-2025 12:25 PM 22-Nov-2025 12:25 PM 23-Nov-2025 12:25 PM 24-Nov-2025 12:25 PM 25-Nov-2025 12:25 PM 26-Nov-2025 12:25 PM 27-Nov-2025 12:25 PM 28-Nov-2025 12:25 PM 29-Nov-2025 12:25 PM 30-Nov-2025 12:25 PM 01-Dec-2025 12:25 PM 02-Dec-2025 12:25 PM 03-Dec-2025 12:25 PM 04-Dec-2025 12:25 PM 05-Dec-2025 12:25 PM 06-Dec-2025 12:25 PM 07-Dec-2025 12:25 PM 08-Dec-2025 12:25 PM 09-Dec-2025 12:25 PM 10-Dec-2025 12:25 PM 11-Dec-2025 12:25 PM 12-Dec-2025 12:25 PM 13-Dec-2025 12:25 PM 14-Dec-2025 12:25 PM 15-Dec-2025 12:25 PM 16-Dec-2025 12:25 PM 17-Dec-2025 12:25 PM 18-Dec-2025 12:25 PM 19-Dec-2025 12:25 PM 20-Dec-2025 12:25 PM 21-Dec-2025 12:25 PM 22-Dec-2025 12:25 PM 23-Dec-2025 12:25 PM 24-Dec-2025 12:25 PM 25-Dec-2025 12:25 PM 26-Dec-2025 12:25 PM 27-Dec-2025 12:25 PM 28-Dec-2025 12:25 PM 29-Dec-2025 12:25 PM 30-Dec-2025 12:25 PM 31-Dec-2025 12:25 PM



DETAILS OF INSTRUMENT IN SHORT

Mauja	:	Simardha&Bhojla
Details of property (Property No.)	:	Group Housing Residential Project "Namo Paradise" developed on Arajji No. 236/1, 237मि०, 238मि०, 239मि०, 240, 256, 257मि०, 257/3, 264, situated at Mauja Simardha & Arajji No.398, 399, 400, 405मि०, 406, 408, 409 & 410 situated at Mauja Bhojla, Tehsil & Distt. Jhansi
Standard of measurement	:	Hect.
Area of Property	:	5.994hect.
Type of Property	:	Group Housing Residential Project
Stamp duty	:	Rs. 1000/-
No. of persons in First Part	:	1
Details of First Party :	:	M/s Pitambra Housing LLP (PAN-ABDFP1997K) a partnership firm incorporated under the provision of the Limited Liability Partnership Act-2008 with Limited Liability Identification No. (LLPIN) ABD-0480, G.S.-01, Vision Heights Housing Society, In front of Om Shanti Green, Near Rajghat Colony, Shivpuri Road, Jhansi through partners Sri Pavan Kumar Sahu S/o Sri Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Sri Aman Madaan S/o Sri Awtar Singh R/o 452/2A, C.P. Misson Compound, Jhansi Distt. Jhansi & Sri Shashikant Dwivedi S/o Late Sri Vishambhar Prasad Dwivedi R/o 1054/2A, Khati Baba Mandir, Isaitola, Jhansi
No. of persons in Second Part	:	1
Details of Second Party :	:	Shri Shyam Sunder S/o Late Hari Shanker R/o House No. 337, Gudri, Jhansi Distt. Jhansi. (Identification through PAN Card BACPS4338G). (Hereinafter referred to as the Land Owner).



AGREEMENT

THIS AGREEMENT made on this 28th day of July 2025 between M/s Pitambra Housing LLP (PAN-ABDFP1997K) a partnership firm incorporated under the provision of the Limited Liability Partnership Act-2008 with Limited Liability Identification No. (LLPIN) ABD-0480, G.S.-01, Vision Heights Housing Society, In front of Om Shanti Green, Near Rajghat Colony, Shivpuri Road, Jhansi through partners Sri Pawan Kumar Sahu S/o Sri Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Sri Aman Madaan S/o Sri Awtar Singh R/o 452/2A, C.P. Misson Compound, Jhansi Distt. Jhansi & Sri Shashikant Dwivedi S/o Late Sri Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba Mandir, Isaitola, Jhansi, hereinafter referred to as "PARTY NO. 1" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective successors or successors-in-office and/or assigns) of the FIRST PART

AND

Shri Shyam Sunder S/o Late Hari Shanker R/o House No. 337, Gudri, Jhansi Distt. Jhansi. (Identification through PAN Card BACPS4338G). Hereinafter referred to as the Land Owners referred to as "PARTY NO. 2" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective successors or successors-in-office and/or assigns) of the SECOND PART

1. Unless in this agreement there be something contrary or repugnant to the subject of context:-
 - (a) "Group Housing Project namely **Namo Paradise**" shall mean and include the said premises and the Group Housing Project namely **Namo Paradise** of several duplexes and other structures intended to be constructed at the said premises;
 - (b) "Building Plans" shall mean the plans for construction of the New Duplexes to be sanctioned by the Jhansi Development Authority, Jhansi and include all modifications thereof and/or alterations thereto as may be made thereto.
 - (c) "Common Areas and Installations" shall according to the context mean and include the areas, installations and facilities comprised in and for the individual Duplexes and the said premises as mentioned and specified in FIRST SCHEDULE hereunder written or as may be modified or altered in terms hereof;
 - (d) "Individual Duplexes" shall mean the several individual duplexes to be constructed from time to time at the said land;
 - (e) "Marketing" shall "include transfers by sale, lease, letting out, grants, exclusive rights, delivery of possession or otherwise;











