

भारतीय गैर न्यायिक INDIA NON JUDICIAL



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INDIA

Rs.

25000

TWENTY FIVE THOUSAND RUPEES

UTTAR PRADESH

G-059863



Security Value : 1,50,00,000.00

Stamp Duty : 10,50,000.00

COLLABORATION AGREEMENT

THIS COLLABORATION AGREEMENT IS EXECUTED AT LUCKNOW ON THIS 7TH DAY OF THE MONTH OF MARCH OF THE YEAR 2018.

between

M/S Uniworld Infratech Pvt. Ltd., a company incorporated under the companies Act 1956, having its Registered office at House No. RZ-147, Ground floor, Shiv Block, Raghu Nagar, Sai mandir wali gali, New Delhi South west Delhi India Local Office 255/93 Kundari, Rakabganj- Lucknow



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acting through its Authorised signatory/Director Mr. Ashish Awasthi S/o Mr. U.K. Awasthi R/o 255/93 Kundari, Rakabganj- Lucknow & Mr. Priyank Pandey S/o Late R.S. Pandey R/o 725/3 Near P.W.D. office, Sri ram Nagar, Hathiyanala, Civil Lines, Sultanpur, Uttar Pradesh, The authorization given by virtue of board of directors resolution dated 7th November, 2017 hereinafter referred to as the First Party/Owner(s)/Land Owner(s)", (which expression wherever it so requires shall mean and include all its successors, administrators, assigns, nominees, legal heirs etc.) OF THE ONE PART;

AND

Sanfran Developers Pvt. Ltd., a company incorporated under the companies Act 1956, having its registered office at Sanfran square A73 3rd floor sector 2 Noida, Gautam buddh nagar U.P., acting through its Authorized

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Signatory Krishna Kumar Mishra S/o K. N. Mishra, hereinafter referred to as the **"Developer/Second Party"** (which expression shall unless repugnant to the subject or context mean and include its successors, administrators, assigns, nominees, legal heirs etc.) of the **SECOND PART.**

WHEREAS:

A. The first party is owing Land admeasuring 1.86 Hectare falling under the revenue record village of bakkas, Tehsil-Mohanlalganj, District Lucknow U.P. as per title papers and Fard enclosed herewith (hereinafter referred to as said Land). The First Party is having absolute/exclusive possession of the said Land and more particularly described in the **Annexure-A** annexed to and forming part of this agreement.

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- B. The developer is engaged in the business of Real Estate Development and has represented that it has necessary expertise, experience and exposure to undertake large commercial/housing Projects.
- C. THE PARTIES intend to develop a Project that may comprise of a row house/ flats Project or any other form as per the drawn Business plan on the aforesaid Land.
- D. The Owner intends to engage the Developer to successfully develop, construct and complete the project.
- E. The Developer has agreed to develop, construct on the terms and conditions hereinafter stated and to develop the Project as per their business plan.

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F. The Owner and the Developer each acknowledges that they will act in good faith in carrying out their duties and obligations.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH AS UNDER:

1. BASIC AGREEMENT:

1. The Developer hereinafter is entering into this Agreement with the objective of developing 'the said land' into Group Housing project or any other use permissible and as best suited for the project as per the business plan of the Developer and as per plans to be sanctioned by the concerned authorities.

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2. The owners have submitted that the said land falls under the R-Zone as per the current Master plan of the town.
3. The owner's have now agreed to engage the Developer and enter into this collaboration agreement, for the purpose, of undertaking development of the said Land into a viable project as per sanctioned plans & approvals.
4. Expenses to be incurred towards fulfilling EWSarea shall be adjusted form the gross revenue/area of the project, before division of area/revenue between the parties.

2. SUPERVISION OF DEVELOPMENT

The developers shall be entitled to commence and complete construction of the project without any

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interference from any quarters as per the terms and condition of the agreement. The owner shall, however, be entitled to inspect the progress of construction and point out infirmities, if any.

3. PERMISSIONS, LICENCES, APPROVALS ETC:

- a) To enable the developer to develop & market the said project as envisaged in the Agreement, the developer shall apply for and obtain all the licenses, permissions, approvals for obtaining License, the purpose of developing the project from the Government authorities. The expenses for such charge shall be borne by the Developer. The developer shall recover and adjust the Govt. expenses such as Licenses fee, EDC, IDC, WCT, Scrutiny, fees, SIF and other charges paid on behalf of project, from the

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perspective buyers. The Owner, shall co-operate with the Developer in providing all kind of assistance, documentation, title papers and shall sign, the papers whenever required for obtaining sanctions/license. The owners have agreed to get the Land use changed to proposed project as per the Business plan of the developer at the cost of the owners.

b) The developers shall get the plans prepared and shall get the sanctioned where cost shall be borne by the developer. However, the Owner shall fully assist the developer for getting the plans sanctioned as well as for the permission of conversation for Land use.

