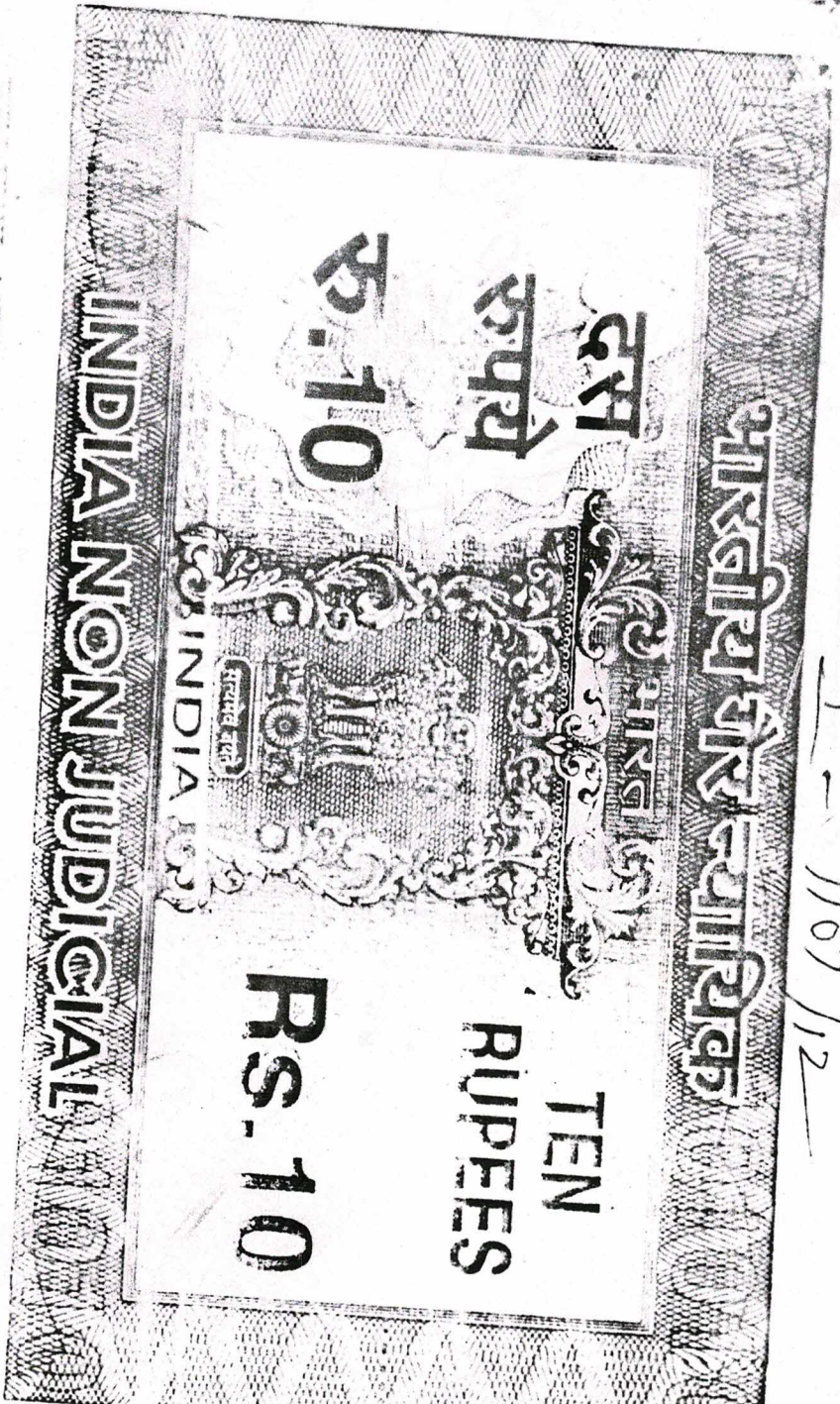


T-7107/12



UTTAR PRADESH

53AB 222489

CERTIFICATE

26/12/12

In pursuance of the order of the Collector No. 59 dated 11.4.12 passed under Section 10-A at the stamp act is certificated that an amountu of Rs.41,62,900/- in words (Fourty One Lac Sixty Two Thousand Nine Hundred only) has been paid by M/s Surya Infra Developers through its partner Sri. Ashok Kumar Agarwal in cash as stamp duty in respect of this instrument in the State Bank of India, Lucknow by Challan No.G-080024 dated 20.04.2012, a copy of which is annexed herewith.

