



SHIL



018618500



All  
parties  
attest

*Demmm* **BUILDERS' AGREEMENT** *Demmm* *Demmm*

This Builders' Agreement has been executed among the following parties on the 04<sup>th</sup> Day of April, 2026 at District Prayagraj.

1- **Dr. Sheo Pratap Singh** Son of Late Brahm Deo Singh, Resident of: 82D, C.Y. Chintamani Road, George Town, Dahiawan, District Prayagraj hereinafter referred to as FIRST PARTY LAND OWNER OF THE FIRST PART, which term shall always mean and include his heirs, successor(s), legal representative(s), executor(s), unless expressly excluded.

ADHAAR: xxxx xxxx 7526 PAN: AISPS9286L MOBILE: 9415217469

.....**First Party Land Owner of the first part**

2- **Mr. Rahul Singh** Son of Dr. Sheo Pratap Singh, Resident of: 82D, C.Y. Chintamani Road, George Town, District Prayagraj hereinafter referred to as FIRST PARTY LAND OWNER OF THE SECOND PART, which term shall always mean and include his heirs, successor(s), legal representative(s), executor(s), unless expressly excluded.

ADHAAR: xxxx xxxx 9477 PAN: FMDPS6235P MOBILE: 9958411569

.....**First Party Land Owner of the second part**

3- **Mr. Rohit Singh** Son of Dr. Sheo Pratap Singh, Resident of: 82D, C.Y. Chintamani Road, George Town, District Prayagraj hereinafter referred to as FIRST PARTY LAND OWNER OF THE THIRD PART, which term shall always mean and include his heirs, successor(s), legal representative(s), executor(s), unless expressly excluded.

ADHAAR: xxxx xxxx 4495 PAN: DFUPS3859M MOBILE: 8318164237

.....**First Party Land Owner of the third part**

*Pratap*

*Rahul*

*Rohit*

**CITIZEN INFRAVENTURES PVT LTD**  
*Jun*  
Director



The FIRST PARTY LAND OWNER OF THE FIRST PART & FIRST PARTY LAND OWNER OF THE SECOND PART & FIRST PARTY LAND OWNER OF THE THIRD PART are hereinafter jointly or collectively addressed as '**FIRST PARTY/LAND OWNERS**' or '**LAND OWNERS**'

**AND**

**CITIZEN INFRAVENTURES PRIVATE LIMITED** CIN no U70102UP2014PTC067085 [PAN AAFCC8707] registered under the Companies Act, 1956/2013 through Authorized Signatory and **Director Anubhav Verma** [DIN 06587286] son of Nishith Verma having their principal place of business at Registered Address: Sahyog Bhawan, 1, M.G. Marg, Civil Lines, Prayagraj-211001 and Site Address: Survey No. 3, 4 etc. Mauja Maheshpur, Pargana Jhunsi, Tehsil Phulpur, District Prayagraj, who has been duly authorized by a resolution passed by the Board of Directors of the company at a meeting duly convened and held on 07/10/2025 to enter into this Builders' agreement and execute this agreement and other documents, hereinafter referred to as '**SECOND PARTY BUILDER**' which terms shall include its successors, administrators, permitted assignees and transferees-in interest.

ADHAAR xxxx xxxx 9394

MOBILE-9307502104

.....**Second Party Builder**

The expression of the '**FIRST PARTY/LAND OWNERS**' or '**LAND OWNERS**' and '**SECOND PARTY/ BUILDER**' or '**BUILDER**' shall mean and include them, their respective legal heirs, successors-in-interest, legal representatives, administrators, nominees and assigns. The '**LAND OWNERS**' and the '**BUILDER**' are collectively referred to as "Parties".









## कमीशन पुष्टि विलेख - धारा-52

आवेदन सं०: 202600889004495

विक्रय अनुबंध विलेख (बिल्लर)

बही सं०: 1

रजिस्ट्रेशन सं०: 3602

वर्ष: 2026

प्रतिफल- 25000000 स्टाम्प शुल्क- 4794000 बाजारी मूल्य - 68472000 पंजीकरण शुल्क - 684720 प्रतिलिपिकरण शुल्क - 200 योग : 684920

श्री, सिटीजन इन्फ्रावेन्चर प्रा० लि० द्वारा  
अनुभव वर्मा अधिकृत पदाधिकारी/ प्रतिनिधि  
पुत्र श्री निशोध वर्मा  
व्यवसाय : व्यापार  
निवासी : सहयोग भवन 1 एम०जी० मार्ग सिविल लाइन्स प्रयागराज  
हालपता सर्वे नं० 3-4 महेशपुर फूलपुर प्रयागराज



प्रार्थना पत्र कमीशन दिनांक द्वारा

श्री, सिटीजन इन्फ्रावेन्चर प्रा० लि० द्वारा अनुभव वर्मा अधिकृत  
पदाधिकारी/ प्रतिनिधि  
के क्रम में  
मै उप निबंधक : डॉ० प्रभा मिश्रा  
जनपद : फूलपुर प्रयागराज

श्री, सिटीजन इन्फ्रावेन्चर प्रा० लि० द्वारा अनुभव वर्मा अधिकृत पदाधिकारी/  
प्रतिनिधि

नियत स्थान महेशपुर परगना झंसी तहसील फूलपुर प्रयागराज पर उपस्थित हुआ। उक्त  
श्री सिटीजन इन्फ्रावेन्चर प्रा० लि० द्वारा अनुभव वर्मा अधिकृत पदाधिकारी/ प्रतिनिधि  
द्वारा यह लेखपत्र निबंधन हेतु मेरे समक्ष समय 04/04/2026 एवं 10:10:11 AM बजे प्रस्तुत किया गया।

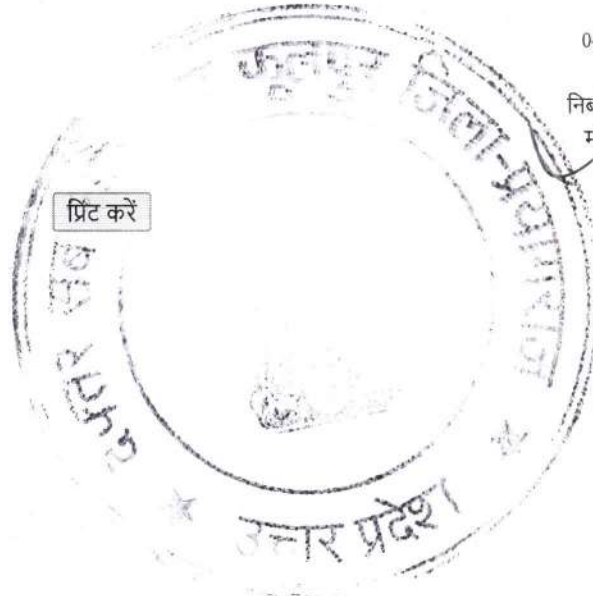
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

डॉ० प्रभा मिश्रा  
उप निबंधक : फूलपुर  
प्रयागराज

04/04/2026

निबंधक लिपिक  
मोहित पाल

प्रिंट करे

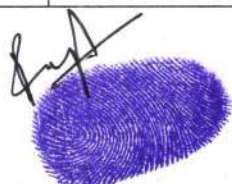


**WHEREAS:**

A. The 'FIRST PARTY LAND OWNERS' are the absolute owner and in peaceful possession and enjoyment of the property bounded as per annexed Site Plan arising out of Arazi No. 3,4,6,7,8,9,10,11,12,13,14&15, Mauja Maheshpur, Pargana Jhunsi, Tehsil Phulpur, District Prayagraj falling under postal PIN code 211019 admeasuring 9510 square meters. The said land is an open green field bounded by 5 feet high boundary walls abutting an 18-meter wide masterplan New Jhunsi – Sahson Road (ODR), the key map of the said land, hereinafter called Project Land has been annexed herewith. The Said Project Land is more particularly mentioned and described in the schedule-A.

*Table of Project lands under this Builder's Agreement with details of properties along with details of conveyance deeds executed in favour of the Land Owners is noted herein below:*

Sr. no.	Name of Seller(s)	Name of Purchaser(s)	Arazi Numbers	Area (Sq. Mts)	Date of Execution of the sale deed	Details of Deeds
1	Dayaram S/o Lakhpat & Ashok Kumar S/o Prithviraj	Dr. Sheo Pratap Singh alias Dr. Shiv Pratap Singh Son of Late Brahm Deo Singh	3 4 2 Gata	460.00 1940.00 Total Area 2400 Sqmts. Out of which 460 Sqmts. has been purchased	03.12.2002	Bahi No. 01 Vol No. 1050 Page No. 71 to 100 Document No. 4677 Dated 03-12-2002





आवेदन सं०: 202600889004495

बही सं०: 1

रजिस्ट्रेशन सं०: 3602

वर्ष: 2026

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त  
विक्रेता: 1

श्री डा० शिव प्रताप सिंह,

|SHEO PRATAAP SINGH|

पुत्र श्री ब्रम्ह देव सिंह

निवासी: 82डी, सी०वाई० चिन्तामणि रोड जॉर्ज टाउन दहियावन प्रयागराज

व्यवसाय: डाक्टर

पक्षकार द्वारा सत्यापित पैन् XXXXXX 286L

विक्रेता: 2

श्री राहुल सिंह,

|RAHUL SINGH|

पुत्र श्री शिव प्रताप सिंह

निवासी: 82डी, सी०वाई० चिन्तामणि रोड जॉर्ज टाउन दहियावन प्रयागराज

व्यवसाय: अन्य

पक्षकार द्वारा सत्यापित पैन् XXXXXX 235P

विक्रेता: 3

श्री रोहित सिंह,

|ROHIT SINGH|

पुत्र श्री शिव प्रताप सिंह

निवासी: 82डी, सी०वाई० चिन्तामणि रोड जॉर्ज टाउन दहियावन प्रयागराज

व्यवसाय: अन्य

पक्षकार द्वारा सत्यापित पैन् XXXXXX 859M

क्रेता: 1

श्री सिटीजन इन्फ्रावेन्चर प्रा०लि० के द्वारा अनुभव वर्मा,

|CITIZEN INFRAVENTURES PRIVATE LIMITED|

पुत्र श्री निशीथ वर्मा

निवासी: सहयोग भवन 1 एम०जी० मार्ग सिविल लाइन्स प्रयागराज हालपता सर्वे नं० 3-4 महेशपुर फूलपुर प्रयागराज

