



INDIA NON JUDICIAL



IN-UP53721976790191Y

Government of Uttar Pradesh

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9139/26



Certificate No. : IN-UP53721976790191Y
Certificate Issued Date : 13-Mar-2026 03:22 PM
Account Reference : NEWIMPACC (SV)/ up14252104/ MOHANLALGANJ/ UP-LKN
Unique Doc. Reference : SUBIN-UPUP1425210479836212566031Y
Purchased by : VIDYACITY INFRASTRUCTURES PVT LTD
Description of Document : Article 5 Agreement or Memorandum of an agreement
Property Description : GATA NO-454MI AND ETC VILL-KAZEE KHERA TEH-MLG LKO
Consideration Price (Rs.) :
First Party : TRAYAMBAKESHWAR SHUKLA AND OTHER
Second Party : VIDYACITY INFRASTRUCTURES PVT LTD
Stamp Duty Paid By : VIDYACITY INFRASTRUCTURES PVT LTD
Stamp Duty Amount(Rs.) : 8,95,500
(Eight Lakh Ninety Five Thousand Five Hundred only)



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Shukla



Vidyacity Infrastructures Pvt. Ltd.
Director



FH 0000906706

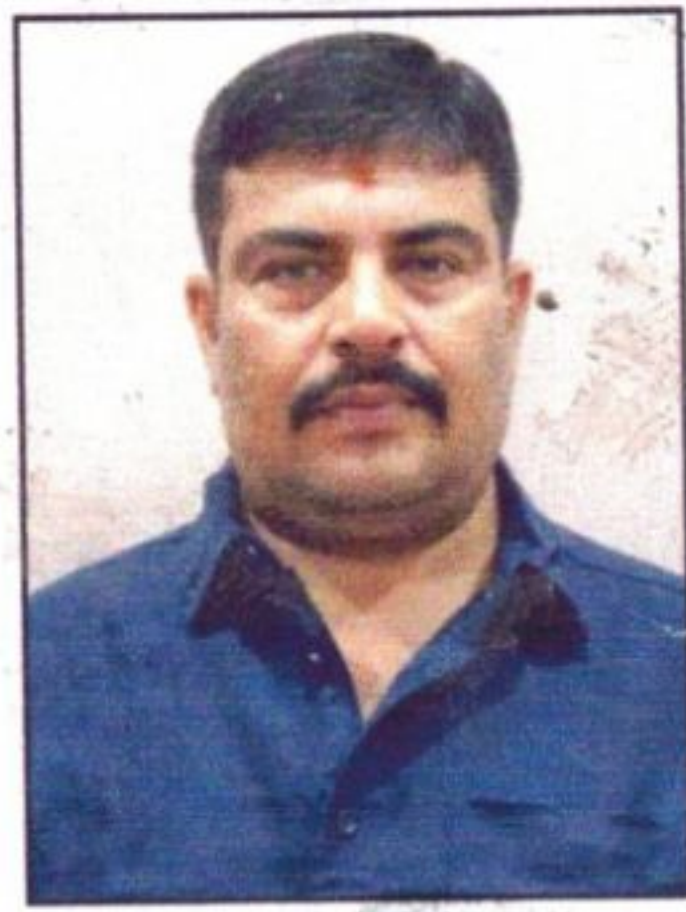
Statutory Alert:

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.

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Market / Consideration Value : ₹1,79,09,000/- (Rupees One Crore Seventy-Nine Lakhs Nine Thousand Only)
Advance Consideration Received : ₹ 40,00,000.00
Stamp Duty Payable : ₹ 8,95,500.00
Circle Rate Value : ₹ 1,63,11,000.00
Pargana : Mohanlalganj, Lucknow

DETAILS OF INSTRUMENT IN SHORT

1.	Nature of Land	Non Agri
2.	Pargana	Mohanlalganj
3.	Village	Kazee Khera
4.	Details of Property	Khasra Nos 454mi and 449
5.	Standard of measurement	Sq. meters
6.	Land Area of Plot	3455 Sq. meters
7.	Location of Road	Not on Segment Road
8.	Type of Property	Plot
9.	No. of persons in first Part(2) ; No of person in second part (1);	

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10.	Details of Owners / First Party	Details of Builder / Second Party
11.	(1) Mr. TRAYAMBAKESHWAR SHUKLA (PAN-AOKPS9333J) (2) Mr. Sanjay Kumar Mishra (PAN-AEQPM3263H)	M/s VIDYACITY INFRASTRUCTURES PVT LTD ,(CIN-U70102UP2013PTC054896) (PAN-AAECV3415F) a company incorporated under the Companies Act, 2013, having its registered office at GROUND FLOOR 22,DILKUSHA PLAZA, HUSSAINGANJ CROSSING, LUCKNOW - 226001, Uttar Pradesh, INDIA through its authorised signatory Mr. Surya Prakash Singh (DIN: 06476613), vide Board Resolution No. 001/BR/2025-26 dated 21.02.2026.

