



INDIA NON JUDICIAL



IN-UP55101133006773Y

Government of Uttar Pradesh

e-Stamp

196/26



Certificate No.

: IN-UP55101133006773Y

Certificate Issued Date

: 11-May-2026 02:41 PM

Account Reference

: NEWIMPACC (SV)/ up14267504/ LUCKNOW SADAR/ UP-LKN

Unique Doc. Reference

: SUBIN-UPUP1426750404825795852276Y

Purchased by

: N S DEVELOPERS

Description of Document

: Article 19 Certificate or other Document

Property Description

: Not Applicable

Consideration Price (Rs.)

:

First Party

: N S DEVELOPERS

Second Party

: H S N REALTECH

Stamp Duty Paid By

: N S DEVELOPERS

Stamp Duty Amount(Rs.)

: 1,000
(One Thousand only)

सत्यमेव जयते

E-STAMP LOCKED

SUB REGISTRAR
LUCKNOW

Please write or type below this line

N S DEVELOPERS

शशि बुधरा सिंह

Partner

HSN REALTECH

मिबिलेश कुमार

PARTNER

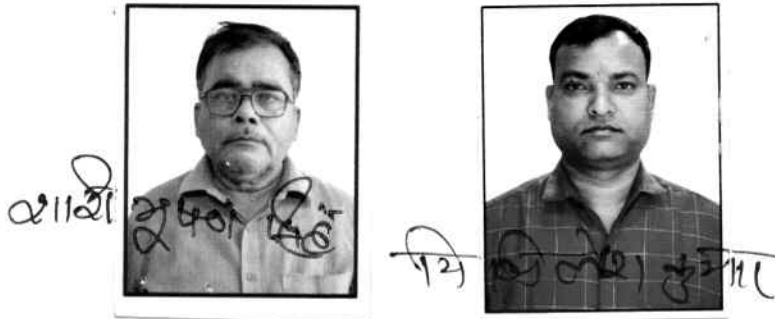
FH 0000911689

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.

SHCIL





E-Stamp Certificate No. IN-UP55101133006773Y

E-Stamp Value: Rs. 1000/-

DECLARATION DEED / AMENDMENT DEED

THIS Correction Deed made at Gomti Nagar, Lucknow this 11th day of May, 2026.

BETWEEN

NS Developers, a partnership firm registered under the Indian Partnership Act, 1932, bearing Registration No. LUC/0022857 dated 03.10.2025 with the Registrar of Firms, Uttar Pradesh, having its registered office at 521 A and 521 B, 5th Floor, Levana Cyber Heights, Vibhuti Khand, Gomti Nagar, Lucknow, Uttar Pradesh – 226010, acting through its Authorized Partner Mr. SASHI BHUSHAN SINGH (Aadhaar No: 2961 6601 7901, PAN: CCCPB6803N, Mo. 7607283344), son of Mr. Ram Naresh Singh, aged about 59 years, resident of Flat No. 1102, 11th Floor, A3, Parijat Apartment, Gomti Nagar, Lucknow, Uttar Pradesh – 226010, (hereinafter referred to as “Consortium Member 1” which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its partners for the time being, their respective heirs, executors, administrators, legal representatives, successors and permitted assigns) of the FIRST PART;

AND

HSN Realtech, a partnership firm registered under the Indian Partnership Act, 1932, bearing Registration No. LUC/0022856 dated 03.10.2025 with the Registrar of Firms, Uttar Pradesh, having its registered office at 521 A and 521 B, 5th Floor, Levana Cyber Heights, Vibhuti Khand, Gomti Nagar, Lucknow, Uttar Pradesh –

NS DEVELOPERS

शशि भूषण सिंह
Partner



HSN REALTECH

मिबिलिषा कुमार
PARTNER





226010, acting through its Authorized Partner, Indira Gas and Petroleum Private Limited, a company incorporated under the Companies Act, 2013, acting through its Director, Mr. MITHILESH KUMAR (DIN: 09023028, Aadhaar No. 611055404023, PAN-DCOPK4042M, Mo.6394600517), son of Mr. Niranjana Prasad, aged about 35 years, resident of Flat No. 1102, A3, Parijat Apartment, Gomti Nagar, Lucknow, Uttar Pradesh – 226010, (hereinafter referred to as "Consortium Member 2" or "Lead Member" which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its partners for the time being, their respective heirs, executors, administrators, legal representatives, successors and permitted assigns) of the SECOND PART.

