



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

₹83,28,000

e-Stamp

Signature
ACC Name- ATUL KUMAR MISHRA
ACC Code- UP14214504 Lic No.-142
Mob. No.- 9885541588
SADAR TEHSIL, LUCKNOW

Certificate No. : IN-UP17310713175210U
Certificate Issued Date : 04-Feb-2022 06:29 PM
Account Reference : NEWIMPACC (SV)/ up14214504/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference : SUBIN-UPUP1421450425296406505255U
Purchased by : HIGHNESS CONSTRUCTION
Description of Document : Article 5 Agreement or Memorandum of an agreement
Property Description : BLOCK-8, IN INTERNATIONAL TRADE PARK-2 (ITP-2), SITUATED AT SUSHANT GOLF CITY HI-TECH TOWNSHIP, LUCKNOW
Consideration Price (Rs.) :
First Party : MS ASHRAY VENTURES PRIVATE LIMITED
Second Party : HIGHNESS CONSTRUCTION
Stamp Duty Paid By : HIGHNESS CONSTRUCTION
Stamp Duty Amount (Rs.) : 83,28,000
(Eighty Three Lakh Twenty Eight Thousand only)
सत्यमेव जयते

₹83,28,000



Please write or type below this line

IN-UP17310713175210U

BUILDER AGREEMENT

Date of Execution : 05-02-2022
Place of Execution : Lucknow

Ashray Ventures Pvt. Ltd.

Partner
Director

HIGHNESS CONSTRUCTION

Partner
Partner

Partner

QT 0008010464

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.sholestamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



Market Value : Rs. 11,89,69,717/-
Stamp Duty : Rs. 83,28,000/-
Ward : Ibrahimpur

DETAILS OF INSTRUMENT IN SHORT

1.	Nature of Land	: Commercial
2.	Ward	: Ibrahimpur
3.	Mohalla	: Sushant Golf City, Sultanpur Road, Lucknow
4.	Details of Property	: Undivided Share of Land for Block-8 in International Trade Park-2 (ITP-2) situated at Sushant Golf City Hi-Tech Township, Sultanpur Road, Lucknow
5.	Standard of measurement	: Square Meter
6.	Land Area of Plot	: 6757.76 SQM
7.	Location Road	: Not on Segment Road

Ashray Ventures Pvt. Ltd.

Sanjay Agarwal
Director

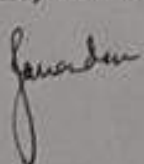
HIGHNESS CONSTRUCTION

Ruchi Agarwal
Partner

[Signature]
Partner

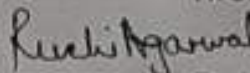
8.	Type of Property	:	Plot
9.	<u>Boundaries:-</u> North-East : Driveway / Block-7 South-West : Driveway/12-meter-wide Road North-West : Driveway/6-meter-wide Road South-East : Driveway/18-meter-wide Road		
10.	No of persons in first part (1); No of persons in second part (1);		
11.	Details First Party / Land Owner	:	Details of Second Party / Builder / Developer
	M/s Ashray Ventures Private Limited a company incorporated under the Companies Act 1956 having its registered office at 402, 4 th Floor, Shalimar Titanium, Vibhuti Khand, Gomti Nagar, Lucknow, Current correspondence office address is C-3-001, Palm Spring Villa, Sushant Golf City, Lucknow through its Director Mr Janardan Agarwal son of Sri Raj Narain Agarwal authorized vide Board Resolution dated 24.01.2022		M/s Highness Construction a partnership firm incorporated under the Act 1932 having its registered office at 11th Floor, Summit Space, Summit Building, TCG 3/3, Vibhuti Khand, Gomti Nagar, Lucknow-226010 through its Authorized Partners (1) Mrs. Julie Feroz wife of Sri Mirza Feroz Shah and (2) Mrs. Ruchi Agarwal wife of Sri Sandeep Agarwal vide authorized letter dated 02.02.2022

Ashray Ventures Pvt. Ltd.

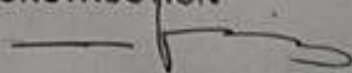


 Director

HIGHNESS CONSTRUCTION



 Partner



 Partner

THIS BUILDERS AGREEMENT IS EXECUTED BETWEEN:

M/s Ashray Ventures Private Limited (PAN-AAKCA3580E) a company incorporated under the Companies Act 1956 having its registered office at 402, 4th Floor, Shalimar Titanium, Vibhuti Khand, Gomti Nagar, Lucknow current correspondence office address is C-3-001, Palm Spring Villa, Sushant Golf City, Lucknow through its Director Mr Janardan Agarwal son of Sri Raj Narain Agarwal authorized vide Board Resolution dated 24.01.2022 of the First Part/ Landlord (hereinafter referred to as "First Party").

AND

M/s Highness Construction (PAN-AAOFH4949M) a partnership firm incorporated under the Act 1932 having its registered office at 11th Floor, Summit Space, Summit Building, TCG 3/3, Vibhuti Khand, Gomti Nagar, Lucknow-226010 through its Authorized Partners (1) Mrs. Julie Feroz wife of Sri Mirza Feroz Shah and (2) Mrs. Ruchi Agarwal wife of Sri Sandeep Agarwal vide authorized letter dated 02.02.2022 (hereinafter referred to as the "Second Party/ Builder/ Developer").

WHEREAS the First Party/ Land Owner had purchased the Undivided Share of freehold Land for Block-8 in International Trade Park-2 (ITP-2) admeasuring 6757.76 sq. meters situate at Sushant Golf City Hi-Tech Township, Sultanpur Road, Lucknow from M/s Ansai Properties & Infrastructure Ltd. vide registered Sale Deed dated 29-02-2020 registered in Book No. I Volume 3995 Pages 53/82 at No. 6407 on 29-02-2020 in the office of Sub Registrar, Sarojini Nagar, Lucknow (Annexure-1, Map);

Ashray Ventures Pvt. Ltd.

