

Indalpur Road, Mahewa Patti, Poorab, Naini, Pargana-Arail, Tehsil-Karchana, Prayagraj.

(Hereinafter collectively/jointly/severally/singularly called the "First Party/Landowners" (which expression shall unless repugnant to the context or meaning thereof, be deemed to mean and include his legal heirs, successors, authorized representatives, predecessor's interests, assignees, executors, administrators and assigns) of the First Part)

AND

1. M/s Ayansh Credit Services LLP (PAN NO. ACAFA7588H) registered as per LLP Act 2008 vide registration No. ABZ-8968 and having its registered office at 21/19, Mayo Road, Manmohan Park, Old Katra, Prayagraj, Uttar Pradesh, India-211002 through its Authorized Signatory/Partner Shri Rajesh Kumar Gupta S/o Shri Rajendra Prasad Gupta (Pan No. CWXPG4727P, Aadhaar No. XXXX XXXX 7587, Occupation: Business, Mobile No. 9415218553) residing at 21/19, Mayo Road, Prayagraj vide a resolution dated 21.03.2025 passed in the meeting of partners of M/s Ayansh Credit Services LLP.

(Hereinafter called the Second Party/Builder/Developer (which expression shall unless repugnant to the context or meaning thereof, be deemed to mean and include its legal heirs, successors, authorized representatives, predecessor's interests, assignees, executors, administrators and assigns) of the Second Part.)

WHEREAS the First Party/Landowners and Second Party/Builder/Developer had entered into a registered Indenture for Agreement for Development of Land dated 28-07-2025 to develop the land i.e. Arazi Nos. 275/2, 275/2Mi, 276, 276/3Mi, 282, 276Mi admeasuring 1375.00 Sq. Mtrs situated



Shah Bano



Sher Afgan

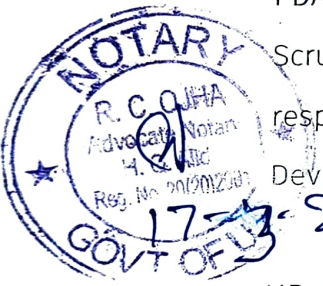

Ayansh Credit Services LLP

Authorized Signatory

in Mauza- Mahewa Patti Poorab Uparhar, Pargana- Arail, Tehsil- Karchana, Distt. Prayagraj owned by Mr. Sher Afgan and Arazi Nos. 282, 283, 276Mi, 276, 276/3Mi, 275/2Mi & 275/2 admeasuring 1852.00 Sq. Mtrs situated in Mauza- Mahewa Patti Poorab Uparhar, Pargana- Arail, Tehsil- Karchana, Distt. Prayagraj owned by Mrs. Shah Bano total comprising 3227.00 Sq. Mtrs which is part portion of Arazi Nos. 282, 276mi, 276, 283, 276/3mi, 275/2mi & 275/2 situated in Mauza- Mahewa Patti Poorab Uparhar, Pargana-Arail, Tehsil-Karchhana Distt. Prayagraj. The aforesaid Indenture for Agreement for Development of Land is registered in Book No. 1, Zild No. 9501 on Pages 133 to 198 at Serial No. 8978 dated 30-07-2025 in the office of Sub-Registrar – Karchana, Prayagraj.

Whereas the Second Party/Builder/Developer had submitted a construction map of the proposed Affordable Residential Group Housing Scheme with the Prayagraj Development Authority (PDA) for approval on the Online Portal of the State Government website of PDA i.e. UPOBPAS vide file No. PDA/BP/24-25/1152 dated 28.10.2024 and UPOBPAS passed the map in Auto Scrutiny vide its email dated 25.01.2025 and both parties had earmarked their respective shares in the said registered Indenture for Agreement for Development of Land in Para No. 9.

Whereas on 4th of July 2025 vide GO No. 1323/2025/8-3099/2008/2025 the UP state government has notified Model Building Construction and Development byelaws and Model Zoning regulations for Development Authorities of Uttar Pradesh 2025 in which PDA will permit more FAR, and the Second Party/Builder/Developer again submitted revised building plan with the consent and prior approval from the First Party/Landowners in accordance to the said Indenture for Agreement for Development of Land Para no. 13 and the Prayagraj



Shah Bano

Shah Bano

Sher Afgan

Sher Afgan

Ayansh Credit Services LLP

[Signature]
Authorized Signatory

Development Authority has sanctioned the revised map vide permit no. PDA/BP/24-25/1152 DATED 07-03-2026.