THIS JOINT DEVELOPMENT AGREEMENT is executed between (1) Mr. Trayambakeshwar Shukla (PAN-AOKPS9333J), (2) Mr. Sanjay Kumar Mishra (PAN-AEQPM3263H), (hereinafter collectively referred to as the "Owners / First Party" which expression shall, unless repugnant to the context, include their respective legal heirs, successors, administrators and assigns) of the FIRST PART;

AND

M/s VIDYACITY INFRASTRUCTURES PVT. LTD. (CIN-U70102UP2013PTC054896) (PAN-AAECV3415F), a company incorporated under the provisions of the Companies Act, 2013, having its registered office at GROUND FLOOR 22, DILKUSHA PLAZA, HUSSAINGANJ CROSSING, LUCKNOW - 226001, Uttar Pradesh, INDIA, through its Authorised Signatory Mr. Surya Prakash Singh (DIN: 06476613), vide Board Resolution No. 001/BR/2025-26 dated 21.02.2026, (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 3,455 (Three Thousand Four Hundred Fifty-Five) square metres, comprising Khasra Nos. 454mi and 449, situated at Village Kazee Khera, Tehsil Mohanlalganj, District Lucknow, Uttar Pradesh. The said land stands duly converted

[Signature]

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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 entire project land, admeasuring 51,920 (Fifty-One Thousand Nine Hundred Twenty) square metres, comprising a total of 205 residential plots, constitutes the total net area approved for development and has obtained a layout and plotted township approval from the Jila Panchayat, Lucknow, vide Sanction No. 873/MAP/Jila Panchayat/2025-26 dated 22 December 2025, which supersedes all previous layouts, sanctions and approvals, thereby authorising development of the said land exclusively for residential purposes in accordance with the applicable planning and development regulations.

AND WHEREAS pursuant to the aforesaid sanctioned layout plan, the said sanctioned land has been divided into distinct development blocks, and Block-B has been earmarked for development purposes; and out of the total area of Block-B, an area admeasuring 3,455 (Three Thousand Four Hundred Fifty-Five) square metres, belonging to the First Party and forming part of Khasra Nos. 454mi and 449, has been specifically designated as the Joint Development Area in respect of which this Joint Development Agreement is executed. The remaining portion of Block-B is subject to separate registered agreement(s) with other landowners and does not form part of this Agreement. The rights, obligations, and development permissions granted under this Agreement shall be strictly limited to the said 3,455 square metres only, and no right, title, interest, or claim is granted or intended in respect of any other portion of Block-B or any other block of the sanctioned land.

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.

CHAIN OF TITLE / OWNERSHIP RECORDS:

1. That the First Party does hereby solemnly affirm, declare and confirm that it is the sole, absolute and lawful owner and in actual, peaceful and physical possession of the land more fully and particularly described in the Schedule annexed hereto, admeasuring 3,455 (Three Thousand Four Hundred Fifty-Five)



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square metres, comprising Khasra Nos. 454mi and 449, situated at Village Kazee Khera, Tehsil Mohanlalganj, District Lucknow, Uttar Pradesh, the same having been validly acquired by way of duly executed and registered instruments of transfer before the competent registering authority and the title thereto being clear, marketable and free from all encumbrances, claims, charges or liens whatsoever; and that no other Khasra number forms part of the First Party's landholding under this Agreement.

2. That in respect of Khasra No. 454mi, admeasuring 0.1455 hectare (approximately 1455 square metres), the same was purchased by **Shri TRAYAMBAKESHWAR SHUKLA**, the Owner / First Party, from Shri Chet Ram through a Registered Sale Deed dated 06/11/2025, duly recorded in Jild No. 19129, bearing Application ID 202500822050692, 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. 454mi stand vested in **Shri TRAYAMBAKESHWAR SHUKLA..**
3. That in respect of Khasra No. 449, admeasuring 0.2000 hectare (approximately 2000 square metres), the same was purchased by **Shri Sanjay Kumar Mishra**, the Owner / First Party, from **Shri Alok Kumar and Others** through a Registered Sale Deed dated 22/09/2025, duly recorded in Jild No. 18932, bearing Application ID 202500822043276, 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. 449 stand vested in **Shri Sanjay Kumar Mishra**.
4. That the aforesaid instruments of transfer collectively establish, evidence and confirm the clear, valid, lawful and marketable title of the First Party in and over the entire Scheduled Land admeasuring 3,455 (**Three Thousand Four Hundred Fifty-Five**) square metres (approximately 0.3455 hectare), comprising Khasra Nos. 454mi and 449, free and discharged from all encumbrances, liens, charges, mortgages, claims, demands, acquisitions, attachments or any other adverse rights, interests or third-party claims whatsoever, and that no portion thereof is owned by or vested in the Second Party except as may be separately held by it under independent title not forming part of this Agreement.
5. 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**.