Janardan Agarwal
Director

HIGHNESS CONSTRUCTION

Partner

Partner

PHOTOGRAPH OF

Undivided Share of Land for Block-8 in International Trade Park-2 (ITP-2) admeasuring 6757.76 sq. meters situate at Sushant Golf City Hi-Tech Township, Sultanpur Road, Lucknow



Ashray Ventures Pvt. Ltd.

Parvinder Aggarwal
Director
FIRST PARTY OWNER

HIGHNESS CONSTRUCTION

Neel Aggarwal
Partner

Neel Aggarwal
Partner

SECOND PARTY / BUILDER

AND WHEREAS the first party has assured that it is the absolute owner of the said land/ property and the land/ property is free from all encumbrances, liens, acquisitions, court attachment and liabilities etc., of every sort and nature and is also not subject to any court case.

AND WHEREAS the first party is fully competent and capable of entering into this agreement with the second party.

AND WHEREAS possession of above said Undivided Share of freehold land/plot of BLOCK-8 in International Trade Park-2 (ITP-2) admeasuring 6757.76 sq.mt. situated at Sushant Golf City HI- Tech Township, Sultanpur Road, LUCKNOW is handed over by M/S Ansal Properties & Infrastructure Ltd. to M/S Ashray Ventures Pvt. Ltd. **(Annexure-2, Possession letter)**

AND WHEREAS the First Party/ Land Owner in order to derive optimum utility from the said land intended to construct a multi-storied commercial/official building on the part of the said property measuring 6757.76 sq. meters.

AND WHEREAS for want of resources financial and manpower the First Party has not been able to develop the same of its own.

AND WHEREAS the Second party who is a reputed Developer /Builder has agreed to join hands with First Party towards fulfillment of said object subject to terms and conditions set forth /enumerated in this agreement for development of the land owned by Ashray Ventures Pvt. Ltd. under the name and style" **Summit Twin Tower "**.

Ashray Ventures Pvt. Ltd.

[Signature]
Director

HIGHNESS CONSTRUCTION

[Signature]
Partner

[Signature]
Partner

Now THEREFORE, in consideration of the mutual covenants, terms and condition and understandings set forth in this Agreement (herein after referred as the "said agreement") and other good and valuable consideration (the receipt and adequacy of which are hereby mutually acknowledged), the parties with the intent to be legally bound hereby agree as follows:

The lead members are collectively referred to as the "parties" and individually as the "party".

NOW THIS AGREEMENT AND ITS TERMS AND CONDITIONS ARE WITNESSETH AS UNDER :

1. That the subject matter of this agreement is Commercial part of the Undivided share of land for Block-8 in International Trade Park-2 (ITP-2) admeasuring 6757.76 sq. meters situated at Sushant golf city Hi-Tech Township, Sultanpur road Lucknow under the name and style of "**Summit Twin Tower**" only . It is further Agreed that neither the First party nor the prospective buyers or anyone claiming through them shall have right to change the name of the building. The permissible constructed area of the demised property shall be as per the approvals from Lucknow Development Authority for which the first party is entitled to get the building constructed and the division of area amongst the parties is annexed as **(Annexure-3 (i) & (ii) Share Division chart)**. Development/Construction of the said building has to be carried out by the Second Party. And whereas the first party has also assured that no construction/nuisance shall take

Ashray Ventures Pvt. Ltd.

Guarantee Agreement
Director

HIGHNESS CONSTRUCTION

Ruchi Agarwal
Partner

[Signature]
Partner

place over the land situated Shaheed Path side which is in between existing road and partially above said plot/land by M/s Ansal Properties & Infrastructure or by anyone in future. **(Annexure-4 Green Area)**

2. That the plot subject matter of this agreement is situated at Sushant Golf City, Sultanpur Road, Lucknow and there is no construction on the said plot/ land.
3. It has been mutually agreed that the second party shall construct the proposed building as per the plans already provided by M/s JSR Architecture & Interiors, PMC, C-67, Defence Colony New Delhi for constructions and submission for approval from Lucknow Development Authority. Such architect shall be engaged by the second party at its own cost. The First Party shall sign relevant documents for sanctioning the plan or plans if required, so as to obtain its approval/sanction/NOC's or compounding from the competent authorities or other local authority. The second party shall construct the building as per the plan approved by the LDA only but if required minor changes in the plan upto the permissible limit can be done according to architect with mutual consent of the first party.
4. That in consideration to develop the demised premises in the manner specified as above and hereunder the First Party and the Second Party shall share the total covered area in inclusive of salable area of the entire building in the ratio of 44:56 respectively except Ground Floor, First Floor and Second Floor which shall be shared between both the parties in the ratio of 50:50 and the division will be made as per

Ashray Ventures Pvt. Ltd.

Sanjay Agarwal
Director

HIGHNESS CONSTRUCTION

Ruchi Agarwal
Partner

[Signature]
Partner

annexure attached here with. The additional area of 6% given on the Ground Floor, First Floor and Second Floor to the First Party by Second Party will be adjusted on the above floors keeping the overall ratio between the First Party and the Second Party as decided above in ratio of 44:56 respectively as annexed previously. The said ratio shall also apply to all constructions, parking, basement or any area of the demised premises except roof/terrace and service floor where the ratio shall be 50:50.

5. That if the First Party and Second Party are interested to have a clean rooftop the expenses/ cost for the construction of catwalk for the placing of services/ equipment/ AC units etc. shall be borne by the both the parties as per actual basis in the ratio of 44:56 respectively.
6. The allocation of specific car parks in the basement shall be made by the Second Party in the ratio of 44:56 in favour of First Party and Second Party respectively and The rights to use drive ways in the basement, entry, exit ramps, circulation areas shall rest with both the parties and at no point of time neither of the party will block these circulation areas or lay any claims to these circulation areas. Similarly, the car park spaces on the surface shall also be distributed by the Second Party in the same ratio. However, a certain percentage of surface area for car parks shall be reserved for both the parties.
7. That the physical possession of the land over which the building is scheduled to be constructed is being handed over to the second party by virtue of this agreement. After

Ashray Ventures Pvt. Ltd.