Dated 23.04.2012

Chief Treasury Officer

For SANKAT MOCHAN HOLDING PVT.LTD.
 Authorised Signatory

M/s SURYA INFRA DEVELOPERS
 23/4/12
 TREASURY OFFICER
 LUCKNOW

वित्तीय नियम संग्रह खण्ड - 5, भाग 2

प्रपत्र संख्या - 43 र (1)

(प्रस्तर 417 एवं 478 देखिए)

धनराशि जमा करने का चालान फॉर्म

संज्ञांक प्रपत्र - 209 (1)

- उपकोषागार / बैंक का नाम व शाखा ...B.I. GBB Lucknow
1. जिस व्यक्ति (पदनाम कद आवश्यक हो) या M/s. Surya Indra Developers
 संस्था के नाम से धनराशि जमा की जा रही है through its partner Sh. Ashok Kumar
 उसका नाम Agrawal
2. पत्रा Reg. office - 13/20, Munshihulla, Chauvaha, Indira Nagar, Lucknow.

3. पंजीकरण संख्या / पक्ष का नाम वाद संख्या X
 (यदि आवश्यक हो)

4. जमा की जा रही धनराशि का पूर्ण विवरण General Shamp
 (धनराशि किस हेतु जमा की जा रही है तथा
 किस विभाग के पक्ष में जमा की जा रही है)

5. चालान की सकल राशि 41,62,900/-

6. चालान की निवल राशि 41,62,900/-

7. लेखा शीर्षक का पूर्ण विवरण / लेखा शीर्षक की मुहर : श्री. सुरेश चंद्र श्रीवास्तव
102, नरसिंह जी रोड
202818811 New York

8. लेखा - शीर्षक की 13 डिजिट कोड
 मुख्य लेखा-शीर्षक 0000000000000 उप-मुख्य-शीर्षक 0000000000000 तत्पु-शीर्षक 0000000000000

उप-शीर्षक	व्यतिरेक-शीर्षक	धनराशि (रुपये में)
00	00	41,62,900/-
00	00	/
00	00	41,62,900/-

धनराशि (शब्दों में) Forty one lac Sixty two thousand योज
 चालान में लेखा-शीर्षक की मुद्रि करने वाले Thousand
 विभागीय अधिकारी के हस्ताक्षर श्री. सुरेश चंद्र श्रीवास्तव
Nine hundred

जमाकर्ता का नाम व पता

चालान संख्या

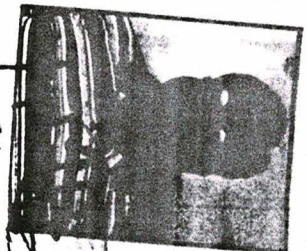
केवल उपकोषागार / बैंक को प्रेषित करने के लिए

दिनांक 10 Apr

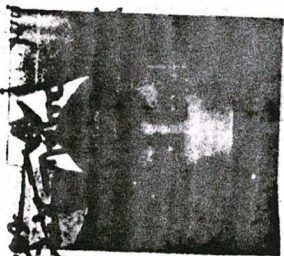
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STP
 नगरपालिका
 डाक संक्रमांक 18 APR 2012
 Static Code of India
 18 APR 2012
 नगरपालिका
 डाक संक्रमांक

प्राप्त किया
 शाखा के हस्ताक्षर उपकोषागार /
 बैंक की मुहर सहित



Advocate
Ghani Qureshi, Lucknow



MARKET VALUE : Rs. 5,94,69,563/-
SECURITY DEPOSIT : Rs. 25,00,000/-
STAMP DUTY PAID : Rs. 41,52,900/-
WARD : Rafi Ahmad Kidwai Nagar

BRIEF DETAIL OF AGREEMENT

1. Type of Land : Group Housing
2. Ward : Rafi Ahmed Kidwai
3. Mohalla : Gomti Nagar Extension
4. Details of Property : Group Housing Plot no GH-1/21, situated at Sector-1, Gomti Nagar Extension Scheme, Lucknow
5. Unit of Measurement : Sq. Mtr
6. Total area of property : 6367.95 Sq. Mtr
7. Location of Road : More than 100 mt. away from Faizabad Road

For Sale by
[Signature]
Authorised Signatory

114 SUBSIDIARY
[Signature]

Boundary of Plot no. GH-1/21

North : C Type Plot

South: Green Belt thereafter 45 mtr wide Road

East : Group Housing Plot No 1/20

West : Group Housing Plot No 1/22

No. of First Party (01)


No. of Second Party (01)

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT MADE BETWEEN M/S Sankat Mochan Holding Pvt Ltd. a company incorporated under the Companies Act, 1956 having its Registered Office at 150, Srirampur Road(North), Garia, Kolkatta-700084, through its Authorized Signatory Mr. Piyush Kumar Mishra son of Mr. S.N. Mishra R/o 27/2, Baligunj Road, Kolkatta-700039 (hereinafter called the "First Party/Owner", which expression shall unless repugnant to the context, shall always mean and include his heirs, successors, legal representatives and assigns etc.) of the First Part,