NOW THIS AGREEMENT WITNESSETH AS UNDER :



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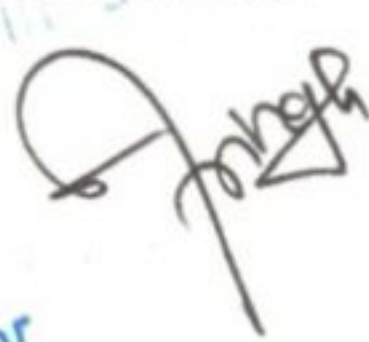




1. That the Owners / First Party shall make available a clear and marketable portion of the demised property admeasuring 3,455 (Three Thousand Four Hundred Fifty-Five) square metres, comprised in Khasra Nos. 454mi and 449, situated at Village Kazee Khera, Tehsil Mohanlalganj, District Lucknow, Uttar Pradesh, for the purpose of development and construction of residential buildings, villas and/or plotted development to be undertaken by the Builder / Second Party in accordance with the terms and conditions of this Agreement.
2. That under the sanctioned layout plan, the overall project land has been divided into distinct blocks, including Block-A and Block-B; and out of Block-B, the land admeasuring 3,455 (Three Thousand Four Hundred Fifty-Five) square metres, belonging to the First Party and forming part of Khasra Nos. 454mi and 449, shall constitute the **Joint Development Area** for the purposes of this Agreement and shall alone form the basis of the development rights, entitlements and obligations granted to the Builder / Second Party hereunder.
3. That **Block-A and the remaining portion of Block-B**, not forming part of the aforesaid 3,455 square metres, shall remain outside the scope of this Agreement, and the Builder / Second Party shall have no right, title, interest or claim whatsoever over the said areas except to the extent specifically granted herein. The development and construction under this Agreement shall be strictly confined to the said 3,455 square metres forming part of Block-B, in accordance with the sanctioned layout plan and applicable laws.
4. That all taxes, dues, levies and charges in respect of the said 3,455 square metres 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 in relation to the Joint Development Area shall be borne solely by the Builder / Second Party. Upon completion of the project, recurring taxes, maintenance or user charges shall be borne by the Builder / Second Party and/or their respective allottees in proportion to their respective 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



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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 completion of the entire Project.
7. That in consideration of the grant, conveyance and transfer of full and exclusive development as well as sale rights in respect of the Scheduled Land admeasuring **3,455 (Three Thousand Four Hundred Fifty-Five) Square Metres**, comprised in Khasra Nos. **454mi and 449**, the Builder / Second Party hereby covenants and agrees to pay unto the Owners / First Party a total fixed, lump-sum and irrevocable consideration of **₹1,79,09,000/- (Rupees One Crore Seventy-Nine Lakhs Nine Thousand Only)** as the sole, absolute and final consideration for transfer of all development and sale rights, title and interest therein; and out of the said total consideration, the proportionate amounts payable to the respective Owners shall be as follows:
(a) **Shri Trayambakeshwar Shukla – ₹75,42,000/- (Rupees Seventy-Five Lakhs Forty-Two Thousand Only);**
(b) **Shri Sanjay Kumar Mishra – ₹1,03,67,000/- (Rupees One Crore Three Lakhs Sixty-Seven Thousand Only).**
8. The Builder / Second Party shall release and discharge the aforesaid consideration amounts to the respective Owners / First Party in agreed instalments linked with the progress of the Project, so however that the entire consideration amount stands fully paid on or before the completion of the Project and issuance of



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Completion / Occupancy Certificate by the competent authority, subject to a grace extension period not exceeding Ninety (90) days in case of genuine and verifiable delay, and all such payments shall be made only through account-payee cheque, demand draft or electronic bank transfer to ensure full legality, transparency and traceability of the transactions between the Parties.

9. It is expressly agreed and declared between the Parties that the aforesaid aggregate sum of **₹1,79,09,000/- (Rupees One Crore Seventy-Nine Lakhs Nine Thousand Only)** shall constitute the full, final and complete consideration and satisfaction of all rights, title, interest, claims and entitlements whatsoever of the Owners / First Party in respect of the Scheduled Land admeasuring **3,455 (Three Thousand Four Hundred Fifty-Five) Square Metres**, comprised in **Khasra Nos. 454mi and 449**, and the Project to be developed thereon; and upon receipt of the entire said consideration amount in accordance with the terms of this Agreement, the Owners / First Party shall be deemed to have irrevocably and unconditionally divested themselves of any and all further right, share, lien, charge, demand or claim of any nature whatsoever in relation to the said Project, the Scheduled Land or the revenues, sale proceeds or benefits arising therefrom. Thereupon, the Builder / Second Party shall stand vested with exclusive, absolute and unfettered rights to develop, market, advertise, allot, sell, convey, transfer and register the plots, villas, units or any portion thereof comprised in the Project, at such price and upon such terms and conditions as it may in its sole discretion determine, without any interference, objection, claim or hindrance from the Owners / First Party or any person claiming through or under them.
10. It is hereby expressly agreed, declared and recorded that the total fixed consideration of **₹1,79,09,000/- (Rupees One Crore Seventy-Nine Lakhs Nine Thousand Only)** payable under this Agreement shall be apportioned amongst the respective Owners / First Party as under:
- | |
|---|
| (a) Shri Trayambakeshwar Shukla – ₹75,42,000/- (Rupees Seventy-Five Lakhs Forty-Two Thousand Only); |
| (b) Shri Sanjay Kumar Mishra – ₹1,03,67,000/- (Rupees One Crore Three Lakhs Sixty-Seven Thousand Only). |
11. Each of the aforesaid Owners / First Party shall be entitled only to the respective amount specified hereinabove and to no other or further sum, and the Builder / Second Party shall discharge its obligation by making payment of the said respective amounts in accordance with the payment schedule stipulated under this Agreement.