[Signature]
Director

HIGHNESS CONSTRUCTION

[Signature]
Partner

Partner

[Signature]

completion of super structure, the second party will hand over the respective possession to the First Party/allottees in the share as agreed here in above subject to receiving of IFMS, EDC, Electricity Connection Fees and Sinking fund for its share in the proposed building to the Second Party. All statutory fees, government fees, all NOC charges, demands and completion certificate etc. shall be met by the first party and second party jointly as per their respective share.

8. That if either of the party wants to transfer or exchange the ownership of their respective area amongst each other the same can be done with mutual consent of both the parties.
9. That it is agreed that the terms of this agreement can be altered or modified by way of supplementary registered or unregistered supplementary agreement / agreements by mutual consent and duly signed of both parties.
10. That the First party & Second party will not lien / mortgage the land under this Builder Agreement without written mutual consent.
11. The first party and second party shall have power to sell, lease, and transfer the ownership rights title and interest after completion of the aforesaid building except booking of their respective areas in the constructed areas to the extent of their shares as demarcated in the plans of the said Commercial Complex.
12. The duration & dates for the completion of the project would be as under from the date of signing of the agreement:

Ashray Ventures Pvt. Ltd.

Jayashankar Agarwal
Director

HIGHNESS CONSTRUCTION

Ruchi Agarwal
Partner

[Signature]
Partner

- i. That the Second party has agreed and undertakes to expeditiously commence and carry out the project work and complete the same within a period of 84 months commencing from the date of sanction or approval of map & all the NOCs required for legal construction / excavation. In case any other document/ papers are required by the first party, the first party making available the same at the earliest in the interest of the Project.
- ii. Time period for completion of the project may be extended by 6 months.

13. The first party hereby authorize the second party to sign all the necessary papers documents plans, affidavits, petition etc. addressed to or to be submitted before Nagar Nigam, Local Authority, Government or any other authority or electricity department of the carrying out work pursuant to this agreement and the builder through this agreement itself shall be deemed to possess the aforesaid powers to carry out the work under this agreement and such power shall continue to vest upon him until the completion of the project and thereafter.

14. It is agreed that:

- i. The Second Party shall make exactly similar construction of the specifications as they would make for their own portion and would also use the same material for the portion of the first party, which they would use for their own portion. Further if the first party wants any internal

Ashray Ventures Pvt. Ltd.

Jayashankar Aggarwal
Director

HIGHNESS CONSTRUCTION

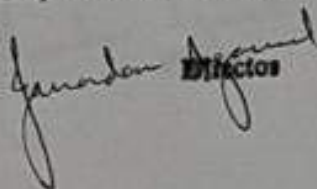
Ruchi Aggarwal
Partner

Partner
[Signature]

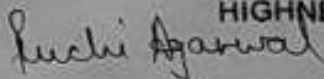
changes in its share, it can intimate the second party who shall assist in getting the same done by giving differential cost to the Second Party, if any, as per mutually agreed between both the parties.

- ii. The Second party shall construct as per specifications **(Annexure 5)**. Any changes by the First Party will be done after mutual consultation. The elevation for the building will be at the discretion of the architect M/s JSR Design, New Delhi.
- iii. That in future if there is any option for new construction, both the parties will sit together and with the mutual consent they can proceed further
- iv. That the First party and Second party shall be entitled to receive premium, advances and other payments from the respective buyers and lessees etc. and give receipt and enter into agreement or execute necessary documents as first party and second party may deem fit regarding their respective built-up areas as per RERA norms.
- v. That the ownership of the residual rights on the land shall always remain with the first party and second party in their respective ratios i.e. 44:56 respectively till transferred through a registered deed in favour of prospective purchasers of the built-up areas in the complex.
- vi. That if required by the second Party, the first party or its authorized signatory or attorney shall be liable to execute, sign and register and shall join the second party in executing such documents including agreements and sale

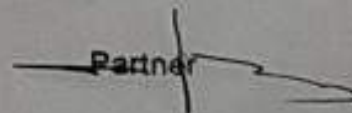
Askay Ventures Pvt. Ltd.


Director

HIGHNESS CONSTRUCTION



Partner


Partner

deed for transferring the proportionate land as per built-up areas or part thereof.

- vii. That similarly the Second party or its authorized signatory or attorney at the request of the first party, and if at all required by the first party, will join in execution of the sale deed or other documents falling in the share of the first party.
15. That the first Party shall bear and pay all outstanding charges and dues of electricity, water tax or any other liability etc., on the demised property for the period prior to builder agreement. If there are any liability related to land arising during and after construction of the building the same shall be borne and paid by the First Party. That thereafter all taxes, levies etc. shall be borne and paid by the second party at their cost. In case of any accident during construction the same shall be handled by the second party only.
16. That both the parties agree that the Second Party will be free to make a rule of maintenance of the services and will levy uniform rates to all the owners/lessees/allottees to which the First Party and its allottees/buyers of the prospective units will follow. The First Party and its allottees have to pay necessary CAM charges, AMC's etc. for maintaining various value-added services which shall be payable after obtaining completion certificate or possession whichever is earlier.
17. Any expenses during the construction of the building regarding marketing and co-branding shall be done by the second party with mutual consent from the first party. Expenses shall be borne in their respective ratios.

Ashray Ventures Pvt. Ltd.