AND

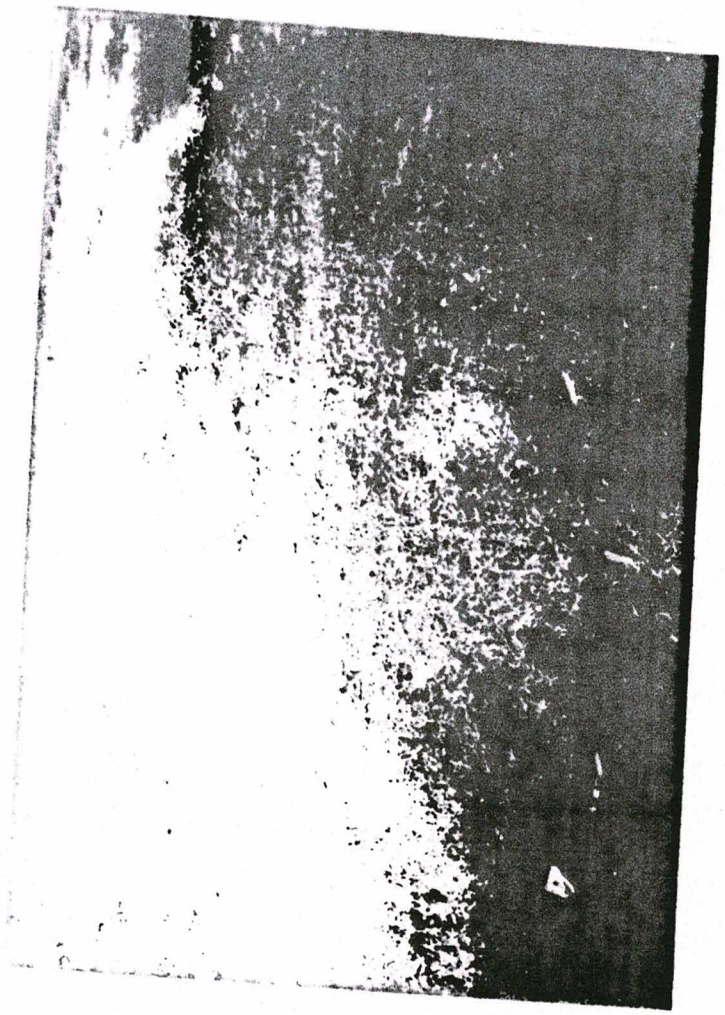
M/s Surya Infra Developers registered office: 13/20, Munshipulia Chaurha, Indira Nagar, Lucknow, through its partner Mr. Ashok Kumar Agarwal son of Late Hari Ram Agarwal Address 202, Surya Lake View Apartment Vikalp Khand, Gomti Nagar Lucknow-226010 (hereinafter called the "Second Party/Developers", which expression shall unless repugnant to the context, shall always mean and include its successors in office administrators and assignees etc.) of the other part:


Piyush Kumar Mishra


M/S SURYA INFRA DEVELOPERS
PARTNER

PHOTOGRAPH OF PLOT

Group Housing Plot no. GH-1/21 measuring 6367.95 sq mtr
situated at Sector-1, Gomti Nagar Extension Scheme, Lucknow.



SIGNATURE OF FIRST PARTY

Pratima Mishra
Pratima Mishra

SIGNATURE OF SECOND PARTY

Sheela Singh
MR. SHEELA SINGH

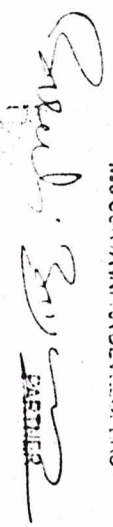
WHEREAS the first party/Owner is the Owner and in possession of Group Housing Plot no. GH-1/21 measuring 6367.95 sq mtr situated at Sector-1, Gomti Nagar Extension Scheme, Lucknow (hereinafter called the "Said Plot") which was purchased from Lucknow Development Authority through Registered Free Hold Deed dated 26/11/2010 at Bahi 1, Jild 10376 Pages 301 to 318 as document no. 15333 in the office of Sub Registrar(II) Lucknow .

AND WHEREAS The Owner was desirous of developing the Said Plot by constructing a multi storied Residential complex (hereinafter called the "Said Building") at the Said Plot for this affect board of directors of company passed the regulation in the board meeting held on date 16.04.2012 at registered office Kolkatta and the Developer had offered the Owner to do so. After initial negotiations, the Owner has accepted the said offer of the Developer and has authorized the Developer to construct the said Building on the terms and conditions mentioned hereinafter.

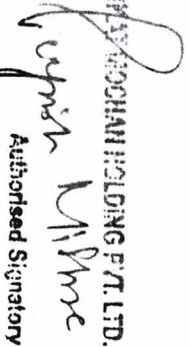
NOW THIS DEED OF AGREEMENT WITNESSES AS UNDER:-

1. That the subject matter of this Agreement is the Said Plot being the site of Group Housing Plot no. GH-1/21 measuring 6367.95 sq mtr situated at Sector-1, Gomti Nagar Extension Scheme, Lucknow, more fully detailed and described at the foot of this Agreement and plans whereof is annexed with this Agreement which plans shall form a part of this Agreement.
2. That the Owner hereby declares and assures the Developer that it has absolute right, interest and title in the Said Plot with free hold right over the land without any claim, rights, title of any other person or persons claiming under them. The Owner further assured that he has good, subsisting and marketable title in the said premises and he is legally competent to enter into this

Ms SURYA INFRA DEVELOPERS


PARTNER

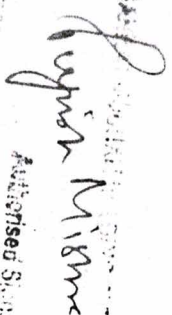
For SAMANT MOHANI HOLDING PVT. LTD.