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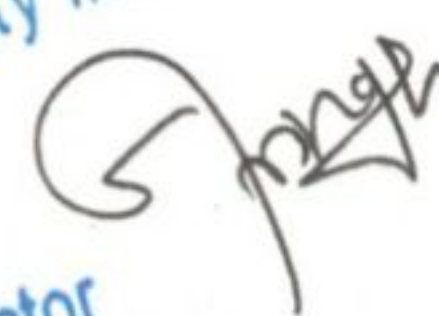
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12. That the **Builder / Second Party** shall have the sole and exclusive right to sell, market, lease, or otherwise dispose of the entire developed project, including all plots, villas, and constructed units, in its own name(**Second Party**) and 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. That the **Builder / Second Party** shall have full authority to issue booking receipts, allotment letters, and sale agreements in respect of the project. The



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Owners / First Party shall, when required, jointly sign such instruments solely for completion of legal formalities and registration, without any claim to the sale proceeds except the fixed amount stipulated herein.

18. 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.
19. 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..
20. 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.
21. That upon completion of the project, the **Builder / Second Party** shall have the exclusive right and responsibility to constitute, register, and operationalise 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, and the **Builder / Second Party** shall supervise and control the constitution and functioning of such body and shall be authorised to levy, collect, and recover reasonable maintenance charges or contributions from the occupants, allottees, purchasers, or transferees towards meeting recurring maintenance and operational expenses, and all such persons shall be mandatorily bound to become members thereof and to comply with the rules, bye-laws, resolutions, and directions framed or approved by the **Builder / Second Party**, until lawful transfer of management.
22. 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



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clear or settle such encumbrance or claim and to deduct or adjust the corresponding amount of expenditure from out of the fixed monetary consideration payable to the Owners / First Party, and such payment or adjustment shall be deemed final and binding on both Parties.

23. 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.
24. 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.
25. That both Parties undertake not to do any act that may contravene, violate, or prejudice the terms and spirit of this Agreement.
26. 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.
27. 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.
28. 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.
29. 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.
30. 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



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therefrom.

31. 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.
32. 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.
33. That the **Builder / Second Party** has paid to the **Owners / First Party** a total sum of **₹40,00,000/- (Rupees Forty Lakhs Only)** as advance payment towards the total fixed consideration of **₹1,79,09,000/- (Rupees One Crore Seventy-Nine Lakhs Nine Thousand Only)** payable under this Agreement, the receipt whereof the **Owners / First Party** hereby admit, acknowledge and confirm; out of the said advance amount, (i) a sum of **₹20,00,000/- (Rupees Twenty Lakhs Only)** has been paid vide Cheque No. 000446 in favour of Shri Trayambakeshwar Shukla, and (ii) a sum of **₹20,00,000/- (Rupees Twenty Lakhs Only)** has been paid vide Cheque No. 000448 in favour of Shri Sanjay Kumar Mishra; and the said advance payments shall stand duly adjusted and appropriated against the total consideration payable to the respective **Owners / First Party** under this Agreement and shall be treated as part payment of the agreed sum consideration.
34. That for the purpose of stamp duty and registration of this Joint Development Agreement, the circle rate value of the land admeasuring **3,455 (Three Thousand Four Hundred Fifty-Five) Square Metres** has been calculated as under: **1,000 (One Thousand) Square Metres @ ₹6,000/- per Square Metre**, amounting to **₹60,00,000/- (Rupees Sixty Lakhs Only)**, and **2,455 (Two Thousand Four Hundred Fifty-Five) Square Metres @ ₹4,200/- per Square Metre**, amounting to **₹1,03,11,000/- (Rupees One Crore Three Lakhs Eleven Thousand Only)**, aggregating to a total circle rate value of **₹1,63,11,000/- (Rupees One Crore Sixty-Three Lakhs Eleven Thousand Only)**; whereas the Parties have mutually agreed upon a total consideration of **₹1,79,09,000/- (Rupees One Crore Seventy-Nine Lakhs Nine Thousand Only)** and accordingly stamp duty shall be payable on the higher of the aforesaid values in accordance with the applicable Stamp Laws in force in the State of Uttar Pradesh.