Director

HIGHNESS CONSTRUCTION

Partner

Partner

18. The place for signages will be decided by both the parties mutually with the consent of the architect.
19. Income and expenses incurred in advertisements, hoardings, LED display etc. will be distributed among both the parties in their respective ratios i.e. 44: 56.
20. That the first party and the second party have entered into this agreement on principal-to-principal basis only and nothing contained herein shall be deemed or construed as constituting a partnership between them or a joint venture between them nor shall the parties in any manner constitute an Association of persons.
21. It is hereby agreed by both the parties that they shall directly meet their taxation liability and other statutory liabilities personally and respectively as may be applicable to them, and both the parties have to follow RERA guidelines.
22. That all notices letters sent through registered post addressed to the other party at the address given above or such duly notified address or email address and the same shall be deemed to have been received in due course of time with in which it is normally expected to be delivered.
23. That all dispute if any including all matters incidental to or in relation thereto shall referred to arbitration under the Indian Arbitration Act. The award given by the arbitrator shall be final and binding on both the parties. It is agreed that all disputes shall be subject to the jurisdiction of Lucknow Courts only. The sittings too, shall be held at Lucknow. The expenses including arbitrator's fee shall be borne by both the parties mutually. It is

Ashray Ventures Pvt. Ltd.

Sanjay Agarwal
Director

Richi Agarwal

HIGHNESS CONSTRUCTION

Partner

Partner

expressly agreed that during the pendency of such proceedings the work of Construction/developments shall not be stop and no hindrance/obstruction or restriction shall be created by either Party and no criminal proceedings/ FIR shall be lodged by either party or its allottees.

24. That the parties undertake not to do any act which may in any manner, contravene the terms of this agreement respecting the above property.
25. It is agreed between both the parties that neither party will introduce any partner/shareholder/ director in their company or partnership firm.
26. That the subject matter of this deed having total area of the plot of land is 6757.76 sq. meters. The valuation of the plot for the purposes of the payment of stamp duty is as under :-

a)	Land Area	= 1000 sq. meter x Rs. 21,500/- per square meter
		= Rs. 2,15,00,000 /-
	10% extra for three side roads	= Rs. 21,50,000 /-
b)	Balance Area of Land	= 5757.76 sq. meter x Rs. 15,050 /- (Rs 21,500 - 30% = Rs 15,050/-)
		= Rs. 8,66,54,288 /-
c)	10% extra for three side road	= Rs. 86,65,429/-

Ashray Ventures Pvt. Ltd.

[Signature]
Director

HIGHNESS CONSTRUCTION

[Signature]
Partner

HIGHNESS CONSTRUCTION
[Signature]
Partner

Partner

Thus the total value of land comes to Rs.11,89,69,717/- consequently the stamp duty of Rs. 83,28,000/- has been paid on the market value of property vide E-Stamp Certificate No. IN-UP17310713175210U DATED 03.02.2022. The stamp duty & GST (if applicable) for this agreement shall borne by second party.

27. That this builder agreement has been drafted by the undersigned as per instructions and documents provided by the parties for which they shall be responsible.
28. That the identification of the parties has been done on the basis of the documents provided by them.

SCHEDULE OF PROPERTY

Undivided Share of Land for Block-8 in International Trade Park-2 (ITP-2) admeasuring 6757.76 sq. meters situate at Sushant Golf City Hi-Tech Township, Sultanpur Road, Lucknow and bounded as under:-

North- East	:	Driveway / Block-7
South-West	:	Driveway/12 meter wide Road
North-West	:	Driveway/06 meter wide Road
South-East	:	Driveway/18 meter wide Road

Ashray Ventures Pvt. Ltd.

Jayaram Singh
Director

HIGHNESS CONSTRUCTION

Ruchi Agarwal
Partner

Partner

HIGHNESS CONSTRUCTION

Partner

Partner

IN WITNESS WHEREOF the parties have put their respective signatures on this Builder Agreement on the date, month and year first above written in the presence of following witnesses.

Dated 05.02.2022

WITNESSES :

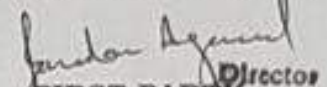
1.



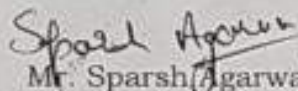
Shri Shakti Singh
S/o. Shri Surendra Bahadur Singh
R/o Shakti Paradise, Plot no 7 & 8
Nizampur, Malhor, Lucknow



Ashray Ventures Pvt. Ltd


FIRST PARTY
(ASHRAY VENTURES
PVT. LTD.)

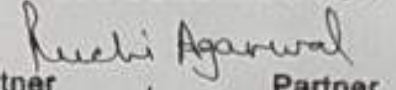
2.



Mr. Sparsh Agarwal
S/o Mr. Janardan Agarwal
R/o B-927, Sector-B, Mahanagar,
Lucknow



HIGHNESS CONSTRUCTION


Partner Partner



SECOND PARTY
(HIGHNESS CONSTRUCTION)

Drafted by :


(Arun Khanna)
Advocate
Civil Court, Lucknow.

Composed by :


(Amit Kumar Singh)

ANNEXURE-1 & 4



Detailed Calculation of CONCRETE (M³) (Area in sq.m)									
Sl. No.	Building Type	Area (sq.m)	Volume (M³)	Area (sq.m)	Volume (M³)	Area (sq.m)	Volume (M³)	Area (sq.m)	Volume (M³)
1	Block A	1000	1000	1000	1000	1000	1000	1000	1000
2	Block B	1000	1000	1000	1000	1000	1000	1000	1000
3	Block C	1000	1000	1000	1000	1000	1000	1000	1000
4	Block D	1000	1000	1000	1000	1000	1000	1000	1000
5	Block E	1000	1000	1000	1000	1000	1000	1000	1000
6	Block F	1000	1000	1000	1000	1000	1000	1000	1000
7	Block G	1000	1000	1000	1000	1000	1000	1000	1000
8	Block H	1000	1000	1000	1000	1000	1000	1000	1000
9	Block I	1000	1000	1000	1000	1000	1000	1000	1000
10	Block J	1000	1000	1000	1000	1000	1000	1000	1000
TOTAL									

