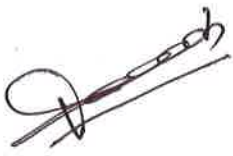




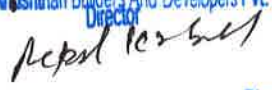


Market / Consideration Value : ₹ 6,70,00,000 /- (Rupees Six crore seventy lakh rupees only)
 Advance Consideration Received : ₹ 10,00,000 /- (Rupees Ten Lakh only)
 Stamp Duty Payable : ₹ 33,50,000 /- (Rupees Thirty three lakh fifty thousand only)
 Circle Rate Value : ₹ 6,66,68,000 /-
 (Rupees Six Crore Sixty-Six Lakh Sixty-Eight Thousand only)
 Pargana : Mohanlalganj, Lucknow

DETAILS OF INSTRUMENT IN SHORT

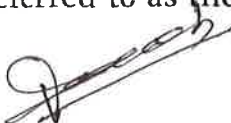
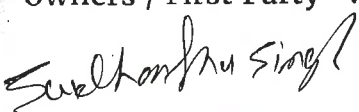

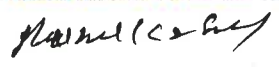
1.	Nature of Land	Non Agri
2.	Pargana	Mohanlalganj
3.	Village	Hulaskhera
4.	Details of Property	Khasra Nos 497,505,506 and 507
5.	Standard of measurement	Sq. meters
6.	Land Area of Plot	23381.1509sq.mtr
7.	Location of Road	Not on Segment Road
8.	Type of Property	Plot

 
 Soldier Inra Developers Private Limited



 Anushthan Builders And Developers Pvt. Ltd.
 Director

 Director
 Authorised Signatory

9.	Boundaries	East: CHAK MARG West:CHAK MARG North: KHASRA 499 & KHASRA 497 (PART) AND ROAD South: KHASRA 508 & CHAK MARG
10.	No. of persons in first Part(4) ; No of person in second part (1);	
11.	Details of Owners / First Party	Details of Builder / Second Party
11.	(1) Mr. Jaiprakash Singh (PAN-BIDPS5892N) Son of Ranjeet Singh (2) Mr. Sudhanshu Singh (PAN-COJPS8863L) Son of Ramesh Bahadur Singh (3) Mr. Rupesh Kumar Singh (PAN-BHAPS7183L) Son of Onkar nath Singh (4) M/s Soldier Infra Developers Private Limited, a company incorporated under the Companies Act, 2013, having its registered office at 4-B/237 ,Vrindavan Yojna, Raibareli Road, BRA University, Lucknow Uttar Pradesh-226025, Through its Authorised Signatory Mr. Jai Prakash Singh (DIN-10608608)	M/s Anushthan Builders and Developers Private Limited,(CIN-U68200UP2023PTC194927)(PAN-AAZCA9178P) a company incorporated under the Companies Act, 2013, having its registered office at Plot No.-03, KH No-576, Aurangabad Jagair, GPO, Lucknow, Uttar Pradesh, India, through its authorised signatory Mr. Arun Pratap Singh (DIN-05280146) AND Mr Rupesh Kumar Singh (DIN-07157553)

THIS JOINT DEVELOPMENT AGREEMENT is executed between (1) Mr. Jaiprakash Singh S/o Rnajeet Singh, R/O H.No-13, Shiv Sagar Nagar, (Near Bosco Convent Inter College), Shankarpuri Colony, Kamta, Chinhat, Lucknow-226028 , (2) Mr. Sudhanshu Singh S/o Ramesh Bahadur Singh R/O Gopal Kheda, Purseni, Lucknow, Uttar Pradesh -227305, (3) Mr. Rupesh Kumar Singh S/o Onkar nath Singh R/O MM-42, Sector-D1, LDA Colony, Kanpur Road Lucknow Uttar Pradesh-226012, and (4) M/s Soldier Infra Developers Private Limited,(CIN-U68100UP2024PTC201833) a company incorporated under the Companies Act, 2013, (PAN-ABNCS3408B)having its registered office at 4-B/237 Vrindavan Yojna, Raibareli Road, BRA University, Lucknow Uttar Pradesh-226025, through its Authorised Signatory Mr. Jai Prakash Singh(DIN-10608608) vide BR-04/2025-26 Dated 25/10/2025, (hereinafter collectively referred to as the "Owners / First Party" which expression shall, unless repugnant to

 Soldier Infra Developers Private Limited Director Anushthan Builders And Developers Pvt. Ltd. Director



 Authorised Signatory





the context, include their legal heirs, successors, administrators, and assigns) of the FIRST PART; *AND M/s Anushtan Builders and Developers Private Limited ,(CIN-U68200UP2023PTC194927)(PAN-AAZCA9178P),** a company incorporated under the provisions of the Companies Act, 2013, having its registered office at , through its Authorised Signatory Mr. Arun Pratap Singh (DIN-05280146) AND Mr Rupesh Kumar Singh (DIN-07157553) vide BR-02/2025-2026 Dated 03.11.2025 , (hereinafter referred to as the “Builder / Developer / Second Party” which expression shall, unless repugnant to the context, include its successors, legal representatives, and assigns) of the SECOND PART.

WHEREAS the First Party is the absolute and lawful owner and in peaceful possession of land admeasuring 24,705 (Twenty-Four Thousand Seven Hundred and Five) square metres, comprised in Khasra Nos. 497, 505, 506 and 507, situated at Village Hulasskhera, Tehsil Mohanlalganj, District Lucknow, Uttar Pradesh. The said land stands duly converted from agricultural to non-agricultural (residential) use by the competent revenue authorities under Section 80 of the Uttar Pradesh Rajaswa Sanhita, 2006, and forms part of the property intended for development under this Agreement.