व्यवसाय: व्यापार

पक्षकार द्वारा सत्यापित पैन् XXXXXX 707J

ने निष्पादन स्वीकार किया । जिनकी पहचान

पहचानकर्ता : 1



E-stamp Certificate No. IN- UP83490093657853Y

Issued Date 30-Mar-2026

2	Ashok Kumar & Rajpati S/o Prithviraj Singh, Lalji S/o Munni Lal	Mrs. Vibha Singh D/o Shyam Kunwar Singh	3	460.00	08.02.2008	Bahi No. 01 Vol No. 2527 Page No. 387 to 410 Document No. 452 Dated 08-02-2008
			4	1940.00		
			2 Gata	Total Area 2400 Sqmts. Out of which 1720 Sqmts. has been purchased		
According to serial no. 1 & 2 total area of gata no. 3 & 4 is 2400 Sqmts. out of which 460 + 1720 = 2180 Sqmts. has been purchase through sale deeds dated 03.12.2002 & 08.02.2008 respectively.						
3	Karan Singh & Ram Kailash & Vijay Kumar & Sunder Lal S/o Ram Dayal, Shobhnath S/o Daulat & Pushpa Devi W/o Ram Murat & Sushila Devi W/o Dharamraj & Shiv Murat & Gulab & Ram Naresh S/o Lakhan & Ram Abhilash & Budhram & Khinnilal S/o Dhangu & Prithvi S/o Nanku & Kedar & Raja ram & Hublal S/o Prabhu & Nihor S/o Fekai & Lala & Hari Ram S/o Nanda & Subhadra Singh W/o Daya Ram	Mrs. Vibha Singh D/o Shyam Kunwar Singh	10	1490.00	16.12.2002	Bahi No. 01 Vol No. 1055 Page No. 183 to 212 Document No. 4846 Dated 16-12-2002
			11	560.00		
			2 Gata	Total Area 2050 Sqmts. has been purchased		

Deh



Singh



Singh



Singh



Singh



पहचानकर्ता : 1

श्रीमती श्वेता सिंह, पत्नी श्री अविजीत सिंह

निवासी: 1/13/101 ए, परिक्रमा मार्ग सिविल लाइन नियर आई०टी०आई० आर०ए० एकेडमी फैजाबाद उ०प्र०

व्यवसाय: अन्य



पहचानकर्ता : 2

श्री निशीथ वर्मा, पुत्र श्री स्व० आर०एन० वर्मा

निवासी: 1 एम०जी० मार्ग सिविल लाइन्स प्रयागराज

व्यवसाय: व्यापार



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

डॉ० प्रभा मिश्रा  
उप निबंधक : फूलपुर  
प्रयागराज  
04/04/2026

मोहित पाल  
निबंधक लिपिक प्रयागराज  
04/04/2026

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



4	Indrapal Singh & Shiv Pujan Singh & Ranjeet Singh & Raj Bahadur Singh S/o Raj Mangal Singh, Abhimanyu Singh S/o Lakhpat, Rajaram alias Budul S/o Lakshman, Vijay Kumar S/o Prabhu	Mrs. Vibha Singh D/o Shyam Kunwar Singh	10	1310.00	31.12.2002	Bahi No. 01 Vol No. 1068 Page No. 75 to 104 Document No. 5223 Dated 31-12-2002
According to serial no. 3 & 4 total area of gata no. 10 is 2800 Sqmts. which has been purchased through sale deeds dated 16.12.2002 & 31.12.2002 respectively and similarly gata no. 11 area 560 Sqmts. has been purchased through sale deed dated 16.12.2002.						
5	Dayaram S/o Lakhpat & Ashok Kumar S/o Prithiraj	Dr. Sheo Pratap Singh alias Dr. Shiv Pratap Singh Son of Late Brahm Deo Singh	8 9 14 15 4 Gata	690.00 570.00 420.00 480.00 Total Area 2160 Sqmts. Out of which 1080 Sqmts. has been purchased	03.12.2002	Bahi No. 01 Vol No. 1050 Page No. 71 to 100 Document No. 4677 Dated 03.12.2002
6	Indrapal Singh & Shiv Pujan Singh & Ranjeet Singh & Raj Bahadur Singh S/o Raj Mangal Singh, Abhimanyu Singh S/o Lakhpat, Rajaram alias Budul S/o Lakshman, Vijay Kumar S/o Prabhu	Mrs. Vibha Singh D/o Shyam Kunwar Singh	8 9 14 15 4 Gata	690.00 570.00 420.00 480.00 Total Area 2160 Sqmts. Out of which 1080 Sqmts. has been purchased	31.12.2002	Bahi No. 01 Vol No. 1068 Page No. 75 to 104 Document No. 5223 Dated 31-12-2002
According to serial no. 5 & 6 total area of gata no. 8, 9, 14 & 15 is 2160 sqmtrs. which has been purchased through sale deeds dated 03.12.2002 & 31.12.2002 respectively.						

*Prabhu*  


*Prabhu*  


*Prabhu*  


*Prabhu*  
  
*Prabhu*



E-stamp Certificate No. IN- UP83490093657853Y

Issued Date 30-Mar-2026

7	Indrapal Singh & Shiv Pujan Singh & Ranjeet Singh & Raj Bahadur Singh S/o Raj Mangal Singh, Abhimanyu Singh S/o Lakhpat, Rajaram alias Budul S/o Lakshman, Vijay Kumar S/o Prabhu	Mrs. Vibha Singh D/o Shyam Kunwar Singh	6	580.00	31.12.2002	Bahi No. 01 Vol No. 1068 Page No. 75 to 104 Document No. 5223 Dated 31-12-2002
			7	570.00		
			12	460.00		
			13Ka	200.00		
			4 Gata	Total Area 1810 Sqmts. has been purchased		
According to serial no. 7 total area of gata no. 6, 7, 12 & 13ka is 1810 Sqmts. which has been purchased through sale deed dated 31.12.2002.						
Note. :-As per the details of project land tabulated in the above table 1540 Sqmts. has been purchased vide sale deed dated 03.12.2002 similarly 2050 Sqmts. through sale deed dated 16.12.2002 whereas 4200 Sqmts. through sale deed dated 31.12.2002 and 1720 Sqmts. through sale deed dated 08.02.2008 in this manner total project land 9510 Sqmts. over which land owners of the second part have their title and are in peaceful possession.						

AND WHEREAS Late Vibha Singh Passed away on 06-09-2022 leaving behind her husband Dr. Sheo Pratap Singh and 2 Sons Mr. Rahul Singh and Mr. Rohit Singh and Daughter Mrs. Shweta Singh. Late Vibha Singh has not executed any registered will with regards to the succession towards the property owned by her as tabulated above and the concerned revenue record reflects the name of the tenant which is in the form of open land situated at Mauja Maheshpur, Pargana Jhunsi, Tehsil Phulpur, District Prayagraj . The succession over the property is governed by Law of Succession as prescribed under the U.P. Revenue Code 2012 read with rules 2016 according to which the two sons are sole successors and their name has been recorded in the revenue record of the concerned village. Moreover, the daughter Mrs. Shweta Singh W/o Mr Avijit Singh has relinquished her right over the said project land or share thereof as owned by Late Vibha Singh, as she was married off prior to the Death of her mother and is living happily with her husband and their family.











B. AND WHEREAS the FIRST PARTY Land Owners herein have acquired rights, title and interest over the immovable property as mentioned above and in schedule-A and there are no legal impediments or encumbrance to alienate the same.


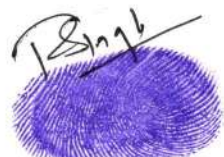


C. WHEREAS the name of the Land Owners is reflecting in the revenue records of the particular revenue village and the said property has been converted to Non-agricultural use under Section 80 of the revenue code.

D. The Said Land also consists of a Constructed Store Room and Toilet and a guard room along with a borewell. An electric connection in the name of Dr. Sheo Pratap Singh has been availed at the Property.

E. The First Party/Land Owners are now desirous of getting the Said Land developed with group housing construction thereon and since the First Party/Land Owners have no expertise or experience in the construction/development business, therefore they have approached the Second Party/Builder to develop a Multi-storied Residential Complex (hereinafter referred to as 'said project').

F. AND WHEREAS after knowing the intention of the First Party Land Owners, the Builder approached and offered to construct and raise Multi Storied residential complex by his investment over the aforementioned free hold land owned by the First Party Land Owners in a joint development venture.

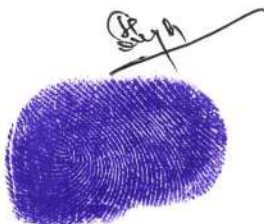
G. AND WHEREAS the Land Owners after considering the proposal of the Builder, have agreed and accepted the proposal of the Builder for the construction of multi-storied residential complex under group housing scheme/policy or by any other name prescribed by the Prayagraj Development Authority hereinafter to be referred as 'PDA' as per sanctioned plan over the aforesaid project land, on prescribed basic FAR and applicable purchasable FAR, incentive FAR and compoundable area over the project land admeasuring 9510 sq.mt. under the terms and conditions given hereinafter.





H. The First Party/Land Owners have made the following representations, assurances and warranties:

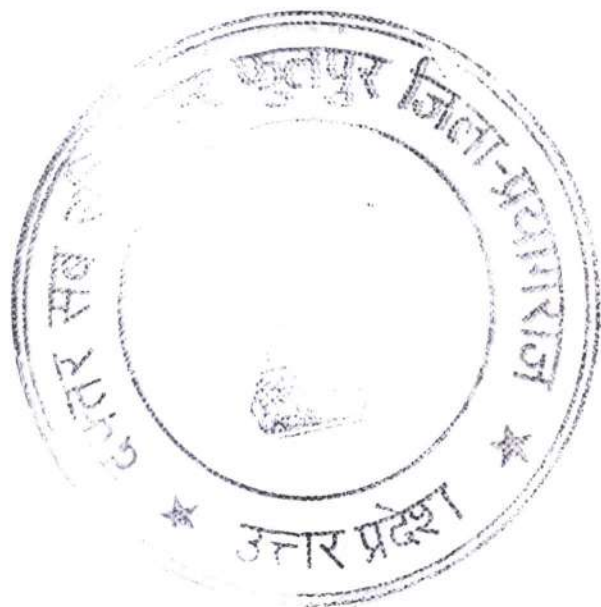
- a. That the rights of the Land Owners in the Said Land are free from all encumbrances such as prior sale, gift, mortgage, disputes, litigation, acquisition, requisition, attachment in the decree of any court, lien, court injunction, notices, claims, demands, trust, exchange, lease, loan, surety, security, stay order, prior agreement to sell, family disputes etc., and the Land Owners have full power and authority to enter into this agreement.
- b. That there is no order of attachment by the Income Tax Authorities or any other authority under law for the time being in force or by any other authority nor any notice of acquisition or requisition has been received in respect of the Said Land.
- c. That except the Land Owners nobody else has any right, title, interest, claim or demand whatsoever or howsoever in respect of the Said Land.
- d. That there is no legal impediment or bar whereby the Land Owners can be prevented from selling, transferring or entering into any contract with any person or persons.
- e. That there is no subsisting agreement for sale or construction in respect of the Said Land or any part thereof and the same has not been transferred in any manner whatsoever in favor of any other person or persons.
- f. That after execution of this agreement they shall not create any kind of hindrance in any manner during development of the property. The Land Owners will extend all co-operation to the Builder for obtaining the necessary sanctions, permissions and development and construction of the said proposed project.












WHEREAS the First Party Land Owners shall provide all required documents, sign application(s), affidavit(s) and other documents that may be required by the Builder as such to make him entitled to submit development plan, revised plan(s) before P.D.A., Prayagraj under its own signature. The building plan will carry the joint names of the FIRST PARTY LAND OWNERS & SECOND PARTY BUILDER. The FIRST PARTY LAND OWNERS shall also execute a Special Power of Attorney in favor of the above named Builder to enable the Builder to submit development plan before P.D.A., Prayagraj and also authorizes the SECOND PARTY BUILDER to submit revised plan, online application on UP-OBPAS, purchase FAR and submit compounding plan and also obtain complication certificate; apart from this seek NOC'S from various departments, represent legally where required, approach civil authorities, get electricity connection, represent before RERA Authority etc. by its own signatures and generally to do all acts, things that may be required in this regard.