Detailed Calculation of CONCRETE (M³) (Area in sq.m)									
Sl. No.	Building Type	Area (sq.m)	Volume (M³)	Area (sq.m)	Volume (M³)	Area (sq.m)	Volume (M³)	Area (sq.m)	Volume (M³)
1	Block A	1000	1000	1000	1000	1000	1000	1000	1000
2	Block B	1000	1000	1000	1000	1000	1000	1000	1000
3	Block C	1000	1000	1000	1000	1000	1000	1000	1000
4	Block D	1000	1000	1000	1000	1000	1000	1000	1000
5	Block E	1000	1000	1000	1000	1000	1000	1000	1000
6	Block F	1000	1000	1000	1000	1000	1000	1000	1000
7	Block G	1000	1000	1000	1000	1000	1000	1000	1000
8	Block H	1000	1000	1000	1000	1000	1000	1000	1000
9	Block I	1000	1000	1000	1000	1000	1000	1000	1000
10	Block J	1000	1000	1000	1000	1000	1000	1000	1000
TOTAL									

Ashray Ventures Pvt. Ltd.
Sanjay Agarwal
 Director

HIGHNESS CONSTRUCTION
Ruchi Agarwal
 Partner

Physical Possession

This is to confirm that pursuant to the Registered Sale Deed dated 29th February 2020, we, **ANSAL PROPERTIES AND INFRASTRUCTURE LTD.** a company incorporated and registered under the companies Act, 1956 having its registered office at **115 ANSAL BHAWAN, 16 KASTURBA GANDHI MARG, NEW DELHI-110001** (hereinafter referred to as the Company) which expression shall unless contrary to or repugnant to the context or meaning there of be deemed to mean and include its legal successors, liquidators, executors, Mr. Amit Malik (Sr. GM-Sales & Marketing) who has been duly empowered and authorized by the committee of Directors of the company vide dated 05th august 2020 to act for and on behalf of the company have given clear & peaceful physical possession of the Undivided share of Land for Block-8 in International Trade Park-2 (ITP-2) at Sushant Golf City, Lucknow. Admeasuring 6757.76 Sq. Mt. sold to M/s. Ashray Ventures Pvt. Ltd. through its authorized signatory Mr. Janardan Agarwal.

Place: Lucknow

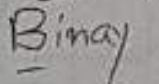
Date: 30th December 2021

Ansal Properties and Infrastructure Ltd.
 For Ansal Properties & Infrastructure Ltd.

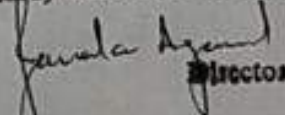

 Authorized Signatory

Authorized Signatory

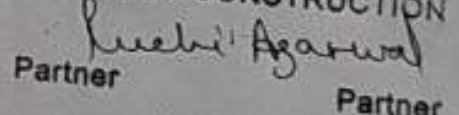
Witnesses: 1. Pradeep Kumar ()

2. Binay Tiwari ()

Ashray Ventures Pvt. Ltd.


 Director

HIGHNESS CONSTRUCTION


 Partner

Ansal Properties & Infrastructure Ltd.
 (An ISO 9001:2000 Company)

2nd Floor Shopping Square-2, Sector-D, Sushant Golf City Lucknow - 226030
 Ph: 0522 7127800. Website: www.ansalapi.com
 Cln: L45101DL1967PLC004759
 customercare@ansalapi.com | Toll Free No. 18001206509

SUMMIT TWIN TOWER				
Floor	Unitwise Distribution in both the Wing- A & Wing- B			
	Ashray Ventures		Highness Construction	
	Wing-A	Wing-B	Wing A	Wing B
Ground Floor	Unit No.05,07,09,10,11,12,13,16,18 & 20		Unit No.01,02,03,04,06,08,14,15,17 & 19	
First Floor	Unit No. 103,105,107,108,111,112,115,116,118 & 119		Unit No.101,102,104,106,109,110,113,114,117 & 120	
Second Floor	Unit No.A-201 to A-213	Unit No. B-209 to B-211	0	Unit No. B-201 to B-208
Third Floor	Unit No.A-301 to A-313	Unit No. B-301 To B-303 & 307 to B-310	0	Unit No. B-304 To B-306 & B-311
Fourth Floor	0	Unit No. B-407	Unit No. A-401 to A-413	Unit No. B-401 to B-406
Fifth Floor	0	0	Unit No. A-501 to A-513	Unit No. B-501 to B-507
Sixth Floor	Unit No.A-601 to A-611	0	0	Unit No. B-601 to B-606
Seventh Floor	Unit No.A-701 to A-713	Unit No. B-701 to B-707	0	0
Eight Floor	0	0	Unit No. A-801 to A-811	Unit No. B-801 to B-806
Ninth Floor	Unit No.A-901 to A-911	0	0	Unit No. B-901 to B-906
Service Floor-1	844.63	183.6	0	1158.58
Service Floor-2	0	974.98	844.63	0
TOTAL	844.63	1158.58	844.63	1158.58
Top Terrace	1235.01	0	0	1306.85
Terrace 6th (Saleable Area)	117.3	0	0	192.43

HIGHNESS CONSTRUCTION

Ashray Ventures Pvt. L. I.
[Signature]
 Director

[Signature]
 Partner

[Signature]
 Partner

विक्रय अनुबंध विलेख (बिलडर)

बही सं०: 1

रजिस्ट्रेशन सं०: 4202

वर्ष: 2022

प्रतिकल- 0 स्टाम्प शुल्क- 8328000 बाजारी मूल्य- 118970000 पंजीकरण शुल्क- 1189700 प्रतिलिपिकरण शुल्क- 120 योग: 1189820

श्रीमती मे, हाउनेस कंस्ट्रक्शन द्वारा

जूली फिरोज अधिकृत पदाधिकारी/ प्रतिनिधि,

पत्नी श्री मिर्जा फिरोज शाह

व्यवसाय : व्यापार

निवासी: कार्यालय-11 वां तल, समिट स्पेस, समिट बिल्डिंग, टीसीजी 3/3, विभूति
खण्ड, गोमती नगर, लखनऊ