AND WHEREAS the said land was earlier sanctioned and approved for plotted residential development by the Jila Panchayat, Lucknow, vide Sanction No. 831/MAP/Jila Panchayat/2023-24 dated 11 January 2024, under which a total of nine (9) plots admeasuring 1,323.8491 (One Thousand Three Hundred Twenty-Three point Eight Four Nine One) square metres were sold and conveyed by the Owners / First Party to third parties. The said sold plots stand excluded from the present arrangement and shall not form part of the development rights granted herein.

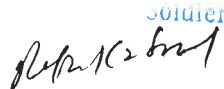

AND WHEREAS the remaining portion of land, admeasuring 23,381.1509 (Twenty-Three Thousand Three Hundred Eighty-One point One Five Zero Nine) square metres, constitutes the net available area for development and has obtained a revised layout and plotted township approval from the Jila Panchayat, Lucknow, vide Sanction No. 639/MAP/Jila Panchayat/2025-2026 dated 10 October 2025, thereby authorising development of the same for residential purposes in accordance with the applicable planning and development regulations.

AND WHEREAS the First Party, being desirous of deriving optimum value and utility from the said land, intends to have it developed in accordance with the approved layout plan by way of construction of residential buildings, villas, and plotted units, but being constrained by limited financial resources and technical manpower, has agreed to engage the Second Party, a reputed Developer / Builder, to undertake the complete development, marketing, and sale of the said project at its own cost, risk, and responsibility, subject to the terms and conditions set forth herein.

 Anushtan Builders And Developers Pvt. Ltd. Anushtan Builders And Developers Pvt. Ltd.

 Director Director

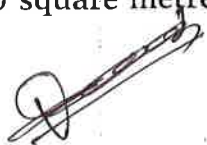



 Soldier Infra Developers Private Limited Soldier Infra Developers Private Limited

 Authorised Signatory

CHAIN OF TITLE / OWNERSHIP RECORDS:

1. That the First Party hereby declares and confirms that it is the absolute, lawful and peaceful owner and in possession of the land more particularly described in the Schedule appended hereto, comprising Khasra Nos. 497, 505, 506 and 507, situated at Village Hulasskhera, Tehsil Mohanlalganj, District Lucknow, Uttar Pradesh, and that the same has been acquired through the following valid and subsisting registered instruments of transfer executed before the competent registering authority.
2. That in respect of Khasra No. 506, admeasuring 0.506 hectare (approximately 5,060 square metres), the same was purchased by Shri Jaiprakash Singh and Shri Sudhanshu Singh, the Owners / First Party, from Shri Kuldeep Singh through a Registered Sale Deed dated 16 June 2023, duly recorded in Jild No. 15588, bearing Application ID 202300822028602, in the office of the Sub-Registrar, Mohanlalganj, Lucknow. By virtue of the said instrument, absolute ownership, right, title and interest in the said Khasra No. 506 stand vested in Shri Jaiprakash Singh And Shri Sudhanshu Singh.
3. That in respect of Khasra Nos. 497 and 507, admeasuring in total 1.0085 hectare (approximately 10,085 square metres), the same were purchased by the First Party from Shri Kailash Chandra Joshi through a Registered Sale Deed dated 17 March 2023, recorded in Jild No. 15201, bearing Application ID 202300822011702, in the office of the Sub-Registrar, Mohanlalganj, Lucknow. Pursuant to the said conveyance; the First Party obtained full right, title and possession over the aforesaid Khasra Nos. 497 and 507.
4. That subsequently an Exchange Deed was executed on 4 October 2023, duly recorded in Jild No. 15997, bearing Application ID 202300822047602, between Shri Chandra Prakash Singh on one part and the First-Party members Shri Jaiprakash Singh and Shri Rupesh Kumar Singh on the other part, whereby Khasra No. 497 (area 0.263 hectare) was exchanged with Khasra No. 507 (area 0.263 hectare) of equal measurement, both situated in Village Hulasskhera, Tehsil Mohanlalganj, District Lucknow. In consequence of the said exchange, the ownership of Khasra No. 507 stands vested jointly in Shri Jaiprakash Singh and Shri Rupesh Kumar Singh.
5. That in respect of Khasra No. 505, admeasuring 0.522 hectare (approximately 5,220 square metres), the same was purchased by M/s Soldier Infra Developers



Sudhanshu Singh

16/06/2023

Soldier Infra Developers Private Limited

Anushthan Builders And Developers Pvt. Ltd.

AKASH SINGH

Anushthan Builders And Developers Pvt. Ltd.

Director

Director



Authorised Signatory

Private Limited, a company incorporated under the Companies Act, 2013, from Smt. Savita Bharat, through a Registered Sale Deed dated 12 September 2024, recorded in Jild No. 17370, bearing Application ID 202400822038556, in the office of the Sub-Registrar, Mohanlalganj, Lucknow. By virtue of the said conveyance, absolute ownership and possession of Khasra No. 505 stand vested in M/s Soldier Infra Developers Private Limited, one of the Land-owning entities comprising the First Party herein.

6. That another portion of Khasra No. 506, admeasuring 0.434 hectare (approximately 4,340 square metres), was likewise purchased by M/s Soldier Infra Developers Private Limited from Shri Kuldeep Singh through a Registered Sale Deed dated 29 August 2024, recorded in Jild No. 17308, bearing Application ID 202400822036128, in the office of the Sub-Registrar, Mohanlalganj, Lucknow. By virtue of the said registered deed, the said portion of Khasra No. 506 stands absolutely vested in M/s Soldier Infra Developers Private Limited.
7. That the aforesaid five instruments of transfer collectively establish and confirm the clear, marketable and lawful title of the First Party over the entire Scheduled Land admeasuring 24,705 square metres, free from all encumbrances, liens, charges, acquisitions, attachments or claims of any kind whatsoever.
8. That the Builder / Second Party, relying upon the aforesaid representations, deeds and assurances of title, has agreed to undertake development, marketing and sale of the said Scheduled Land under the terms and conditions contained in this JOINT DEVELOPMENT AGREEMENT.