Furthermore, the Builder confirms that some applications for approvals and sanctions may have to be done solely in the name of the Land Owners and for this purpose, the Builder will approach the Land Owners for its support/cooperation. The Land Owners will provide such support without delay as long as there is no default on the part of the Builder and the Builder agreeing to hold the Land Owner harmless from any loss, liability or claim against such support.

Moreover, the process of obtaining NoCs, drafting and submission of building plans and maps has been commenced by the Builder with the permission of the FIRST PARTY LAND OWNERS.

The precondition for the execution of this Agreement are the following representations and warranties made by the Builder/Second Party:

- a. That the Builder will construct the proposed building as per norms of PDA and RERA (*Real Estate Regulatory Authority*) and other necessary departments and will be solely responsible for any deviation or flouting their guidelines, etc.

Four blue ink fingerprints are arranged horizontally. Above each fingerprint is a handwritten signature in blue ink. From left to right, the signatures appear to be 'Rajh', 'Rajh', 'Rajh', and 'Julu'.



- b. That the Builder will ensure good quality and durable construction and that the Builder will also ensure that all the construction whether in the share of the Land Owners or the Builder will be equally good in quality, strength and standards and there would be no difference in quality, strength and standard between the shares of First Party/Land Owners and the Second Party/Builder in the Project building.
- c. The Builder has provided to the Land Owner a self-certified copy of all the architectural plans of the proposed project.
- d. The Builder has assured the First Party/Land Owners that all development charges, fees and all expenses towards obtaining development rights from Prayagraj Development Authority and any fees, charges etc paid to any other statutory body such as Nagar Nigam, Fire Department etc to obtain NoC and any registration fees etc paid to UP-RERA, Lucknow will all be borne solely by the Second Party/Builder.
- e. The Second Party/Builder also agrees that the responsibility of paying stamp duty and registration fees for this Builders' Agreement will be borne by the Second Party/Builder solely.

Based on the representations and warranties and assurances provided by the First Party/Land Owners along with the Builder being in the field of real estate development; and the assurance provided by the Second Party/Builder to develop the said project on the Project Land at their own cost and expenses; the Parties are entering into this Agreement in the terms mentioned herein.

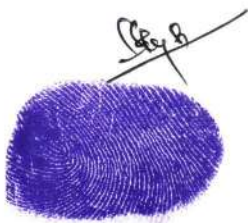



**NOW THE 'FIRST PARTY LAND OWNERS' AND THE 'SECOND PARTY BUILDER' HERETO COVENANTS AS UNDER: -**

1. That the 'FIRST PARTY LAND OWNERS' do hereby declare that freehold land arising out of Arazi No. 3,4,6,7,8,9,10,11,12,13,14&15, Mauja Maheshpur, Pargana Jhunsi, Tehsil Phulpur, District Prayagraj admeasuring 9510 square meters which is being fully described at the end of this deed and also shown to be bounded by **Bold BLACK Lines** in the annexed site plan (Schedule-A), is exclusively owned and possessed by the 'FIRST PARTY LAND OWNERS' and is free from all encumbrances, lien or charges.

The subject matter of this Agreement is the development of the said land and the 'FIRST PARTY LAND OWNERS' will provide the entire plot area of land bounded at site by a five feet high boundary wall for the purpose of Development/Construction of the multi-storied residential complex under group housing scheme or as any other name prescribed by the Prayagraj Development Authority (PDA) Prayagraj, as per sanctioned plan for the proposed Project.

That the entire construction will be carried out by the SECOND PARTY BUILDER as per the sanctioned plan over the aforesaid land at its own cost and investment. The FIRST PARTY LAND OWNERS shall not make any investment of any kind whatsoever towards construction costs, development charges and other prescribed fees including charges levied by PDA towards purchasing FAR excluding any compounding charges in FIRST PARTY LAND OWNERS shares of units built extra after sanction of building plan.












2. That the scope of this agreement stipulates that the First Party/Land Owners shall be responsible for contributing the Project Land for the purpose of construction/development of the said project, whereas the Second Party/Builder will be responsible for obtaining necessary approval and sanction of the development plan/map from Prayagraj Development Authority (PDA) and all statutory NoCs from various government departments, as may be mandated by PDA at the time of approval; thereafter undertake construction and development of the proposed project, including sale and promotion of the proposed project.
3. That the aforesaid residential complex to be built over the said project land arising out of Arazi No. 3,4,6,7,8,9,10,11,12,13क,14&15, Mauja Maheshpur, Pargana Jhunsi, Tehsil Phulpur, District Prayagraj shall be known as '**CITIZEN TWIN TOWERS**'.
4. The First Party/Land Owners have provided a Special Power of Attorney (PoA) in favour of the Second Party/Builder which is registered before Sub-Registrar Sadar, Prayagraj bearing Bahi no. 04 Zild no. 632 Page no. 51 to 66, registered as Document no. 396 Dated 19-11-2025.
5. On the strength of the afore-mentioned PoA, the Second Party/Builder has submitted the building plan for the proposed project as deliberated and agreed between the parties through the UP-OBPAS portal of the Authority bearing File no: PDA/BP/25-26/1099. Now Prayagraj Development Authority, after scrutinizing the plans and after receiving all the requisite statutory NoCs and processing the request to Purchase FAR had issued a demand note bearing challan no. CH/PDA/BP/25-26/8997 dated 23-03-2026 for development rights on the said project land.

Four blue ink fingerprints and signatures are present at the bottom of the page. From left to right: a fingerprint with a signature 'Suh' above it; a fingerprint with a signature 'P.A.' above it; a fingerprint with a signature 'Bngl' above it; and a fingerprint with a signature 'Juv' below it.



6. Now the Second Party/Builder has deposited the entire amount as per the aforementioned demand note of Rs. 4,61,62,276/- (*in words: Four crore, sixty-one lacs, sixty-two thousand, two hundred seventy-six only*) and completed all other formalities and undertakings after-which PDA has approved the final building and layout plan and provided permission for construction vide Approval Letter Group Housing/05683/PDA/BP/25-26/1099/27032026 dated 28-03-2026.
7. It is pertinent to mention here that the total amount towards project approval and sanctioning of development rights for the project; calculated by PDA is Rs. 4,70,35,937/- (*in words: Four crore, seventy lacs, thirty-five thousand, nine hundred thirty-seven only*), however at the time of submission of map on UP-OBPAS portal - Processing Fees and Permit Fees has already been deposited on 03/12/2025, therefore the corresponding charges have been deducted/adjusted in the final Demand Note, mentioned hereinabove. All payments have been done vide RTGS and no payment is now due at this stage of approval.
8. Hereinafter, the project can be registered with Uttar Pradesh Real Estate Regulatory Authority and the Second Party/Builder will seek such project registration number at the earliest.
9. That the FIRST PARTY LAND OWNERS and their heirs, representatives, workers, agents shall deliver vacant possession of the entire land which is the subject matter of this Builders' Agreement and the SECOND PARTY BUILDER shall complete the Project as far as possible within a period of 60 months after receiving sanction of development plan by Prayagraj Development Authority, Prayagraj. The commencement of Excavation for the foundation of the proposed building will be marked and noted as











the date of commencement of the project by the Builders and construction duration will be calculated from that day forward. The aforesaid period of 5 years shall be extended if required for another 6 months to account for any justifiable unforeseen delays, however this period shall not include such period during which the SECOND PARTY BUILDER shall not be able to carry out development work under the circumstances which are beyond the control of the SECOND PARTY BUILDER like court restraining order, natural calamities, pandemic, war etc called *Force Majeure events*. If the 'SECOND PARTY BUILDER' fails to complete the project within the stipulated time mentioned herein above, the 'FIRST PARTY LAND OWNERS' shall be entitled to receive rupees Fifty Lacs (Rs. 50,00,000/-) for every 6 months delay in the completion of the Project, from the SECOND PARTY BUILDER as compensation for delay.

- 10.** For the purpose of Clause 8 *Force Majeure* will mean an act or event that is caused due to a natural calamity or government order or court order and such uncontrolled event that is unforeseen and beyond the control of the Builder. Such Force Majeure events will include earthquake, construction ban, pandemic, fire, war, civil war, bans, court order restraining construction, development held-up/ stopped by any government authority or curfew that is causing disruption of the development of the project. The Force Majeure clause however will not include any event that does not impact the development, any disruption of work due to some dispute between the Builder and its contractors/vendors, any delay caused due to unforeseen increase in cost and prices of any raw material/item required for the development/construction of the project.











11. That the funds for construction of building and completion of project shall be arranged and borne by the 'SECOND PARTY BUILDER'. The 'SECOND PARTY BUILDER shall be entitled to raise funds from its members/customers, or from investors and the 'SECOND PARTY BUILDER' shall also be entitled to take loan/financial assistance for the above project from any bank or any financial institution against their portion of the proposed area of the developed property and the 'SECOND PARTY BUILDER' shall be entitled to complete all formalities in this regard under its own signature for themselves without involvement of the 'FIRST PARTY LAND OWNERS' in any manner. Moreover, only the 'SECOND PARTY BUILDER' and its Management/Builder/ Director/ shareholder shall be responsible to repay the same.
  
12. That the 'SECOND PARTY BUILDER' assures and undertakes to keep the 'FIRST PARTY LAND OWNERS' indemnified against any third-party claim and/or action arising out of any sort of act or omission of the 'SECOND PARTY BUILDER'.
  
13. Since time is of the essence for any project, the 'FIRST PARTY LAND OWNERS' will permit the Builder to enter the Said Land to commence and complete the development of the said project by handing over possession. The 'SECOND PARTY BUILDER' will take control of the property and proceed to demolish any existing structures situated over the 'SAID PROPERTY' and remove all waste, malba, etc and start excavation / construction work immediately. The 'FIRST PARTY LAND OWNERS' also relinquish any right in any malba/material or trees, or fittings or fixtures within the compound after handing over the possession of the project land. In view of this relinquishment the 'SECOND PARTY BUILDER' will pay the 'FIRST PARTY LAND OWNERS' a sum of Rs. 5,00,000/- only.