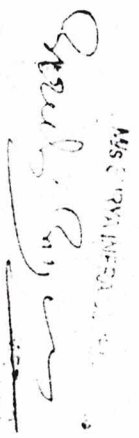

Authorized Signatory

Agreement with the Developer/s. There is no Lis-pende, Litigation and proceedings, attachment, claims, demand, acquisition, prohibitory order or notice of any nature and no recovery proceedings under any law act or statute are pending.

3. That it is hereby further clarified and agreed that this agreement is made for construction of residential complex as per approved layout from LDA.

4. That the Developer shall bear and pay the entire costs to construct the Said Building and complete the Said Building in all respects to make them tenantable (hereinafter call the "Said Project") with its own resources after procuring all requisite permissions, approvals and/or sanctions from the concerned authority or authorities, which may be necessary for the said purposes and the Developer shall have the exclusive right to execute the Said Project but only in accordance with the sanctioned and/or approved plan by the competent authority, without any hindrance or obstructions either from the Owner or from any third person whosever claiming through it. The type of construction and the specification of the material to be used and design of the Said Building shall be of Class I standard and the material to be used shall be of good quality carrying out all infrastructural work including leveling water storage facilities, sewages, storm water drains, recreation garden, electrical sub stations and all other common facilities and amenities. It is further agreed between the Parties that construction of the Said Building shall be as per specification having safe designs of columns, beams and roofs to avail the maximum FAR or Maximum constructed area and the Developer shall make the foundation plinth thereof suitable so as to bear the load of the Said Building.

For and on behalf of the Developer/s

Rajan Mishra
Authorised Signatory

For and on behalf of the Owner/s

Shree Rajan
Authorised Signatory

- 5 -
5. That the Owner has permitted the Developer to raise construction on the Said Plot and shall sign all the Applications, affidavits, papers etc. for requisite sanctions and permissions from the Appropriate Authorities for construction of the Said Building but the entire expenses for getting the plan prepared, shall exclusively be borne by the Developer and the Owner shall have no responsibility for the same or for the costs therefore including Miscellaneous or Incidental Expenses therefore all of which will be borne and paid by the Developer. However, the Owner shall render all assistance to and cooperate with the Developer in obtaining requisite permissions, sanctions and approvals, that may be required by the Developer at all times.
 6. That the Developer shall provide all such facilities in the Said Building that are statutorily required under any laws, bye-laws and/or regulations of the Local Authority or any other authority.
 7. That the Owner and the Developer shall keep all the antecedent or preceding documents including the title deeds of the Said Plot in the locker of any bank in joint names and have to be operated jointly.
 8. That the Owner shall designate and authorise one or more persons to sign and execute all documents, applications, papers etc that are will be required to be signed by the Owner to expedite the execution of the Project.
 9. That the Owner hereby undertakes that it shall not disturb, interfere or interrupt the construction and development activities to be carried out by the Developer and not cause or commit any act of commission or omission that may result in stoppage or delay of the construction activity to be undertaken pursuant to this Agreement

Signin Mlyme

Shankh B...

10. That the Owner shall deliver the vacant and peaceful possession of the Said Plot to the Developer after the Developer obtains all requisite permissions for commencing constructional work at the Said Plot.
11. That the Developer shall apply for and obtain at its sole cost and expenses, temporary or permanent connection of water and electricity and or any other utilities at the Said Plot for executing the Said Project and all the cost or expenses for construction of the Said Building including without limitation the Malba and Development charges, plan sanction fees, the Architect's fee, charges of Lucknow Development Authority, local authority, legal expenses, Government Authority, any agency, board or commission etc. shall be exclusively borne and paid by the Developer and the Owner shall not be responsible for the same in any manner whatsoever.
12. That the Owner has under this Agreement granted the entire development rights on the Said Plot to the Developer. The Developer shall bear and pay the entire cost and be responsible for the construction by itself and not through any contractor but may appoint Sub Contractors if it deems fit and proper and further be entitled to appoint other personnel of its own choice.
13. That in consideration of this Agreement, the Owner having agreed to grant the Developer the right to construct the said proposed Residential complex on the site of the Said Plot and the Developer agreeing to do so at its own costs and expenses, the parties to this Agreement have agreed that the entire saleable areas of the Said Building shall be shared between the Owner and the Developer in the ratio of 35% to the Owner (hereafter the "Owner's Allocation") and 65% to the Developer (hereafter the "Developer's Allocation") and each of the Owner and the Developer shall have proportionate right in the ratio of 35:65 respectively in the common parts and

Rajiv Mishra

Ms. Surya Infra Developer

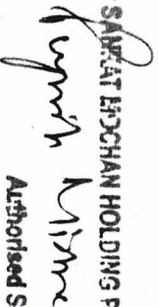
MS SURYA INFRA DEVELOPER

portions of the Said Building including the land comprised in the Said Plot. The Owner and the Developer shall be the sole and absolute owners of their respective Allocation with the exclusive right and authority to deal therewith without any recourse to the other.

