INDIA NON JUDICIAL

IN-UP60795572048661Y

Government of Uttar Pradesh

सत्यमेव जयते

e-Stamp

ACC Name- SANGAM & Sig...
ACC Add- District Court, Sadar, Prayagraj
ACC Code- UP14431004
Licence No. 941, Mob-9696186012

Certificate No.	:	**IN-UP60795572048661Y**
Certificate Issued Date	:	13-May-2026 06:31 PM
Account Reference	:	NEWIMPACC (SV)/ up14431004/ PRAYAGRAJ SADAR/ UP-AHD
Unique Doc. Reference	:	SUBIN-UPUP1443100416346477100445Y
Purchased by	:	Citizen Infraventures Pvt LtdThruDir Anubhav Verma
Description of Document	:	Article 34A Instrument Correcting a purely Clerical Error
Property Description	:	Arazi No 3,4,6,7,etc situated at Mauja Maheshpur, Jhunsi, Phulpur, Prayagraj MoreDetailsAsPerDeed
Consideration Price (Rs.)	:	
First Party	:	Dr Sheo Pratap Singh And Others
Second Party	:	Citizen Infraventures Pvt LtdThruDir Anubhav Verma
Stamp Duty Paid By	:	Citizen Infraventures Pvt LtdThruDir Anubhav Verma
Stamp Duty Amount(Rs.)	:	210 (Two Hundred And Ten only)

सत्यमेव जयते

IN-UP60795572048661Y

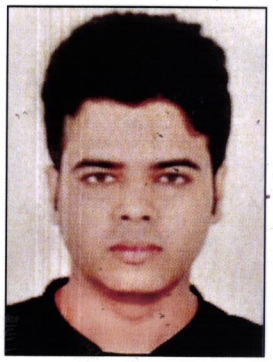
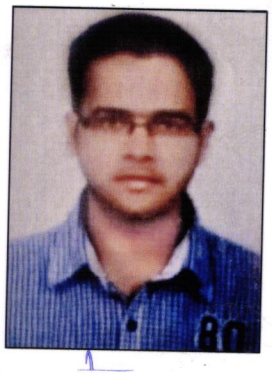
Please write or type below this line

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

उपखण्ड अधिकारी, फूलपुर जिला-प्रयागराज

E-stamp Certificate No.: IN-UP60795572048661Y
Issued Date: 13-May-2026


TITIMMA (RECTIFICATION) DEED

This Titimma (Rectification) Deed/Supplementary Deed to the Builders' Agreement has been made and agreed upon between the parties mention below, signed on this day the 14th day of the month of May, 2026 at Prayagraj (U.P.).

BETWEEN

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

CITIZEN INFRAVENTURES PVT. LTD.
Director

E-stamp Certificate No.: IN-UP60795572048661Y
Issued Date: 13-May-2026

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, through authorized attorney holder Anubhav Verma 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

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 AAFCC8707J] 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

(That hereinafter 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 and Second Party Builder together are referred to as parties.)

कमीशन पुष्टि विलेख - धारा-52

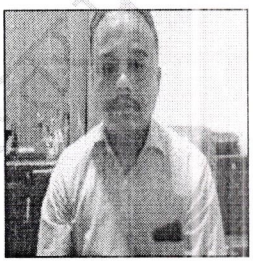
आवेदन सं०: 202600889006755

पूरक लेखपत्र

बही स०: 1 रजिस्ट्रेशन स०: 5261 वर्ष: 2026

प्रतिफल- 0 स्टाम्प शुल्क- 210 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 60 योग : 160

श्री. सिटीजन इन्फ्रावेन्चर प्रा०लि० के डायरेक्टर द्वारा
अनुभव वर्मा अधिकृत पदाधिकारी/ प्रतिनिधि
पुत्र श्री निशीथ वर्मा
व्यवसाय : व्यापार
निवासी : सहयोग भवन 1 एम०जी० मार्ग सिविल लाइन्स प्रयागराज हा०मु०सर्वे नम्बर 3,4 महेशपुर झूंसी फूलपुर प्रया०



प्रार्थना पत्र कमीशन दिनांक द्वारा श्री. सिटीजन इन्फ्रावेन्चर प्रा०लि० के डायरेक्टर द्वारा अनुभव वर्मा अधिकृत पदाधिकारी/ प्रतिनिधि के क्रम में
मै उप निबंधक : शशिकांत श्रीवास्तव प्रभारी
जनपद : फूलपुर प्रयागराज

श्री. सिटीजन इन्फ्रावेन्चर प्रा०लि० के डायरेक्टर द्वारा अनुभव वर्मा अधिकृत पदाधिकारी/ प्रतिनिधि द्वारा

नियत स्थान सर्वे नम्बर 3,4 महेशपुर झूंसी तहसील फूलपुर प्रयागराज पर उपस्थित हुआ। उक्त श्री सिटीजन इन्फ्रावेन्चर प्रा०लि० के डायरेक्टर द्वारा अनुभव वर्मा अधिकृत पदाधिकारी/ प्रतिनिधि द्वारा यह लेखपत्र निबंधन हेतु मेरे समक्ष समय 14/05/2026 एवं 06:43:58 PM बजे प्रस्तुत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शशिकांत श्रीवास्तव प्रभारी
उप निबंधक :फूलपुर
प्रयागराज

14/05/2026

निबंधक लिपिक
मोहित पाल .