14. It is hereby clarified that such a permission granted to the Builder to enter the Said Land will not be construed as delivery of possession to them under Section 53A of Transfer of Property Act read with Section 2(47)(v) of the Income Tax Act, 1961.
15. That the 'SECOND PARTY BUILDER' shall try to promptly start construction work to provide a further boost to the overall sales efforts and raise the required funds for the project. The 'SECOND PARTY BUILDER' will register the project with UP-RERA (Real Estate Regulatory Authority) and also try to get the project approved by suitable public/private sector banks for home loan funding. The 'FIRST PARTY LAND OWNERS' will assist where necessary by providing any support required to facilitate these approvals.
16. That 'SECOND PARTY BUILDER' has paid a sum of **Rs. 2,50,00,000/- (Two Crore Fifty Lac Rupees)** to the 'FIRST PARTY LAND OWNERS' as Security Money which is refundable and the same has to be repaid back by the 'FIRST PARTY LAND OWNERS' to the 'SECOND PARTY BUILDER' once the Builder has completed construction and obtained a Completion Certificate in prescribed format from Prayagraj Development Authority. The said amount has been paid as follows: -



Sr. No.	Beneficiary Name	Date	Cheque/DD No.	Amount
1.	Dr. Sheo Pratap Singh	19-11-2025	DD No. 368427	Rs. 50,00,000/-
2.	Dr. Sheo Pratap Singh	14-01-2026	DD No. 368423	Rs. 50,00,000/-
3.	Dr. Sheo Pratap Singh	30-03-2026	DD No. 368484	Rs. 75,00,000/-
4.	Dr. Sheo Pratap Singh	30-03-2026	DD No. 368486	Rs. 75,00,000/-
<b>Total</b>				<b>Rs. 2,50,00,000/-</b>
<i>In words: Rupees Two Crore Fifty Lacs only</i>				

*The First Party/Land Owners acknowledge the receipt of the aforementioned interest free security deposit amount. No TDS has been deducted as the amount falls under the head of refundable security.*

- 17.** That on completion of the project **42% of the saleable developed area** on pro-rata basis of the building that may be constructed by the builder shall vest in the 'FIRST PARTY LAND OWNERS' together with proportionate share of car parking spaces as per ECS (Equivalent Car Space) norms of Prayagraj Development Authority, and proportionate share in the common areas along with proportionate undivided, indivisible and impartible ownership rights in the Project Land. This newly developed area as per the share mentioned hereinabove shall be owned and possessed by the 'FIRST PARTY LAND OWNERS' which will hereinafter be referred to as 'Land Owner's Constructed Area', precisely detailed in **Schedule B: Allocation of Units - First Party/Land Owners' Share** (annexed with this agreement).









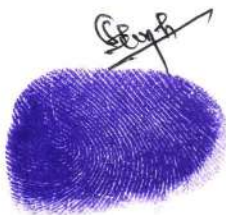


18. The balance **58% of the saleable developed area** of the proposed building in the said project along with proportionate share of car parking spaces as per ECS (Equivalent Car Space) norms of Prayagraj Development Authority, and proportionate share in the common areas along with proportionate undivided, indivisible and impartible ownership rights in the Project Land, is for the share of the Second Party/Builder, which shall hereinafter be referred to as 'Builder's Constructed Area', more precisely detailed in **Schedule C: Allocation of Units - Second Party/Builder's Share** (annexed with this agreement)
19. Furthermore, upon execution of this Builders' Agreement, the entire share of the 'Builder's Constructed Area' owned by the Second Party/Builder by virtue of this builders' agreement as mentioned here in before shall absolutely vest in the Second Party/Builder and the Second Party/Builder shall alone be entitled to either retain or lease or sell the same or dispose off in any manner by its own signatures.
20. That each unit under this development will receive ONE number car parking space as per ECS norms of Prayagraj Development Authority divided proportionately over open ground parking, stilt ground parking and basement parking area in the building. The building is proposed to have ONE Basement Floor and ONE Stilt floor constructed and reserved for parking of vehicles along with Open Parking spaces for residents and visitors, as per the sanctioned plans for the project.
21. The 'FIRST PARTY LAND OWNERS' shall also have the right to allot the said reserved car parking space to the prospective purchaser of the units under their share as per the parking plan prepared by the 'SECOND PARTY BUILDER'.





22. That apart from above mentioned share of residential apartment units which have been divided between the parties as per the agreed terms under this Builders' Agreement; the project also contains a non-residential 'Block-C' which shall have commercial shops and recreational facilities as allowed by the building bye-laws. The proposed project shall have 10 convenience shops, the details of which are provided in the project map submitted before the Prayagraj Development Authority. As per their share in this Builder's Agreement - Four (4 nos) shops shall fall in the ownership of **First Party/ Land Owners' Share** and Five (5 nos) shops shall be built for the **Second Party/Builder's Share**. Due to the percentage sharing in this Builders' Agreement, One (1 nos) shop will have to be shared between the parties - the sale proceeds from this shared shop will be transferred to the parties as per calculation based upon carpet area of the shops. The '**Schedule-D: Allocation of Commercial Units**' between the parties, annexed with this agreement shall form the basis for the distribution of the said commercial shops. It is pertinent to mention here that other amenities in the block such as - Multipurpose hall (G.F.), space for indoor games, gym, swimming pool and changing facilities (S.F.), toilets, basement store, lawn, lifts etc will be available for common use for both parties and their allottees, assignees, lessees and such common facilities shall be eventually handed over to the Association of Allottees upon completion and occupation of the project, as per RERA stipulations and rules. The First Party and the Second Party shall have absolute right over the said commercial shops, as per their share allotted in this Builders' Agreement and they may choose to retain or dispose of these shops as per their free will.





23. That it is specified that the parties or prospective purchaser of the commercial units shall be entitled to use the commercial shop for any non-polluting business/commercial activity, however the object of such activity should be to provide convenience and easy access to the residents of the society and the immediate neighbourhood. Convenience stores, small retail store, pharmacy, barber shop, professional office and small café etc are some examples of commercial activities that can be of convenience to the residents.
24. That according to the parking plan prepared for the project these commercial shops are not allotted any dedicated parking space. Visitors may however, use the unreserved visitor parking provided in the project.
25. That the parties or prospective purchaser/assignees of the commercial shops shall use the said commercial premises only for such non-polluting commercial purposes, detailed hereinabove. The use of these shops for residential purposes is not permitted. Allottees of the commercial shops shall be allowed to put up a sign-board/name plate, display signage or advertising material etc on the allotted space earmarked for such purpose on the elevation of the said shop, such display signs should be of a reasonable size and which is aesthetically appealing and not obstructive or adversely affect the look and facade of the building.
26. The Land Owners and the Builder shall be entitled to own, hold, sell, transfer, mortgage, gift, lease, alienate or otherwise dispose of their respective shares in whole or any part thereof in any manner along with proportionate undivided, indivisible share in the Project Land and shall be entitled to all income, gains, capital appreciation and benefits (and bear taxes thereof) of all kinds. All units sold or held regardless of being sold prior to the completion of the said project or held beyond the date of completion of the project, each party shall bear the taxes including all applicable GST charges as per their respective shares.






27. The construction of the said project shall be in accordance with the specifications contained in **SCHEDULE: E - Specifications** attached hereto or equivalent thereto, hereinafter referred to as the 'Specifications'. The Builder assures and undertakes that the quality of construction, specifications, amenities, types of fittings and fixtures in the portion of the Land Owner's Constructed Area will be similar to that of the Builder's Constructed Area.
28. That in respect of the entire material required for construction, payment to laborers, masons, workmen, foremen, contractors, etc. and all other charges and expenses required for construction activity or allied purpose shall be borne and paid by the 'SECOND PARTY BUILDER'. The Builders alone shall employ any and all contractors and workers, laborers, etc as per existing laws applicable time to time.
29. The 'SECOND PARTY BUILDER' shall be solely responsible to take appropriate safeguards to avoid any accidents, fire or other mishap during construction.
30. That all property taxes payable to Nagar Nigam , Prayagraj or Jal Sansthan, Prayagraj including electricity bill, house tax etc. in respect to the property under this Builders' Agreement as per Schedule-A, from the date of taking over the possession of 'SAID PROPERTY' by the 'SECOND PARTY BUILDER' - shall be paid by the 'SECOND PARTY BUILDER' and all the dues in respect of the above charges up to the date of handing over the possession of the said property is required to be paid by the 'FIRST PARTY LAND OWNERS'.




31. It is clarified that the completion of development/ construction shall mean completing the entire residential project however the meaning shall be limited to the application of completion/occupation certificate and submitting the final As-built drawings/plans with the Prayagraj Development Authority, Prayagraj; any delay in issuance of completion certificate/occupation certificate from Prayagraj Development Authority or any relevant authority providing NoCs etc will be deemed as a *force majeure* event, hence beyond the control of the 'SECOND PARTY BUILDER'.
32. That in case there is any accident or claim related to any such accident from any third party whatsoever on account of construction of the said project and /or development as per this Agreement; then the Builder will be responsible for the same and attend to the legal proceedings, if any, and the Land Owner will be kept fully absolved and indemnified at all times from any impact as well as the consequential liabilities.
33. Similarly, the Land Owners, undertake to indemnify and keep indemnified the Builder in the event of any loss, harm or injury caused or suffered to be caused to the Builder on account of any defect in Land Owners' title and / or on account of and representations made by the Land Owners is found to be untrue or false.
34. The 'SECOND PARTY BUILDER' may at its sole discretion, appoint any third parties/agency as contractor/sub-contractor/advisor/facilitator for completing the project/ construction etc. as per its obligation under this agreement.





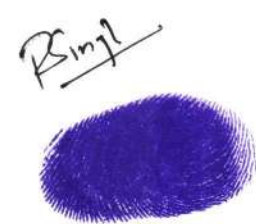









35. The 'SECOND PARTY BUILDER' shall be entitled to put up its own display board/name, open a sales office and use the address of the project site in its advertisements and undertake requisite sales promotion measures for the proposed multistoried residential flats along with the utilities and facilities and do all things necessary to facilitate sale/bookings/ investment of the proposed project and raise funds to meet out the construction work proposed over the 'SAID PROPERTY' which are earmarked as the share of the relevant parties under this BUILDERS' Agreement, as may be considered appropriate by them. For this purpose, they will have the authority to release advertisements in various media including social media, appoint brokers and agents, print, and distribute necessary literature, issue allotment letters and agreements for sale but all such action will be in the name of the 'SECOND PARTY BUILDER' on the strength of this BUILDERS' agreement as per the guidelines issued by Central and State Government including PDA and RERA Authorities.
36. As per RERA guidelines, the Builder Buyer Agreements, Allotment letters and sale deed etc and all such deeds and documents pertaining to allotment or transfer of units in the share of the parties will be executed by the respective parties - namely 'FIRST PARTY LAND OWNERS' or 'SECOND PARTY BUILDER' as per their shares disclosed in Schedule-B and Schedule-C respectively.
37. Upon registration of the proposed project with UTTER PRADESH REAL ESTATE REGULATORY AUTHORITY (U.P. RERA) as such the Real Estate Project (maintenance and operation of project bank account) Direction, 2020 as revised in November, 2023 will apply on the project; according to which all payment advances collected from Allottees is mandatorily required to be deposited into a RERA registered designated Collection escrow account for the project. All payments,



booking advance etc so collected from Allottees through A/c Payee cheque/demand draft/bankers' cheque or online funds transfer (as applicable) will be credited into this designated account in the name of the project, operated by the 'SECOND PARTY BUILDER'. Subsequently any and all deposits / collection pertaining to the share of the 'FIRST PARTY LAND OWNERS' will be transferred into the agreed current account of the 'FIRST PARTY LAND OWNERS' as contribution towards RERA defined land costs for the project. The designated collection account for the proposed project will be in the name and style hereinunder (subject to any changes / approval from RERA)

**'CITIZEN INFRAVENTURES COLLECTION A/C FOR CITIZEN TWIN TOWERS'**

- 38.** That prior to the completion of the project as all advance against booking sale will be maintained in escrow accounts operated by the Promotor - 'SECOND PARTY BUILDER' as stipulated by the RERA rules; they shall realize all the statutory charges/levies/GST/ Any taxes against the sales proceeds received towards such units in the residential complex and pay to the relevant authority. The 'SECOND PARTY BUILDER' shall also receive/reply/appear/pay to the notices/demands of any type raised/issued thereof from the stipulated RERA Transaction accounts after deducting from the amounts so transferred by Allottees into the said bank account and adjusting the same as per the share of the parties hereto.
- 39.** That the Promotors will be entitled to collect advance/deposits from prospective buyers as per the norms and guidelines fixed by the authorities under various applicable acts and laws, towards the settled sale price.