AND WHEREAS the Second Party/Builder/Developer is now getting constructed the affordable group housing multistoried building according to the sanctioned map over the aforesaid land and named the said project as "Sai Dham B.S. Residency".

Since, the Building plan has changed due to revised submission and sanction of the map hence it is required by both parties to change and amend their respective shares as mentioned in para no. 9 of the said registered Indenture for Agreement for Development of Land and to implement this both the parties have executed this supplementary M.O.U. and pen down the terms and conditions agreed between them detailed as under: -

NOW THIS SUPPLEMENTARY MEMORANDUM OF UNDERSTANDING WITNESSETH AS UNDER:

1. That as per no. 9 sub para (A) of the said Indenture for Agreement for Development of Land, below mentioned 29 Flats had been earmarked as share of First Party/Landowners:

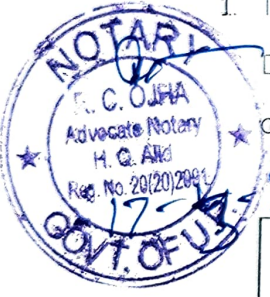
Sr. No.	Flat No.	Type	Floor	No. of Unit	Super Built-up Area (Sq. Ft)
1	Flat No. 01	3BHK	2nd, 4th & 6th	3	1460.90
2	Flat No. 02	2BHK	2nd, 4th, 6th & 8th	4	1154.40
3	Flat No. 03	2BHK	2nd, 4th & 6th	3	1185.70
4	Flat No. 04	3BHK	2nd, 4th & 6th	3	1340.88
5	Flat No. 05	3BHK	2nd, 4th, 6th & 8th	4	1492.39
6	Flat No. 06	2BHK	2nd, 4th & 6th	3	1275.30
7	Flat No. 07	3BHK	2nd, 4th & 6th	3	1255.63
8	Flat No. 08	3BHK	2nd, 4th & 6th	3	1137.01
9	Flat No. 09	3BHK	2nd, 4th & 6th	3	1136.23
Total No of Unit				29	

Shah Bano
Shah Bano

Sher Afgan
Sher Afgan

Ayansh Credit Services LLP

Authorized Signatory



which is now amended and earmarked as share of the First Party/Landowners as per the following and marked Yellow in annexed "Flat and Area Sharing Chart between Landowner and Developer":

Sr. No.	Flat No.	Type	Floor	No. of Unit	Super Built-up Area (Sq. Ft)
1	Flat No. 01	3BHK	2nd, 4th, 6th, 8th & 10th	5	1708.56
2	Flat No. 02	2BHK	2nd, 4th, 6th, 8th & 10th	5	1043.71
3	Flat No. 03	2BHK	2nd, 4th, 6th, 8th & 10th	5	1069.84
4	Flat No. 04	3BHK	2nd, 4th, 6th, 8th & 10th	5	1406.14
5	Flat No. 05	3BHK	2nd, 4th, 6th, 8th & 10th	5	1504.91
6	Flat No. 06	2BHK	2nd, 4th, 6th, 8th & 10th	5	1078.31
7	Flat No. 07	3BHK	2nd, 4th, 6th, 8th & 10th	5	1674.59
8	Flat No. 01	3BHK	12th Floor	1	1746.47
9	Flat No. 02	2BHK	12th Floor	1	1044.03
10	Flat No. 03	2BHK	12th Floor	1	1070.16
11	Flat No. 05	3BHK	12th Floor	1	1505.38
12	Flat No. 06	2BHK	12th Floor	1	1078.63
13	Flat No. 07	3BHK	12th Floor	1	1620.74
14	Flat No. 03	2BHK	13th Floor	1	1090.11
TOTAL				42	56585.82

2. That as per no. 9 sub para (B) of the said Indenture for Agreement for Development of Land, below mentioned 43 Flats had been earmarked as share of Second Party/Builder/Developer:

Sr. No.	Flat No.	Type	Floor	No. of Unit	Super Built-up Area (
1	Flat No. 01	3BHK	1st, 3rd, 5th & 7th	4	1460.890
2	Flat No. 02	2BHK	1st, 3rd, 5th & 7th	4	1154.400
3	Flat No. 03	2BHK	1st, 3rd, 5th & 7th	4	1185.698
4	Flat No. 04	3BHK	1st, 3rd, 5th & 7th	4	1340.877
5	Flat No. 05	3BHK	1st, 3rd, 5th & 7th	4	1492.393
6	Flat No. 06	2BHK	1st, 3rd, 5th & 7th	4	1275.297
7	Flat No. 07	3BHK	1st, 3rd, 5th & 7th	4	1255.626
8	Flat No. 08	3BHK	1st, 3rd, 5th & 7th	4	1137.014
9	Flat No. 09	3BHK	1st, 3rd, 5th & 7th	4	1136.225
	Flat No. 01	3BHK	8th Floor	1	1460.890
8	Flat No. 03	2BHK	8th Floor	1	1185.698
9	Flat No. 04	3BHK	8th Floor	1	1340.877
10	Flat No. 06	2BHK	8th Floor	1	1275.297
11	Flat No. 07	3BHK	8th Floor	1	1255.626
12	Flat No. 08	3BHK	8th Floor	1	1137.014
13	Flat No. 09	3BHK	8th Floor	1	1136.225
Total No of Unit				43	

Shah Bano
Shah Bano

Sher Afgan
Sher Afgan

Ayansh Credit Services LLP
Authorized Signatory

Authorized Signatory

which is now amended and earmarked as share of the Second Party/Builder/Developer as per the following and marked Blue in annexed "Flat and Area Sharing Chart between Landowner and Developer":

Sr. No.	Flat No.	Type	Floor	No. of Unit	Super Built-up Area (Sq. Ft)
1	Flat No. 01	3BHK	1st, 3rd, 5th, 7th, 9th & 11th	6	1708.56
2	Flat No. 02	2BHK	1st, 3rd, 5th, 7th, 9th & 11th	6	1043.71
3	Flat No. 03	2BHK	1st, 3rd, 5th, 7th, 9th & 11th	6	1069.84
4	Flat No. 04	3BHK	1st, 3rd, 5th, 7th, 9th & 11th	6	1406.14
5	Flat No. 05	3BHK	1st, 3rd, 5th, 7th, 9th & 11th	6	1504.91
6	Flat No. 06	2BHK	1st, 3rd, 5th, 7th, 9th & 11th	6	1078.31
7	Flat No. 07	3BHK	1st, 3rd, 5th, 7th, 9th & 11th	6	1674.59
8	Flat No. 04	3BHK	12th Floor	1	1406.58
9	Flat No. 01	3BHK	13th Floor	1	1622.51
10	Flat No. 02	2BHK	13th Floor	1	1043.74
11	Flat No. 04	3BHK	13th Floor	1	1286.42
12	Flat No. 05	3BHK	13th Floor	1	1469.92
13	Flat No. 06	2BHK	13th Floor	1	1092.35
14	Flat No. 07	3BHK	13th Floor	1	1471.94
15	Flat No. 01	3BHK	14th Floor	1	1527.35
16	Flat No. 02	2BHK	14th Floor	1	1032.81
17	Flat No. 03	2BHK	14th Floor	1	1082.95
18	Flat No. 04	3BHK	14th Floor	1	1212.15
19	Flat No. 05	3BHK	14th Floor	1	1432.92
20	Flat No. 06	2BHK	14th Floor	1	1092.41
21	Flat No. 07	3BHK	14th Floor	1	1357.95
TOTAL				56	75048.36

3. That all the terms and conditions of Indenture for Agreement for Development of Land dated 28-07-2025 shall remain the same and binding upon both the parties.

Shah Bano

Shah Bano

Sher Afgan

Sher Afgan

Ayansh Credit Services LLP

[Signature]
Authorized Signatory

- 4. That this supplementary memorandum of understanding shall always remain part and parcel of the Original registered Indenture for Agreement for Development of Land dated 28th day of July 2025.
- 5. Both parties shall have the right to book, sell, lease, and mortgage their respective portions to the persons of their choices as mentioned above.

IN WITNESS WHEREOF the parties have put their respective signatures on this supplementary memorandum of understanding on the date, month and year first above written in the presence of following witnesses.

Shah Bano

Shah Bano

Landowner / First Party

Sher Afgan

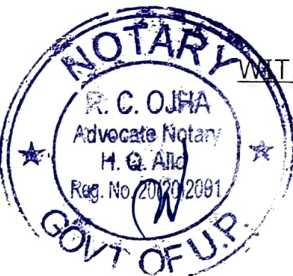
Sher Afgan

Ayansh Credit Services LLP

Authorized Signatory

Second Party/Builder/Developer

WITNESSES:



1. *Ali Sheh*
S/O BACHAI
7B Indal Pur Road
17-3-26 RAJDU Bagraj

Ali Sheh

2. *PUSKAR KANDOLIA*
S/O MTE A. K. GUPTA
R/O B-2 IIND FLOOR SAIDHAN
APARTMENT, RAJPOUR, ALLOHABAD

PUSKAR

Drafted By : Ashutosh Kumar Srivastava (Advocate)

Typed By : Ritu Gupta

Signature/T.1
Identified
Advocate
17-3-26

The documents has been filed before
office at Allahabad the document is
identified by
advocate the Content of the
has been explained to the Excuted which was
and the Documenter is Attested.