श्रीमती मे, हाउनेस कंस्ट्रक्शन द्वारा

जूली फिरोज अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक

05/02/2022 एवं 01:41:36 PM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मस्तराम गुप्ता (प्रभारी)

उप निबंधक-सरोजनीनगर

लखनऊ

05/02/2022

ओम प्रदीप सिंह

निबंधक लिपिक



05/02/2022

ANNEXURE 3(ii)

SUMMIT TWIN TOWER					
Floor	Saleable Area (Sqmt.)		Total Saleable Area (Sqmt.)	Area Distribution in 44:56	
	Wing-A	Wing-B		Ashray Ventures	Highness Construction
Ground Floor	3035.29	0	3035.29	1517.65	1517.64
First Floor	3199.82	0	3199.82	1599.91	1599.91
Second Floor	1410.53	2241.44	3651.97	1709.39	1942.58
Third Floor	1410.53	2241.44	3651.97	2918.21	733.76
Fourth Floor	1410.53	1628.21	3038.74	104.45	2934.29
Fifth Floor	1410.53	1628.21	3038.74	0	3038.74
Sixth Floor	1405.12	1628.21	3033.33	1405.12	1628.21
Seventh Floor	1410.53	1628.21	3038.74	3038.74	0
Eight Floor	1209.23	1306.85	2516.08	0	2516.08
Ninth Floor	1235.01	1306.85	2541.86	1235.01	1306.85
TOTAL	17137.12	13609.42	30746.54	13528.48	17218.06

Service Floor-1	844.63	1342.18	2186.81	1028.23	1158.58
Service Floor-2	844.63	974.98	1819.61	974.98	844.63
TOTAL			4006.42	2003.21	2003.21

Top Terrace	1235.01	1306.85	2541.86	1235.01	1306.85
Terrace 6th (Saleable Area)	117.3	192.43	309.73	117.3	192.43

Ashray Ventures Pvt. Ltd.

[Signature]
Director

HIGHNESS CONSTRUCTION

Partner

Partner

[Signature]
Ruchi Agarwal

वही सं०: 1

रजिस्ट्रेशन सं०: 4202

वर्ष: 2022

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि व प्रलेखानुसार उक्त

विक्रेता: 1

श्री मे. आश्वय वैद्यर्स प्रा. लि. के द्वारा जनार्दन
अग्रवाल, पुत्र श्री राज नारायण अग्रवाल
निवासी: कार्यालय-402, चतुर्थ तल, शालीमार
टाइटेनियम, विभूति खण्ड, गोमती नगर, लखनऊ
व्यवसाय: व्यापार

क्रेता: 1



श्रीमती मे. हाइनेस कंस्ट्रक्शन के द्वारा जूनी फिरोज,
पत्नी श्री मिर्जा फिरोज शाह
निवासी: कार्यालय-11वां तल, समिट स्पेस, समिट
बिल्डिंग, टीसीजी 3/3, विभूति खण्ड, गोमती नगर,
लखनऊ

व्यवसाय: व्यापार

क्रेता: 2



श्रीमती मे. हाइनेस कंस्ट्रक्शन के द्वारा रुचि अग्रवाल,
पत्नी श्री संदीप अग्रवाल
निवासी: कार्यालय-11वां तल, समिट स्पेस, समिट
बिल्डिंग, टीसीजी 3/3, विभूति खण्ड, गोमती नगर,
लखनऊ

व्यवसाय: व्यापार

ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1



श्री शक्ति सिंह, पुत्र श्री सुरेंद्र बहादुर सिंह

निवासी: शक्ति पराडाइज, प्लॉट संख्या-7 व 8
निजामपुर, मल्हौर, लखनऊ

व्यवसाय: व्यापार

पहचानकर्ता: 2



श्री स्पर्श अग्रवाल, पुत्र श्री जनार्दन अग्रवाल

निवासी: बी-927, सेक्टर-बी, महानगर, लखनऊ

व्यवसाय: व्यापार

ने की। प्रत्यक्षतः मद्र साक्षियों के निशान अनुदे
नियमानुसार लिए गए हैं।

टिप्पणी:



रजिस्ट्रेशन अधिकारी के हस्ताक्षर

मस्तुरीस गुप्ता (प्रबारी)
उप निबंधक: सरोजनीनगर
लखनऊ
ओम प्रताप सिंह

SUMMIT TWIN TOWER

SPECIFICATIONS

ANNEXURE-5

Structure

Earthquake resistant R.C.C. framed structure.
Large and efficient floor plates & wide column span.

External Finishes

State of the art facade using a combination of Premium Glass.
Aluminium/ Metal Panels & Granite/Stone cladding.

Common Areas (Interior)

Lobbies Finished with granite/stone.
Double height Atrium.
State of the art high speed lifts.
Terrace Gardens on higher floors.

External

Sufficient covered and open parking spaces.
Pleasantly landscaped areas around the building.

Power back up

100% power back up for common areas.
Provision for 100% power back up for office areas.

Fire fighting

Fire fighting system as per NBC.

Security Systems

Electronic surveillance for the complex.

Communication

Tap-off points for telecom and electricity at each floor.
Wi-fi and fibre optic enabled complex.

Toilets

Common Toilets on each floor including specially designed Toilet.
for physically challenged.

Note:- The above specification are only indicative and some of these may be changed in consultation with the Architect or equivalent provided at the discussion of the company

Ashray Ventures Pvt. L.