4. OBLIGATION OF THE OWNER(S):

a) To make keep the title of the said land clear and Marketable free from all encumbrances, charges,

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dependens, prior agreements and claims during the continuance of this agreement up to and until execution of conveyance/transfer of built-up portions in favour of the prospective buyers and or the developers as the case may be.

b) Not to do anything which may in any way jeopardize or adversely affect any right and or interest of the Developer created by and under this Agreement or which may in any way affect the progress of the project.

c) To assist co-operate, sign and execute all document, papers, deed, required or considered necessary for the purpose of developing the said project.

d) To make available to the Developer, the said Land free from all encumbrances, charges, claims, prior, agreements, mortgages, with full authority for the speedy and efficient completion of project.

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e) To render full assistance and co-operation to the Developer for the completion of the project in all respects as may be required under law or be current practice in this regard.

f) To provide the Developer copies of all communications received from various authorities regarding the said property and the approvals/sanctions which may be relevant to commencement and completion of the project and to sign and execute all necessary documents as may be required by concerned authorities for smooth execution of development work.

g) The Owner have agreed to execute a power of attorney in favour of the Developer of their nominee upon signing of the agreement enabling the Developer to obtain sanctions, approvals for the project from the concerned Govt. departments like LDA, Electricity Board, Municipal

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Corporation, Urban Development deptt. etc., and develop the said Land into project as per sanctioned plans. The Owner shall also execute power of attorney in favour of the Developer authorizing the Developer to enter into agreement for sale with prospective buyers for entire buildable area in the project, In the eventuality the sale deed is to registered in favour of the prospective buyer of a specific area then the Owner on the requests of the Developer, shall execute such transfer document in favour of prospective buyer.

h) To allow free and unrestricted entry to the Developer its staff visitors, buyers to the said Land with right to the Developer to construct site office and support infrastructure for the purpose of implementation of this agreement.

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- i) The Owner authorize the Developer to appoint architect, consultant and other officers as required for the services in the successful implementation of the project. All expenses for such architects, consultants, designers, etc shall borne by the Developer.
- ii) The first party will execute registered Collaboration/Consortium Agreement with second party.

5. OBLIGATIONS OF THE DEVELOPER

- a) To develop the project in terms of approvals and sanctions to be issued by the concerned authorities and to meet all the requirements thereof. The project shall be developed as residential or commercial as per applicable

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bye laws and approvals obtained.

b) To commence and complete the development of the project as per the sanctioned plans and in terms of Business plan after receipt of necessary permissions/sanctions from the concerned Government Authorities subject to notified Force Majeure conditions.

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c) To the physical processions of the said Land immediately on signing of this agreement from today, enabling the Developer to do fencing of the said Land, safeguard, of the site by security and also undertake activity for construction planning of site office etc.

d) To appoint architect, consultant etc for the project. The Developer shall get the plans prepared from the architect with maximum FAR for the project unless constraint to do so due to bye laws limitations and shall get the said plans approved from the competent authorities.

e) To develop at its own cost the said project in such a manner and in such name as it may deem fit on the said Land. And to do all such, deeds and things as are required to be done for the development of the said project.

f) To enter into contracts, agreement or arrangements with any person for the developments of the said projects.

g) To sign and execute all the documents papers, deeds, required or considered necessary for the purpose developing the said project at their own cost.

h) To apply to the State Government or any other appropriate authority for any amendment/revalidation of the approvals/sanction is issued including obtaining any extension thereof where cost shall be borne by the Developer.

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exclusively bear the expenses towards maintenance, electrical, housekeeping, general services and management of the project, and recover such expenses/maintenance charges from occupants/allottee(s) of the project. The developed area of the first party shall be at par with the other occupants/allottees of the project. The developed area of the first party shall be at par with the other occupants/allottees, accordingly the sales & marketing policy, facility management policy of the Second Party shall be applicable upon the area/units of the first party as well in the same spirit and charge at par with other would be recoverable from First Part. The first party or its allottees/transferees shall unconditionally adhere to above terms applicable on other allottees of the project.

