



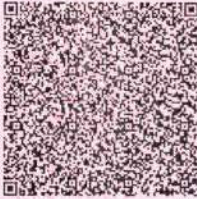
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh



e-Stamp

Certificate No. : IN-UP40115424889667U
Certificate Issued Date : 10-Mar-2022 01:59 PM
Account Reference : NEWIMPACC (SV)/ up14555804/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference : SUBIN-UPUP1455580470993617006469U
Purchased by : BABA INFRA DEVELOPERS LLP
Description of Document : Article 5 Agreement or Memorandum of an agreement
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : GAYATRI DEVELOPERS AND OTHERS
Second Party : BABA INFRA DEVELOPERS LLP
Stamp Duty Paid By : BABA INFRA DEVELOPERS LLP
Stamp Duty Amount(Rs.) : 1,000
(One Thousand only)



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Sub Registrar (Mohanlalganj)
Lucknow U.P.

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For BHUDEVA PROPCON LLP

Zishash Zantoni
PARTNER



For BABA INFRA DEVELOPERS LLP

Designated Partner

For GAYATRI DEVELOPERS

Zishash Zantoni
PARTNER

0007998816

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मोहन लालगंज

मोहन लालगंज



भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक मोहनलालगं लखनऊ क्रम 2022232010932

आवेदन संख्या : 202200822008458

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2022-03-10 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम विवेक मिश्रा

लेख का प्रकार पूरक लेखपत्र

प्रतिकल की धनराशि 0 / 0.00

1. रजिस्ट्रीकरण शुल्क 500

2. प्रतिलिपिकरण शुल्क 100

3. निरीक्षण या तलाश शुल्क

4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. याचिक भत्ता

1 से 6 तक का योग 600

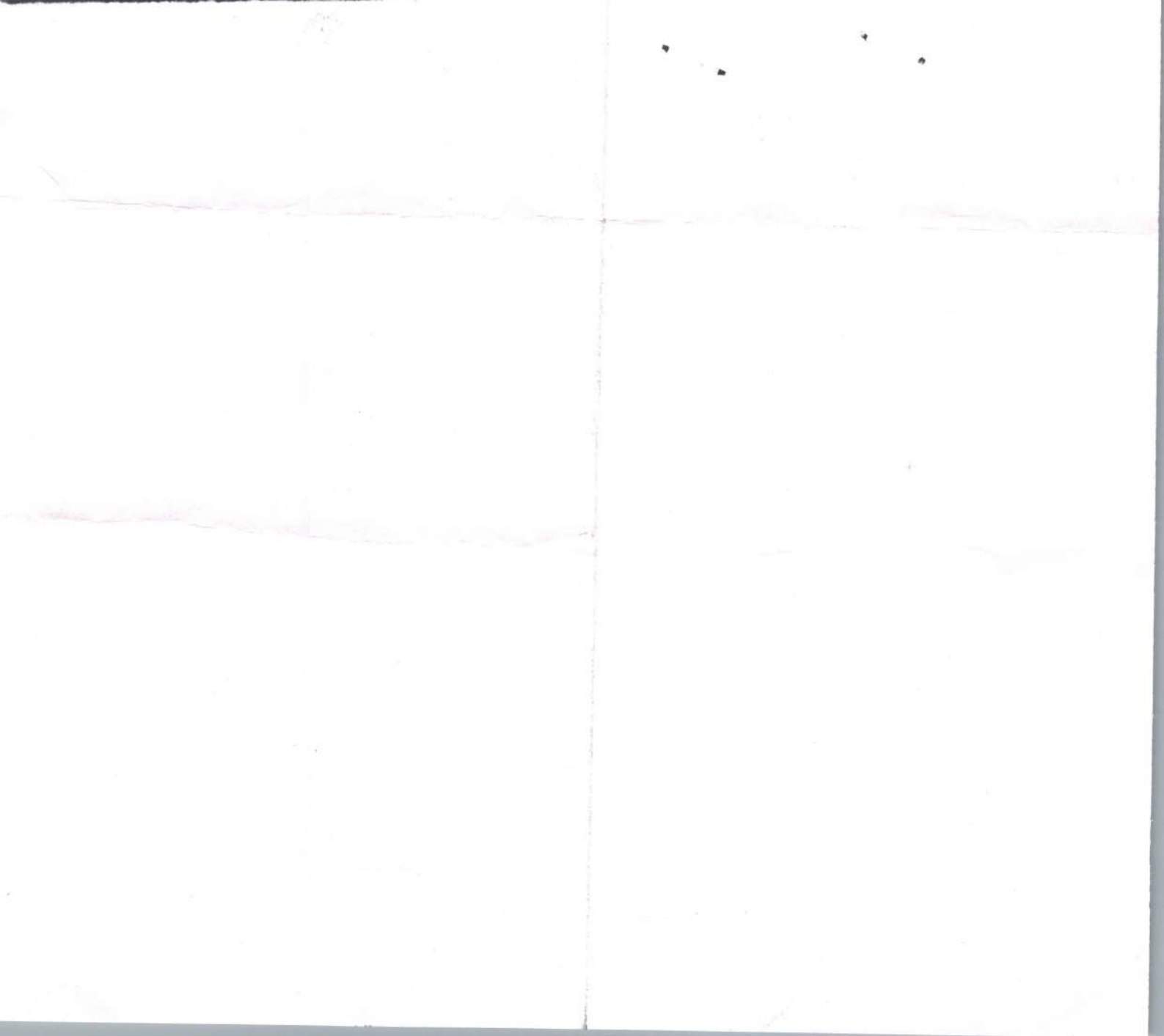
शुल्क वसूल करने का दिनांक 2022-03-10 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2022-03-10 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