14. Immediately after the Plan for the Said Building have been sanctioned by the Lucknow Development Authority, the parties shall mutually demarcate their respective Allocations keeping in mind that the same are equal in value and advantages and further that in case of the flats, in each of the floors of the Said Building the Owner is allocated 35% of the flats and the Developer is allocated 65% of the flats. In case there are both open and covered car parkings, these will be divided in a manner so that the Owner is allocated 35% of both the open and the covered car parkings and the Developer the balance 65% of both the open and covered car parkings. In the event the number of flats and/or the car parkings, whether open or covered, are such that all of these cannot be demarcated and allocated, then such flats and/or car parks will be sold in the open market at around the time when the construction of the Said Building will be nearing completion at the then best available price and the sale proceeds divided between the Owner and the Developer in the ratio of 35:65.

15. That the Developer and the Owner shall each have the absolute right, title, interest and possession over and in respect of their respective Allocations with absolute access to all the common areas and other facilities with absolute access to all the common areas and other facilities and amenities therein including right in common areas, open spaces, undeveloped areas and all other amenities and facilities available in the Said Plot with the right to transfer or dispose of their respective Allocations without any way disturbing the common facility available therein with the exclusive right to deal with, book, allot, dispose off, enter into agreements, execute sale deeds without any right claim, demand or interest etc.

For SAMRAT HOCHAN HOLDING PVT. LTD.


Authorized Signatory

THE DEVELOPER DEVELOPERS



whatsoever from the other. None of the Parties shall interfere into the peaceful possession of the other or its transferees in any manner whatsoever.

16. The Developer shall at its own cost purchase additional FAR if it so wants and obtain necessary approvals from the necessary concerned authorities. The official cost of this purchased FAR will be adjusted/reimbursed by the Owner during the final adjustment. In the event of obtaining such excess FAR, the Owner will be entitled to 35% of all saleable areas thereof and the Developer 65%. The demarcation of this additional saleable areas will be demarcated in the same manner as envisaged in Clause 14 hereinabove contained in a letter signed both the Parties which will be deemed to form a part and parcel of this agreement.
17. That the Developer and the Owner shall jointly determine the name of the Project/the Building developed as part of the Project.
18. That to secure the amounts invested by the Developer, the rate for selling all parts and portions of both the Owner's Allocation and the Developer's Allocation shall be regulated and determined by the Developer and the Owner will not raise any objection in this regard.
19. That in the event the Owner wishes to sell any part or portion out of the Owner's Allocation within the first two years of the Developer commencing construction of the Said Building, the Owner shall give first preference to the Developer to buy such portion.
20. If any alteration/change/additions or deviations in the plan of the Said Building become necessary, then the same shall be carried out by the Developer only with the prior approval of the Owner in writing. The Developer however shall propose to make any such alternations/additions deviations etc. in exceptional circumstances only keeping in mind that it does not affect the strengthening of the

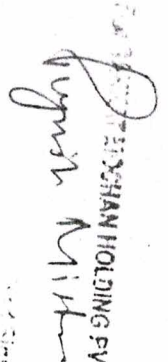
For SA
Sgnr Mishra
At 13/1/2020

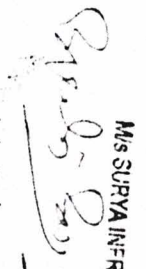
Pradeep Singh

Said Building in any manner whatsoever and the same shall also not go beyond the scope of sanctioned plan.

21. That the Owner hereby authorizes the Developer to submit applications to various authorities for obtaining permissions, approvals, sanctions and/or allotments of the Building materials in connection with the execution of the Said Project. However, all the expenses of every sort in this regard shall be borne by the Developer on its own account and all the expenses for obtaining permission and "No Objection Certificate," from the all concerned departments including without limitation fire, lift, environment and Airport Authorities for commence of construction and thereafter Completion Certificate, if any required, for occupying the Said Building shall be borne by the Developer for which the Owner shall not be responsible in any manner whatsoever.

22. That the Developer shall be entitled to remain in possession of the Said Plot till completion of the Said Project and formation of a management committee for looking after the maintenance work. The Developer shall manage and maintain the Said Building till such time the same is handed over to the management committee of the purchasers of the various flat in the Said Building, both in the Owner's Allocation and the Developer's Allocation and, for this purpose, both the Owner and the Developer shall be deemed to be purchasers for the flats and car parkings that they will not be selling. The Developer shall be entitled for maintenance charges at such rate or rates as may be agreed with the occupiers, transferees, assignees of the various portions of the Said Building and the said maintenance charges shall be charged by the Developer till the date of formation of the management committee and after the formation of the management committee maintain the Said Building and realise the maintenance charges from the occupiers of the Said Building


PURNAN MISHRA
PURNAN MISHRA HOLDING PVT. LTD.