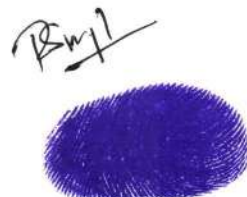




40. That the parties shall bear Income tax, Capital gains and G.S.T. or any other tax/imposed by any name or all tax liabilities as applicable under existing law according to their respective shares only. As per current GST rules, the 'FIRST PARTY LAND OWNERS' and the 'SECOND PARTY BUILDER' will have to bear GST on unsold units falling in their respective shares at the time of completion of the project by RCM method or any other mode applicable at the time of possession/ issuance of completion certificate for purchase FAR.
41. That any tax liability, that may arise on the sale of the Builder's Constructed Area shall be met by the Builder and similarly any tax liability that may arise on the sale of the Land Owners' Constructed Area shall be borne by the Land Owners. With respect to all taxes and/or duties levied including Income Tax, TDS, GST etc as such and statutory audits thereof; both the parties shall bear all such liabilities in the ratio of their respective share.
42. That the entire share of the constructed area owned by the 'FIRST PARTY LAND OWNER' by virtue of this Builders' agreement as mentioned herein before (First Party/ Land Owners' Share) shall absolutely vest in the 'FIRST PARTY LAND OWNER' and the 'FIRST PARTY LAND OWNER' shall alone be entitled to either retain or lease or sell the same by its own signatures without any interference by the 'SECOND PARTY BUILDER' or their heirs, legal representatives, executors or assignees or nominees.
43. That the entire share of the constructed area owned by the 'SECOND PARTY BUILDER' by virtue of this Builders' agreement as mentioned herein before (Second Party/Builder's Share) shall absolutely vest in the 'SECOND PARTY BUILDER' and the 'SECOND PARTY BUILDER' shall alone be entitled to either retain or lease or sell the same by its own signatures without any interference by the 'FIRST PARTY LAND











OWNER' or their heirs, legal representatives, executors or assignees or nominees.

44. The responsibility and expenses for preparing the plans, drawings, etc. and procuring all sanctions and permissions required to commence and complete the development and construction of the said project shall be those of the Builder. The Builder shall endeavor to utilize maximum FAR which is deemed proper for the project, as far as possible and as permissible by law while developing the said project.
45. That the First Party/ Land Owners shall have the right to monitor the construction progress, work quality, and safety and security measures implemented throughout the construction phase of the said project. Any findings or observations made by the Land Owners shall be promptly communicated to the Builder, who will thoroughly evaluate them and promptly undertake necessary corrective actions. However, The Second Party Builder will be solely responsible for durable and construction as per **SCHEDULE: E - Specifications**.
46. That after construction of the project as per PDA approval mentioned hereinabove and division of shares / units as listed in Schedule B: Allocation of Units - First Party/ Land Owners' Share and in Schedule C: Allocation of Units - Second Party/Builder's Share; in case any extra compoundable area is available to be constructed by the 'SECOND PARTY BUILDER' then the prescribed charges for such compoundable area may be required to be paid by the builder and such area will absolutely vest with the builder.



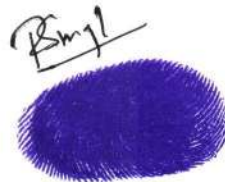








47. The Land Owner and the Builder or anyone claiming through them or the Allottees shall bear and pay maintenance charges, common expenses, taxes and cess and other charges such as common electricity, water and sewer charges etc. in respect of their respective units from the date of issuance of completion certificate for the project.
48. That, on completion of the said project, the parties shall be liable for the municipal taxes / house tax for their respective share in the project.
49. That the open areas of the project land after construction of multi-storied complex and the roof top of the tower (s) shall be in exclusive control and management of the 'FIRST PARTY LAND OWNER' and the 'SECOND PARTY BUILDER' or the Association of Allottees (after handover), however all assignees/occupants/purchasers of the units shall always be able to use these areas and facilities for more beneficial enjoyment of all the residents under existing laws and rules; as defined by PDA/RERA/ UP Apartment Act from time to time.
50. That the passage, common area and common amenities of the Multistoried Residential complex shall always be available for use to the 'FIRST PARTY LAND OWNER', 'SECOND PARTY BUILDER, their transferees, and assignees of the multistoried residential complex as per the terms that may be decided by the 'FIRST PARTY LAND OWNER', 'SECOND PARTY BUILDER', their transferees, and assignees through the Association of Allottees so formed after handover and the provisions of Uttar Pradesh Apartment (Promotion of construction ownership and maintenance) Act 2010 may be binding upon all parties, their transferees and assignees.





51. That in case of any dispute arising between the parties hereto pertaining to the terms and conditions of this agreement the same shall be referred to a sole arbitrator to be appointed by mutual consent of the Land Owners and the Builder and the decision of the arbitrator shall be final and binding on the parties hereto. If the Parties fail to agree upon or are unable to appoint an arbitrator, within a period of 30 days of making a reference to them; then either party may approach the Chief Justice of the High Court at Allahabad for appointment of an arbitrator. The provisions of the Arbitration and Conciliation Act,1996 or as amended from time to time shall be fully applicable to such arbitration proceedings. It is also agreed that only The High Court at Allahabad, shall have exclusive jurisdiction in respect of any dispute between the parties. The Arbitral proceedings shall also take place only at Prayagraj.
52. An amendment or modification of this agreement shall be effective or binding on the parties only if it is in writing and signed by all the parties.
53. Any waiver, express or implied, by any of the Parties of any right under this agreement shall not constitute or be deemed as a waiver of any other right or any other breach, whether of a similar or dissimilar nature to the right or breach being waived. No single waiver shall constitute a continuing waiver. A waiver of a Party's rights under this agreement shall be effective only if that Party agrees in writing.
54. If any provision of this Agreement shall be determined to be invalid or unenforceable under applicable laws, all other provisions of this agreement shall continue to be in full force and effect unless such






invalidity or unenforceability does substantial violence to the underlying intent of this agreement or unless the invalid or unenforceable provision comprises an integral part of, or is inseparable from the remainder of this agreement; provided however, that if such severability materially changes the economic benefits of this agreement for any party, the parties shall negotiate an equitable adjustment in the provisions of this agreement in good faith.

55. The 'SECOND PARTY BUILDER' has borne the cost of stamp duty and registration charges paid for the registration of this agreement and for the purposes of avoiding any future issues of applicability of Stamp Duty, the Builder has deposited the stamp duty under Schedule 1-B Article 5 (b-2) of the Indian Stamp Act, 1899, in respect of prospective rights that stands transferred/conveyed for the Builder's Constructed Area.
56. The Property under this instant deed will be developed under the prevailing policy of Prayagraj Development Authority and as such the provisions of the Prayagraj Masterplan 2031 will apply.

 *B. Singh*

 *R. Singh*

 *R. Singh*

 *[Signature]*



**SCHEDULE-A**  
**DETAILS OF THE PROPERTY**

Free Hold Land arising out of Arazi No. 3,4,6,7,8,9,10,11,12,13, 14&15, Mauja Maheshpur, Pargana Jhunsi, Tehsil Phulpur, District Prayagraj admeasuring 9510 square meters is provided by 'FIRST PARTY LAND OWNER' to the 'SECOND PARTY BUILDER' under this Builders' Agreement bounded as below:

**Boundaries:**

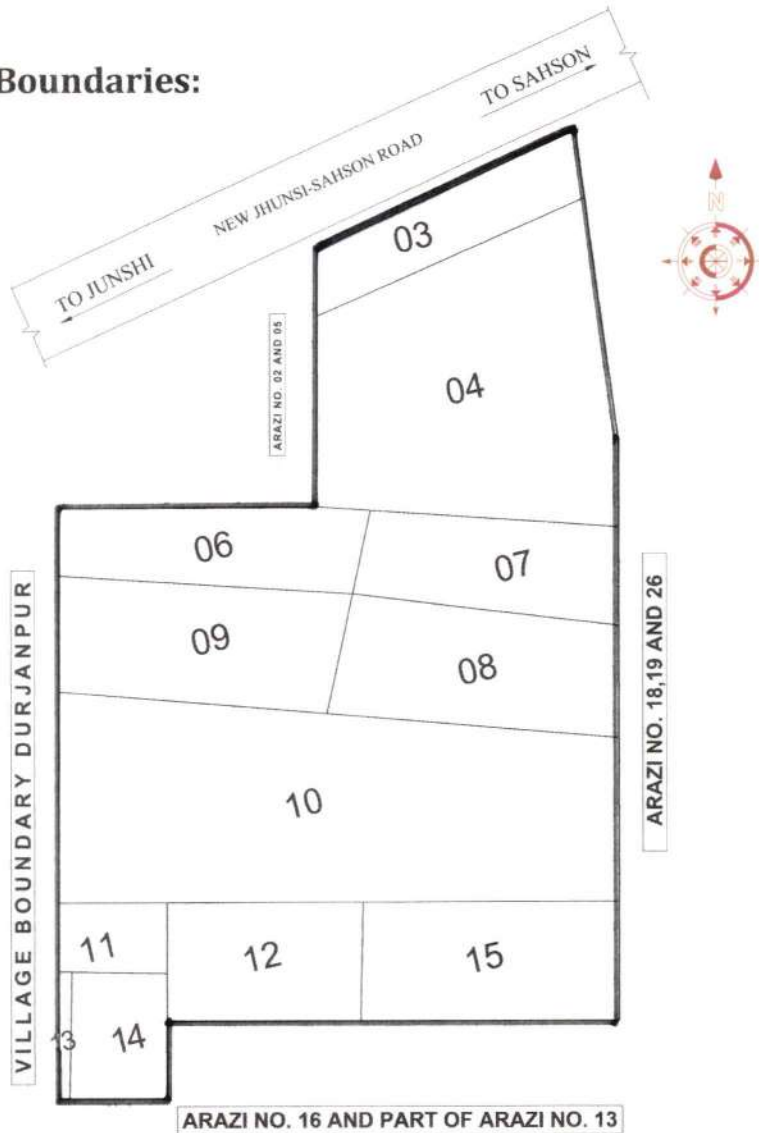
East : Arazi No. 18, 19 & 26

West : Village Boundary Durjanpur

North : New Jhunsi-Sahson Road

South : Arazi No. 16 & Part of Arazi No. 13

**Sajra Map with Boundaries:**



*Pl*

*Rf*

*BSingh*

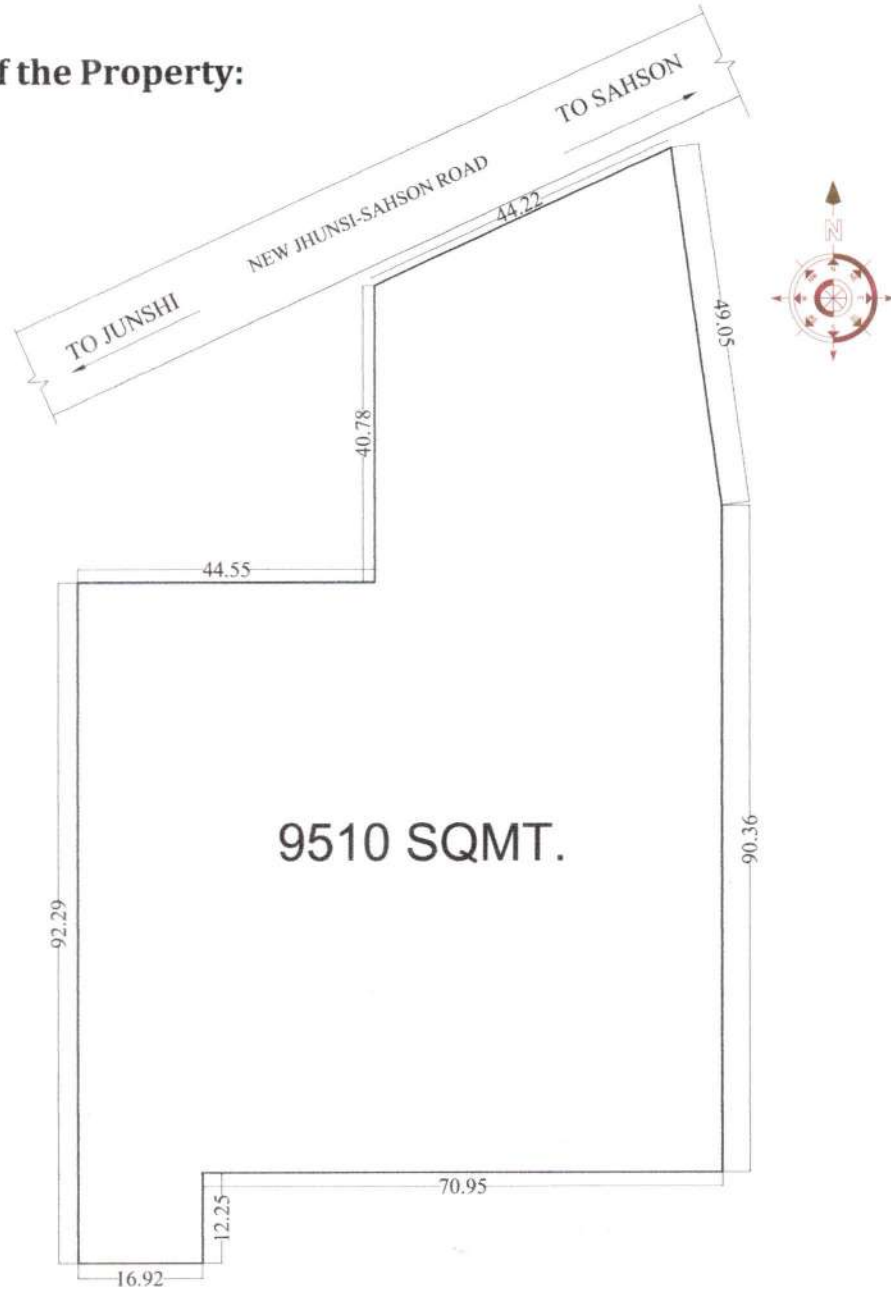
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### Measurement of the Property under this BUILDERS' AGREEMENT

Total Project Lands measuring 9510 Sq.mtrs. arising out of Arazi No. 3,4,6,7,8,9,10,11,12,13,14&15, situated at Mauja Maheshpur, Pargana Jhunsi, Tehsil Phulpur, District Prayagraj:

#### Dimensions of the Property:



*[Signature]*

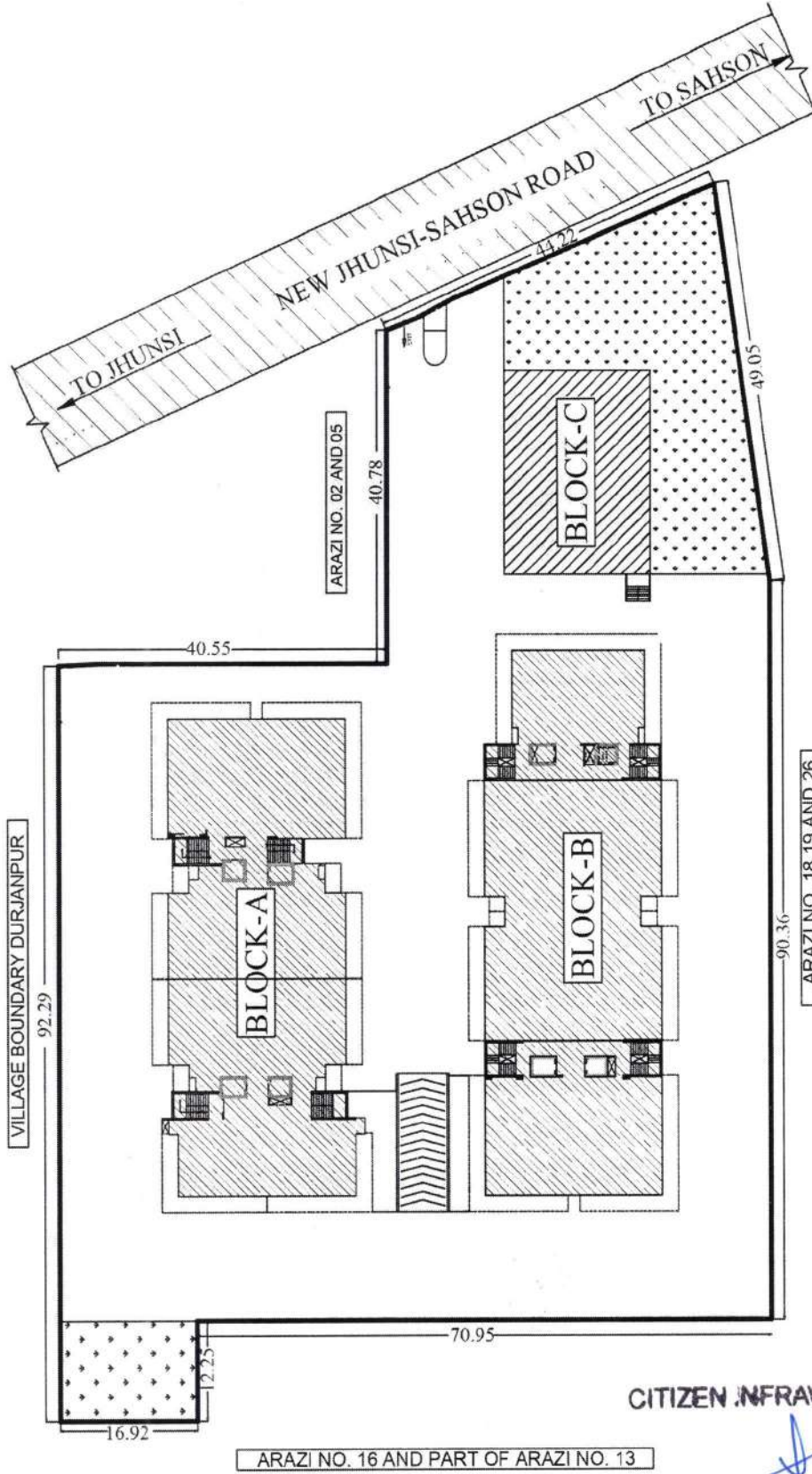
*[Signature]*

*[Signature]*

*[Signature]*



Site Plan:



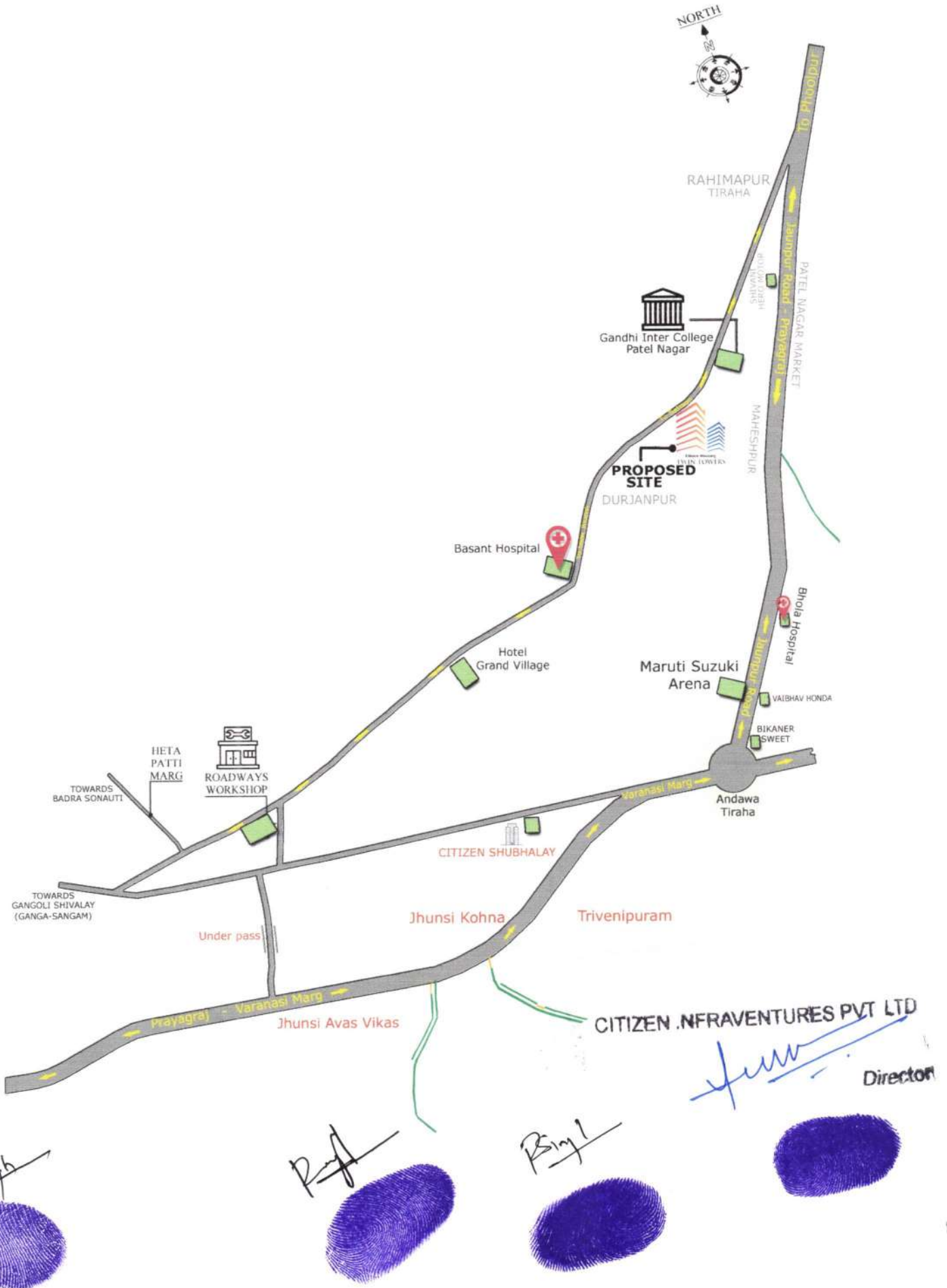
CITIZEN INFRAVENTURES PVT LTD

*[Signature]*  
Director





Key Map:

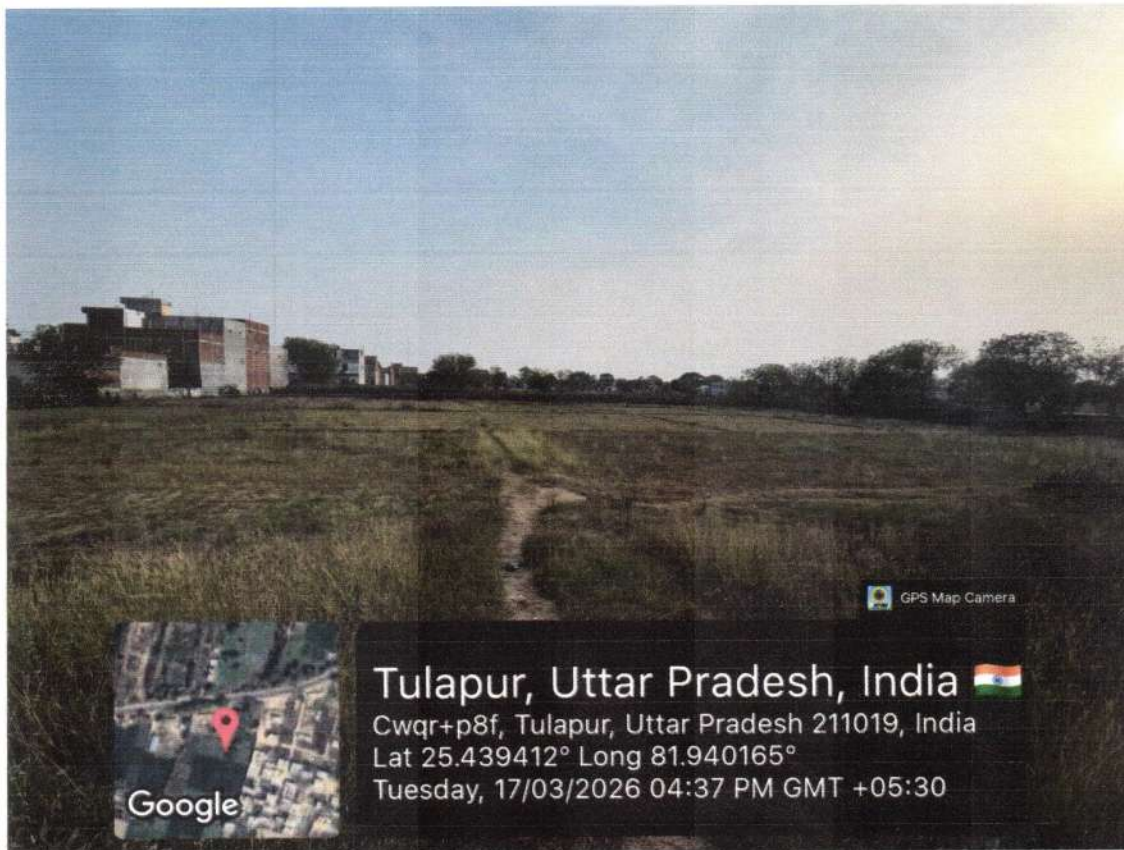




**Geo-tagged (Co-ordinates) Location of the Property:**

Co-ordinates:	Latitude	Longitude
North-East Corner	25.439528°	81.940437°
South-East Corner	25.438704°	81.940218°
South-West Corner	25.438724°	81.939529°
North-West Corner	25.439271°	81.939797°

**Recent Photograph of the Project Land (Geo-tagged)**



*BSR*

*R...*

*BSR*

CITIZEN INFRAVENTURES PVT LTD  
*[Signature]*  
Director



**SCHEDULE: B - ALLOCATION OF UNITS - FIRST PARTY/ LAND OWNERS' SHARE**

LAND OWNERS' SHARE							
S/NO	FLOOR	TYPE	UNIT NO.	S/NO	FLOOR	TYPE	UNIT NO.
1	FIRST	2BHK	A-104	36	FIFTH	3BHK	B-507
2	FIRST	2BHK	A-106	37	SEVENTH	3BHK	A-701
3	FIRST	2BHK	A-107	38	SEVENTH	2BHK	A-702
4	FIRST	4BHK	B-101	39	SEVENTH	2BHK	A-703
5	FIRST	3BHK	B-102	40	SEVENTH	2BHK	A-704
6	FIRST	3BHK	B-103	41	SEVENTH	2BHK	A-705
7	SECOND	2BHK	A-202	42	SEVENTH	2BHK	A-706
8	SECOND	2BHK	A-203	43	SEVENTH	2BHK	A-707
9	SECOND	2BHK	A-205	44	SEVENTH	3BHK	A-708
10	SECOND	2BHK	A-206	45	SEVENTH	4BHK	B-701
11	SECOND	3BHK	B-204	46	SEVENTH	3BHK	B-702
12	SECOND	3BHK	B-205	47	SEVENTH	3BHK	B-703
13	SECOND	3BHK	B-206	48	SEVENTH	3BHK	B-704
14	SECOND	3BHK	B-207	49	SEVENTH	3BHK	B-705
15	THIRD	3BHK	A-301	50	SEVENTH	3BHK	B-706
16	THIRD	2BHK	A-304	51	SEVENTH	3BHK	B-707
17	THIRD	2BHK	A-307	52	NINETH	3BHK	A-901
18	THIRD	3BHK	A-308	53	NINETH	2BHK	A-902
19	THIRD	4BHK	B-301	54	NINETH	2BHK	A-903
20	THIRD	3BHK	B-302	55	NINETH	2BHK	A-904
21	THIRD	3BHK	B-303	56	NINETH	2BHK	A-905
22	FIFTH	3BHK	A-501	57	NINETH	2BHK	A-906
23	FIFTH	2BHK	A-502	58	NINETH	2BHK	A-907
24	FIFTH	2BHK	A-503	59	NINETH	3BHK	A-908
25	FIFTH	2BHK	A-504	60	NINETH	4BHK	B-901
26	FIFTH	2BHK	A-505	61	NINETH	3BHK	B-902
27	FIFTH	2BHK	A-506	62	NINETH	3BHK	B-903
28	FIFTH	2BHK	A-507	63	NINETH	3BHK	B-904
29	FIFTH	3BHK	A-508	64	NINETH	3BHK	B-905
30	FIFTH	4BHK	B-501	65	NINETH	3BHK	B-906
31	FIFTH	3BHK	B-502	66	NINETH	3BHK	B-907
32	FIFTH	3BHK	B-503	67	ELEVENTH	2BHK	A-1103
33	FIFTH	3BHK	B-504	68	ELEVENTH	2BHK	A-1104
34	FIFTH	3BHK	B-505	69	ELEVENTH	DUPLEX	B-1102
35	FIFTH	3BHK	B-506	70	ELEVENTH	3BHK	B-1106





S/NO	FLOOR	TYPE	UNIT NO.
71	ELEVENTH	3BHK	B-1107
72	TWELVE	3BHK	A-1201
73	TWELVE	2BHK	A-1202
74	TWELVE	2BHK	A-1203
75	TWELVE	3BHK	B-1203
76	THIRTEEN	2BHK	A-1305
77	THIRTEEN	2BHK	A-1306
78	THIRTEEN	3BHK	A-1308
79	THIRTEEN	4BHK	B-1301
80	THIRTEEN	DUPLEX	B-1303
81	THIRTEEN	DUPLEX	B-1304
82	THIRTEEN	3BHK	B-1306
83	FOURTEEN	3BHK	A-1401
84	FOURTEEN	2BHK	A-1406

S/NO	FLOOR	TYPE	UNIT NO.
85	FOURTEEN	2BHK	A-1407
86	FOURTEEN	3BHK	B-1403
87	FIFTEEN	2BHK	A-1502
88	FIFTEEN	2BHK	A-1503
89	FIFTEEN	2BHK	A-1504
90	FIFTEEN	3BHK	A-1508
91	FIFTEEN	DUPLEX	B-1504
92	FIFTEEN	3BHK	B-1505
93	FIFTEEN	3BHK	B-1506
94	SIXTEEN	3BHK	A-1601
95	SIXTEEN	2BHK	A-1602
96	SIXTEEN	3BHK	B-1602
97	SIXTEEN	3BHK	B-1603

**TOTAL**

No. of 2BHK units	39
No. of 3BHK units	48
No. of 4BHK units	6
No. of DUPLEX units	4
<b>G. TOTAL</b>	<b>97 units</b>

*Regt*



*R.A.*



*BSingh*



*Yuv*



**SCHEDULE: C - ALLOCATION OF UNITS - SECOND PARTY/ BUILDER'S SHARE**

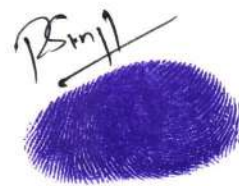
BUILDER'S SHARE							
S/NO	FLOOR	TYPE	UNIT NO.	S/NO	FLOOR	TYPE	UNIT NO.
1	FIRST	3BHK	A-101	33	FOURTH	4BHK	B-401
2	FIRST	2BHK	A-102	34	FOURTH	3BHK	B-402
3	FIRST	2BHK	A-103	35	FOURTH	3BHK	B-403
4	FIRST	2BHK	A-105	36	FOURTH	3BHK	B-404
5	FIRST	3BHK	A-108	37	FOURTH	3BHK	B-405
6	FIRST	3BHK	B-104	38	FOURTH	3BHK	B-406
7	FIRST	3BHK	B-105	39	FOURTH	3BHK	B-407
8	FIRST	3BHK	B-106	40	SIXTH	3BHK	A-601
9	FIRST	3BHK	B-107	41	SIXTH	2BHK	A-602
10	SECOND	3BHK	A-201	42	SIXTH	2BHK	A-603
11	SECOND	2BHK	A-204	43	SIXTH	2BHK	A-604
12	SECOND	2BHK	A-207	44	SIXTH	2BHK	A-605
13	SECOND	3BHK	A-208	45	SIXTH	2BHK	A-606
14	SECOND	4BHK	B-201	46	SIXTH	2BHK	A-607
15	SECOND	3BHK	B-202	47	SIXTH	3BHK	A-608
16	SECOND	3BHK	B-203	48	SIXTH	4BHK	B-601
17	THIRD	2BHK	A-302	49	SIXTH	3BHK	B-602
18	THIRD	2BHK	A-303	50	SIXTH	3BHK	B-603
19	THIRD	2BHK	A-305	51	SIXTH	3BHK	B-604
20	THIRD	2BHK	A-306	52	SIXTH	3BHK	B-605
21	THIRD	3BHK	B-304	53	SIXTH	3BHK	B-606
22	THIRD	3BHK	B-305	54	SIXTH	3BHK	B-607
23	THIRD	3BHK	B-306	55	EIGHTH	3BHK	A-801
24	THIRD	3BHK	B-307	56	EIGHTH	2BHK	A-802
25	FOURTH	3BHK	A-401	57	EIGHTH	2BHK	A-803
26	FOURTH	2BHK	A-402	58	EIGHTH	2BHK	A-804
27	FOURTH	2BHK	A-403	59	EIGHTH	2BHK	A-805
28	FOURTH	2BHK	A-404	60	EIGHTH	2BHK	A-806
29	FOURTH	2BHK	A-405	61	EIGHTH	2BHK	A-807
30	FOURTH	2BHK	A-406	62	EIGHTH	3BHK	A-808
31	FOURTH	2BHK	A-407	63	EIGHTH	4BHK	B-801
32	FOURTH	3BHK	A-408	64	EIGHTH	3BHK	B-802