8



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAWFB9934A

नाम/Name
BHUDEVA PROPCON LLP

निगमन/गठन की तारीख
Date of Incorporation/Formation
07/11/2020



इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौक्यः
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टाईंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक, के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune -411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

FOR BIL. VA PROPCON LLP
Signature
Date

PAN	
Name	
Date of Birth	
Gender	
Category	
Address	

AASFG1667M

GAYATRI INFRACON

07/12/2017

Firm

47/16, CLAY SQUARE, KABIR MARG, LUCKNOW, UTTAR PRADESH, 226001



PAN	
Name	
Date of Birth	
Gender	
Category	
Address	

AAKFG2577Q

GAYATRI DEVELOPERS

28/07/2011

For GAYATRI DEVELOPERS

[Signature]
PARTNER

Firm

201, MURLI BHAWAN, 10 A ASHOK MARG, LUCKNOW, UTTAR PRADESH,
226001



भारत सरकार
Government of India



कृष्ण रस्तोगी
Rishabh Rastogi
जन तिथि/DOB: 31/10/1991
पुरुष/ MALE



6690 8533 3546

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O: कृष्ण रतन रस्तोगी, 1/1 27-बी आनंद लोक कोलोनी,
जोपलिंग रोड, लखनऊ, लखनऊ,
उत्तर प्रदेश - 226001

Address:
S/O: Krishna Ratan Rastogi, 1/1 27-b
ANAND LOK COLONY, JOPLING ROAD,
Lucknow, Lucknow,
Uttar Pradesh - 226001



6690 8533 3546

1547

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www.uidai.gov.in



Rishabh Rastogi

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

AAWFB5546J

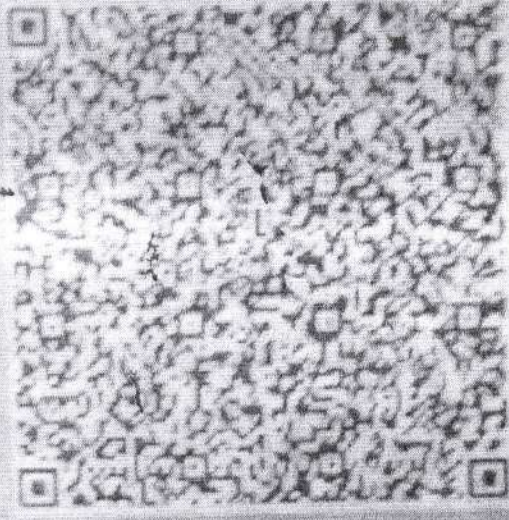
नाम / Name

BABA INFRA DEVELOPERS LLP

गठन/गठन की तारीख

Date of Incorporation/Formation

05/08/2020



For Baba Infra Developers LLP

Designated Partner

Fold



भारत सरकार
Government of India

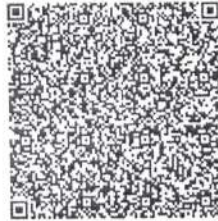
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0000/00749/22785

To
विवेक मिश्रा
Vivek Mishra
VIVEK MISHRA
8/109
SECTOR 8
PRERANA PARK
INDIRA NAGAR
Lucknow Uttar Pradesh - 226016
9415329555