AGREEMENT

आवेदन सं०: 202500860027983

अनुबंध विलेख/घोषणा पत्र

बही सं०: 4

रजिस्ट्रेशन सं०: 119

वर्ष: 2025

प्रतिफल- 0 स्टाम्प शुल्क- 356000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 50850 प्रतिलिपिकरण शुल्क - 80 योग : 50930

श्री श्याम सुन्दर,
पुत्र श्री स्व० हरी शंकर
व्यवसाय : व्यापार
निवासी: मकान नं० 337, गुदरी जिला झांसी



ने यह लेखपत्र इस कार्यालय में दिनांक 29/07/2025 एवं 04:14:39 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अरुण कुमार यादव (प्रभारी)

उप निबंधक :सदर प्रथम

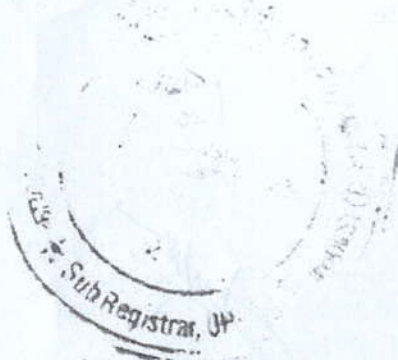
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29/07/2025

निबंधक लिपिक

29/07/2025

प्रिंट करें



(f) "Project" shall mean the development of the Group Housing Project namely **Namo Paradise** and Marketing of the same:

(g) "Realization" shall mean the amounts received against Marketing of the Units and other saleable areas from time to time after excluding the marketing costs but shall not include any amounts received on account of Extras and Deposits.

(h) "Unit Purchasers" shall mean the buyers who from time to time purchase or agreed to purchase any Unit in the Group Housing Project namely **Namo Paradise**;

(i) "Units" shall mean the independent villa and other constructed spaces in the new project at the said landcapable of being exclusively held used or occupied by a person;

j. WHEREAS the parties are co-owners of the land/subject matter of this agreement, detailed in the Schedule of Property.

2. AND WHEREAS the PARTY NO. 1 owns 98% & the PARTY NO. 2 owns 2% undivided share in the said project.

Party No. 2 purchased 2% undivided share out of land situated at Mauja Simardha Tehsil & Distt. Jhansi measuring 0.445 hect. detail of which are given below-

Sr.N.	Reg.Date	Previous Owner (Seller)	Present Owner (Purchaser)	Mauza	Land Araj No.	Area (Hec.)	Sub-Registrar Office, Jhansi Registration Detail
1	12-03-2025	Bhartidevi W/O Late Rupnarayan Verma	Shyam Sundar	SIMARDHA	(236/1)	0.202	Bahi No.1 Zild No. 11415 From Page No. 257 To 276 Sr.No. 3993 Date 12-03-2025
2	25-03-2025	Anil S/O Bhagvat	Shyam Sundar	SIMARDHA	(257/3)	0.243	Bahi No.1 Zild No. 11439 From Page No. 31 To 46 Sr. No. 4609 Date 25-03-2025

3.1. AND WHEREAS pursuant to the purchase as aforesaid, the parties became entitled to their respective shares in the said premises with rights in common with the Other Co-owners to construct own and enjoy the Group Housing Project namely **Namo Paradise** and to share and enjoy the areas therein to the extent of their respective shares.

3.2 AND WHEREAS upon mutual discussions and negotiations between the parties, it was agreed and decided by and between them that the Group Housing Project namely **Namo Paradise** would be constructed after getting the plan sanctioned from the appropriate Authority by PARTY No. 1 exclusively at its costs and expenses and the PARTY No. 2 shall only be interested in a certain share of the Realizations from the Group Housing Project namely **Namo Paradise** Upon such mutual discussions and negotiations, it was finalized and accepted by the parties that the PARTY NO. 1 would be entitled to 98% (Ninety Eight percent) & PARTY NO. 2 would be entitled to 2% (Two percent) in the Profit from the Group Housing Project namely **Namo Paradise** as against its undivided share in the land comprised in the said project and the PARTY NO. 1 would construct the Group Housing Project namely **Namo Paradise** and bear the costs thereof











आवेदन सं०: 202500860027983

वही सं०: 4

रजिस्ट्रेशन सं०: 119

वर्ष: 2025

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

प्रथम पक्ष: 1

श्री मेसर्स पिताम्बरा हाऊसिंग एलएलपी के द्वारा पवन कुमार साहू,

पुत्र श्री सन्तोष कुमार साहू

निवासी: 91/1, सिविल लाइन झांसी

व्यवसाय: व्यापार

प्रथम पक्ष: 2



श्री मेसर्स पिताम्बरा हाऊसिंग एलएलपी के द्वारा अमन मदान,

पुत्र श्री अवतार सिंह

निवासी: 452/2ए, सी०पी० मिशन कम्पाउण्ड, जिला झांसी

व्यवसाय: व्यापार

प्रथम पक्ष: 3



श्री मेसर्स पिताम्बरा हाऊसिंग एलएलपी के द्वारा शशिकान्त द्विवेदी,

पुत्र श्री स्व० विशम्भर प्रसाद द्विवेदी

निवासी: 1054/2ए, खाती बाबा मंदिर, ईसाईटोला झांसी

व्यवसाय: व्यापार

द्वितीय पक्ष: 1



श्री श्याम सुन्दर,

पुत्र श्री स्व० हरी शंकर

निवासी: मकान नं० 337, गुदरी जिला झांसी

व्यवसाय: व्यापार

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1



श्री अनिल कुमार दुबे, पुत्र श्री राम कुमार दुबे

निवासी: 65, खलीलपुरा, मऊरानीपुर जिला झांसी

व्यवसाय: अन्य

पहचानकर्ता : 2



and also market the same exclusively and irrevocably. For the sake of clarity it was further finalized and accepted by PARTY NO. 1 & 2 that their individual entitlement in the said profit would be 98% & 2% respectively.