EXCLUSION OF PREVIOUSLY SOLD PLOTS / PORTIONS

That it is hereby expressly agreed, declared and confirmed by and between the parties that out of the total land forming part of the Scheduled Land admeasuring 24,705 (Twenty-Four Thousand Seven Hundred and Five) square metres, the total plotted area as per the revised sanctioned layout plan duly approved vide Sanction No. 639/MAP/Jila Panchayat/2025-2026 dated 10 October 2025, issued by the Jila Panchayat, Lucknow, presently measures 13,051.30 (Thirteen Thousand Fifty-One point Three Zero) square metres.

That under the said sanctioned layout plan, the project comprises 92 (Ninety-Two) plotted units in total. However, the Owners / First Party have already sold and conveyed certain plots prior to the execution of this Agreement. In respect of those plots, the First Party has no right, title or authority to assign,



Smt. Savita Bharat

ARUN Singh

Director

Director

Ref: 102/2024



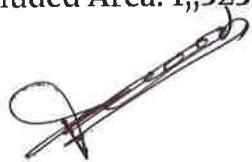
Authorised Signatory

transfer or otherwise confer any development or sale rights upon the Builder / Second Party, and the same shall stand excluded from this Agreement.

Accordingly, the following plots have already been sold or conveyed by the First Party and are hereby specifically excluded from the purview of this JOINT DEVELOPMENT AGREEMENT:

S.No	Plot No.	Area (sq. metres)	Area (sq. feet)	Date of Sale / Transfer
1	62	139.35	1,499.95 sq. ft.	19.10.2025
2	23A	176.5158	1,900.00 sq. ft.	30.10.2024
3	29	185.80	1,999.65 sq. ft.	19.03.2025
4	30	116.13	1,249.87 sq. ft.	19.03.2025
5	42	116.13	1,249.87 sq. ft.	01.04.2024
6	43	116.13	1,249.87 sq. ft.	01.04.2024
7	47	185.80	1,999.65 sq. ft.	23.01.2025
8	49	102.1933	1,100.00 sq. ft.	06.02.2024
9	52	185.80	1,999.65 sq. ft.	23.01.2025

Total Excluded Area: 1,323.8491 sq. metres (14249.7931 sq. ft.)



Suresh Kumar Singh

Rupinder Singh

Soldier Infra Developers Private Limited

Authorised Signatory

ARUN SINGH

Rupinder Singh

Director

Director

The above plots, aggregating to an area already conveyed by the First Party, shall not be deemed to form part of the development rights hereby granted to the Builder / Second Party, and the Second Party shall have no right, title, claim or interest whatsoever over the said excluded plots or portions. The area corresponding to such plots shall stand excluded from the purview of this Agreement for all purposes, including construction, development, marketing, and sale.

The First Party hereby undertakes to provide to the Builder / Second Party a certified layout plan clearly demarcating the aforesaid excluded plots, along with copies of the corresponding registered sale deeds, at the time of registration of this Agreement. The said statement and plan shall form Annexure "B" to this Agreement and shall be deemed to constitute an integral and binding part hereof.

Except for the plots specifically mentioned above, the entire remaining area of the Scheduled Land, as per the sanctioned layout plan, shall be available for development, marketing, and sale by the Builder / Second Party in accordance with the terms and conditions herein contained.

NOW THIS AGREEMENT WITNESSETH AS UNDER :

1. That the Owners / First Party shall make available a clear portion of the demised property admeasuring 24,705 (Twenty-Four Thousand Seven Hundred and Five) square metres, comprised in Khasra Nos. 497, 505, 506 and 507, situated at Village Hulasskhera, Tehsil Mohanlalganj, District Lucknow, for the purpose of development and construction of residential buildings, villas and plotted development to be undertaken by the Builder / Second Party under this Agreement.
2. That out of the aforesaid total area, an extent of 1,323.8491 (One Thousand Three Hundred Twenty-Three point Eight Four Nine One) square metres, comprising nine (9) plots, has already been sold and conveyed by the Owners / First Party under the earlier sanctioned layout plan approved vide Sanction No. 831/MAP/Jila Panchayat/2023-24 dated 11 January 2024. The said sold portion shall not form part of this Agreement, and the Builder / Second Party shall have no right, title or claim thereon. Consequently, the net area available for development under the present sanction shall be 23,381.1509 (Twenty-Three



Sudhanu Singh

Soldier Infra Developers Private Limited



Director

Director



Authorised Signatory

Thousand Three Hundred Eighty-One point One Five Zero Nine) square metres only.