Signature Not Verified
Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
DN: cn=VIVEK MISHRA, o=UIDAI, ou=UIDAI, email=VIVEK.MISHRA@uidai.gov.in, c=IN



आपका आधार क्रमांक / Your Aadhaar No. :

7559 7072 7657

VID : 9132 0079 9309 4392

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



विवेक मिश्रा
Vivek Mishra
जन्म तिथि/DOB: 25/07/1985
पुरुष/ MALE

Issue Date: 11/07/2015

7559 7072 7657

VID : 9132 0079 9309 4392

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

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- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



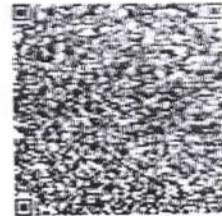
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
विवेक मिश्रा, 8/109, विभाग 8, प्रेरणा पार्क, इंदिरा नगर,
इंदिरा नगर, लखनऊ,
उत्तर प्रदेश - 226016

Address:
VIVEK MISHRA, 8/109, SECTOR 8, PRERANA
PARK, INDIRA NAGAR, Indira Nagar, Lucknow,
Uttar Pradesh - 226016

Download Date: 08/12/2021



7559 7072 7657

VID : 9132 0079 9309 4392

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भारत सरकार
Government of India

आधार

नवीन तिवारी
Navin Tiwari
जन्म तिथि / DOB : 21/08/1986
पुरुष / MALE

5000 5411 1158

मेरा आधार, मेरी पहचान

Issue Date: 23/07/2014

मेरा आधार, मेरी पहचान

5000 5411 1158



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

आधार

पता: श्री अरविन्द तिवारी, ए-74/14 सुलभ
आवास बस्ती, विभाग 1, गोमती नगर विस्तार,
गोमतिनगर, लखनऊ उत्तर प्रदेश, 226010
Address: C/O Shri Arvind Tiwari, A-74/14
Sulabh Awas Colony, Sector 1, Gomti Nagar
Extension, Gomtinagar, Lucknow, Uttar
Pradesh, 226010

5000 5411 1158

Print Date: 19/11/2020

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SUPPLEMENTARY AGREEMENT

This Supplementary Agreement is made and executed at Lucknow on this ...th day of February of 2022.

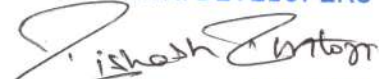
BETWEEN

1. **M/s GAYATRI DEVELOPERS (PAN-AAKFG2577Q)**, a partnership firm having its registered office at 47/16, Clay Square, Kabir Marg, Lucknow, U.P., through its duly authorized partner Mr. Rishabh Rastogi S/o Sri Krishan Ratan Rastogi; AND
2. **M/s GAYATRI INFRACON, (PAN-AASFG1667M)**, a partnership firm having its registered office at 47/16, Clay Square, Kabir Marg, Lucknow, U.P., through its duly authorized partner Mr. Rishabh Rastogi S/o Sri Krishan Ratan Rastogi; AND
3. **M/s BHUDEVA PROPCON LLP EARLIER KNOWN AS BHUDEVA PROPCON PVT. LTD., (PAN-AAWFB9934A)**, a Limited Liability Partnership having its registered office at 201, Murli Bhawan, 10A, Ashok Marg, Lucknow, U.P., through its duly authorized partner Mr. Rishabh Rastogi S/o Sri Krishan Ratan Rastogi; (Hereinafter jointly referred to as the **"LAND OWNER"** or the **"FIRST PARTY"**) which expressions means and shall always mean & include wherever the context so permits, their heirs, successors, administrators, agents and assignees of the one part.

AND

M/s BABA INFRA DEVELOPERS LLP, (AAWFB5546J), a Limited Liability Partnership having its registered office at 83/201, Second Floor, Vijay Chowk, Laxmi Nagar, East Delhi, Delhi through its duly authorized Partner Mr. Vivek Mishra son of Sri Ram Murti Mishra resident of 8/109, Indira Nagar, Lucknow, U.P., (Hereinafter referred to as **"Developer"** or the **"SECOND PARTY"**)

For GAYATRI DEVELOPERS


PARTNER

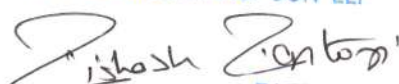
For GAYATRI INFRACON


PARTNER

For Baba Infra Developers LLP


Designated Partner

For BHUDEVA PROPCON LLP


PARTNER



मोहन लालगंज लखनऊ

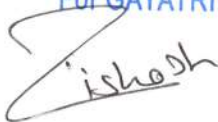
मोहन लालगंज लखनऊ

which expression means and shall always mean and include where even the contents so permit, its heirs, legal representatives, transferees, nominees and assignees of the other part.