Apart from 2% Profit Party 2 will also be entitled to recover cost of land measuring 0.445 Hect. amounting to Rs. 50,85,000/- after deducting applicable TDS & Government Taxes.

3.3. To avoid possible disputes and differences in future between the parties with regard to Construction and Marketing of the Group Housing Project namely **Namo Paradise**, the parties have desired to record into writing the terms and conditions agreed between them as contained in this agreement.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

4.1. The PARTY NO. 2 do hereby authorize the PARTY NO. 1 and grant to the PARTY NO. 1 the exclusive rights and authority to develop their total share in the said project along with share already owned by PARTY NO. 1 and construct the Group Housing Project namely **Namo Paradise** thereon and to market the same for mutual benefit as contained herein and for the consideration and on the terms and conditions hereinafter contained.

4.2. The PARTY NO. 1 shall be entitled from time to time to appoint Architects, engineers, consultants, planners, advisors, designers, experts and other persons of its choice as may be necessary. The PARTY NO. 1 shall also appoint engaged and employ such contractors, sub-contractors, engineers, labours, masons, caretakers, guards and other staff and employees and at such remuneration and on such terms and conditions as be deemed necessary by the PARTY NO.1 and wherever required, to revoke such appointments from time to time or at any point of time.

4.3. The PARTY NO. 1 shall be entitled to and be responsible for any modification, alteration, renewal, revalidation of the Building Plans and obtaining any permissions or approvals as may be required.

4.4 The PARTY NO. 1 shall apply for and obtain connections for water, electricity, drainage, sewerage and other inputs utilities and facilities from State and Central Government authorities and statutory or other body or bodies required for construction use and enjoyment of the Group Housing Project namely **Namo Paradise**.

4.5. The PARTY NO. 1 shall be entitled to apply for and obtain on behalf of itself and the PARTY NO. 2 all permissions, certificates, approvals and no objection certificates as may be necessary for the construction of the Group Housing Project namely **Namo Paradise** and/or for procuring connections of water, electricity, gas, telephone, drainage, sewerage and other utilities from the concerned authorities or Governmental Departments.



श्री अनिल गौतम, पुत्र श्री राम चरन

निवासी: आर०बी० 2 508-बी, रानी लक्ष्मी नगर, रेलवे कॉलोनी जिला झांसी

व्यवसाय: अन्य

Anil



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अरुण कुमार भादव (प्रभारी)

उप निबंधक : सदर प्रथम

झांसी

29/07/2025

निबंधक लिपिक झांसी

29/07/2025

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



4.6 The PARTY NO. 1 shall be entitled to procure (either in its name or in the names of the PARTY NO. 2 as may be deemed fit and proper by the PARTY NO. 1 at its sole discretion and convenience) all building and construction materials, fittings, fixtures, common installations etc. {viz. steel, cement, sand, bricks, lift, water pump, sanitary fittings etc.,), construction equipment's and/or any type of machinery required (viz. crusher, mixer, tools etc.,) for construction of the Group Housing Project namely **Namo Paradise** and to return the same upon completion of the necessary works or if it is found to be defective or procured in excess.

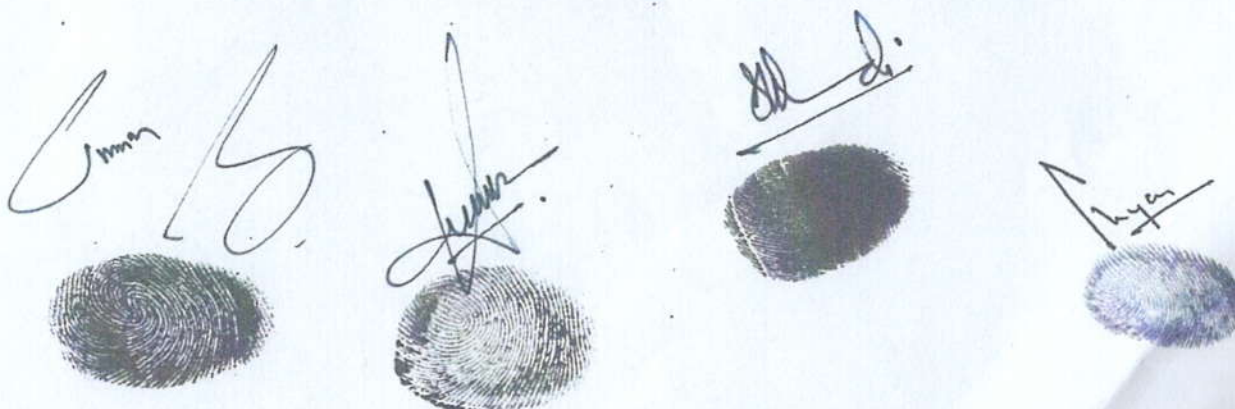
4.7. The PARTY NO. 1 shall be entitled to float (either in the name of itself or in the names of the PARTY NO. 2 hereto, at the sole discretion and as per the convenience of the PARTY NO. 1) tenders, place orders and take estimates, bills, invoices, challans, receipts and all other papers and instruments relating to any incurrence of payment and/or outgoing for and in the course of construction of the Group Housing Project namely **Namo Paradise** and at the same time to provide with receipts and acknowledgements for acceptance of all sorts of materials goods or in case any item or material is refunded and/or if any excess payment is made and/or adjusted theretofore and any other receipts in the course of construction of the Group Housing Project namely **Namo Paradise**.