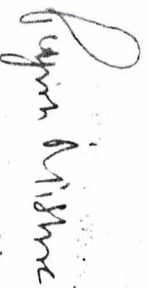

Ms. SURYA INFRA DEVELOPER
PARTNER


23. That the Developer shall be entitled to mortgage his respective share i.e. 65% only for raising of funds and term loans but only for executing the Project from banks and/or financial Institutions, without the consent of the Owner but the Owner shall not be liable nor responsible for repayment of such loan which shall be the exclusive liability of Developer. All liabilities in this regard shall be discharged by the Developer alone and the Owner shall not have any obligation to discharge any such liabilities. Further, prior to completion of the Said Building, the Developer shall have mortgage discharged at any cost.

24. That the Developer shall be entitled to employ and engage labourers, workmen and personal, both skilled and unskilled persons, and be solely liable to pay their wages, remuneration, dues and salary and comply with all labour laws and other statutory rules and regulations as are in force or that may be introduced from time to time with respect to the employment of personnel, payment of wages, compensation, welfare etc. and/or for any accident or lack of safety resulting in injury or damage to workmen, plant and machinery or third party in relation to the Said Project. All claims and demands during construction shall be settled and cleared by the Developer alone and no liability on this account shall fall onto the Owner at any stage under whatsoever circumstances.

25. That the Developer has to start the construction on the Said Plot within one month after obtaining all legal approvals. In default, the Developer will become liable to pay to the Owner Rs 5000/- per day as penalty after this time limit has expired.

26. That the Developer shall complete the Said Building in workmen like manner and tenable condition within 54 months from the date of this Agreement. However, this time may be extended for 6 months with mutual consent of both the parties. In the event the Developer fails to do so, the Developer will be become liable to pay

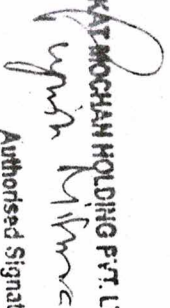



ANSHU BHATNAGAR

to the Owner Rs 3000/- per day as penalty after expiry of this time limit.

27. If the work of the Said Project is stopped because of any financial constraint then the Developer will become liable to pay Rs. 1,00,000/- per day by way of damages and till the Developer pays entirety of this amount to the Owner, the Developer shall not hand over or part with possession of any of the flats or the car parks within the Developer's Allocation to their respective intended purchasers.
28. That the Developer shall be entitled to display its sign board, advertisement etc. for the purposes of marketing of the flats and car parks within the Developer's Allocation. As also be entitled advertise in News Papers or by any other legal means, the costs and expenses whereof shall be exclusively born and paid by the Developer.
29. That all taxes, rates, ceases and other public dues payable in respect of the Said Plot shall be exclusively borne by the Owner up to the date of execution of this Agreement, by the Developer from the date of execution of this Agreement till the date total completion certificate for the entire Said Project is granted and thereafter when the proposed Building is completed the same shall be borne by the parties or their respective transferees in proportionate to their respective Allocations. Further, the Developer and Owner shall each be responsible for the Income Tax for their own income received or gains arising thereof stamp duty, registration charges, fees, or any other related charges in respect of this agreement shall be borne by the Developer
30. That as and when the Said Building are completed, the Developer shall give notice in writing to the Owner and inform the Owner about the same and ask the Owner to take possession of its

For SANKAT MOCHAN HOLDING PVT. LTD.


Authorized Signatory

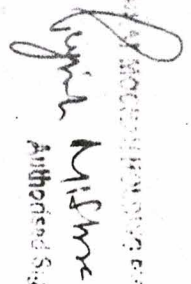


Allocation in and from the date of service of such notice, and at all times, thereafter, the Owner shall be exclusively responsible for payment of all municipal, property and service taxes whatsoever payable in respect of the Owner's Allocation. Similarly, from the said date the Developer shall also be responsible for the payments of all the said taxes, payable in respect of the Developer's Allocation. The said rates to be divided proportionately with reference to the salable space in the Building if they are levied on the Said Building as a whole.


31. That the Owner and the Developer have entered into this agreement on principal to principal basis and nothing herein shall be deemed or constitute as a partnership between them nor the Owner and the Developer together in any manner be construed as an association of persons.

32. That the Owner or the Developer as the case may be shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the obligations is prevented by existence of a force-majure with a view that obligation of the party affected by the force-majure shall be suspended for the duration of the force-majure. The force-majure shall mean any act of God and shall include flood, earthquake, riot, war, severe abnormal storm, tempts, civil commotion and any other act beyond the reasonable control of the party but will not include strike, labour unrest.