WHEREAS

The First Party have entered in to a Joint Development Agreement on 19.11.2020 for developing their property land bearing khasra no. 310, 311, 312 (Part), 315, 326, 327, 328, 330, 331, 332, 333, 334, 337 area 3.91847 Hectare situated at Village- Madharmau Khurd, Pargana- Mohanlalganj, Tehsil- Mohanlalganj, Distt- Lucknow, U.P., and Land Khasra 259mi, 255 (Part), 256 mi, 258, 261, 262, 263, 264, 265va, 268mi area 3.361218 Hectare situated at Village- Madharmau Kala, Pargana- Mohanlalganj, Tehsil- Mohanlalganj, Distt- Lucknow, U.P. and Land Khasra 3000, 3001, 3002, 3004, 3005 (Part), 3006, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3019sa, 3020, 3022, 3023, 3025, total area 2.8755 Hectare situated at Village- Bakkas, Pargana- Mohanlalganj, Tehsil- Mohanlalganj, Distt- Lucknow, U.P. and Land Khasra No. 2mi area 0.346 Hectare situated at Village- Pahadnagar Tikariya, Pargana- Mohanlalganj, Tehsil- Mohanlalganj, Distt- Lucknow, U.P., falling in Township developing the same under the name and style of **"KAILASHA ENCLAVE"** as per approved Layout & Building Plan which inter - alia includes plotted development, independent built-up Villas, independent floors, commercial spaces, parks, utilities and other common services and facilities therein which is registered in Bahi No.1, Zild-12166, Pages 301/356, at Serial No. 19203 in the office of Sub-Registrar, Mohanlalganj, Lucknow.

For GAYATRI DEVELOPERS

 
PARTNER

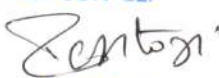
For GAYATRI INFRASTRUCTURE

 
PARTNER

For Baba Infra Developers LLP


Designated Partner

For BHUDEVA PROPCON LLP

 
PARTNER



ANDWHEREAS in pursuance of registered Joint Development Agreement clause No. 12 of the said Joint Development Agreement (in short JDA), the Land owners and Developer are executing this supplementary agreement to divide their share for plotted area as well as entire saleable area, to avoid any future misunderstanding. The developer has fulfilled all the terms, conditions and stipulations mentioned in JDA and land owners after satisfied themselves, ready to pen down the terms and conditions agreed between them detailed as under:

NOW THIS SUPPLEMENTARY AGREEMENT WITNESSETH AS UNDER:-

1. **That** 50% Plots in **Schedule- A** came into the share of Land Owner as per clause 12 of JDA. (List of residential plots of Land owner's share is annexed as **Schedule- A**).
2. **That** 50% Plots in **Schedule- B** came into the share of Builder/Developer as per clause 12 of JDA. (List of residential plots of Builder's/Developer's share is annexed as **Schedule- B**).
3. **That** both the Parties shall have absolute right, title and interest of their respective shares, and the Developer/Second party have full right to book/allot, sell, receive money, execute agreement to sale of its share of 50% Plots, which belongs to Developer/Second party (**Schedule- B**), and second party/developer has exclusive right to execute and register the Sale deed of its 50% share in favour of prospective buyers, and present for registration before the office of Sub-Registrar, Mohanlalganj, Lucknow, and no permission is required from the Land owners.

For GAYATRI DEVELOPERS

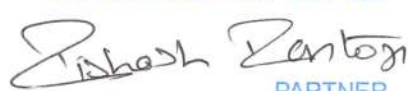
PARTNER

For GAYATRI DEVELOPERS

PARTNER

For Baba Infra Developers LLP

Designated Partner

For BHUDEVA PROPCON LLP

PARTNER

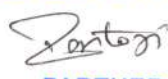


4. **That** apart from residential plots, the developer/Second party shall have absolute right, title and interest on its **50% share** in plots for Group Housing, Commercial, School and EWS/LIG, Garbage and Plot Nos. **A-1 to A-17 (As per Schedule-C)** and second party/developer has exclusive right to transfer by executing/registering Sale deed of its 50% share in favour of prospective buyers and present for registration before the office of Sub-Registrar, Mohanlalganj, Lucknow, and no permission is required from Land owners/First Party.