4.8. The PARTY NO. 1 shall have all necessary authorities for undertaking and carrying out works for and incidental to the construction and completion of the Group Housing Project namely **Namo Paradise** and obtaining inputs, utilities and facilities therein.

4.9. The PARTY NO. 1 shall pay and/or disburse periodic wages, salaries, remuneration and all other amounts and benefits to the persons employed engaged or appointed for the purposes herein stated and to keep receipts of such payments made in respect thereof;

4.10. With effect from the date hereof till the construction and completion of the Group Housing Project namely **Namo Paradise**, the PARTY NO. 1 solely shall be in custody of the original title deeds and building plans and other relevant documents and writings The PARTY NO. 1 shall deal with the Jhansi Development Authority, Jhansi Fire Brigade, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the Authorized Officer (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, Pollution Control Authorities, authorities under the Town & Country (Planning & Development) Act, 1979, Insurance Companies and authorities, Police Authorities, CESC Limited and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi judicial, Municipal and other authorities and persons in all manner and for all purposes connected with the development or marketing of the Group Housing Project namely **Namo Paradise** or anyway connected therewith.

4.11. The PARTY NO. 1 shall construct the villas in good substantial and workman like manner. The PARTY NO. 1 shall not violate any Municipal or other statutory rules and laws and always abide by and observe all the rules and procedures and practices usually followed in making construction of duplexes.



The image shows four distinct sets of signatures and fingerprints. Each set consists of a handwritten signature in blue ink above a circular fingerprint impression. The signatures are stylized and difficult to decipher, but they appear to be initials or names. The fingerprints are also in blue ink and show clear ridge patterns.

4.12. The PARTY NO. 2 shall fully cooperate with and assist the PARTY NO. 1 and shall sign execute register and deliver all papers, plans, affidavits, indemnity, undertakings, declarations, powers etc., as may be required by the PARTY NO. 1 there for and shall also sign execute register and deliver the said papers and do all acts deeds and things as may be required by the PARTY NO. 1 there for and also for the purposes herein contained. Unless otherwise expressly mentioned, all costs charges and expenses of or in respect of the development of the said premises and the several activities mentioned above shall be borne and paid by the PARTY NO. 1.

5.1. The PARTY NO. 2 do hereby appoint the PARTY NO. 1 and grant to the PARTY NO. 1 the exclusive rights and authority to market the entire Group Housing Project namely **Namo Paradise** so raised by it on behalf of itself and on behalf of the PARTY NO. 2 on the terms and conditions hereinafter contained or shares as the PARTY NO. 1 may nominate or required. However it is specifically made clear that all allotments, agreements, sale deeds shall be executed by party No. 1 exclusively.

5.2. The PARTY NO. 1 shall be entitled to advertise for Marketing of the Units, and other saleable spaces/constructed areas in the Group Housing Project namely **Namo Paradise** in all media and to negotiate and settle the price and other terms of transfer with intending Unit Purchasers.

5.3. The PARTY NO. 1 shall be entitled to appoint brokers, sub-brokers and other agents for sale and transfer of the Units and Parking Spaces in the Building/s at such remuneration and on such terms and conditions as it may deem fit and proper.

5.4. The PARTY NO. 1 shall accept bookings of any Units and other saleable space/constructed area in the Group Housing Project namely **Namo Paradise** in favor of any Unit Purchaser and if necessary to cancel revoke or withdraw any such booking.

5.5. The PARTY NO. 1 shall be entitled to receive the entire Realizations including earnest money, part payments, consideration, Extras, Deposits and other amounts on any account receivable from the Unit Purchasers and other persons in respect of the Group Housing Project namely **Namo Paradise** or any part or share thereof in its own name and shall give receipts for the same which shall fully bind all the parties hereto.

5.6. The consideration for which the PARTY NO. 1 shall open the bookings and/or for which the Units and other saleable areas will be transferred by the PARTY NO.1 and PARTY No. 2 shall have no objection thereon.

The agreements, receipts, confirmations, applications, sale deeds, final deeds of transfer and other documents relating to Marketing of the Units and other saleable/transferable areas shall be executed by the PARTY NO. 1 on behalf of itself and the party No. 2 and the other party No. 2 do hereby authorize and empower the PARTY NO. 1 fully and in all manner with regard thereto and also agree to execute and/or register one or more powers of attorney from time to time in favor of the PARTY NO. 1 as may be required or found necessary and shall not revoke the same during the subsistence of this agreement.

The image shows four sets of handwritten signatures and fingerprints. From left to right: 1. A signature that appears to be 'G. Man' with a circular fingerprint below it. 2. A signature that appears to be 'S.' with a circular fingerprint below it. 3. A signature that appears to be 'S. S. S.' with a circular fingerprint below it. 4. A signature that appears to be 'S. S. S.' with a circular fingerprint below it. To the right of these is a signature that appears to be 'A. S. S.' with a circular fingerprint below it.

5.7 All costs of brokerage, commission and like other amounts relating to marketing as also any interest, damage or compensation payable to any Unit Purchaser or other person relating to the Project shall be payable by the PARTY NO. 1 & 2 according to their respective shares in the Realization from the Group Housing Project namely **Namo Paradise** and consequently be deducted while calculating the amount of the Total Realization.

In mutual consideration of the PARTY NO. 1 & PARTY NO. 2 agreeing to contribute, sell and transfer its share of and in the land of the said premises and all and whatever share in the proposed Group Housing Project namely **Namo Paradise** and allowing and permitting the PARTY NO. 1 the exclusive right to develop the Group Housing Project namely **Namo Paradise** at the said premises as contained herein and of the PARTY NO. 1 agreeing to carry out the development and marketing in respect of the Group Housing Project namely **Namo Paradise** and incurring the several costs except the marketing cost which will be deducted from total realization in respect thereof as mentioned herein and doing the several acts deeds and things in pursuance hereof, the parties agree as follows:-

(a) The PARTY NO. 1 shall be entitled to a specific 98% (Ninty Eight percent) of the Total profit from the Project.