Signature
Namech Chandra Ojha
Advocate Notary
17-3-26

SAIDHAM BS RESIDENCY**Flat and Area Shring Chart between Landowner and Developer**

Flat No.	BHK	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	Flat No.	BHK	13th Floor
01	3	01	01	01	01	01	01	01	2	01
		1708.56	1708.56	1708.56	1708.56	1708.56	1708.56			1622.51
02	2	02	02	02	02	02	02	02	2	02
		1043.71	1043.71	1043.71	1043.71	1043.71	1043.71			1043.74
03	2	03	03	03	03	03	03	03	2	03
		1069.84	1069.84	1069.84	1069.84	1069.84	1069.84			1090.11
04	3	04	04	04	04	04	04	04	2	04
		1406.14	1406.14	1406.14	1406.14	1406.14	1406.14			1286.42
05	3	05	05	05	05	05	05	05	3	05
		1504.91	1504.91	1504.91	1504.91	1504.91	1504.91			1469.92
06	2	06	06	06	06	06	06	06	2	06
		1078.31	1078.31	1078.31	1078.31	1078.31	1078.31			1092.35
07	3	07	07	07	07	07	07	07	2	07
		1674.59	1674.59	1674.59	1674.59	1674.59	1674.59			1471.94
Total Area of Floor		9486.06	9486.06	9486.06	9486.06	9486.06	9486.06	Total Area of Floor		9076.99
Flat No.	BHK	7th Floor	8th Floor	9th Floor	10th Floor	11th Floor	12th Floor	Flat No.	BHK	14th Floor
01	3	01	01	01	01	01	01	01	2	01
		1708.56	1708.56	1708.56	1708.56	1708.56	1746.47			1527.35
02	2	02	02	02	02	02	02	02	2	02
		1043.71	1043.71	1043.71	1043.71	1043.71	1044.03			1032.81
03	2	03	03	03	03	03	03	03	2	03
		1069.84	1069.84	1069.84	1069.84	1069.84	1070.16			1082.95
04	3	04	04	04	04	04	04	04	2	04
		1406.14	1406.14	1406.14	1406.14	1406.14	1406.58			1212.15
05	3	05	05	05	05	05	05	05	3	05
		1504.91	1504.91	1504.91	1504.91	1504.91	1505.38			1432.92
06	2	06	06	06	06	06	06	06	2	06
		1078.31	1078.31	1078.31	1078.31	1078.31	1078.63			1092.41
07	3	07	07	07	07	07	07	07	2	07
		1674.59	1674.59	1674.59	1674.59	1674.59	1620.74			1357.95
Total Area of Floor		9486.06	9486.06	9486.06	9486.06	9486.06	9471.99	Total Area of Floor		8738.54
Total Salebel Area of All Floors									131634.18	
Landowner's Share (43%) in Residential Area out of total Saleble Area i.e. 131634.18 Sq feet	As per term of Agreement 43%	Allotted	Short Area Allotted	Developer's Share (56%) in Residential Area out of total Saleble Area i.e. 131634.18 SQ feet	As per term of Agreement 57%	Allotted	Excess Area Allotted			
	56602.70	56585.82	16.88		75031.48	75048.36	16.88			
Landowner's Share (43%) in Commercial Area out of total Saleble Area i.e. 176.00 Sq feet	As per term of Agreement 43%	Allotted		Developer's Share (57%) in Commercial Area out of total Saleble Area i.e. 176.00 SQ feet	As per term of Agreement 57%	Allotted				
	76.00	76.00			100.00	100.00				

Shah Bano

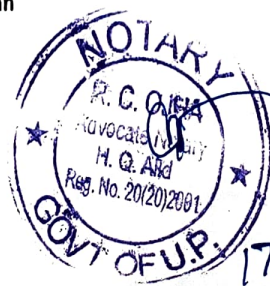
Shah Bano

Sher Afgan

Sher Afgan

Ayansh Credit Services LLP

Authorized Signatory



17-3-26