6. IT IS FURTHER AGREED THAT:

- a) If any changes, additions alterations, rectification or the like are necessary for obtaining the occupation/completion certificate, the said additions alteration, rectification etc. will be carried out by the DEVELOPER at their cost so that occupation/completion certificate(s) is granted by the concerned authorities.
- b) That all charges, expenses and outgoings expenses towards water and electricity, during development of the project shall be exclusively borne and paid by Developer.
- c) All development cost shall exclusively be the responsibility of the Second Party.
- d) The second party shall recover the expenses of maintenance from the allottees of the project including the allottees/nominees/assignees of the First Party. The same shall be applicable on the developed area falling

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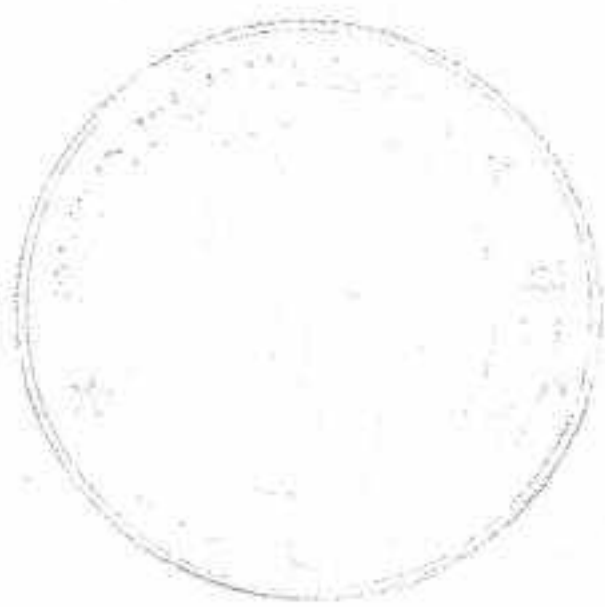
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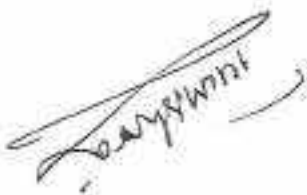
c) To the physical processions of the said Land immediately on signing of this agreement from today, enabling the Developer to do fencing of the said Land, safeguard, of the site by security and also undertake activity for construction planning of site office etc.

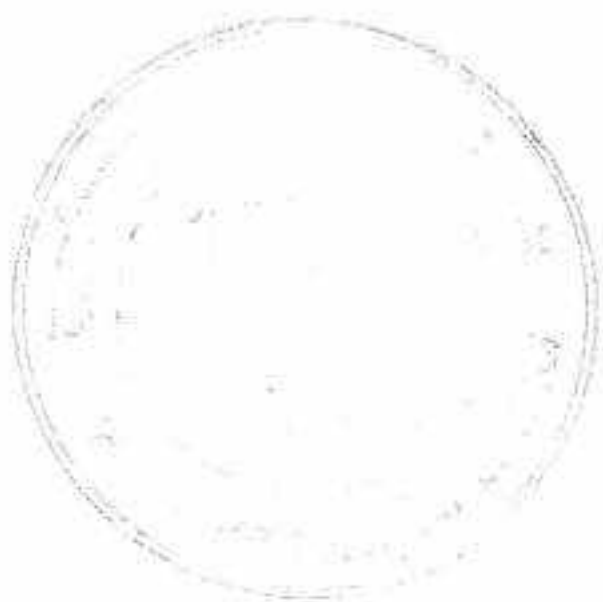
d) To appoint architect, consultant etc for the project. The Developer shall get the plans prepared from the architect with maximum FAR for the project unless constraint to do so due to bye laws limitations and shall get the said plans approved from the competent authorities.

e) To develop at its own cost the said project in such a manner and in such name as it may deem fit on the said Land. And to do all such, deeds and things as are required to be done for the development of the said project.

f) To enter into contracts, agreement or arrangements with any person for the developments of the said projects. g) To sign and execute all the documents papers, deeds, required or considered necessary for the purpose developing the said project at their own cost.

h) To apply to the State Government or any other appropriate authority for any amendment/revaledation of the approvals/sanction is issued including obtaining any extension thereof where cost shall be borne by the Developer.