(b) The PARTY NO. 2 shall be entitled to a specific 2% (Two percent) of the Total profit from the Project.

6.1. The PARTY NO. 1 shall pay to the PARTY NO. 2 its 2% of the Total profit from the Project as follows:

(a) The first payment of 1% (Party No. 2) of the Total profit from the project shall be made by the PARTY NO. 1 to the PARTY NO. 2 (in their respective share) as and when profit is calculated and taken by party No. 1.

(b) As after the first payment, the PARTY NO. 1 shall pay to the PARTY NO. 2 his remaining 1% of the total profit after completion of project and sold by party No. 1.

6.2. All payments made by the PARTY NO. 1 to the PARTY NO. 2 shall be subject to any errors or omissions and the consequent accounting and settlement when detected. Further, in case due to cancellation of any booking or agreements/contracts or any other reason, any part of the Realization becomes refundable or payable to any Unit Purchaser and/or any interest or compensation is payable to any Unit Purchaser or any other person in connection with the Project or any part thereof, the share of the PARTY NO. 1.

6.3. The PARTY NO. 1 shall maintain proper accounts pertaining to the transactions specified hereunder and in general to the Project. The PARTY NO. 1 & PARTY NO. 2 shall have at all times full and free access and liberty to inspect such separate Books of Accounts of the PARTY NO. 1. For the purpose of accounting and settlement the parties shall, if so required by the PARTY NO. 1 or found necessary, make all necessary

The image shows five handwritten signatures and three fingerprints. From left to right: a signature with a fingerprint below it; a signature with a fingerprint below it; a signature with a fingerprint below it; a signature with a fingerprint below it; and a signature with a fingerprint below it. The signatures are in blue ink, and the fingerprints are in black ink.

entries and adjustments in their respective books of accounts in respect of their respective shares of the incomings and outgoings of and from the Project.

6.4. After fulfilment of this agreement or at such time as the parties mutually agree, the final accounts pertaining to the entire period of continuance of this agreement shall be made and finalized by the parties.

6.5. The accounts of the Project as on any given date shall be deemed to be final and accepted (save for any errors or omissions on the face of the record) if no objection from any party is received in respect thereon within 45 days of such given date.

Any Extras of PLC, Fire & Electricity Backup Charges and other Deposits that may be taken from the Unit Purchasers shall be taken and utilized separately by the PARTY NO. 1 and the PARTY NO. 2 shall have no concern therewith.

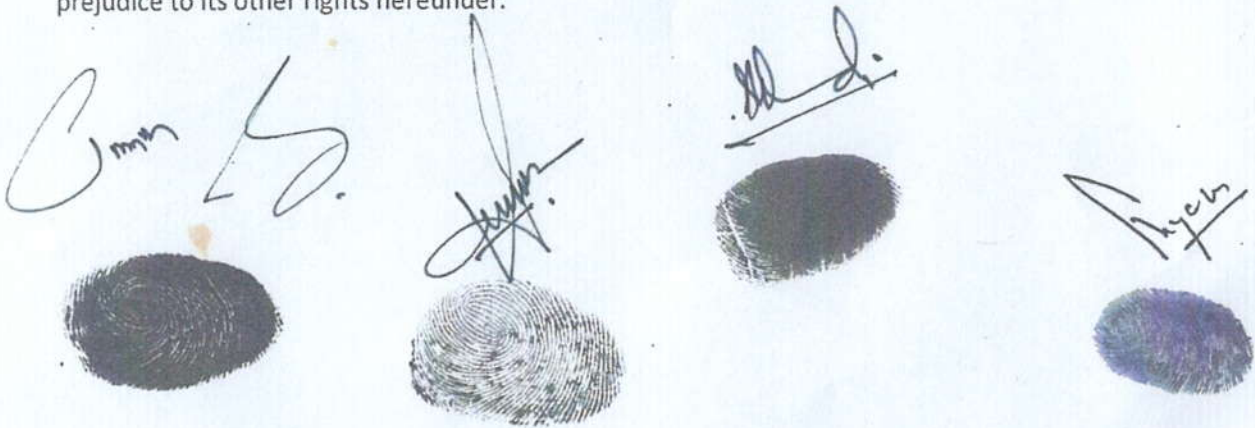
7.1. Unless prevented by force majeure and other reasons beyond its control, the PARTY NO. 1 shall within 60 months from the date of execution hereof, complete the Group Housing Project namely **Namo Paradise**.

7.2. Force majeure shall mean general riot, war, lockdown, tempest, civil commotion, strike or any other act of God, shortage of materials litigations, changes in law and any other reason beyond the control of the PARTY NO.1.

In the event the Group Housing Project namely **Namo Paradise** is not completed within the said period stipulated above, the period shall be extended at least by 18 months and such further periods as the parties may mutually agree

8.1. All the cost of purchasable FAR or compounding to be borne in proportionate share and deducted from the total sale realization. In case due to any reason the PARTY NO. 1 is able to construct additional areas on the Individual Duplexes by way of additional stories thereon then before constructing the same the parties shall mutually decide the ratio of the parties in such additional space. Upon mutual finalization of the ratio, the PARTY NO. 1 shall be entitled to construct the same and to connect the same with the utilities such as water, lift, generator, electricity, drainage, sewerage etc., in the Group Housing Project namely **Namo Paradise** and to Market the same and party No. 2 agree to co-operate with the PARTY NO. 1 fully and in all manner and sign and execute any plans, papers, or writings and do all acts deeds and things as may be required by and at the costs of the PARTY NO. 1.

