



INDIA NON JUDICIAL

Government of Uttar Pradesh



IN-UP70582834641935Y

e-Stamp



Certificate No.

: IN-UP70582834641935Y

Certificate Issued Date

: 19-May-2026 11:02 AM

Account Reference

: NEWIMPACC (SV)/ up14292104/ BAREILLY SADAR/ UP-BLY

Unique Doc. Reference

: SUBIN-UPUP1429210435877734419033Y

Purchased by

: SANTUARIO BLU PVT LTD

Description of Document

: Article 19 Certificate or other Document

Property Description

: Not Applicable

Consideration Price (Rs.)

:

First Party

: YCL INFRATECH PVT LTD

Second Party

: SANTUARIO BLU PVT LTD

Stamp Duty Paid By

: SANTUARIO BLU PVT LTD

Stamp Duty Amount(Rs.)

: 100
(One Hundred only)

सत्यमेव जयते



₹100

Please write or type below this line

IN-UP70582834641935Y

[Signature]

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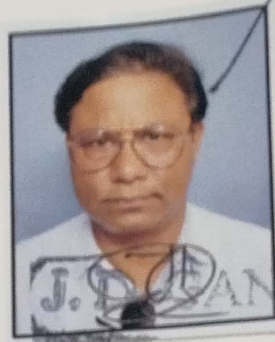


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J. D.

Jail Road, Kachary, Bareilly



J. D. JANGWAR
Advocate

Jail Road, Kachary, Bareilly

ADDENDUM TO REVENUE SHARING & DEVELOPMENT RIGHTS AGREEMENT

This Addendum Agreement ("Addendum") is made and executed at Bareilly, Uttar Pradesh on this 18th day of May, 2026.

BETWEEN

M/s YCL Infratech Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at 404, 4th Floor, Roots Tower, Plot No. 07, Laxmi Nagar, East Delhi, New Delhi - 110092, PAN: AABCY8167C, acting through its authorized representative Rohit Sabharwal S/o Ashok Sabharwal R/o 52 Residency Garden Sanjay Nagar Bareilly. (hereinafter referred to as the "Owner", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and permitted assigns);

AND

M/S Santuario Blu Private Limited a company incorporated under the Companies Act, 1956 having its registered office at TC/G-5/5, 5th Floor Cyber Heights Vibhuti Khand, Gomti Nagar Lucknow 226010, PAN AAKCG8302L acting through its authorized representative - Mr. Manoj Kumar S/o Shri Prem Chandra, 198 Didhiya Babhani Hethar Allahabad Uttar Pradesh - 212303, duly authorized vide Board Resolution dated 18 May 2026 (hereinafter referred to as the "**Developer/Co-owner**", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors, administrators and permitted assigns)

The Owner and the Developer are hereinafter individually referred to as a "Party" and collectively as the "Parties".

1. PURPOSE OF ADDENDUM

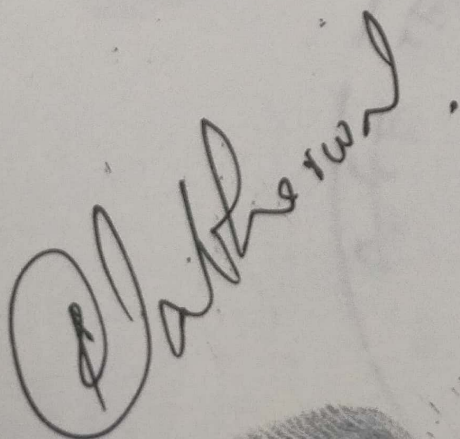
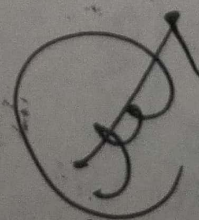
1.1. This Addendum is executed to modify certain of the original revenue sharing & Joint Development Agreement executed before the Sub-Registrar, Bareilly, Uttar Pradesh on 05.12.2025. recorded as Bahi Sankhya 1, Jild No. 16560, Page Nos. 65 to 68, Serial No. 20561, in the office of the Sub-Registrar, Bareilly, Uttar Pradesh.

1.2. The existing Clause 3.1.1 is hereby substituted and replaced as follows:

"3.1.1 70% (Seventy Percent) of the total revenues of the project deposited into the collection account shall be transferred to the RERA designated separate account in accordance with the U.P. RERA Project Account Directions, 2020 (as amended on 29.11.2023), and shall be utilized strictly in compliance with the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder by the State Government of Uttar Pradesh."