For and on behalf of the Association of Owners


Anitha M. Srinivas
Authorized Signatory

For and on behalf of the Developer


S. Srinivas
Developer

33. That neither the Owner nor the Developer shall revoke or cancel this Agreement under any circumstances whatsoever except for any default of the other on or before the completion of the Said Project and in case if this Agreement is revoked or terminated by any reason except default or breach on the part of the Developer, the Defaulting Party hereby undertakes to compensate along with right to seek specific performance against the defaulting party through the Court of Law to the other party for all expenses, losses or damages which the other Party may suffer on account of such revocation or termination. The expenses include all costs and expenses incurred by the Developer in getting the site plan prepared and passed and also all expenses and costs in the work if any carried out by the Developer and amounts paid by the Developer in pursuance of this Agreement, if any. Further, this agreement constitutes the legal valid and binding obligations upon the Owner enforceable against it accordance with its terms.

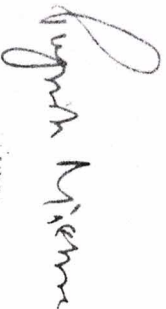
34. That the Owner further undertake and assure to the Developer to indemnify and keep the Developer indemnified against any and all third party claims, actions, suits, warranties and/or proceedings and loss if suffered and all consequences resulting there from whatsoever.

35. That the Developer hereby indemnify the Owner and agrees to keep the Owner saved, harmless and indemnified against all losses or damages that the Owner may suffer from any third party claims, actions, suits, warranties and/or proceedings and any consequences resulting from any actions of the Developer relating to the Said Plot.

Signature

Signature

36. That if any Agreement arrived between the parties hereto after the execution of this Agreement either registered or unregistered then the same shall be deemed to be the part of this Agreement and also binding on both the parties and their heirs, successors, successor-in-office, administrators, assignee etc. and both the parties shall acknowledge the same. Further, no variation of this agreement (including its annexure and schedules) shall be binding on any party unless such variation is in writing and signed by each party and no waiver of any breach of any provision of this agreement shall constitute a waiver of any prior, concurrent or subsequent breach of the same of any other provisions hereof and no waiver shall be effective unless made in writing and signed by an authorised representative of the waiving party.
37. That it is further agreed between the parties hereto that the various to be furnished by the Developer to the various Authorities viz. U.P. Power Corporation Ltd, U.P. Jal Nigam or any other Owner shall not possess any right to claim the same in any manner whatsoever.
38. That the Developer has paid to the Owner an interest free refundable security deposit of Rs. Twenty Five Lacs/- via cheque no. 130703 dated 19-04-2012 Bank of India, Indira Nagar, Lucknow of which the Developer shall be entitled to only the balance amount after deducting any penalties as per clause 25 and 26 of this agreement and after providing the completion certificate for the Said Project.



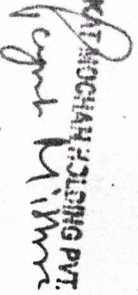

M/S SURYA INFRA DEVELOPERS
ENGINEER

39. That in the event of any question or any dispute arising connection with or in respect of interpretation or scope of this agreement or any part thereof or in connection with the development or any other matter incidental to the construction of the Said Building and/or relating to this agreement, the same shall be referred to the joint arbitrator appointed by mutual consent of both the parties and provisions of Arbitration Act 1996 shall apply to this agreement, but the work, development or any other matter incidental to this agreement shall not be stopped or remain suspended at anytime during or after the Arbitration proceedings nor shall any party prevent, obstruct or delay the execution, completion or construction of the Said Building in any manner whatsoever. However, the award of the Arbitrator or Arbitrators shall be final and binding on both the parties to this Agreement. The Courts at Lucknow shall have jurisdiction over its performance.

Valuation

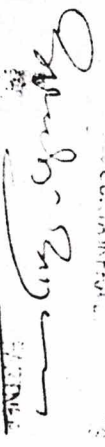
That the land is Residential situated at more than 100 away from Faizabad Lucknow Road, where the rate of Residential land according to circle rate list is Rs.10,000/- per Sq. Mtr. The total area of land is 6367.95 sq mtr. Thus the value of 1000 sq. mts as per rule comes to Rs.1,00,00,000 /-. And Remaining Land Area of 5367.95 sq mtr as per rule by depreciating cost 30% at the rate of comes to Rs.7,000/- per sq. mts. comes to Rs.3,75,75,650/- Thus the total value of the land comes to Rs.4,75,75,650/- That the said property is situated at on 45 mtr wide Road hence on addition 25% extra comes to Rs.1,18,93,913/- Thus the total valuation for the purpose of stamp duty of said land comes to Rs.5,94,69,563/- On which stamp duty of certificate dated 23/04/2012 under article 1-B, section 5, subsection b of Indian Stamp Act. That the said property neither situated at corner and nor at two side road. There is no construction over the said plot.

For SANKATMOCHAN HOLDING PVT. LTD.