9.1. If at any time hereafter it shall appear that any of the PARTY NO 1 & PARTY NO.2 hereto has failed and/or neglected to carry out its obligations under this agreement or to extend full cooperation agreed to be extended hereunder, then the party carrying out the obligations and responsibilities of the defaulting party shall be entitled to claim all losses and damage/s suffered by them from the defaulting party without prejudice to its other rights hereunder.

The bottom section of the document contains five sets of handwritten signatures and fingerprints. From left to right: 1. A signature that appears to be 'G. Man' with a large, dark fingerprint below it. 2. A signature that appears to be 'S.' with a large, dark fingerprint below it. 3. A signature that appears to be 'J. Man' with a large, dark fingerprint below it. 4. A signature that appears to be 'M. D.' with a large, dark fingerprint below it. 5. A signature that appears to be 'A. Man' with a large, dark fingerprint below it.

9.2. This agreement and contract shall not be cancelled by either party and the parties will refer to any disputes or differences between them to the Arbitration Tribunal as more fully provided hereinafter and accept and abide by the award made therein.

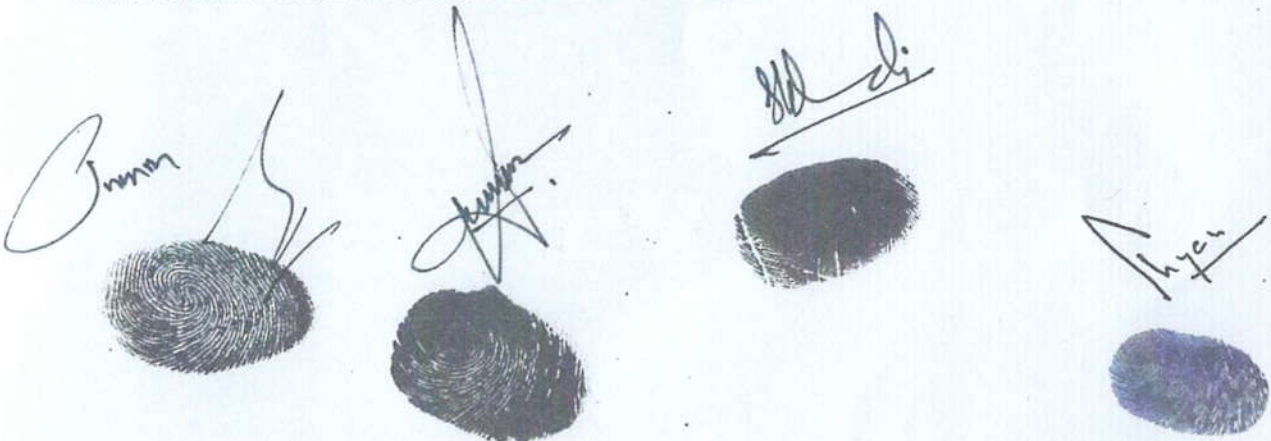
(a) The PARTY NO. 1 shall be deemed to have been appointed by the PARTY NO. 2 as developer in respect of the construction of the PARTY NO. 2 Area which together with 2% undivided share in the land of the said premises shall constitute the PARTY NO. 1 allocation and all other properties benefits and rights of the PARTY NO. 2 in the Group Housing Project namely **Namo Paradise** belonging to or to which the PARTY NO. 1 & PARTY NO. 2 becomes or can claim any share right title or interest by virtue of its ownership of his share of the said premises.

(b) After taking into account the total amounts until then paid by the PARTY NO. 1 to the PARTY NO. 2 until then and the amounts actually if any actually received by the PARTY NO. 1 in respect of the Marketing of the PARTY NO. 2 Area, if the PARTY NO. 1 is found to have paid less amount, the PARTY NO. 1 shall pay the deficit same to the PARTY NO. 2 and if the PARTY NO. 1 is found to have paid more amount, the PARTY NO. 2 shall reimburse the same to the PARTY NO. 1. The PARTY NO. 2 hereby declare and confirm that all acts deeds and things done by the PARTY NO. 1 shall be fully binding on the PARTY NO. 2 and each of them and the same shall always be deemed to have been done by the PARTY NO. 1 for and on behalf of itself and the PARTY NO. 2. The receipts or acknowledgements issued by the PARTY NO. 1 shall bind the PARTY NO. 2 to the extent of its share of the amounts therein.

10.1. The PARTY NO. 2 agree and covenant with the PARTY NO. 1 not to cause any interference or hindrance in the development and/or marketing of the Group Housing Project namely **Namo Paradise** at the said property and not to do any act deed or thing whereby the rights of the PARTY NO. 1 hereunder may be affected or The PARTY NO. 1 is prevented from making or proceeding with the construction of the Group Housing Project namely **Namo Paradise** or Marketing the same or doing and carrying out the other acts contemplated herein.

11.1. The parties shall upon completion of the Group Housing Project namely **Namo Paradise** form an Association for the common purposes of management and maintenance of the Group Housing Project namely **Namo Paradise** and collection and disbursement of common expenses and till such time as the Association is formed the PARTY NO. 1 or its nominee shall be in charge for the Common Purposes.

11.2. All calculations pertaining to super built-up area and other areas shall be done on uniform principles by the PARTY NO. 1 in respect of the Units and other concerned areas of the Group Housing Project namely **Namo Paradise**. The PARTY NO. 1 shall decide the exact nature of the Common Areas and Installations in the Group Housing Project namely **Namo Paradise** and shall be entitled to add or alter the same from time to time and to identify and transfer exclusive areas in the Group Housing Project namely **Namo Paradise** to the interest buyers and transferees thereof.