E-stamp Certificate No.: IN-UP60795572048661Y
Issued Date: 13-May-2026

therefore payment of ad-valorem stamp duty is not applicable on this instant titimma deed hence as per Clause-34-A of schedule-1B of the Indian Stamp Act; Stamp Duty amounting to Rs. 210 has been paid vide E-stamp Certificate No. IN-UP60795572048661Y dated 13-May-2026.

FIRST PARTY LAND OWNER OF THE FIRST PART' – Dr. SHEO PRATAP SINGH ---------- Signature 'FIRST PARTY LAND OWNER OF THE SECOND PART' – Mr. RAHUL SINGH ---------- Signature 'FIRST PARTY LAND OWNER OF THE THIRD PART' – Mr. ROHIT SINGH, REPRESENTED BY ANUBHAV VERMA - THROUGH REGISTERED POWER OF ATTORNEY DATED 19-11-2025 BEARING DOCUMENT SERIAL NO. 4/632/51-66/396 ---------- Signature	'SECOND PARTY BUILDER' – CITIZEN INFRAVENTURES PVT. LTD. THROUGH ITS DIRECTOR ANUBHAV VERMA CITIZEN INFRAVENTURES PVT. LTD. Director ---------- Signature

उपनिबंधक एवं रजिस्ट्रार फूलपुर जिला-प्रयागराज

E-stamp Certificate No.: IN-UP60795572048661Y
Issued Date: 13-May-2026

RECITALS

- **WHEREAS**, the First Party Land Owners and the Second Party Builder entered into a Builders' Agreement dated 04-04-2026 herein after to be referred as the **"Builders' Agreement"** which was registered before Sub-Registrar Phulpur, Prayagraj bearing Bahi no. 01 Zild no. 11740 Page no. 1 to 88, registered as Document no. 3602 Dated 04-04-2026 regarding development of **Citizen Twin Towers Group Housing Project** arising out of Arazi No. 3,4,6,7,8,9,10,11,12,13क,14&15, situated at Mauja Maheshpur, Pargana Jhunsi, Tehsil Phulpur, District Prayagraj .

- **WHEREAS**, Subsequent to the execution of the Builders' Agreement the parties applied before UP-RERA Authority Lucknow Uttar Pradesh for registration of the said project (bearing application ID 1971323) and after due consideration certain observations have been made through UP-RERA Letter with reference no. 1604263/यू.पी.रेरा/परि0पंजी0/2026-27 in compliance of which this instant titimma/rectification to the Builders' Agreement is being executed between the parties.
- **WHEREAS**, both parties have mutually agreed and are competent to amend clause -52 of the Builders' Agreement as set out in this deed.

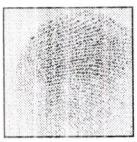
आवेदन सं०: 202600889006755

बही स०: 1 रजिस्ट्रेशन स०: 5261 वर्ष: 2026

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

प्रथम पक्ष: 1

श्री डा० शिव प्रताप सिंह, |SHEO PRATAP SINGH




पुत्र श्री स्व० ब्रहम देव सिंह

निवासी: 82डी०, सी० वाई० चिन्तामणि रोड, जार्ज टाउन प्रयागराज

व्यवसाय: डाक्टर

पक्षकार द्वारा सत्यापित पैन XXXXXX 286L

प्रथम पक्ष: 2

श्री राहुल सिंह, |RAHUL SINGH


पुत्र श्री शिव प्रताप सिंह

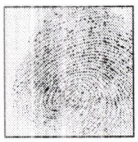
निवासी: 82डी०, सी० वाई० चिन्तामणि रोड, जार्ज टाउन प्रयागराज

व्यवसाय: अन्य

पक्षकार द्वारा सत्यापित पैन XXXXXX 235P

प्रथम पक्ष: 3

श्री रोहित सिंह पुत्र शिव प्रताप सिंह के द्वारा अनुभव वर्मा, |ROHIT SINGH




पुत्र श्री निशीथ वर्मा

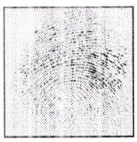
निवासी: सहयोग भवन 1 एम० जी मार्ग सिविल लाइन्स प्रयागराज

व्यवसाय: व्यापार

पक्षकार द्वारा सत्यापित पैन XXXXXX 859M

द्वितीय पक्ष: 1

श्री सिटीजन इन्फ्रावेन्चर प्रा०लि० के डायरेक्टर के द्वारा अनुभव वर्मा, |CITIZEN INFRAVENTURES PRIVATE LIMITED




पुत्र श्री निशीथ वर्मा

निवासी: सहयोग भवन 1 एम०जी० मार्ग सिविल लाइन्स प्रयागराज हा०मु०सर्वे नम्बर 3,4 महेशपुर झूंसी फूलपुर प्रया०