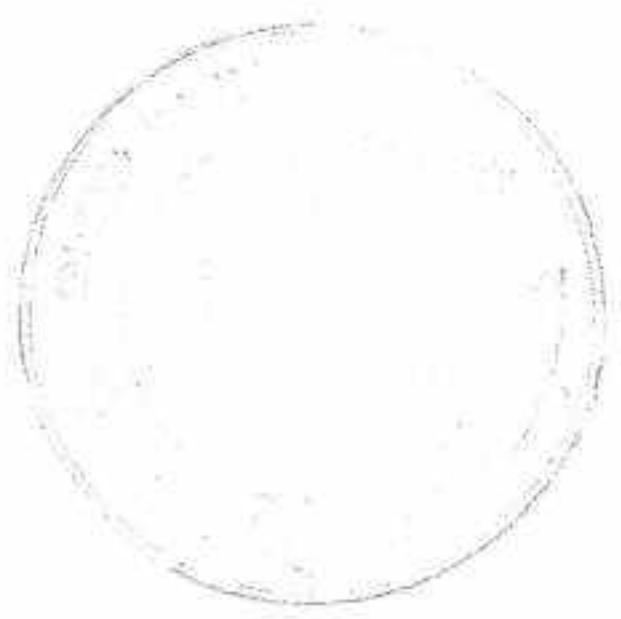


- i)** To discharge, pay and deal with all employees may be workman, officials or otherwise who are engaged or working with the said project directly or indirectly at the site or otherwise shall be the employees/officials of the Developer exclusively. All their wages or other dues statutory or contractual shall be payable exclusive by the Developer. The developer shall comply with all applicable labour and other laws for the time being in force.
- j)** To exclusively manage, market and promote the project, where the Developer is fully authorized to sell/transfer of lease the entire buildable area of the project on receipt of LOI/License as per its planning or policy on a price as per the market situation at the sole option of the Developer. Entire booking amount and subsequent installments for such sale or area by the Developer shall be deposited in the Escrow Account of the Developer opened specifically for this project whose amount will be distributed in line with the revenue/area sharing info.
- k)** The owner will have no objection in case to Developer wish to borrow funds by mortgaging the proposed built up area from the Financial Institution/investors. The cost of these funds shall be borne by DEVELOPER.
- l)** To proportionately bear Govt. levies and fees such as EDC/IDW, to be used against development of project. The Developer shall have right to recover such monies from the prospective buyers/allottees.
- m)** To charge with interest the EDC/IDW and or other govt. charges from the First party or its assignee(s)/allottee(s)/nominee(s) against the share of area of first party.
- n)** To exclusively manage and look after the maintenance and management of the project post completion. To





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exclusively bear the expenses towards maintenance, electrical, housekeeping, general services and management of the project, and recover such expenses/maintenance charges from occupants/allottee(s) of the project. The developed area of the first party shall be at par with the other occupants/allottees of the project. The developed area of the first party shall be at par with the other occupants/allottees, accordingly the sales & marketing policy, facility management policy of the Second Party shall be applicable upon the area/units of the first party as well in the same spirit and charge at par with other would be recoverable from First Part. The first party or its allottees/ transferees shall unconditionally adhere to above terms applicable on other allottees of the project.

6. IT IS FURTHER AGREED THAT:

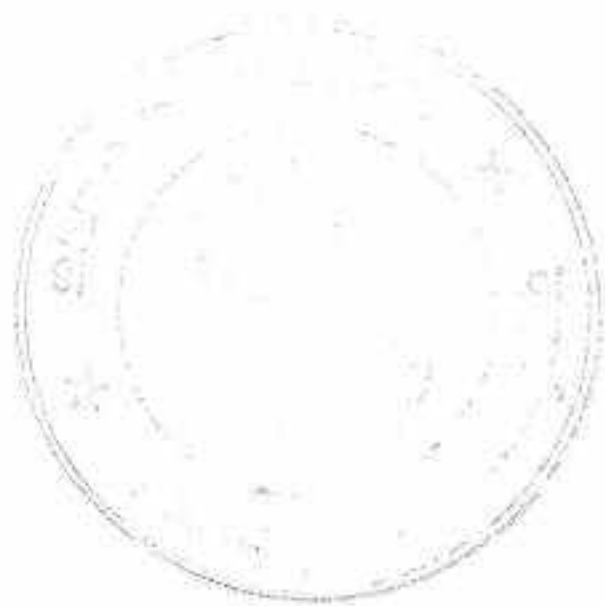
- a) If any changes, additions alterations, rectification or the like are necessary for obtaining the occupation/completion certificate, the said additions alteration, rectification etc. will be carried out by the DEVELOPER at their cost so that occupation/completion certificate(s) is granted by the concerned authorities.
- b) That all charges, expenses and outgoing expenses towards water and electricity, during development of the project shall be exclusively borne and paid by Developer.
- c) All development cost shall exclusively be the responsibility of the Second Party.
- d) The second party shall recover the expenses of maintenance from the allottees of the project including the allottees/ nominees/ assignees of the First Party. The same shall be applicable on the developed area falling