1.3. The existing Clause 14.5 is hereby substituted and replaced as follows:

"14.5 No variation of this Agreement shall be allowed till completion of this project."

A handwritten signature in dark ink, possibly reading 'Dattaraj', is written over a faint circular official stamp.A handwritten signature in dark ink, possibly reading 'Sri', is written over a faint circular official stamp.



आवेदन सं०: 202600787021763

अनुबंध विलेख/घोषणा पत्र

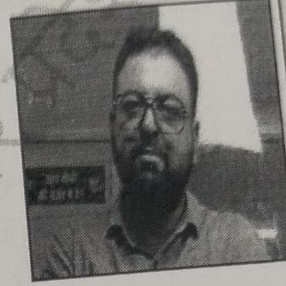
वर्ष: 2026

रजिस्ट्रेशन सं०: 143
बही सं०: 4

प्रतिकूल- 0 स्टाम्प शुल्क- 100 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 60 योग : 160

श्री YCL INFRA TECH PRIVATE LIMITED द्वारा
रोहित सभरवाल अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री अशोक सभरवाल
व्यवसाय : अन्य
निवासी: 52 रेजीडेन्सी गार्डन संजय नगर बरेली

(Signature)



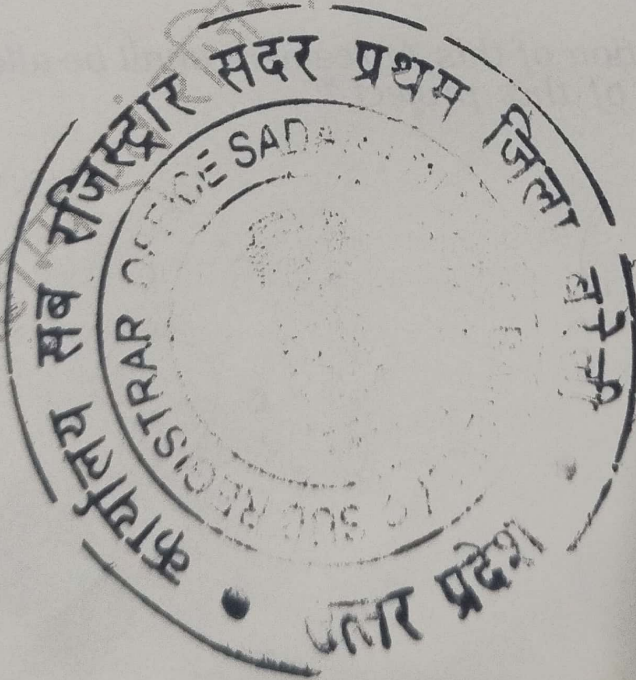
रोहित सभरवाल अधिकृत
पदाधिकारी/ प्रतिनिधि

श्री, YCL INFRA TECH PRIVATE LIMITED द्वारा
ने यह लेखपत्र इस कार्यालय में दिनांक 19/05/2026 एवं
01:53:54 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के त

उदय भान प्रभारी
उप निबंधक : सदर प्र
बरेली
19/05/2026

रानी सबसेना .
निबंधक लिपि
19/05/2026



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1.4. The existing Clause 16 is hereby substituted and replaced as follows:

"16. Termination:- This agreement shall be valid and enforceable till the completion of the project."

2. CONTINUITY OF ORIGINAL AGREEMENT.

Except as expressly modified by this Addendum, all other terms and conditions of the original revenue sharing & Joint Development Agreement shall remain unchanged and shall continue in full force and effect.

Shaherwal.