Director

HIGHNESS CONSTRUCTION

Ruchi Agarwal
Partner

Partner

आवेदन सं०: 202201041005238

बही संख्या 1 जिल्द संख्या 7969 के पृष्ठ 287 से 330 तक क्रमांक
4202 पर दिनांक 05/02/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मस्तराम धुप्ता (प्रभारी)

उप निबंधक : सरोजनीनगर

तखनऊ

05/02/2022



NOTION

NOTION

NOTION

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सरोजनीनगर लखनऊ क्रम 2022367006208

आवेदन संख्या : 202201041005238

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2022-02-05 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम जूली क्रिरोज़

लेख का प्रकार विक्रय अनुबंध विलेख

प्रतिफल की धनराशि 0 / 118970000.00

1. रजिस्ट्रीकरण शुल्क 1189700

2. प्रतिनिधिकरण शुल्क 120

3. निरीक्षण या तलाश शुल्क

4. मुहल्लार के अधिग्रहणीकरण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. याचिक भत्ता

1 से 6 तक का योग 1189820

शुल्क वसूल करने का दिनांक 2022-02-05 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2022-02-05 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ACKNOWLEDGEMENT

(NOT TO BE TREATED AS CHALLAN)

(महानिरीक्षक निबन्धन विभाग)**Government of Uttar Pradesh**Transaction No.: **NIB220073718**Transaction Date: **05/02/2022**Assessment Year: **2022-2023**Tax Period: **ANNUAL**

Name of the Bank:

State Bank of India

Unique Id:

Depositor Name:

JULIE FEROZ

Depositor Address:

Nil

Head	Description	Serial No.	Amount (in Rs.)
003003104010000	दस्तावेजों को पंजीकृत करने का शुल्क	18	1189820.00
	Totals of the above heads	--	1189820.00

A SUM OF Rs. 1189820.00 AGAINST THE HEADS MENTIONED ABOVE --[THROUGH NET-PAYMENT TRANSACTION]-- ON **State Bank of India** HAS BEEN DEPOSITED BY THE DEPOSITOR.

(Depositor Remarks->None)

THE BANK REFERENCE NO. RECEIVED AFTER THE TRANSACTION IS : IK0BNDPPJ0, Scroll Date:-NA

Note:- Please contact SBI Government Business Branch, Lucknow or Director Treasury, Jawahar Bhawan, Lucknow referring **IK0BNDPPJ0** for status of the deposit.



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Signature.....
ACC Name- ATUL KUMAR MISHRA
ACC Code- UP14214504 Lic No.-142
Mob. No.- 9695541568
SADAR TEHSIL, LUCKNOW

Certificate No.	: IN-UP48186019062954T
Certificate Issued Date	: 27-Nov-2021 03:15 PM
Account Reference	: NEWIMPACC (SV)/ up14214504/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUP1421450486387986148619T
Purchased by	: MS HIGHNESS CONSTRUCTION
Description of Document	: Article 46 Patnership
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: MS HIGHNESS CONSTRUCTION
Second Party	: Not Applicable
Stamp Duty Paid By	: MS HIGHNESS CONSTRUCTION
Stamp Duty Amount(Rs.)	: 750 (Seven Hundred And Fifty only)



Please write or type below this line-----

DEED OF PARTNERSHIP

This Deed of Partnership made at Lucknow on this 27th day of November, 2021 by and between:-

Smt. Julie Feroz aged about 45 years D/o Sri. Anwar Kazmi, R/o 337/163, Sultan Bahadur Road, Tapey Wali Gali, Mansoor Nagar, Lucknow-226003

hereinafter to be called the Partner of the First Part)

Smt. Ruchi Agarwal aged about 48 years D/o Sri Mahendra Chandra, R/o 1/23, Sector-A, Aliganj, Lucknow-226024(hereinafter to be called the Partner of the Second Part)

Highness Construction Highness Construction Highness Construction Highness Construction

0006038581

Partner
Statutory Alert:

Partner

Partner

Partner

1. The authenticity of this Stamp certificate should be verified at www.thcestamp.com or using e-Stamp Mobile App of Stock Holding Corporation of India Ltd.
Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The basis of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority

3. **Smt. Sadhana Singh** aged about 57 years D/o Sri. Bhanu Pratap Singh, R/o 7-8, Shakti Paradise, Gomti Nagar, Lucknow-226010 (hereinafter to be called the Partner of the Third Part)
4. **Smt. Siddhi Sagrika** aged about 27 years D/o Sri. Binod Kumar, R/o Saurav Medical, Village Agiaon Bazar, Bihar-802202 (hereinafter to be called the Partner of the Fourth Part)

Each of them hereinafter referred to and called the partner which expression shall include and mean their representatives, nominees, heirs, agent's assignee etc.

NOW THEREFORE THIS DEED OF PARTNERSHIP WITNESSETH that it is hereby mutually agreed that the aforesaid parties shall become partners on following terms and conditions:

1. That the name and style of partnership firm shall be **M/s Highness Construction.**
2. That this deed of partnership shall have its effects from **27/11/2021.**
3. That the head office and principal place of business of the partnership firm shall be at **11th Floor, Summit Space, Summit Building, TCG 3/3, Vibhuti Khand, Gomti Nagar, Lucknow-226010.** The parties may by mutually consent carry on business and also may open its branch (s) at such other place or places as they deem fit and proper from time to time.
4. That the business of the partnership shall be that of Real Estate Developers, sale & purchases of real estate and contractors. The partners may carry on such other business or businesses as they may decide with their mutual consent from time to time.
5. That the duration of the partnership shall be **AT WILL.**
6. That the accounting year of the partnership firm shall be from **1st April to 31st March** each year.
7. That the capital required for the business of the partnership shall be contributed by the partner in their profit sharing ratio and in case any shortfall in contribution of capital by the any partner the interest will be charged by the firm on such shortfall @ **9% per annum.**

That interest at the rate of 12% per annum or as may be prescribed under section 40(b) (iv) of the Income Tax Act 1961 or any other probable provisions as may be in force in relevant accounting period or at a lower rate as may be agreed to by and between the parties from time to time shall be paid/credited to the partner on the amount standing to the credit of the accounts of the partners. Such interest shall be considered as an expenditure

Murti Kay Kumar Singh
(Notary)

Highness Construction

Highness Construction

Highness Construction

Highness Construction

Partner

Partner

Partner

Page 2 of 5
Partner

of the firm and shall be debited to the profit & loss Account of the firm before arriving at the divisible profit or loss.