The image shows four distinct sets of signatures and fingerprints. From left to right: 1) A signature that appears to be 'Gurun' with a circular fingerprint below it. 2) A signature that appears to be 'Gurun' with a circular fingerprint below it. 3) A signature that appears to be 'S.D. Di.' with a circular fingerprint below it. 4) A signature that appears to be 'Ayer' with a circular fingerprint below it.

11.3. For all or any of the purposes mentioned herein, the PARTY NO. 2 shall fully co-operate with the PARTY NO. 1 in all manner and sign execute submit and/or deliver all applications papers documents as may be required of by the PARTY NO. 1 from time to time at the cost and expenses of the PARTY NO. 1

11.4. It is further expressly clarified that notwithstanding any amalgamation, merger, de merger etc., of any of the parties, this agreement as well as the Power/s of Attorney to be executed by the parties in pursuance hereof, shall remain valid and effective and automatically bind all the successors or successors-in-office of the parties.

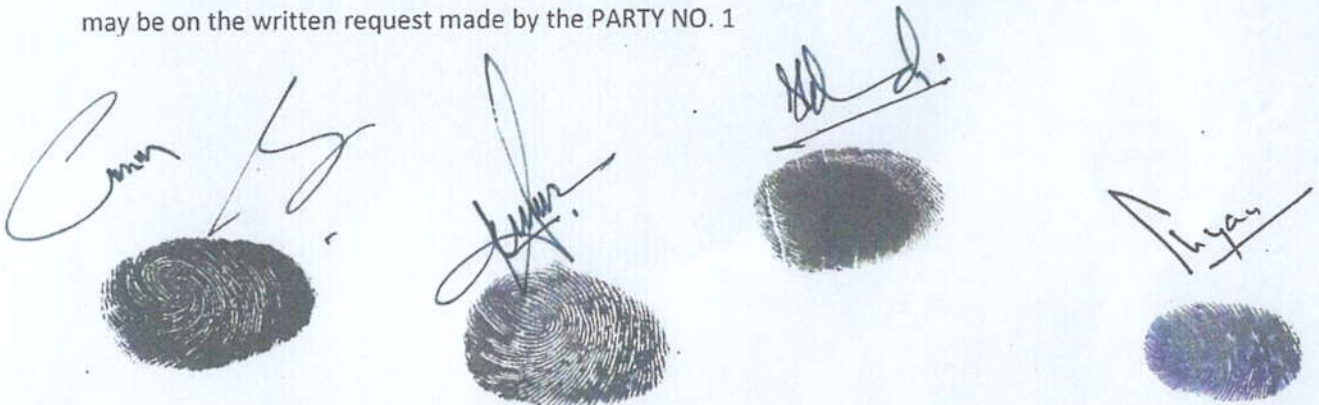
11.5. The PARTY NO. 2 do hereby also agree and permit the PARTY NO. 1 to obtain loans or finances in respect of construction of the Project and also to get the project at the said premises approved from Banks and/or the Financial Institutions to enable the persons interested in acquiring and owning Units, Parking Spaces, and other constructed areas or saleable spaces comprised in the Group Housing Project namely Namo Paradise to take loans from any such Banks or Financial Institutions also will mortgage their share in land for obtaining such loans and also provide personal Guarantee if required.

12.1 The PARTY NO.2 shall simultaneously with the execution of these presents execute and/or register one or more Powers of Attorney in favour of the PARTY NO. 1 granting all necessary powers and authorities with regard to the purposes provided in this agreement or arising here from. If any further powers or authorities be required by the PARTY NO. 1 at any time for or relating to the purposes mentioned above, the Party No. 2 shall grant the same to the PARTY NO. 1 and/or its partner/s.

12.2. While exercising the powers and authorities under the Power or Powers of Attorney to be granted by the PARTY NO. 2 in terms hereof, the PARTY NO. 1 shall not do any such act, deed, matter or thing which would in any way infringe on the rights of the PARTY NO. 2 and/or go against the spirit of this agreement.

12.3. It is clarified that nothing contained in the Power or Powers of Attorney to be so granted shall in any way absolve the PARTY NO. 2 from complying with their obligations hereunder nor from compensating the PARTY NO. 1 against any loss or damage, if any, that may be suffered by the PARTY NO. 1 owing to delay or default in such compliance of their obligations

12.4. It is understood that to facilitate the construction and marketing of the Group Housing Project namely Namo Paradise, various acts deeds matters and things not herein specified may be required to be done by the PARTY NO. 1 and for which the PARTY NO. 1 may need the authority of the PARTY NO. 2 and various applications and other documents may be required to be signed or made by the PARTY NO. 2. PARTY NO. 2 relating to which specific provisions may not have been mentioned herein. The PARTY NO. 2 hereby undertake to do all such acts deeds matters and things as may be reasonably required by the PARTY NO. 1 to be done in the matter and the PARTY NO. 2 shall execute any such additional Power of Attorney and/or authorization as may be reasonably required by the PARTY NO. 1 for the purpose and the PARTY NO. 2 also undertake to sign and execute all such additional applications and other documents as the case may be on the written request made by the PARTY NO. 1



The image shows four distinct sets of signatures and fingerprints. Each set consists of a handwritten signature in black ink above a dark, circular fingerprint impression. The signatures are written in a cursive style, and the fingerprints are clearly visible against the white background of the document.

Individual Duplexes shall be such as decided by all the Parties.