3. That the revised layout plan and development map of the project has been duly approved by the Jila Panchayat, Lucknow, vide Sanction No. 639/MAP/Jila Panchayat/2025-2026 dated 10 October 2025, authorising development of the remaining land for residential use in accordance with applicable laws, rules and building regulations.
4. That all taxes, dues, levies and charges in respect of the said property up to the date of execution and registration of this Agreement shall be borne and paid by the Owners / First Party, whereas all charges, fees, RERA expenses, development costs and statutory dues arising after the date hereof shall be borne solely by the Builder / Second Party. Upon completion of the project, recurring taxes, maintenance or user charges shall be shared by the builder/ Second Party and / or their respective allottees in proportion to their holdings.
5. That the Builder / Second Party shall at its own cost and responsibility undertake the entire development and construction work, including roads, drains, utilities, landscaping and amenities, in accordance with the approved plan. The Builder is authorised to sign and submit all required documents, applications and undertakings before the Jila Panchayat, RERA, Jal Nigam, Electricity, or other competent authorities, and to market, advertise and sell the project in its own name, while ensuring full compliance with statutory obligations.
6. That the Builder / Second Party hereby agrees and undertakes to diligently commence, continue, and complete the entire development and construction works on the Project Land in accordance with the approved layout plan, applicable building regulations, and the provisions of this Agreement, and to carry out such works until the full and final completion of the Project and issuance of the completion certificate by the competent authority. The obligation of the Builder / Second Party shall remain continuous and binding until completion, subject only to reasonable extension or suspension in the event of Force Majeure circumstances, including but not limited to natural calamities, public disturbances, war, pandemic, lockdown, governmental orders, prohibitions, or any other causes beyond its reasonable control, during which period the time for completion shall stand suspended and the delay so caused shall be deemed excluded from the computation of the completion period. Immediately upon cessation of such Force Majeure events, the Builder / Second Party shall resume all works forthwith and shall remain fully responsible for the due and lawful

Surender Singh
 Rupa K. Singh
 Soldier Infra Developers Private Limited

Anushthan Builders And Developers Pvt. Ltd.

Anushthan Builders And Developers Pvt. Ltd.
 Director

Director

Authorised Signatory

completion of the entire Project.

7. That in consideration of the grant, conveyance, and transfer of full development and sale rights in respect of the Scheduled Land, the **Builder / Second Party** hereby covenants and agrees to pay unto the **Owners / First Party** a total fixed and irrevocable sum of ₹ 6,70,00,000 /- (**Rupees Six crore seventy lakh rupees only**) as the sole, absolute, and final consideration for such transfer of rights, title, and interest. The said amount shall be paid and discharged by the **Builder / Second Party** to the respective **Owners / First Party** in proportion to their respective ownership shares, namely — (i) **Shri Jaiprakash Singh – 28.50 %**, (ii) **Shri Sudhanshu Singh-10.20%** (iii) **Shri Rupesh Kumar Singh– 22.00 %**, and (iv) **M/s Soldier Infra Developers Private Limited – 39.30 %**. Accordingly, payments shall be made by the **Builder / Second Party** to each **Owner / First Party** in the above proportions on or before the completion of the first quarter of the calendar year 2026(i.e 31/03/2026). In exceptional circumstances, where completion of payment is delayed due to genuine and verifiable reasons, the period for payment may be extended up to the end of the second quarter of the calendar year 2026 (i.e 30/06/2026), That any such demand, request, or intimation pertaining to payments, consideration, or other financial obligations shall be given in writing by the **Builder / Second Party** to the **Owners / First Party** in a timely manner for their acceptance and approval. All payments under this Agreement shall be made only through account-payee cheque, demand draft, or electronic bank transfer, so as to ensure lawful accounting, full transparency, and complete traceability of each transaction between the Parties.
8. It is expressly agreed that the aforesaid sum of ₹ 6,70,00,000 /- (**Rupees Six crore seventy lakh rupees only**) shall constitute full and final satisfaction of all rights, title, claims and entitlements of the **Owners / First Party** in the said project and in the land forming part thereof. Upon receipt of the said total consideration, the **Owners / First Party** shall be deemed to have completely divested themselves of any further claim, share, lien, charge or demand whatsoever in relation to the project, land or its sale proceeds. The **Builder / Second Party** shall thereupon stand vested with **exclusive, unfettered and absolute rights** to market, sell, convey, transfer, and register the plots, villas or units comprised in the project, at such price and on such terms as it may determine, free from any interference, claim or objection by the **Owners / First Party** or any person claiming through them.
9. That the **Builder / Second Party** shall have the sole and exclusive right to sell, market, lease, or otherwise dispose of the entire developed project, including all

Sudhanshu Singh

M/s Soldier Infra Developers Private Limited

Anushthan Builders And Developers Pvt. Ltd.

ARUN JAIN

Anushthan Builders And Developers Pvt. Ltd.


Director

Director

Authorised Signatory

plots, villas, and constructed units, in its own name(**Second Party**) and at its own price and discretion, and shall be entitled to receive and retain all sale proceeds arising therefrom. The **Owners / First Party** shall extend all necessary cooperation, documentation, and signatures required for registration of sale deeds or transfer instruments in favour of purchasers, as and when called upon by the Builder / Second Party.

- 10. That the entire power of execution, registration, and completion of all deeds, conveyances, sale deeds, transfer instruments, sub-leases, or any other documents in favour of the buyers or allottees of the project units or plots shall vest solely and exclusively with the **Builder / Second Party**. The Builder / Second Party shall be entitled to sign, execute, present and admit such deeds for registration before the competent Sub-Registrar or other authority and such execution shall be deemed valid, binding, and conclusive in all respects upon the First Party.
- 11. That the ultimate roof rights of all towers, villas, and buildings in the project shall vest exclusively with the **Builder / Second Party**, and neither the **Owners / First Party** nor their heirs or assigns shall have any claim, title, or interest therein.
- 12. That the common areas, facilities, and amenities such as internal roads, drains, sewerage, green belts, parks, and parking spaces shall remain common to both Parties and their respective purchasers, transferees, or assignees, who shall use and maintain the same jointly as per rules framed by the maintenance body Residents' Welfare Association (RWA) created after completion of the project.
- 13. That if the **Owners / First Party** require the use or access of the main road or any part of the sanctioned layout road network for approach to their other lands, the Builder / Second Party shall ensure such access and right of way is duly provided without any obstruction or restriction, in accordance with the sanctioned map and applicable regulations, and shall further ensure that such roads and essential services remain open, functional, and continuously accessible at all times, and shall not be barred, blocked, or restricted in any manner for **Owner/ First party** by the **Builder / Second Party** or any other person or entity in the future.
- 14. That the **Builder / Second Party** shall have full authority to issue **booking receipts, allotment letters, and sale agreements** in respect of the project. The **Owners / First Party** shall, when required, jointly sign such instruments solely for completion of legal formalities and registration, without any claim to the sale



Surbhanu Singh

Mr. 112 200

Soldier Infra Developers Private Limited

Anushthan Builders And Developers Pvt. Ltd.