9. That First, Second, Third & Fourth Partners will be working partner and shall actively engage her in conducting the affairs of the business of the firm and in consideration of her duty it has been mutually agreed that they shall be entitled to remuneration per month as under -

<u>Sl.No.</u>	<u>Name of partners</u>	<u>Remuneration</u>
1.	Smt. Julie Feroz	Rs. 1,00,000 /-
2.	Smt. Ruchi Agarwal	Rs. 1,00,000 /-
3.	Smt. Sadhana Singh	Rs. 50,000 /-
4.	Smt. Siddhi Sagrika	Rs. 50,000 /-

10. That the net profit or loss of the partnership business which shall be ascertained after adjusting interest and remuneration as mentioned in clause 8 & 9 above shall be divided between and borne by the partners in the following proportions: -

<u>Sl.No.</u>	<u>Name of partners</u>	<u>Profit</u>	<u>Loss</u>
1.	Smt. Julie Feroz	33.00%	33.00%
2.	Smt. Ruchi Agarwal	33.00%	33.00%
3.	Smt. Sadhana Singh	17.00%	17.00%
4.	Smt. Siddhi Sagrika	17.00%	17.00%

11. That the bank account(s) of the firm shall be opened & operated by the first party and anyone among the party no 2, 3 & 4 on behalf of the partnership firm. It is further agreed to by and between the partners that the partners may obtain term loan/overdraft facilities from the Bank on behalf of the partnership firm as and when found necessary for the purposes of the business and they are entitled to sign necessary document in respect of term loan / overdraft facilities from the bank.

12. That the partner wishing to withdraw from partnership firm may do so by giving to the other partners one-month prior notice. The share of the retiring partner or deceased partner if out of the partners of the first or second part his share of profit shall be transferred to the other one, if out of the partner third his share of profit shall be transferred to the other partner.

That none of the partners shall without the consent of the other partner sell, mortgage, assign or otherwise part with HER share or interest in the partnership business or property or knowingly or willfully act, commit or permit any act, whereby the partnership business is dislocated or disturbed to the detriment of the other partners.

That each partner shall be just and faithful to other partner in all transaction relating to the partnership business and at all time give to the other partner true account of all such dealings

Highness Construction

Highness Construction

Highness Construction

Highness Construction

Partner

Partner

Partner

Page 3 of 5
Partner

15. That any partner of the firm do all acts on behalf of the firm, which are necessary for the smooth conduct of the business and to deal with and act on behalf of the firm in connection with bank, Railway, Post office, Income Tax, GST and other departments or Board / Bodies and commercial associations. They are in the like manner authorized to file, conduct and with draw proceedings, to make statements as solemn affirmation and other wise act therein on behalf of the firm in any court of law to verify tax Return and memorandum of appeal to get refunds etc, and to refer any matter to arbitration.

16. That this partnership shall not be liable for neither any private debt of any Party, nor any party shall create any liability for his/her personal benefit or gain.

17. That In case any partner(s) desires/desire to retire from the partnership, he/she may do so by giving one month's notice in writing or notice for such shorter period as may be agreed to by the partners, in the name of the firm and on the expiry of the said period, he/she shall stand retired from the firm, Retiring partner(s) shall be entitled /liable for settlement of his /her account(s) as ascertained at the relevant time, after making all the due adjustments in accounts of the firm.

18. That in case of dissolution of the partnership firm or on retirement of any partner the retiring partner shall be eligible to his capital standing at credit to his account as per books of the firm; he shall have no right to goodwill, name and assets of the firm which shall belong to the remaining partner (s) only.

19. That in the case of retirement, insolvency or death of any partner, the firm shall not be dissolved but shall be continued to be carried on and that it shall be deemed as change in the constitution and not succession.

20. That the terms and conditions of this Deed could be altered, modified, varied, added or cancelled by any agreement arrived at between and signed by the Parties hereof.

21. That none of the Partners or their representatives, nominees, heirs, agents or assignee etc. are not entitled for payment of goodwill at the time of his /her retirement, death, resignation from the firm.

22. That in case of any dispute, doubt or difference arising between the Partners or the legal representatives of the Partners relating to the interpretation of the terms and conditions of this Deed or concerning any matter affecting or involving the partnership business before or after the termination of the said firm, the same shall be referred for decision to an Arbitrator and his decision shall be final and binding.

That all disputes, the exclusive jurisdiction will be only of courts at Lucknow and in case there is any change in the address of principal place of business of the firm, the place of such changed address.

Highness Construction

Highness Construction
Ruchi Agarwal

Highness Construction

Highness Construction

Partner

Partner

Partner

Page 4 of 5
Partner

24. That any supplementary deed, if any, executed by party shall from part of this collaboration deed.
25. That in all other respect this partnership shall be governed by the Indian Partnership Act 1932.

IN WITNESS WHEREOF the parties here to have put their respective hands and signatures in presence of the witnesses on the day, months and year first above mentioned on page 1 of this Deed.

WITNESS

1. Brijendra Yadav
614/P-13 KH326 Dudali
Rakeem Nagar Lucknow.

2. [Signature]
Suraj Jaiswal
630/P-73, Kamta
Chinhat, Lucknow



Place: Lucknow

Date: 27/11/2021

Signature of Partners:

Highness Construction

[Signature]
Partner

(Party of the First Part)

Highness Construction

[Signature]
Partner

(Party of the Second Part)

Highness Construction

[Signature]
Partner

(Party of the Third Part)

Highness Construction

[Signature]
Partner

(Party of the Fourth Part)

[Signature] Kumar Singh
(Signature)
NOTARY
Lucknow (U.P.) INDIA
17/12/2021

I know and certify the signature
has signature of [Signature]
17/12/2021