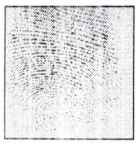
व्यवसाय: व्यापार

पक्षकार द्वारा सत्यापित पैन XXXXXX 707J

ने निष्पादन स्वीकार किया । जिनकी पहचान

पहचानकर्ता : 1

श्री शिव कुमार, पुत्र श्री रमाशंकर




निवासी: मुलनापुर भोपतपुर, हण्डिया प्रयागराज

व्यवसाय: वकालत

पहचानकर्ता : 2

E-stamp Certificate No.: IN-UP60795572048661Y
Issued Date: 13-May-2026

NOW THIS TITIMMA (RECTIFICATION) DEED WITNESSETH AS FOLLOWS:

1- Amendment: The parties hereby agree to the following rectification:

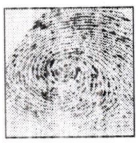
Clause Ref.	Original Provision	Amended/Rectified Provision
Clause 52	An amendment or modification of this agreement shall be effective or binding on the parties only if it is in writing and signed by all the parties.	An amendment or modification of this agreement shall be effective or binding on the parties only if it is in writing and signed by all the parties; however, this clause will be kept in abeyance till the completion of said project which has to be developed as per the sanction letter issued by Prayagraj Development Authority and provision of Real Estate Regulatory Authority, as applicable.

1. **Representations:** The Parties confirm that these changes do not violate any local building norms or RERA (Real Estate Regulatory Authority) guidelines applicable as on date.
2. **No Other Changes:** Except as specifically amended by this Titimma (Rectification) Deed, all other terms and conditions of the Builder's Agreement shall remain in full force and effect.
3. **No contradiction of core intent**: This deed does not affect or influence the fundamental nature of the original contract as set forth in the Builder's agreement.
4. **Stamp Duty**: The amendment made by the way of this Titimma (Rectification) Deed will not affect the **area share, consideration of the parties or property value** and is not monetary in nature but an administrative modification

श्री प्रभाकान्त शुक्ला, पुत्र श्री फूल कुवर शुक्ला

निवासी: आखरी शाहपुर मेजा रोड, मेजा ख़ास प्रयागराज

व्यवसाय: वकालत




ने की । प्रत्यक्षत:भद्र साक्षियों के निशान अगूठे नियमानुसार लिए गए है ।

टिप्पणी :

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शशिकांत श्रीवास्तव प्रभारी
उप निबंधक : फूलपुर
प्रयागराज
14/05/2026

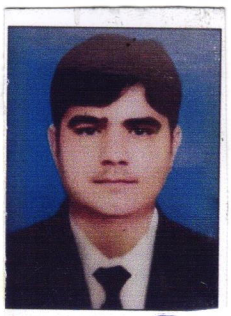
मोहित पाल
निबंधक लिपिक प्रयागराज
14/05/2026

उपनिबंधक सब रजिस्ट्रार फूलपुर जिला-प्रयागराज

E-stamp Certificate No.: IN-UP60795572048661Y
Issued Date: 13-May-2026

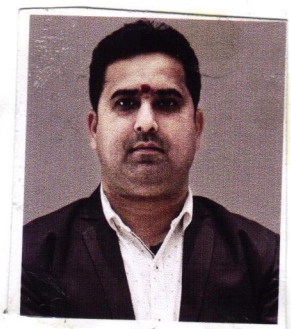
IN WITNESS WHEREOF, the parties have signed this Titimma (Rectification) Deed to the Builders' Agreement at Prayagraj, Uttar Pradesh on the date first mentioned above in the presence of the following witnesses:

Witnesses: - 1.



Mr. Shiv Kumar ---------- Sign
S/o Mr. Rama Shankar
R/o Vill-Mulanapur,
Post Bhopatpur,
Handia, Prayagraj-221503(U.P)
Aadhar No-XXXX XXXX 9623 Mob. No.- 9452844416

Witnesses: - 2



Mr. Prabha Kant Shukla ---------- Sign
S/o Mr. Phool Kunavar Shukla
R/o Akhari Shahpur,
Meja Road, Meja Khas,
Prayagraj-212303 (U.P)
Aadhar No-XXXX XXXX 7293 Mob. No.- 9935309634

Drafted By : Dharamraj N. (Advocate)
Registration No: EN U.P-14284/2000
Typed By : Arvind Jaiswar
Place : Prayagraj
Date : 14/05/2026

CITIZEN INFRAVENTURES PVT. LTD.
Director

आवेदन सं०: 202600889006755

बही संख्या 1 जिल्द संख्या 11819 के पृष्ठ 369 से 382 तक क्रमांक 5261 पर दिनाँक 14/05/2026 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शशिकांत श्रीवास्तव प्रभारी
उप निबंधक : फूलपुर
प्रयागराज
14/05/2026

उपनिबंधक सब रजिस्ट्रार फूलपुर जिला-प्रयागराज