Di



वर्ष: 2026

रजिस्ट्रेशन सं०: 143

बही सं०: 4

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

प्रथम पक्ष: 1

श्री YCL INFRATECH PRIVATE LIMITED के
द्वारा रोहित सभरवाल ,

पुत्र श्री अशोक सभरवाल

निवासी: 52 रेजीडेन्सी गार्डन संजय नगर बरेली

व्यवसाय: अन्य

द्वितीय पक्ष: 1

YCL INFRATECH PRIVATE
LIMITEDश्री SANTUARIO BLU PRIVATE LIMITED के
द्वारा मनोज कुमार ,

पुत्र श्री प्रेम चंद्र

निवासी: दिधिया बम्हनी हेठार इलाहाबाद

व्यवसाय: अन्य

SANTUARIO BLU PRIVATE
LIMITEDने निष्पादन स्वीकार किया । जिनकी पहचान
पहचानकर्ता : 1

श्री विपिन पाल , पुत्र श्री महेंद्र पाल

निवासी: सुभाष नगर बरेली

व्यवसाय: अन्य

पहचानकर्ता

श्री जगमोहन सिंह , पुत्र श्री बलवीर सिंह

निवासी: अवधपुरी कालोनी बरेली

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उदय भान प्रभारी
उप निबंधक : सदर प्रथम
बरेली

19/05/2026

रमी सक्सेना
निबंधक लिपिक बरेली
19/05/2026ने की । प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं ।
टिप्पणी :

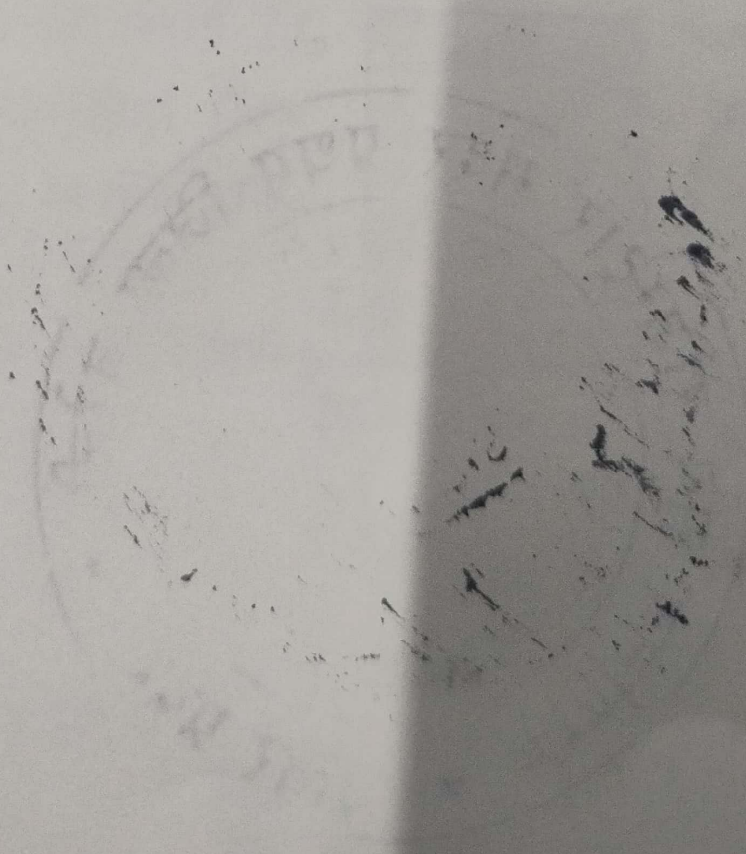
3. GOVERNING LAW AND JURISDICTION

This Addendum shall be governed by and construed in accordance with the laws of India. The courts at Lucknow and Bareilly, Uttar Pradesh shall have exclusive jurisdiction.

Plakurnd.



[Signature]



IN WITNESS WHEREOF, the Parties have executed this Addendum on the day and year first above written.

(Signature)


(Signature)


Witnesses:

W-1

(Signature)

W-2

(Signature)


J. D. GANGWAR
 Advocate
 Jail Road, Kachary, Bareilly

विपिन पाल 5/0
 महेन्द्र पाल मिश्रा
 786, पुनोष नगर
 बरेली
 084617004


J. D. GANGWAR
 Advocate
 Jail Road, Kachary, Bareilly

जगमोद - सिंद
 रुव की - बलदीर
 खुआप नगर
 बरेली
 963936014

Dated - 18-05-2026

(Signature)
AUDIT SWAROOP
 Advocate
 Jail Road Bareilly



आवेदन सं०: 202600787021763

बही संख्या 4 जिल्द संख्या 371 के पृष्ठ 207 से 224 तक क्रमांक 143 पर
दिनांक 19/05/2026 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उदय भान प्रभारी
उप निबंधक : सदर प्रथम
बरेली
19/05/2026