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under the share of the first party. Assures and agrees to bear and pay such maintenance charges regularly without any delay.

e) All kind of expenses for Maintenance, EDC, IDW, service tax to be recovered from the Allottees, shall exclusively belong to second party or its nominated agency. The first party shall bear and pay maintenance charges for such area to Second Party or its nominated agency regularly, second party shall also charge all other expenses including Govt. fees/statutory charges etc from the First Party. First party shall be liable to bear Goods and Service tax as applicable on allotment of its share of area.

f) Both the parties shall bear marketing cost which includes all costs of brokerage, commission and like other amounts relating to marketing for their respective share of area.

7. WARRANTY OF TITLE:

The Owner hereby represents and confirms that it is the absolute Owners of the land and has clear and marketable right, title and interest in the Land. The Owner further represents, confirms and declares that the land is free from all encumbrances, occupation, litigation, penalties, acquisition, requisition whatsoever. However the Developer will be kept indemnified and harmless from any such liability and work would not be hampered on this account and further agree not to sell, transfer, convey, mortgage, rent or lease or create any charge on the Land till the duration and full implementation of the Agreement. Owner hereby indemnifies and shall keep the developer indemnified and undertakes to make good any loss or

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damages that the Developer may suffer in respect of any third party claim or defect in the title or because of any omission and or commission of the Owner of the Land.

8. HANDING OVER POSSESSION:

That the Land would be made available to the Developer on signing of this agreement for carrying their pre implementation activities such as hydrological test, resonance test, site analysis, measurements, concept preparation etc and the physical possession would continue to be with developer for development on receipt of approval on the Conceptual drawings by authorities/competent authority. The development work shall commence on the site by developer on receipt of all permissions and approvals. The possession to the Developer shall be given only for development and construction purposes which would mean that the developer shall remain as the licensee to develop the PROJECT and the actual possession in terms of the transfer of property act shall remain with the Owner.

9. COMMENCEMENT OF CONSTRUCTION-FORCE MAJEURE:

The Developer undertakes to commence and complete the development of the project as per the sanctioned plans and in terms of Business Plan after receipt of necessary permissions/sanctions from the concerned Government Authorities subject to notified Force Majeure condition. In the event of the Developer not commencing the Project development from the date of obtaining necessary

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approvals from the authorities concerned and freezing upon of the concept as per their Business Plan subject to notified force majeure conditions such as

- (a) Act of God
- (b) Natural Calamities, Riots,
- (c) Explosions or accidents, air crashes and shipwrecks;
- (d) War and hostilities of war, riots or civil or commotion;
- (e) Changes or amendment in Government Policy or Law which prevents the Owner/Developer to proceed as per the terms agreed in this Agreement.

In the event of happening of such event, the developer shall be entitled to reasonable extension of time for which the owner hereby gives its no objection.

10. REFUNDABLE/ADJUSTABLE SECURITY DEPOSIT:

The Developer has deposited a sum of Rs. 1,50,00,000/- (Rupees One Crore Fifty lac only) as interest free refundable/adjustable security with the First Party which shall be refundable/ adjusted by the First Party/ Owner to the Developer/ Second Party at the time of sale of 15% stock of the first party/Owners.

Detail of the aforementioned security deposit is as follows:

Cheque No.	Bank	Amount (Rs.)	Date
1- 003936	ICICI Bank	11,00,000.00	09-11-2017
2- 003938	ICICI Bank	10,00,000.00	27-11-2017
3- 103628	PNB	15,00,000.00	20-01-2018
4- 103629	PNB	14,00,000.00	20-01-2018
5- 103647	PNB	1,00,00,000.00	06-03-2018
Total Rs.		1,50,00,000.00	

(Rupees One Crore Fifty Lakh Only)

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11. REVENUE/AREA SHARING:

- a. The first party/owner would get 53 villas if the total area available for the project development is 1,79,000 Sq. ft. after road widening and green belt etc. If the total area available for the project development will reduce then the first party/owner will get proportionately reduced no. of villas. Each villa would have 800 sq.ft. of plot area and 1350 sq.ft. of built-up area.
- b. The second party is free to plan rest of area as per its own business plan by using maximum FAR approved by appropriate authority.