S/NO	FLOOR	TYPE	UNIT NO.
65	EIGHTH	3BHK	B-803
66	EIGHTH	3BHK	B-804
67	EIGHTH	3BHK	B-805
68	EIGHTH	3BHK	B-806
69	EIGHTH	3BHK	B-807
70	TENTH	3BHK	A-1001
71	TENTH	2BHK	A-1002
72	TENTH	2BHK	A-1003
73	TENTH	2BHK	A-1004
74	TENTH	2BHK	A-1005
75	TENTH	2BHK	A-1006
76	TENTH	2BHK	A-1007
77	TENTH	3BHK	A-1008
78	TENTH	4BHK	B-1001
79	TENTH	3BHK	B-1002
80	TENTH	3BHK	B-1003
81	TENTH	3BHK	B-1004
82	TENTH	3BHK	B-1005
83	TENTH	3BHK	B-1006
84	TENTH	3BHK	B-1007
85	ELEVENTH	3BHK	A-1101
86	ELEVENTH	2BHK	A-1102
87	ELEVENTH	2BHK	A-1105
88	ELEVENTH	2BHK	A-1106
89	ELEVENTH	2BHK	A-1107
90	ELEVENTH	3BHK	A-1108
91	ELEVENTH	4BHK	B-1101
92	ELEVENTH	DUPLEX	B-1103
93	ELEVENTH	DUPLEX	B-1104
94	ELEVENTH	3BHK	B-1105
95	TWELVE	2BHK	A-1204
96	TWELVE	2BHK	A-1205

S/NO	FLOOR	TYPE	UNIT NO.
97	TWELVE	2BHK	A-1206
98	TWELVE	2BHK	A-1207
99	TWELVE	3BHK	A-1208
100	TWELVE	4BHK	B-1201
101	TWELVE	3BHK	B-1202
102	TWELVE	3BHK	B-1204
103	THIRTEEN	3BHK	A-1301
104	THIRTEEN	2BHK	A-1302
105	THIRTEEN	2BHK	A-1303
106	THIRTEEN	2BHK	A-1304
107	THIRTEEN	2BHK	A-1307
108	THIRTEEN	DUPLEX	B-1302
109	THIRTEEN	3BHK	B-1305
110	THIRTEEN	3BHK	B-1307
111	FOURTEEN	2BHK	A-1402
112	FOURTEEN	2BHK	A-1403
113	FOURTEEN	2BHK	A-1404
114	FOURTEEN	2BHK	A-1405
115	FOURTEEN	3BHK	A-1408
116	FOURTEEN	4BHK	B-1401
117	FOURTEEN	3BHK	B-1402
118	FOURTEEN	3BHK	B-1404
119	FIFTEEN	3BHK	A-1501
120	FIFTEEN	2BHK	A-1505
121	FIFTEEN	2BHK	A-1506
122	FIFTEEN	2BHK	A-1507
123	FIFTEEN	4BHK	B-1501
124	FIFTEEN	DUPLEX	B-1502
125	FIFTEEN	DUPLEX	B-1503
126	FIFTEEN	3BHK	B-1507
127	SIXTEEN	2BHK	A-1603
128	SIXTEEN	2BHK	A-1604





E-stamp Certificate No. IN- UP83490093657853Y  
Issued Date 30-Mar-2026

S/NO	FLOOR	TYPE	UNIT NO.
129	SIXTEEN	2BHK	A-1605
130	SIXTEEN	2BHK	A-1606
131	SIXTEEN	2BHK	A-1607

S/NO	FLOOR	TYPE	UNIT NO.
132	SIXTEEN	3BHK	A-1608
133	SIXTEEN	4BHK	B-1601
134	SIXTEEN	3BHK	B-1604

**TOTAL**

No. of 2BHK units            57  
No. of 3BHK units            62  
No. of 4BHK units            10  
No. of DUPLEX units         5  
G. TOTAL                        134 units

*Prabh*  


*Prabh*  


*Prabh*  


  
*Prabh*



**SCHEDULE: D****ALLOCATION OF COMMERCIAL UNITS - FIRST PARTY/ LAND OWNERS' SHARE:**

S/No.	Commercial Shops (Floor)	Carpet Area
1	Shop No. 1 (G.F.)	17.17 Sq.mtr
2	Shop No. 2 (G.F.)	17.17 Sq.mtr
3	Shop No. 6 (F.F.)	17.17 Sq.mtr
4	Shop No. 7 (F.F.)	17.17 Sq.mtr

**ALLOCATION OF COMMERCIAL UNITS - SECOND PARTY/ BUILDER'S SHARE:**

S/No.	Commercial Shops (Floor)	Carpet Area
1	Shop No. 3 (G.F.)	17.17 Sq.mtr
2	Shop No. 4 (G.F.)	17.17 Sq.mtr
3	Shop No. 5 (G.F.)	17.17 Sq.mtr
4	Shop No. 8 (F.F.)	17.17 Sq.mtr
5	Shop No. 9 (F.F.)	17.17 Sq.mtr

**ALLOCATION OF COMMERCIAL UNITS - COMMON SHARE (proceeds to be shared as per calculation):**

S/No.	Commercial Shops (Floor)	Carpet Area
1	Shop No. 10 (F.F.)	17.17 Sq.mtr



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## SCHEDULE: E – SPECIFICATIONS

### STRUCTURE

RCC framed structure

### DOORS

Aesthetically designed flush doors or similar along with Godrej locks.

### WINDOWS

UPVC windows with glass panel of reputed brand. Three tracks with provision for mosquito mesh.

### KITCHEN

Polished granite platform with stainless steel sink. Two feet glazed tiled dado above kitchen platform, power points for modern appliances.

### FLOORING

800 x 1600 size double charged vitrified tiles for living/dining areas, 800mm x 800mm size double charged vitrified tiles for bedrooms and other rooms.

### PAINTING

Interior: Two coats of emulsion paint over putty finished surface

Exterior: Textured finish and weather-proof emulsion paints.

### TOILETS

Designer tiles for flooring, glazed ceramic tiles dado up to 7ft height in toilets, CPVC plumbing lines, all CP fittings of CERA or equivalent brand. Sanitary ware of CERA or equivalent brands, Wall mounted EWCs with concealed flush tank/valve, single lever hot and cold mixer with shower of CERA or equivalent brand will be installed.

### GENERATOR

Generator Power back-up for common areas with acoustic enclosure

### FIRE FIGHTING

The entire building will be fixed with firefighting equipment as per norms.

### ELECTRICAL

3 Phase supply with individual meters, Miniature Circuit Breakers (MCB) for each distribution board, concealed copper wiring, power outlets for air-conditioners in all bedrooms, power outlets for geysers in all bathrooms, power plugs for cooking range and chimney in kitchen, washing machine, in the specified utility areas. Provision for DTH TV connections & Intercom systems.











**Valuation of Property for the Purpose to Payment of Stamp Duty**

According to the published DLC Rate 2025-26 (Circle Rate), the project land falls in the segment defined under भाग-2 प्रारूप-4क as part of 'above 9 meter wide road' on which the property is valued at Rs. 12,000/- per square meter (listed on page no. 66). The Party is required to pay stamp duty under Schedule 1-B, Article 5 (b-2) for the registration of this Builders' Agreement. Applicable stamp duty has to be paid as per G.O. Dated 30.06.2008 of GoUP. Under the prevailing Collector Circle Rate, exemption is permissible over the valuation of the property as provided on page-(vii) shown as भाग-2(क)-अकृषक सम्पत्ति (गैर वाणिज्यिक) के मूल्यांकन हेतु विशेष निर्देश - [sub-clause 15(घ)], accordingly 40% exemption has been allowed while calculating the value of the property. The benefit of this exemption is being availed by the Party as permitted in the aforementioned sub-section thereby the value of property is equal to Rs. 7,200/- per square meters and as such the required stamp duty has been paid as follows: -

Area of Property = 9510 Sq. Meters

Value of Land @ Rs. 7,200/- per sq. meters

= 9510 Sq. Meter X Rs. 7,200 = Rs. 6,84,72,000/-

Now, stamp duty against the valuation of Rs. 6,84,72,000/- is amounting to Rs. 47,94,000/- which is being paid vide E-stamp bearing certificate no. IN- UP83490093657853Y and Serial No. PF 0042613810 dated 30/03/2026





**IN WITNESS WHEREOF**, the parties have signed this Agreement for this Builders' Agreement at Prayagraj, Uttar Pradesh on the date first mentioned above in the presence of the following witnesses:

'FIRST PARTY LAND OWNER OF THE FIRST PART' – Dr. SHEO PRATAP SINGH

  
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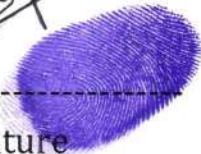
Signature



'FIRST PARTY LAND OWNER OF THE SECOND PART' – Mr. RAHUL SINGH

  
-----

Signature



'FIRST PARTY LAND OWNER OF THE THIRD PART' – Mr. ROHIT SINGH

  
-----

Signature



'SECOND PARTY BUILDER' –  
CITIZEN INFRAVENTURES PVT. LTD.  
THROUGH ITS DIRECTOR  
ANUBHAV VERMA

CITIZEN INFRAVENTURES PVT LTD

  
-----

Signature

Director





Witnesses: - 1.



*Shweta Singh*

Mrs. Shweta Singh  
W/o Mr. Avijit Singh



*Shweta Singh*

Sign

Address - 1/13/101 A, Parikrama Marg, Civil Lines,  
Near ITI (Adarsh Academy), Faizabad, UP - 224001  
Aadhar No. xxxx xxxx 2587      Mob- 8770631324

*Dharamraj N.*

Witnesses: - 2



Mr. Nishith Verma  
S/o Late R.N. Verma  
Address-1 M.G. Marg, Civil Lines,  
Prayagraj, U.P. 211001

*Nishith Verma*

Sign

Aadhar No xxxx xxxx 6587      Mob No. 9335155202

*Dharamraj N.*

*Dharamraj N.*

CITIZEN .NFRAVENTURES PVT LTD

*Jain*

Director

Drafted By : Dharamraj N. (Advocate)  
Registration No: EN U.P-14284/2000  
Typed By : Arvind Jaiswar  
Place : Prayagraj  
Date : 04/04/2026

*Arvind Jaiswar*



*Jain*



आवेदन सं०: 202600889004495

बही संख्या 1 जिल्द संख्या 11740 के पृष्ठ 1 से 88 तक क्रमांक 3602 पर  
दिनांक 04/04/2026 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*pm*  
04.04.2026

डॉ० प्रभा मिश्रा  
उप निबंधक : फूलपुर  
प्रयागराज  
04/04/2026