Authorised Signatory

For SANKATMOCHAN HOLDING PVT. LTD.



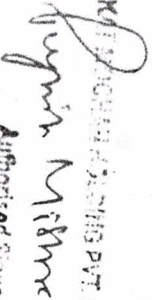
**DESCRIPTION OF THE PROPERTY WHICH IS SUBJECT OF
MATTER OF THIS AGREEMENT**

Group Housing Plot no. GH-1/21 measuring 6367.95 sq mtr
situated at Sector-1, Gomti Nagar Extension Scheme, Lucknow.

<u>Boundary of Plot no. GH-1/21</u>	
North	: C Type Plot
South	: Green Belt thereafter 45 mtr wide Road
East	: Group Housing Plot No 1/20
West	: Group Housing Plot No 1/22

PROVIDED ALWAYS AND IT IS HEREBY FURTHER AGREED
that whenever such an **INTERPRETATION** would be requisite to give
the fullest possible scope and effect to any contract or covenant herein
contained the expressions " The Owner/ first party and
"Developer/Second Party" hereinbefore used shall mean and always
mean and include their respective heirs, successors, successors-in -
office administrators, legal representatives .

For BANK/DEVELOPER/AGREEMENT PVT. LTD


Rajni Mishra
Authorised Signatory

Ms SURYA Prasad


Ms SURYA Prasad

In the witness whereof the Owner and Developer thereof have put their respective hands and thumb impression and executed this deed of agreement in their sound disposition of mind without any coercion, undue influence, pressure or compulsion from anybody whatsoever on this 23rd day of April, 2012 in the presence of witnesses.

WITNESSES:

1. Name Shri Ashok Verdhon Singh.

Father's Name Late Shri R.D. Singh.

Address Flat No.- 906, Surya Lake View
apartment, Vikalp Khurd,
Gomti Nagar, Lucknow.

FIRST PARTY

(Piyush Kumar)

M/S W.A.A

Authorized Signatory
M/s Sankat Mochan Holding Pvt. Ltd.

2. Name Shri Vinaya Tripathi

Father's Name Shri S.K. Tripathi

Address 63, Malavenu housing Colony (Ashok Kumar Agarwal)
Lucknow

SECOND PARTY

Partner M/s Surya Infra Developers

Typed By

(Mohd. Hasan)

Collectorate, Lucknow

Drafted By

(Mayank Agarwal)

Advocate

Civil Court, Lucknow

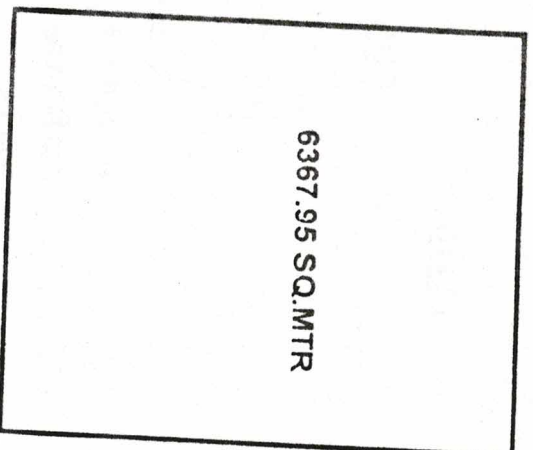
Mob-9450461126

MAP OF PLOT

Group Housing Plot no. GH-1/21 measuring 6367.95 sq mtr
situated at Sector-1, Gomti Nagar Extension Scheme, Lucknow.

Boundary of Plot no. GH-1/21

North	:	C Type Plot
South	:	Green Belt thereafter 45 mtr wide Road
East	:	Group Housing Plot No 1/20
West	:	Group Housing Plot No 1/22



45 METRE WIDE ROAD


SIGNATURE OF FIRST PARTY


SIGNATURE OF SECOND PARTY

Ms SUPRYA INFRA DEVELOPERS

विक्रय अज्ञेय विलेख

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नं. 27/2, वतीगल कोलकाता

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नं. 23/4/2012

दिनांक

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2:45PM

सिद्धिकरण अधिकारी के हस्ताक्षर

राजेश कुमार (प्रभारी)

उप-निबंधक (द्वितीय)

लखनऊ

23/4/2012

नं. 27/2, वतीगल कोलकाता

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नं. 27/2, वतीगल कोलकाता



नं. 27/2, वतीगल कोलकाता

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नं. 27/2, वतीगल कोलकाता

सिद्धिकरण अधिकारी के हस्ताक्षर

राजेश कुमार (प्रभारी)

उप-निबंधक (द्वितीय)

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सं. क्र. 23/04/2012 का

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पृष्ठ सं. 91 पृष्ठ सं. 132 पृष्ठ सं. 7107

सं. क्र. 23/04/2012 का

सं. क्र. 23/04/2012 का



सं. क्र. 23/04/2012 का

उप-निबन्धक (द्वितीय)

तखनऊ

23/4/2012