- 13.1. Each of the promises herein contained is the consideration of the other.
- 13.2. In case of any dispute difference or question arising between the parties under this agreement or with regard to the provisions of this agreement or interpretation of the terms and conditions or provisions herein contained or anything done in pursuance hereof, the same shall be referred to the arbitration in accordance with the Arbitration and Conciliation Act, 1996 and the award made upon such arbitration shall be final and binding on the parties hereto. The Arbitrator/s shall be at libeity to proceed summarily and make interim awards.
- 13.3. Courts having territorial jurisdiction on the said premises at Jhansi or the High Court at Prayagraj alone shall have the jurisdiction to entertain try and determine all actions suits proceedings arising out of these presents between the parties hereto (including the arbitration proceedings).
- 13.4. Any supplementary agreement if arrived at between the parties touching any aspect/subject matter of this agreement, shall always be reduced into writing and shall form the part of this agreement, irrespective of fact that such supplementary agreement is not registered.
- 13.5. Any notice required to be given by any of the parties hereto on the other shall without prejudice to any other mode of service available be deemed to have been served on the other party if sent by prepaid registered post with acknowledgment due to the above address of the party to whom it is addressed or such other address as be notified in writing from time to time.
14. There is no transfer of land through this agreement. It is only an agreement for development of land. The subject matter of this deed is the land owned and possessed by party No. 1 & 2 to the extent of their respective shares mentioned hereinabove.
15. That it is an agreement amongst the co-owners interse, covered under Article 5 (C) of Schedule I-B of Stamp Act which legal position is settled by Chief Controlling Revenue Authority in Case No. SA/2156/20L9/Lko decided on 20.05.2020, the stamp duty of T 100/- only is accordingly paid.

SCHEDULE OF PROPERTY

Group Housing Residential Project "Namo Paradise" developed on Arajai No. 236/1, 237मि०, 238मि०, 239मि०, 240, 256, 257मि०, 257/3, 264, situated at Mauja Simardha & Arajai No.398, 399, 400, 405मि०, 406, 408, 409 & 410 situated at Mauja Bhojla, Tehsil & Distt. Jhansi. Total area is 5.994 hect.

Stamp Duty 1000/- Paid by E-Stamp Certificate No. IN-UP44844207183000X & Stamp Duty.
3,55,000/- Paid by E-Stamp Certificate No. IN-UP60617796863207X. Total Stamp Duty Paid by
3,56,000/- Rs.






In witness whereof the parties hereto have here unto set and subscribed their respective hands and seals on this collaboration agreement on the date month year first written above.

WITNESSES:1 Shri. Anil Kumar Dubey S/o Sri Ram Kumar Dubey R/o 65, Khalil Pura, Mauranipur Distt.

Jhansi (U.P) Identify by Aadhar No XXXX XXXX 7995 Mob- 7007198185 (Occupation- Other)

WITNESSES:2 Shri. Anil Gautam S/o Sri Ram charan R/o RB 2nd 508-B Rani Laxmi Nagar, Railway Colony

Distt. Jhansi (U.P) Identify by Aadhar No XXXX XXXX 7849 Mob- 7007198185 (Occupation- Other)

Date- 28-07-2025

Drafted By : Rajesh Kumar Singh, Deed Writer, Tehsil Campus, Jhansi

(Registration No. 1/2010-11) Mob. No. 9415401278

Type By : Deepak Singh

गजेश कुमार सिंह
इस्तावेज देखक तहत-डॉकी
अनुज्ञप्ति संख्या 1 बर्ष 2010/20
लिया गया शुल्क- 20
2025 से 20 98

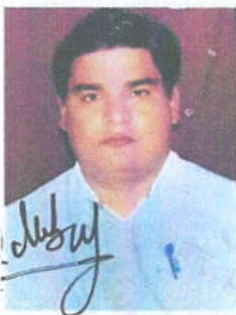








WITNESSES:1

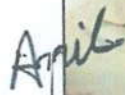




Anil Kumar Dubey
S/o RAM KUMAR DUBAY
65 Khalil Pura Mauranipur
Distt- Jhansi U.P

WITNESSES:2





Anil Gautam
S/o - Ramcharan
R.B. 2nd 508-B Rani
Laxmi Nagar Railway
Colony (Jhansi)

Witnesses: Shri. Anil Kumar Dubey S/o Shri Ram Kumar Dubey R/o 65, Kshatri Pur, Mansarovar Distt. Jhansi (U.P.) Identity by Aadhar No XXXX XXXX 7845 Mob- 90125601278

Witnesses: Shri. Anil Goutam S/o Shri Ram Chandra B... RR 2nd 503-B Rani Laxmi Nagar, Railway Colony Distt. Jhansi (U.P.) Identity by Aadhar No XXXX XXXX 7845 Mob- 90125601278 (Occupation- Other)

आवेदन सं०: 202500860027983

Date- 28-07-2025

बही संख्या 4 जिल्द संख्या 146 के पृष्ठ 1 से 26 तक क्रमांक 119 पर दिनांक 29/07/2025 को रजिस्ट्रीकृत किया गया।

Handwritten notes and signatures in blue ink at the top left.

Handwritten signature and circular stamp in blue ink.

Handwritten signature and circular stamp in blue ink.

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अरूण कुमार यादव (प्रभारी)
उप निबंधक : सदर प्रथम
झांसी
29/07/2025



Handwritten notes in blue ink at the bottom left, including 'R.O. - Mansarovar' and 'R.O. 208-B Rani Laxmi Nagar Railway Colony (Jhansi)'.

Handwritten notes in blue ink at the bottom right, including 'Anil Kumar Dubey' and 'R.O. Mansarovar'.