12. POWER OF ATTORNEY:

- a. That the Owner authorises the developer through this agreement to carry—out various acts, sell, lease allot, deeds receive the booking amount, advances, sale consideration from the prospective buyer respectively and things in connection with the development of the said property and as such if required shall execute necessary Power of Attorney for submitting application, documents, undertaking, affidavits etc., in favour of the Developer or its nominee/s, to enable the Developer to represent the Owner before the concerned authorities such as for allotment of building materials and such other items viz. Electrical connection, water connection etc. and such other approvals/ sanctions essentially required for during the construction and completion of the project.

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b. The Owner shall also execute and register a Power of Attorney authorizing the developer to transfer the title of the built-up areas of developer share and handover possession to the intending buyers and for that purpose to sign and execute any agreements and any other sale/transfer documents.

c. The Owner shall never revoke such Power of attorney under any circumstances, as agreed hereinabove.

13. TRANSFER OF TITLE:

As and when the project is completed all such documents as are considered proper either by law or by practice or by experience or expedient shall be executed jointly by the Owner and the Developer through their Attorney, the developer herein so as to enable the Developer to complete the transaction and proper conveyance of title is made in favour of the intending buyers and / or in favor of Developer in respect of the unsold areas falling to the share of the Developer.

14. MISCELLANEOUS TERMS:

a) That the Owners and Developer have entered into this agreement purely on a principal basis and nothing stated herein shall be deemed to or construed as a Partnership between Developer and Owner.

b) Both the parties, the Owner and Developer shall deal with their respective income tax matters, service tax at their own risks and costs and both parties shall corporate



with each other for providing any assistance of for appearing before any authorities as cooperation to each other.

c) That in case of said property or any part there of comprised in this agreement is lost on account of any defect the Owner title or their right to transfer the same, on completion of the development or its quite enjoyment is in any way disturbed on account of any litigation started paramount to the Owner or on account of any cause or causes taxed etc. on the Owner, the Owner shall defend such actions at their own cost and shall be liable for the damages, losses, costs and expenses sustained by the Developer and/ or their nominee/s and / or their intending buyers. The Owner expressly agree to keep the Developer their nominees and intending buyers harmless and indemnified from and against any damages, losses, costs and expenses which the Developer and / or their nominee/s and / or their intending buyers may sustain or incur.

d) That if there by any claim/demands/litigations and / or any Court's decrees of any nature whatsoever against the Owner then it is a condition of this Agreement that the work of development and/ or any other matter incidental to this Agreement shall not, at any time or during development or after the completion or on handing over possessions to the intending buyers, stopped, prevented, obstructed or delayed in any manner whatsoever. That any such claims, outstanding demands litigations Court's decrees from any person and / or their nominees/s and / or intending buyers shall be full indemnified for their damages costs expenses, charges etc. incurred or to be

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incurred in the development and construction work on the said Land and including the cost and expenses incurred or to be incurred in defending any actions, legal or otherwise relating to the said Land.

e) The Developer shall be responsible at this own in and relative to performance of the work and contract to observe and to ensure observance by his sub-construction, agents and servants of all indemnified the Owners from the regulations shall indemnify and keep demands and proceeding initiated by any Third Party resultant from any breach by the Developer of his obligations aforesaid or upon any operation, act or omission of the Developer his sub-contractor(s) or agent (s) or servant(s).

f) The Developer shall have full authority and power to appoint any partner contractor or sub-contractor for fulfillment of the terms and conditions of this agreement.

g) That the Owner shall be concerned and liable in respect of income tax, Service Tax and /or other fiscal liabilities for the payments made to them and similarly the Developer shall be concerned and liable in respect of income tax and / or other fiscal liabilities for all receipts and disbursement.

h) That the Owner further undertake and agree to sign, within a week of receipt of any request in this behalf from the Developer such other documents, affidavits, letters etc. as may be necessary for the development, construction and completion of this agreement.

i) That the Owner shall not interfere or obstruct in any manner whatsoever with development, construction and completion of the building/s.