AR Singh

Director

Anushthan Builders And Developers Pvt. Ltd.

Director


Director



Authorised Signatory

proceeds except the fixed amount stipulated herein.

15. That the entire responsibility for payment of stamp duty, registration charges, mutation fees, RERA fees, and all other statutory or incidental charges in respect of this Builder Agreement and for the sale of units arising out of the project shall be borne by the **Builder / Second Party** alone.
16. That this Agreement is executed purely on a **principal-to-principal** basis, and nothing contained herein shall be deemed to constitute or be construed as creating any partnership, joint venture, collaboration, agency, association of persons, or employer-employee relationship between the **Owners / First Party** and the **Builder / Second Party**. Each Party shall perform its respective obligations independently and shall be solely responsible for its own acts, defaults, liabilities, and obligations arising under or in connection with this Agreement, and neither Party shall have any authority to bind or obligate the other in any manner whatsoever except to the extent expressly provided herein..
17. That each Party shall be individually responsible for its own **taxation and fiscal liabilities** arising under this Agreement and shall not recover or demand such amounts from the other Party under any circumstance.
18. That upon completion of the project, the **both Parties** shall exclusively take steps to constitute and register a duly recognised **Residents' Welfare Association (RWA)** or any other legally valid **maintenance body, society, or association**, which shall be responsible for the **upkeep, management, repairs, and maintenance** of all common areas, amenities, installations, and facilities of the project. The said maintenance body shall be **constituted under the supervision and control of the Builder / Second Party** and shall be authorised to **collect reasonable maintenance charges or contributions** from the respective occupants, allottees, or transferees towards meeting the recurring expenses of maintenance and operation of common services. All such occupants and purchasers shall be bound to comply with the rules, bye-laws, and directions framed by such maintenance bodies as constituted by the **Builder / Second Party**.
19. In the event that any charge, encumbrance, lien, or defect in title is found to exist or arise hereafter, the **Owners / First Party** shall, at their own cost and responsibility, forthwith remove, discharge, and clear the same. Failing such compliance, the **Builder / Second Party** shall be entitled, at its sole discretion, to clear or settle such encumbrance or claim and to **deduct or adjust the corresponding amount of expenditure** from out of the **fixed monetary**



Suresh Chandra Singh

14/12/2019

Anushthan Builders And Developers Pvt. Ltd.



Anushthan Builders And Developers Pvt. Ltd.

Director

Director



Authorised Signatory

consideration payable to the Owners / First Party, and such payment or adjustment shall be deemed final and binding on both Parties.

20. That no litigation, claim, demand, tax liability, or order of any court or authority shall operate so as to delay, obstruct, or stop the development and construction work of the project, and the Owners / First Party undertake not to interfere with the progress or completion of the same.
21. That the Builder / Second Party shall employ architects, engineers, labourers, and workmen in its own name and shall procure all construction materials independently. The Owners / First Party shall have no financial or contractual liability in respect thereof.
22. That both Parties undertake not to do any act that may contravene, violate, or prejudice the terms and spirit of this Agreement.
23. That the Builder / Second Party may, if required for financing purposes, mortgage or create charge over its own allocation or unsold inventory in the project, after clearly demarcating and excluding the portion of the Owners / First Party, provided that no charge or encumbrance shall ever be created over the land or share of the Owners / First Party.
24. That the project shall be deemed complete only after obtaining the Completion Certificate from the competent authority, namely the Jila Panchayat, Lucknow / U.P.-RERA, or any other statutory body as applicable, and all expenses for such approvals shall be borne exclusively by the Builder / Second Party.
25. That any unforeseen statutory charges, levies, or cess imposed in future by the Government or any local authority shall be borne by Second Party in proportion to their respective shares.
26. That the Sewage Treatment Plant (STP) or any other environmental infrastructure, if required by law, shall be constructed and installed by the Builder / Second Party at its own cost and responsibility.
27. That the Builder / Second Party shall be exclusively responsible for registration, compliance, and periodic updates of the project under U.P.-RERA, and shall indemnify the Owners / First Party against any default or penalty arising therefrom.

Sonal Kumar Singh

Soldier Infra Developers Private Limited

Authorised Signatory

Arushan Builders And Developers Pvt. Ltd.

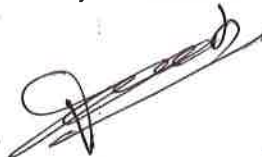
ARUSHAN

Arushan Builders And Developers Pvt. Ltd.