(Consortium Member 1 and Consortium Member 2 shall hereinafter be collectively referred to as the "Consortium Members" or "Parties" and individually as a "Consortium Member" or "Party").

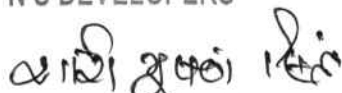
Whereas the "Consortium Members" has executed a Consortium Agreement for the sole and exclusive purpose of jointly developing the Project, "Indira Business Hub", on the consolidated Project Land, on 09th day of March 2026, the said agreement is duly registered in the office of Sub-Registrar-V, Lucknow in Bahi No. IV, Jild No. 458 on pages 65/92, at serial No. 164 on dated 21.04.2026 (hereinafter be referred to as Original Consortium Agreement).

AND WHEREAS after the registration of the said Consortium Agreement, it has come to the knowledge of the parties that some correction/mistakes have been occurred in the said original Consortium Agreement which are required to be corrected as under.

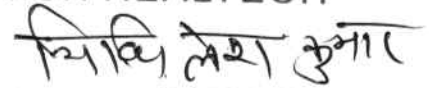
**NOW THESE PRESENTS WITNESS AND THE PARTY
HERETO AGREE AS FOLLOWS: -**

1. That on page 12 of the Consortium Agreement under the clause 9. Term and Termination and its sub clause 9.1 "This Agreement shall come into force on the date of its execution and shall remain valid and binding until the completion of the Project, the sale of all units, the final distribution of revenues, and the fulfilment of all obligations by the Consortium Members

N S DEVELOPERS


Partner

HSN REALTECH


PARTNER



आवेदन सं०: 202600821033334

शुद्धिपत्र

बही सं०: 4

रजिस्ट्रेशन सं०: 196

वर्ष: 2026

प्रतिफल- 0 स्टाम्प शुल्क- 1000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 500 प्रतिलिपिकरण शुल्क - 40 योग : 540

श्री एच एस एन रियलटेक द्वारा
मिथलेश कुमार अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री निरंजन प्रसाद
व्यवसाय : व्यापार
निवासी: फ्लैट न.1102, पारिजात अपार्टमेंट, गोमती नगर, लखनऊ, उत्तर प्रदेश-226010

मिथलेश कुमार



श्री, एच एस एन रियलटेक द्वारा

मिथलेश कुमार अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 11/05/2026 एवं
04:45:55 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


प्रीती कुमारी . प्रभारी
उप निबंधक :सदर पंचम
लखनऊ
11/05/2026

प्रीती . कुमारी
निबंधक लिपिक
11/05/2026



hereunder.” AND sub clause 9.2 “This Agreement may be terminated by either Consortium Member upon a material breach of any of the terms and conditions by the other Consortium Member, provided a written notice of 30 days is given to the defaulting Party to rectify the breach, and the breach remains unrectified within the said notice period.” And sub clause 9.3 “Upon termination, the Consortium Members shall mutually agree on the winding-up process, including the settlement of accounts, distribution of assets, and completion of any pending obligations, in a fair and equitable manner.” are mentioned, which are required to be deleted, wherefore Clause 9 along with it’s all sub clause 9.1, 9.2, 9.3 shall be deleted.

2. That on page 13 of the Consortium Agreement under the clause 13.3 Amendments: “No amendment, modification, or waiver of any provision of this Agreement shall be effective unless made in writing and signed by duly authorized representatives of both Consortium Members.” are mentioned, which are required to be deleted, wherefore clause 13.3 shall be deleted.