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Director



35. That the name of the proposed project shall be "PARADISE TOWN PHASE -2", 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.
36. 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.
37. That the land subject matter of this Agreement is situated at Village Kazee khera, 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.



Vidyacity Infrastructures Pvt. Ltd.

Director Director



WITNESSES:

1.



Anil

Anil Kumar Yadav (Aadhar-4546 8958 5903)
S/O Sudama Tiwari, Gorakhpur,
Bharavaliya, Saraya
Uttar Pradesh - 273406 OWNERS / FIRST PARTY

2.



Amar N. Mishra

Amar Nath Mishra (Aadhar : 9813 0263 6609)
C/O Mukti vinay Nath Mishra
MM 4/97, Khand, Gomtinagar,
Lucknow, UP-226010

BUILDER/ SECOND PARTY

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ANNEXURE – A
Description of the Scheduled Land

S. No.	Name of Owner	Khasra No(s).	Area (Sq. Metres)
1.	Shri Trayambakeshwar Shukla	454mi	1,455.00
2.	Shri Sanjay Kumar Mishra	449	2,000.00
Total			3455.00

- Total Area of Scheduled Land: 3455.00 Square Metres
- Boundaries of the KHASRA : 449

North: KHASRA 450
South: KHASRA 367 AND 368
East: KHASRA 452
West: KHASRA 448

- Boundaries of the KHASRA : 454

North: KHASRA 455 AND 467
South: KHASRA 453 AND 452
East: KHASRA 359
West: KHASRA 451 AND OTHER

[Signature]

[Signature]

Vidyacity Infrastructures P.

Director

Director



आवेदन सं०: 202600822011246

विक्रय अनुबंध विलेख (कब्जा)

बही सं०: 1

रजिस्ट्रेशन सं०: 9139

वर्ष: 2026

प्रतिफल- 17909000 स्टाम्प शुल्क- 895500 बाजारी मूल्य - 16311000 पंजीकरण शुल्क - 179090 प्रतिलिपिकरण शुल्क - 100 योग : 179190

श्री विद्या सिटी इन्फ्रास्ट्रक्चर्स प्रा० लि० द्वारा
सूर्य प्रकाश सिंह अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री मिथिलेश सिंह
व्यवसाय : व्यापार
निवासी: 22 दिलकुशा प्लाजा हुसैनगंज क्रासिंग लखनऊ।



श्री. विद्या सिटी इन्फ्रास्ट्रक्चर्स प्रा० लि० द्वारा
ने यह लेखपत्र इस कार्यालय में दिनांक 16/03/2026 एवं 02:47:08 PM बजे
निबंधन हेतु पेश किया।

सूर्य प्रकाश सिंह अधिकृत पदाधिकारी/ प्रतिनिधि

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

वीरेंद्र कुमार वर्मा प्रभारी
उप निबंधक :मोहनलालगंज

लखनऊ

16/03/2026

संजय कुमार गौतम
निबंधक लिपिक
16/03/2026



ANNEXURE - B

(Approved Sanctioned Layout Plan / Sanction Map)

A certified true copy of the approved layout plan issued by the Jila Panchayat, Lucknow, bearing Sanction No. 873/MAP/Jila Panchayat/2025-2026 dated 22 DEC 2025, is annexed hereto and marked as Annexure C.



[Signature]

[Signature]

Director

Director



आवेदन सं०: 202600822011246

वही सं०: 1

रजिस्ट्रेशन सं०: 9139

वर्ष: 2026

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

विक्रेता: 1

श्री त्रयम्बकेश्वर शुक्ला,

[TRAYAMBAKESHWAR SHUKLA

पुत्र श्री विद्या शंकर शुक्ला

निवासी: सी-335 दत्त भवन के पास इन्दिरानगर लखनऊ।

व्यवसाय: अन्य

पक्षकार द्वारा सत्यापित पैन XXXXXX 333J

विक्रेता: 2

श्री संजय कुमार मिश्रा,

[SANJAY KUMAR MISHRA

पुत्र श्री श्याम नारायण मिश्रा

निवासी: 619 देवा रोड नौबस्ता कला चिन्हट लखनऊ।

व्यवसाय: अन्य

पक्षकार द्वारा सत्यापित पैन XXXXXX 263H

क्रेता: 1

श्री विद्या सिटी इन्फ्रास्ट्रक्चर्स प्रा० लि० के द्वारा सूर्य प्रकाश सिंह,

[VIDYA CITY INFRASTRUCTURES PRIVATE LIMITED

पुत्र श्री मिथिलेश सिंह

निवासी: 22 दिलकुशा प्लाजा हुसैनगंज क्रासिंग लखनऊ।

व्यवसाय: व्यापार

पक्षकार द्वारा सत्यापित पैन XXXXXX 415F

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री अनिल कुमार यादव, पुत्र श्री सुदामा यादव