Director

Director

28. That the Builder / Second Party shall indemnify and keep harmless the Owners / First Party from all claims or liabilities of any third party, including but not limited to workmen, contractors, purchasers, statutory authorities, and regulatory bodies such as RERA, during and after the project execution.
29. That all internal electrification work, including panels, transformers, cables, and external connections from main supply line to transformer point, shall be executed by and at the sole cost of the Builder / Second Party, and the Owners / First Party shall not bear any cost thereof.
30. That the Builder / Second Party has paid to the Owners / First Party a total sum of ₹10,00,000/- (Rupees Ten Lakh only) as an advance payment towards the total fixed consideration of ₹ 6,70,00,000 /- (Rupees Six crore seventy lakh rupees only) payable under this Agreement, the receipt whereof the Owners / First Party hereby acknowledge and confirm. Out of the said amount, a sum of ₹5,00,000/- (Rupees Five Lakh only) was transferred through RTGS No. KKBR52025051300802855 dated 13 May 2025 in favour of M/s Soldier Infra Developers Private Limited, and a further sum of ₹5,00,000/- (Rupees Five Lakh only) was transferred through RTGS No. KKBR22025081318352312 dated 13 August 2025 in favour of Mr. Rupesh Kumar Singh. The said advance amount shall be duly adjusted against the total consideration payable to the Owners / First Party under this Agreement and shall be treated as part payment of the agreed sum.
31. That the name of the proposed project shall be "VEDIC GRAM", as mutually decided between both Parties. The Builder / Second Party may, consent, change or modify the name in future if required by marketing or statutory considerations.
32. That any dispute or difference arising between the Parties shall first be resolved amicably, and if unresolved, shall be referred to arbitration under the Arbitration and Conciliation Act, 1996, as amended. The arbitration shall be conducted in English, and the seat and venue shall be Lucknow, Uttar Pradesh. The award of the arbitrator shall be final and binding on both Parties.
33. That the land subject matter of this Agreement is situated at Village Hulasskhera, Tehsil Mohanlalganj, District Lucknow, which is not on any Segment Road, as per the circle-rate list issued by the Collector, Lucknow. There is presently no construction existing on the said land.



Suresh Kumar Singh



Director

Soldier Infra Developers Private Limited



Authorised Signatory

WITNESSES:

1.



Rishabh Singh(Aadhar-992647028444)
S/O Ashok Kumar Singh,
2/141 Mansarovar Yojana, Sector-P
Kanpur Road Lucknow-226012

Handwritten signature

14
Handwritten signature
Sudhanshu Singh
Handwritten signature

Soldier Infra Developers Private Limited

Handwritten signature
Authorised Signatory

OWNERS / FIRST PARTY

2.

Handwritten signature



Harish Talwar(Adhar-309091182625)
S/O Premanand Talwar,
26/14/4, Mrinal Kunj, Gokhle Vihar Marg,
Hazratganj,Lucknow, Uttar Pradesh -226001

(DRAFTED BY)
SUSHIL KUMAR YADAV
ADVOCATE

Anushthan Builders And Developers Pvt. Ltd.
BUILDER/ SECOND PARTY

Handwritten signature
Anushthan Builders And Developers Pvt. Ltd. Director

Handwritten signature
Director

Annexure-A

Description of the Scheduled Land

All that piece and parcel of land admeasuring 23,381.1509 square metres (Twenty-Three Thousand Three Hundred Eighty-One point One Five Zero Nine sq. m.) forming part of the larger holding of 24,705 sq. m., comprised in Khasra Nos. 497, 505, 506 and 507, situated at Village Hulasskhera, Tehsil Mohanlalganj, District Lucknow, Uttar Pradesh, together with all easements, rights, and appurtenances attached thereto.

Khasra No.	Area (hectare)	Approx. Area (sq. m.)	Present Owner(s)	Title Document Reference
506 (part A)	0.506	5,060	Shri Jaiprakash Singh & Shri Sudhanshu Singh	Sale Deed dt. 16 Jun 2023 – Jild No. 15588 / App. ID 202300822028602 SKO Mohanlalganj
497 & 507	1.0085	10,085	Shri Jaiprakash Singh & Shri Rupesh Kumar Singh (Joint)	Sale Deed dt. 17 Mar 2023 – Jild No. 15201 / App. ID 202300822011702 and Exchange Deed dt. 04 Oct 2023 – Jild No. 15997 / App. ID 202300822047602
505	0.522	5,220	M/s Soldier Infra Developers Pvt Ltd	Sale Deed dt. 12 Sep 2024 – Jild No. 17370 / App. ID 202400822038556
506 (part B)	0.434	4,340	M/s Soldier Infra Developers Pvt Ltd	Sale Deed dt. 29 Aug 2024 – Jild No. 17308 / App. ID 202400822036123
Total	2.4705ha	24,705 sq. m.		

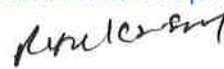
Boundaries (overall Scheduled Land) :

- East : CHAK MARG
- West : CHAK MARG
- North : KHASRA 499 & KHASRA 497(PART) AND ROAD
- South : KHASRA 508 & CHAK MARG

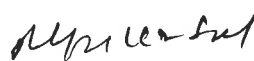
Anushthan Builders And Developers Pvt. Ltd.

 Director

Anushthan Builders And Developers Pvt. Ltd.

 Director

Soldier Infra Developers Private Limited




Authorised Signatory



आवेदन सं०: 202500822050656

विक्रय अनुबंध विलेख (कब्जा)

बही सं०: 1

रजिस्ट्रेशन सं०: 37804

वर्ष: 2025

प्रतिफल- 67000000 स्टाम्प शुल्क- 3350000 बाजारी मूल्य - 66668000 पंजीकरण शुल्क - 670000 प्रतिलिपिकरण शुल्क - 100 योग : 670100

श्री.जय प्रकाश सिंह,
पुत्र श्री रंजीत सिंह
व्यवसाय : अन्य

निवासी: हाउस नं० 13 शिवसागर नगर नियर बाक्सो कॉम्प्लेक्स इण्टर कॉलेज शंकरपुरी
कॉलोनी कमता चिनहट लखनऊ



ने यह लेखपत्र इस कार्यालय में दिनांक 06/11/2025 एवं 03:14:37 PM बजे,
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

वीरेंद्र कुमार वर्मा प्रभारी

उप निबंधक :मोहनलालगंज

लखनऊ

06/11/2025

नितिन कर्मोजिया

निबंधक लिपिक

06/11/2025



ANNEXURE – B

(Excluded Plots / Previously Sold Portions)

The following nine plots, aggregating to an area of 1,323.8491 sq. metres (14,249.7931 sq. ft.), have already been sold and conveyed by the Owners / First Party under earlier transactions and are expressly excluded from this Agreement. These plots have been duly excluded from the sanctioned layout plan (Sanction No. 639/MAP/Jila Panchayat/2025-2026 dated 10 October 2025) approved by the Jila Panchayat, Lucknow, and therefore do not form part of the sanctioned project map or the development rights granted to the Builder / Second Party.