AND WHEREAS the aforesaid correction/ substitution in the original agreement be allowed to be made and treated this correction deed as part of the original Consortium Agreement dated 09th day of March 2026 and shall remain in full force and effect as principal deed.

AND WHEREAS this rectification /correction deed does not change the valuation, location and nature of the property, agreement in the principal Consortium Agreement.

N S DEVELOPERS

राशि शर्मा
Partner

HSN REALTECH

मि. वि. लो. शाह
PARTNER



आवेदन सं०: 202600821033334

बही सं०: 4

रजिस्ट्रेशन सं०: 196

वर्ष: 2026

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

प्रथम पक्ष: 1

श्री एन एस डेवलपर्स के द्वारा शशी भूषण सिंह,

[N S DEVELOPERS

पुत्र श्री राम नरेश सिंह

शशी भूषण सिंह

निवासी: फ्लैट न.1102, पारिजात अपार्टमेंट, गोमती नगर, लखनऊ, उत्तर प्रदेश-226010

व्यवसाय: व्यापार

द्वितीय पक्ष: 1



श्री एच एस एन रियलटेक के द्वारा मिथिलेश कुमार,

[HSN REALTECH

पुत्र श्री निरंजन प्रसाद

निवासी: फ्लैट न.1102, पारिजात अपार्टमेंट, गोमती नगर, लखनऊ, उत्तर प्रदेश-226010

व्यवसाय: व्यापार

मिथिलेश कुमार



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री श्रवण कुमार विश्वकर्मा, पुत्र श्री सुरेन्द्र विश्वकर्मा

निवासी: देवरिया खास, देवरिया, उत्तर प्रदेश 274001

व्यवसाय: नौकरी

पहचानकर्ता: 2



श्री मनीष चौधरी, पुत्र श्री मेवा लाल चौधरी

निवासी: 539/ख/954 छोटी जुगौली बुद्धा मंदिर, गोमती नगर, लखनऊ-226010

व्यवसाय: नौकरी

मनीष चौधरी



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

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रीती कुमारी, प्रभारी

उप निबंधक: सदर पंचम

लखनऊ

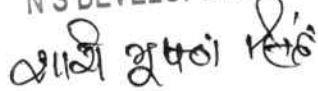
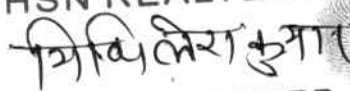
11/05/2026

प्रीती, कुमारी

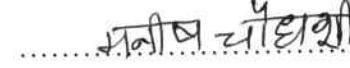
निबंधक लिपिक लखनऊ

11/05/2026

IN WITNESS WHEREOF the parties hereto have put their respective signatures on this deed of correction on the day, month and year first hereinabove written.

For NS Developers	For HSN Realtech
NS DEVELOPERS  Partner	HSN REALTECH  PARTNER
Mr. SASHI BHUSHAN SINGH	Indira Gas and Petroleum Private Limited represented through its Director Mr. Mithilesh Kumar
Authorized Partner (Consortium Member 1)	Authorized Partner (Consortium Member 2 / Lead Member)

WITNESSES:

  	  
Name: Mr. Sharavan Kumar Vishwakarma	Name: Mr. Manish Chaudhary
S/o Mr. Surendra Vishwakarma	S/o Mr. Mewa Lal Chaudhary
Address: Deoria Khas, Deoria, Uttar Pradesh-274001 Mo: 7800963618	Address: 539/Kha/954 Chhoti Jugauli Buddha Mandir, Gomti nagar, Lucknow-226010 Mo: 7505030437

Drafted by:

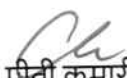

Anshul Sahu
(Advocate)
Mo.9451405828



आवेदन सं०: 202600821033334

बही संख्या 4 जिल्द संख्या 459 के पृष्ठ 251 से 260 तक क्रमांक 196 पर दिनांक
11/05/2026 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


प्रीती कुमारी . प्रभारी
उप निबंधक : सदर पंचम
लखनऊ
11/05/2026