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j) This collaboration agreement is the final and complete agreement between the parties. This agreement overrides any or all understandings both oral also in writing the parties may have had prior hereto.

k) In the event, the parties hereto consider it necessary or appropriate to alter, amend, substitute or override any terms of this agreement they shall record such terms in writing, and no such term shall be binding between the parties until and unless they are signed by each of the parties hereto.

i) The Owner if wish to sell its share or area, before the completion of project, then Owner shall sell the same through the Developer only and Sale/Marketing policy of the Developer shall be applicable on such area, the Owner unconditionally agrees to this agreement.

15. MUTUAL NOTICE:

All mutual notice shall be served upon the address given above.

16. ARBITRATION:

That in the event of any dispute arising amongst parties hereto during the subsistence of this Agreement of thereafter, in connection with the validity, interpretation, implementation or alleged material breach of any provision of this agreement the parties shall endeavor to settle such dispute amicably. In case of failure by the Parties to resolve the dispute in the manner set out above, the dispute shall be referred to arbitration. Each party shall

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appoint its one Arbitration, where they both shall act like umpire. They shall act as per the provisions of the Arbitration and Conciliation Act 1996 and the Rules made there under. The venue of Arbitration shall be Delhi NCR.

IN WITNESS WHEREOF the parties have set their hands to this Agreement on day, month and year first above mentioned in the presence of the following witnesses.

SIGNED AND DELIVERED BY

AS/SL

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विक्रय अनुबंध विलेख (विलेख)

प्रतिफल - 150000000 स्टाम्प शुल्क - 1050000 बाजारी मूल्य - 13992000 पंजीकरण शुल्क - 20000 प्रतिनिधिकरण शुल्क - 140 योग : 20140

श्री मेसर्स युनिवर्स इन्फ्राटेक प्रा० लि० द्वारा
आशीष अवस्थी अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री यू० के० अवस्थी
प्लवसाय : व्यापार
लियासी : 25593 कुण्डारी, रफायगंज, लखनऊ

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आशीष अवस्थी अधिकृत
पदाधिकारी/ प्रतिनिधि



श्री. मेसर्स युनिवर्स इन्फ्राटेक प्रा० लि० द्वारा
ने यह लेखपत्र इस कार्यालय में दिनांक 04/05/2018 एवं
02:41:24 PM बजे
लिखित हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर
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आशीष अवस्थी
उप निदेशक, रफायगंज
लखनऊ

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सज्जद कुमारी सिन्धी



Annexure- A**Schedule of property**

S.NO.	Khasra No.	Measuring Area (in Hect.)
1	2898	0.097
2	2899	0.0566
3	2900	0.0526
4	2902	0.0063
5	2903	0.078
6	2904	0.019
7	2910	0.14500
8	2911	0.0726
9	2912	0.0883
10	2913	0.0883
11	2914	0.291
12	2916	0.09535
13	2917	0.1134
14	2918	0.09085
15	2919	0.0171
16	2920	0.0396
17	2908/1	0.02500
18	2908/2	0.04400
19	2915	0.37900
20	2923	0.03100
	Total (Hect)	1.86

Asst. Secy

[Signature]

[Signature]

निष्पादन संश्लेषक वाद सुनने व समाप्तते मजसुम व प्राप्त धमराशि क प्रलेखानुसार उक्त

विक्रेता: 1

श्री मेसर्स यूनिवर्सिटी इन्फोटेक प्रा०लि० के द्वारा अश्लीष अवस्थी, पुत्र श्री यू० के० अवस्थी
निवासी: 25593 सुण्डारी, रकसबगंज, लखनऊ।
व्यवसाय: व्यापार

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विक्रेता: 2

श्री मेसर्स यूनिवर्सिटी इन्फोटेक प्रा०लि० के द्वारा चिंका पाण्डेय, पुत्र श्री स्व० आर० एस० पाण्डेय
निवासी: 7253, नियर पी०डब्ल्यू० आर्किड, सिविल लाइन, सीतापुर।
व्यवसाय: व्यापार

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क्रेता: 1

श्री सनफ्रान डेवलपर्स प्रा०लि० के द्वारा कृष्ण कुमार मिश्रा, पुत्र श्री श्री के०एल० मिश्रा
निवासी: सनफ्रान स्कायवर प73 तृतीय तल, सेक्टर 2 गोरख
व्यवसाय: व्यापार

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श्री निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