निवासी: भरवलिया सराय तिवारी गोरखपुर।

व्यवसाय: अन्य

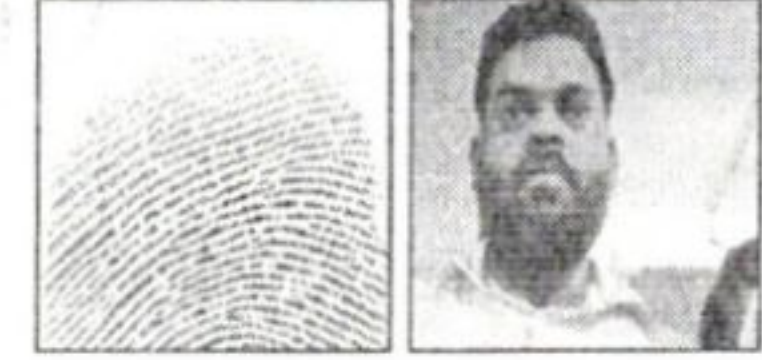
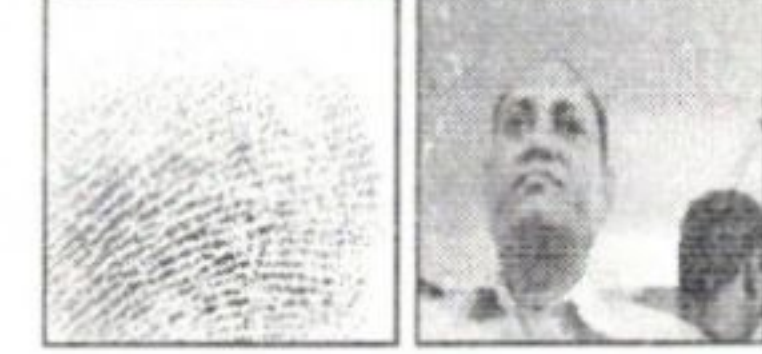
पहचानकर्ता: 2