S. No.	Plot No.	Area (sq. m.)	Area (sq. ft.)	Date of Sale / Transfer
1	62	139.35	1,499.95	19 Oct 2025
2	23A	176.5158	1,900.00	30 Oct 2024
3	29	185.80	1,999.65	19 Mar 2025
4	30	116.13	1,249.87	19 Mar 2025
5	42	116.13	1,249.87	01 Apr 2024
6	43	116.13	1,249.87	01 Apr 2024
7	47	185.80	1,999.65	23 Jan 2025
8	49	102.1933	1,100.00	06 Feb 2024
9	52	185.80	1,999.65	23 Jan 2025
Total Excluded Area		1,323.8491 sq. m..	14,249.7931 sq. ft.	



Sudhakar Singh

Director

Soldier Infra Developers Private Limited

Authorised Signatory

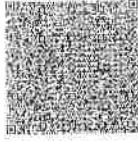
Anushthan Builders And Developers Pvt. Ltd.

ARUN Singh

Director
Anushthan Builders And Developers Pvt. Ltd.

Director

Director



क्रेता: 2

श्री अनुष्ठान बिल्डर्स एण्ड डेवलपर्स प्रा लि के द्वारा रूपेश कुमार ,

ANUSHTHAN BUILDERS AND DEVELOPERS PRIVATE LIMITED

पुत्र श्री ओकार नाथ सिंह

निवासी: एम एम 42 सेक्टर डी | एल डी ए कॉलोनी कानपुर रोड लखनऊ

व्यवसाय: अन्य

पक्षकार द्वारा सत्यापित पैन् XXXXXX 178P



ने निष्पादन स्वीकार किया | जिनकी पहचान

पहचानकर्ता : 1

श्री ऋषभ सिंह , पुत्र श्री अशोक कुमार सिंह

निवासी: 2/141 मानसरोवर योजना सेक्टर पी कानपुर रोड लखनऊ

व्यवसाय: अन्य

पहचानकर्ता : 2



श्री हरिश तलवार, पुत्र श्री प्रमानन्द तलवार

निवासी: 26/14/4 मृणाल कुंज गोखले विहार मार्ग हजरतगंज लखनऊ

व्यवसाय: अन्य



ने की | प्रत्यक्षतः भद्र समक्षियों के निशान अंगठे नियमानुसार लिए गए हैं | टिप्पणी :