श्री सुरेन्द्र पाण्डेय, पुत्र श्री नान प्रकाश पाण्डेय
निवासी: 469, विरेक खण्ड, गौमतीनगर, लखनऊ।
व्यवसाय: व्यापार

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पहचानकर्ता: 2

श्री मुकेश कुमार, पुत्र श्री बृजलाल
निवासी: 412, सुशील नगर, उरई, जालौन।
व्यवसाय: व्यापार

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ले की। प्राचक्षत शब्द सशिकी के निशान अंगूठे नियमानुसार सिए गय है।
टिप्पणी:

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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उप निबंधक: मोहनलालगंज लखनऊ

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राजेंद्र कुमार द्विवेदी

WITNESS

1.



Susendra Pandey
S/O Gyan Prakash Pandey
R/o 4/69, Vivek Khand,
Gomtinagar, Lucknow.
Mo. No. 9415111937

2.



Mukesh Kumar
S/o Brajlal
R/o 412 sushil Nagar Orai
Jalaun.
Mo No. 9415111937

Drafted By


{Amit Kumar Dwivedi}
Advocate

वही संख्या 1 जिल्द संख्या 9140 के पृष्ठ 93 से 144 तक क्रमांक 8145 पर
दिनांक 04/05/2018 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


शालिनी अयस्थी
उप निबंधक - सीहलालगंज
सखनऊ





उत्तर प्रदेश UTTAR PRADESH

EK 508043



CORRIGENDUM dated 07.05.2019

To Collaboration Agreement dated 04.05.18

This corrigendum have been mutually agreed with reference to the Collaboration Agreement executed and registered as **bahi no. 1, zild no. 9140** from page no. 93 to 144, sr. no. 8145 dated 04/05/2018 sub registrar office Mohanlal Ganj, Lucknow, between M/s Uniworld Infratech Pvt. Ltd. and M/s Sanfran Developer Pvt. Ltd. As per Clause No. 14 (k) of the Collaboration agreement it is further stated that in the interest of the project, the parties has decided to include Mr. Mukesh Kumar Srivas s/o Shri Brijlal R/o 412, Sushil Nagar, Urai Distt. Jalaun, Uttar Pradesh in collaboration agreement dated 04/05/2018 as party no. - 3.

All the parties agreed that Mr. Mukesh Kumar Srivas is also bound with all the obligations as the land owner of the Collaboration Agreement executed and registered on 04/05/2018.

10/05/19

UNI WORLD INFRA TECH PVT. LTD.

[Handwritten signature]
DIRECTOR

SANFRAN DEVELOPER PVT. LTD.

[Handwritten signature]
Auth Secretary

[Handwritten signature]
mukesh

SWORN & VERIFIED
BEFORE ME

All the parties agrees that area owned by Mukesh Kumar Srivas through Khasra no. – 2898, 2899, 2900, 2902, 2903, 2904, 2911, 2912, 2913, 2914, 2916, 2918, 2919, 2920 village Bakkas, tehsil Mohanlalganj, Lucknow is already included in collaboration agreement executed and registered dated 04/05/2018.

All the parties agreed that Mr. Mukesh Kumar Srivas will get the profit sharing with Sanfran Developer Pvt. Ltd. and the percentage of profit sharing between Mr. Mukesh Kumar Srivas and M/s Sanfran Developer Pvt. Ltd. will be 10 : 90. Uniworld share will be intact with its villas agreed with clause no. – 11 of collaboration agreement executed and registered dated 04/05/2018, Uniworld Infratech Pvt. Ltd. has nothing to do with share of Mukesh Kumar Srivas, Sanfran Developer Pvt. Ltd. will share its profit with Mukesh Kumar Srivas in ratio of 90 : 10.

All the parties agreed that sale deed of all the villas will be executed by all the parties jointly.

THAT all the parties agreed to add/delete/amend any terms and conditions of the addendum/corrigendum signed on 07/05/2019 and collaboration agreement executed and registered dated 04/05/2018.

Henceforth, the above correction would be a part of collaboration agreement executed and registered dated on 04/05/18.



UNIWORLD INFRA TECH PVT. LTD.

[Signature]
DIRECTOR

SANFRAN DEVELOPER PVT. LTD.

[Signature]
Auth Signatory

[Handwritten signature: mukesh]

SWORN & VERIFIED
BEFORE ME

[Signature]
Santosh Kumar Pandey
Advocate

NOTARY
LUCKNOW U.P INDIA

10/05/19