श्री अमर नाथ मिश्रा, पुत्र श्री मुक्ति नाथ मिश्रा

निवासी: एम एम 4/97 विनय खण्ड गोमतीनगर लखनऊ।

व्यवसाय: अन्य

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



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

वीरेंद्र कुमार वर्मा प्रभारी

उप निबंधक : मोहनलालगंज

लखनऊ

16/03/2026

संजय कुमार गौतम

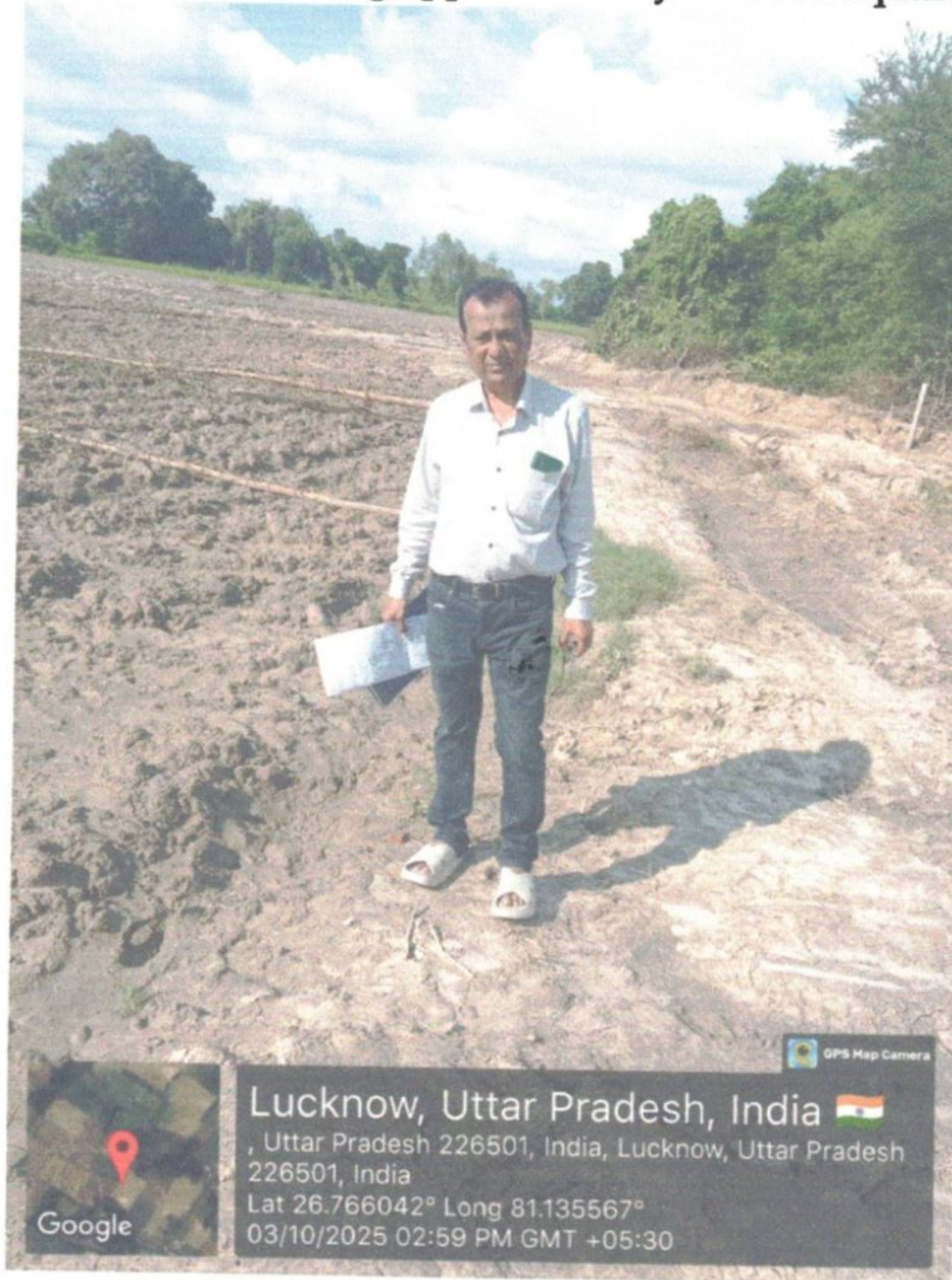
निबंधक लिपिक लखनऊ

16/03/2026

ANNEXURE – E

(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, namely Block-B (Joint Development Area), situated at Village KAZEE KHERA , Tehsil Mohanlalganj, District Lucknow, Uttar Pradesh, comprised in the relevant Khasra numbers as per the sanctioned layout plan, admeasuring approximately 3455.00 square metres.



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Vidyacity Infrastructures Pvt. Ltd.
[Handwritten signature]
Director



ANNEXURE - D

LAYOUT PLAN OF BLOCK - B

NORTH:



PROPOSED LAYOUT PLAN FOR "PARADISE TOWN
PHASE - 2" ON GATA NO. 310, 311, 357, 358, 359,
360, 361, 362, 363, 447, 448, 449, 450, 451, 452, 453
(SA), 453 (SA), 454, 454, 455, 466, 467, 468, 469 &
510.
SITUATED AT VILLAGE - KAZEE KHERA,
PARAGANA & TEHSIL - MOHANALGANJ,
DISTRICT - LUCKNOW.
DEVELOPERS
1 VIDYA CITY INFRASTRUCTURES PVT. LTD.
2 ARYA INFRA BUILDERS PVT. LTD.

AREA STATEMENT

01 TOTAL LAND AREA AS PER KHATA, JMI & 1/2020 HECTARE	= 51920 SQ. M.
02 ROAD RESERVE	= 365.62 SQ. M.
03 PLOTTED AREA	= 51554.38 SQ. M.
04 GREEN AREA	= 2766.80 SQ. M.
05 TOTAL ROAD AREA	= 15.15 %
TOTAL GREEN AREA	= 7910.023 SQ. M.
TOTAL PAVED AREA	= 31.29 %
PERMETER	= 1296.318 METER

PLOTS DESCRIPTIONS

S.No.	Plot No.	Size of Plot Length Breadth	Area of Each plot (Sq.m.)	No. of Plots	Total Area (Sq.m.)
1	A-1	12.192	19.41	241.52	241.52
2	A-2 - A-5	9.14	19.41	101.06	74.24
3	A-6	10.42	19.41	248.23	248.23
4	A-7	9.21	18.79	168.45	168.45
5	A-8 - A-9	9.14	18.79	167.17	167.17
6	A-10	12.192	18.79	222.99	222.99
7	A-11	13.76	15.24	210.01	210.01
8	A-12 - A-17	7.67	15.24	116.13	608.76
9	A-18	13.76	15.24	210.01	210.01
10	A-19	12.192	18.79	222.99	222.99
11	A-20 - A-26	9.14	18.79	167.17	1170.19
12	A-27 - A-33	9.14	18.79	222.99	222.99
13	A-34	12.192	18.79	222.99	222.99
14	A-35	12.192	15.24	185.81	185.81
15	A-36 - A-54	7.67	15.24	116.13	928.04
16	A-55 - A-79	7.67	15.24	116.13	1914.21
17	A-80 - A-83	12.192	15.24	185.81	272.62
18	A-84 - A-201	7.67	15.24	116.13	2322.6
19	A-202 - A-216	9.14	15.24	138.29	2089.85
20	A-217	12.192	15.24	185.81	185.81
21	A-218	12.192	15.24	185.81	185.81
22	A-219 - A-237	7.67	15.24	116.13	1266.45
23	A-238	12.192	15.24	185.81	185.81
24	A-239	12.192	15.24	185.81	185.81
25	A-240 - A-251	9.14	15.24	138.29	1671.48
26	A-252 - A-264	12.192	15.24	185.81	828.74
27	A-265 - A-269	9.14	15.24	138.29	138.29
28	B-1	12.192	15.24	185.81	185.81
29	B-2 - B-23	7.67	15.24	116.13	2554.86
30	B-24 - B-25	12.192	15.24	185.81	185.81
31	B-26 - B-35	7.67	15.24	116.13	136.13
32	B-36 - B-37	10.47	15.24	202.61	325.22
33	B-38 - B-47	7.67	15.24	116.13	136.13
34	B-48	12.192	15.24	185.81	185.81
35	B-49	15.24	15.24	232.26	232.26