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

वीरेंद्र कुमार वर्मा प्रभारी
उप निबंधक : मोहनलालगंज

लखनऊ
06/11/2025

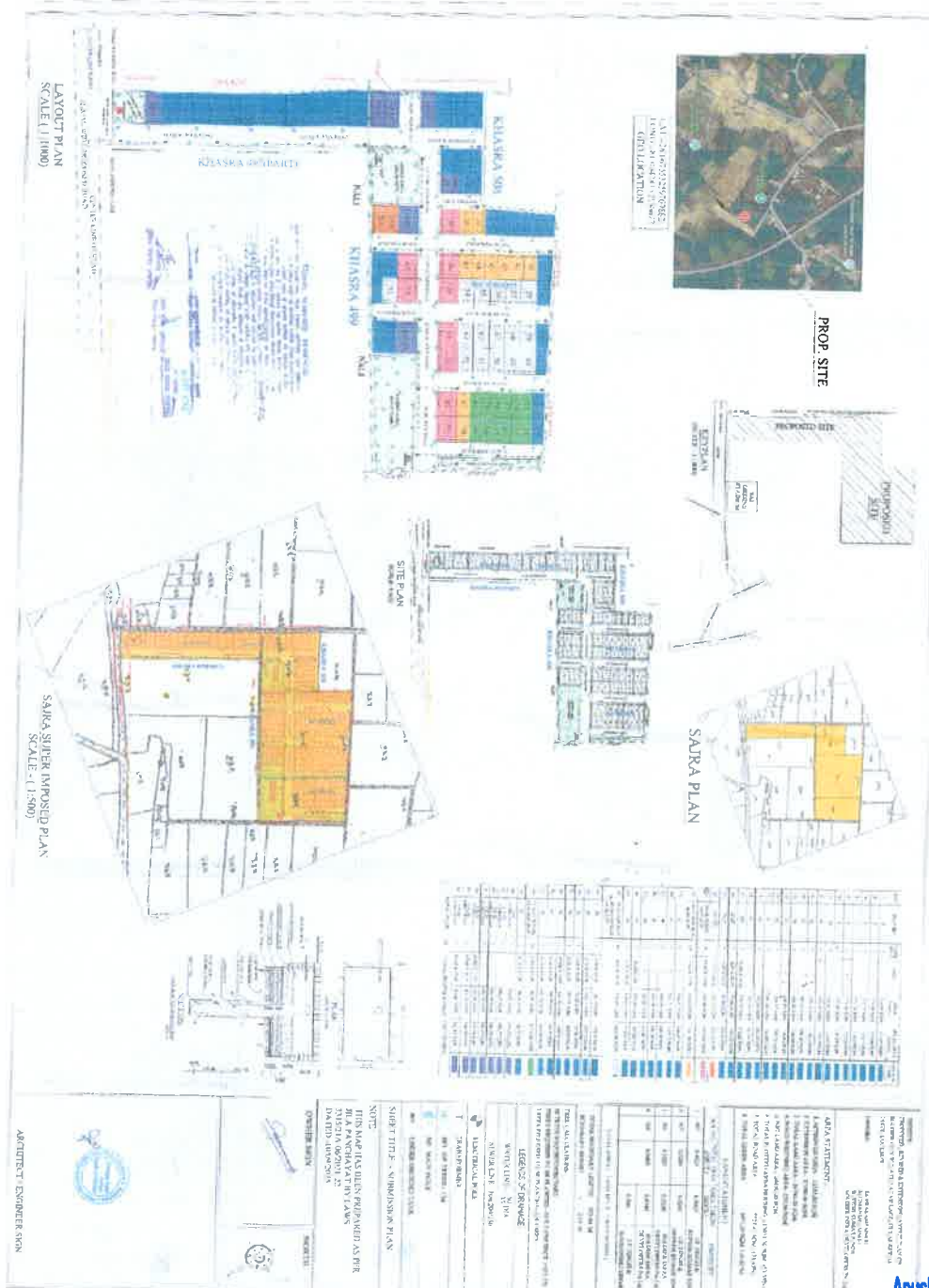
नितिन कर्मजिया

निबंधक लिपिक लखनऊ
06/11/2025

ANNEXURE – C

(Approved Sanctioned Layout Plan / Sanction Map)

A certified true copy of the approved layout plan issued by the Jila Panchayat, Lucknow, bearing Sanction No. 639/MAP/Jila Panchayat/2025-2026 dated 10 October 2025, is annexed hereto and marked as Annexure C.



Anushthan Builders And Developers Pvt. Ltd.

ARUN Singh
Director

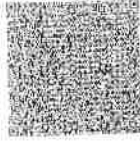
Anushthan Builders And Developers Pvt. Ltd.

Rina Kaur Singh
Director

Surender Singh
12/10/2025

Soldier Infra Developers Private Limited

[Signature]
Authorised Signatory



आवेदन सं०: 202500822050656

बही सं०: 1

रजिस्ट्रेशन सं०: 37804

वर्ष: 2025

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

विक्रेता: 1

श्री जय प्रकाश सिंह,

JAI PRAKASH SINGH

पुत्र श्री रंजीत सिंह

निवासी: हाउस नं० 13 शिवसागर नगर नियर बाक्सो कॉवेट इण्टर कॉलेज शंकरपुरी कॉलोनी कमता चिन्हट लखनऊ

व्यवसाय: अन्य

पक्षकार द्वारा सत्यापित पैन् XXXXXX 892N



विक्रेता: 2

श्री सुधांशु सिंह,

SUDHANSHU SINGH

पुत्र श्री रमेश बहादुर सिंह

निवासी: ग्राम गोपालखेडा मजरा पूर सेनी परगना व सहसिल मोहनलालबाग जिला लखनऊ

व्यवसाय: अन्य

पक्षकार द्वारा सत्यापित पैन् XXXXXX 863L



विक्रेता: 3

श्री रूपेश कुमार सिंह,

RUPESH KUMAR SINGH

पुत्र श्री ओकार नाथ सिंह

निवासी: एम एम 42 सेक्टर डी-1 एलओसी कॉलोनी कानपुर रोड लखनऊ

व्यवसाय: अन्य

पक्षकार द्वारा सत्यापित पैन् XXXXXX 183L



विक्रेता: 4

श्री सोल्जर इन्फ्रा डेवलपर्स प्रा लि के द्वारा जय प्रकाश सिंह

SOLDIER INFRA DEVELOPERS PRIVATE LIMITED

पुत्र श्री रंजीत सिंह

निवासी: 4-बी/237 वृन्दावन योजना सत्यवती रोड बी० आर०ए सुनिवर्सिटी लखनऊ

व्यवसाय: अन्य

पक्षकार द्वारा सत्यापित पैन् XXXXXX 408B



विक्रेता: 1

श्री अनुष्ठान बिल्डर्स एण्ड डेवलपर्स प्रा लि के द्वारा अरुण प्रताप सिंह

ANUSHTHAN BUILDERS AND DEVELOPERS PRIVATE LIMITED

पुत्र श्री अशोक सिंह

निवासी: 555 के/54 कनौसी ब्लाक कानपुर जिला लखनऊ

व्यवसाय: अन्य



ANNEXURE – D

(Geo-Tagged Photographs of the Scheduled Land)

This Annexure contains geo-tagged colour photographs of the land forming the subject matter of this Joint Development Agreement, situated at Village Hulasskhera, Tehsil Mohanlalganj, District Lucknow, Uttar Pradesh, comprised in Khasra Nos. 497, 505, 506 and 507, admeasuring a total area of 23,381.1509 sq. metres.



Sandhan Singh

Authorised Signatory

Soldier Infra Developers Private Limited

Authorised Signatory

Anushthan Builders And Developers Pvt. Ltd.

Director

Anushthan Builders And Developers Pvt. Ltd.

Director

आवेदन सं०: 202500822050656

बही संख्या 1 जिल्द संख्या 19127 के पृष्ठ 43 से 78 तक क्रमांक
37804 पर दिनांक 06/11/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

वीरेंद्र कुमार वर्मा प्रभारी
उप निबंधक : मोहनलालगंज

लखनऊ
06/11/2025