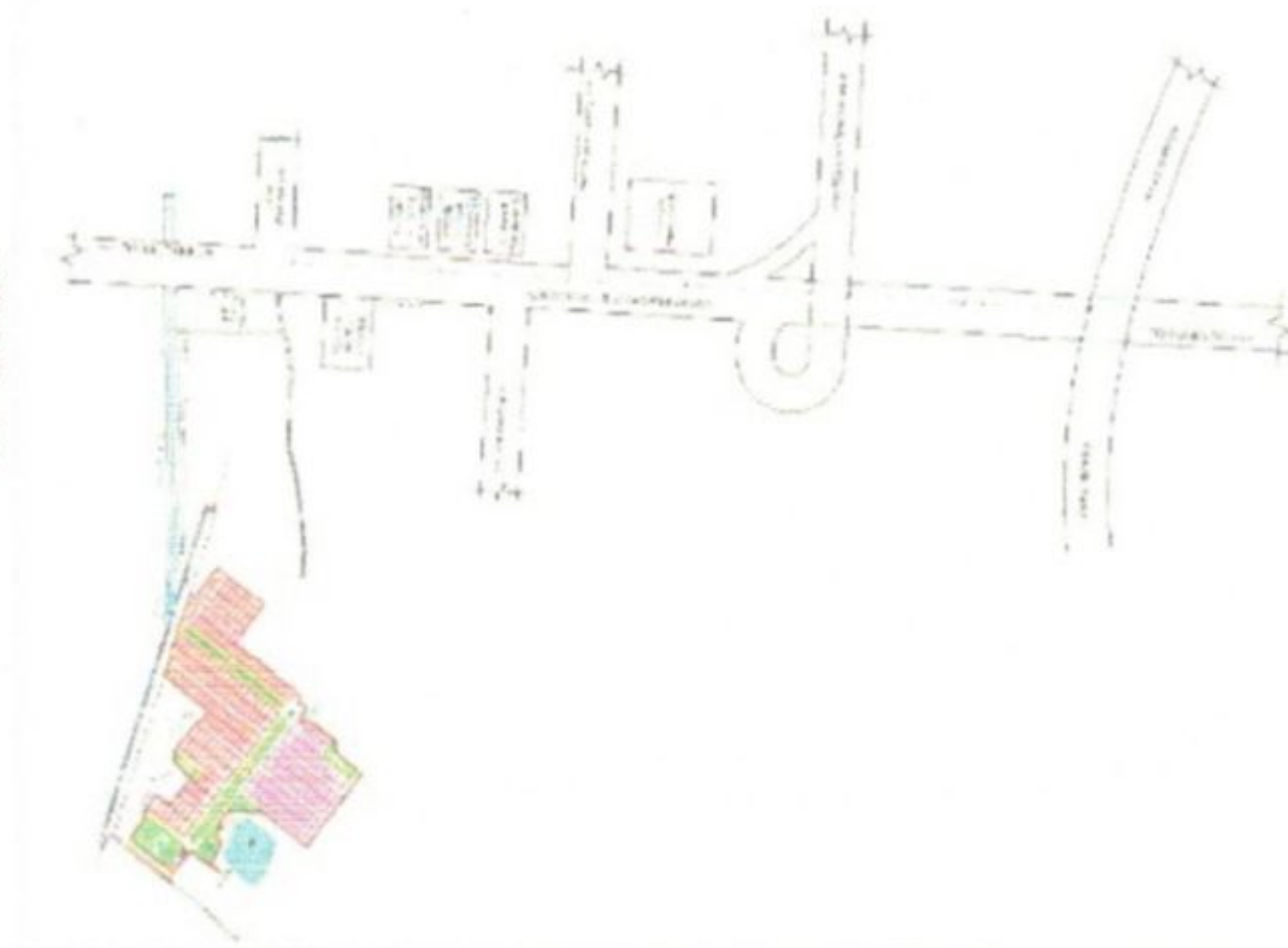
[Handwritten signature]

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Vidyacity Infrastructures Pvt. Ltd.

Director

Director



KEY PLAN
SCALE 1:1000



LOCATION IN GOOGLE MAP
SCALE 1:1000



आवेदन सं०: 202600822011246

बही संख्या 1 जिल्द संख्या 19712 के पृष्ठ 41 से 76 तक क्रमांक 9139 पर दिनांक 16/03/2026 को
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



वीरेंद्र कुमार वर्मा प्रभारी
उप निबंधक : मोहनलालगंज

लखनऊ
16/03/2026