Similarly, apart from the Plots the First Party (Land Owners) shall have absolute right, title and interest on its 50% share in plots for Group Housing, Commercial, School and EWS/LIG, Garbage and Plot No. **A-1 to A-17 (As per Schedule-C)** and has exclusive right to execute and register the Sale deed of its 50% share in favour of prospective buyers and present for registration before the office of Sub-Registrar, Mohanlalganj, Lucknow; And

If land owner wishes to sell their 50% share in plots for Group Housing, Commercial, School and EWS/LIG, Garbage and Plot No. **A-1 to A-17**, the first right to purchase shall vest in developer/Second Party. The land owner shall have no right to sell their share other than developer/Second Party.

5. **That** the developer/Second party shall have also right to book, allot, receive money against the 50% shares of Plots belongs to land owners as specified in **Schedule-A** on behalf of Land Owners. The Developer/second party shall also

For GAYATRI DEVELOPERS
 
PARTNER

For GAYATRI DEVELOPERS
 
PARTNER

For Baba Infra Developers LLP

Designated Partner

For BHUDEVA PROPCON LLP
 
PARTNER



provide the details of sale proceeds and expenses related to sale of the plots of land owner's share on behalf of Land owner with respect to the plots specified in **Schedule-A**, to the first party/land owners. The agreement to sale (either registered or unregistered) and sale deed shall be executed in favour of prospective buyers jointly by both the parties.

6. **That** the developer/Second Party has assured to land owners / First Party that they will sell all plots mentioned in **Schedule-A**, belongs to Land owners, till February 2023 and jointly execute sale deed in favour of allottees/prospective purchasers. After February 2023 if any plot remains unsold, in that case the Developer/ second party shall purchase the unsold plots from land owners/First Party. Thereafter developer/second party shall exclusively execute the sale deed in favour of allottees/prospective buyers. Extension of time shall be exclusive discretion of land owner/ First Party. If developer fails to purchase the rights of remaining plots, in that case, for the interest of the prospective purchasers/buyers, the first party/land owners assure that they shall execute the sale deeds jointly with the second party/developer/builder with respect to the units/plots of its share (i.e. Schedule-A plots) for which agreement has been executed.
7. **That** all complaints/claims by buyers/ Prospective allottees of the entire project regarding development, delay in development, quality etc. including RERA/Courts/any Authority shall be the sole responsibility and liability of Developer/ Second Party and developer/ Second Party shall

For GAYATRI DEVELOPERS



PARTNER

For GAYATRI DEVELOPERS



For Baba Infra Developers LLP



Designated Partner

For BHUDEVA PROPCON LLP

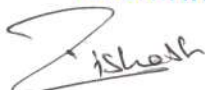


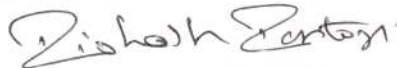
PARTNER



always keep the land owners/ First Party indemnified against any/all such actions of buyers/ prospective buyers of entire project. All Expenses, if any incurred in this respect, same shall be exclusively spent by Second Party / Developer from its own sources.

8. **That** all legal issues pertaining to title dispute of Project Land shall be responsibility of land owners/First Party.
9. **That** the area and Khasra no. mentioned in **Schedule-D**, which initially were part of Joint development agreement but vide Letter no. 113/APA/2021 dated 10.06.2021 issued by Lucknow Development Authority, Lucknow, the land situated within 50 meter of north side of Lucknow-Sultanpur Railway Line is under Green belt. Due to this reason the area mentioned in **Schedule-D**, could not be included as part of the project. After the execution of this supplementary agreement, the land specified in **Schedule-D** shall not be treated as part of Joint Development Agreement. Developer/Second Party have no legal right, claim whatsoever on the land specified in **Schedule-D**. The Land Owner/First Party shall be free to deal with **Schedule-D** Land as they like fit and proper. The land owners shall have right to use two accesses with gate from Khasra No. 259 & 261 to the land specified in **Schedule- D**.
10. **That** the said supplementary agreement shall always remain part and parcel of the original Joint Development Agreement registered on 19.11.2020. However, in case of any conflict regarding terms and conditions between JDA and

For GAYATRI DEVELOPERS

PARTNER

For GAYATRI DEVELOPERS

PARTNER

For Baba Infra Developers LLP

Designated Partner

For BHUDEVA PROPCON LLP

PARTNER



Supplementary Agreement, the terms of this agreement shall have overriding effect.

IN WITNESS WHEREOF, the parties have signed this SUPPLEMENTARY AGREEMENT on the date, month and year first above written in the presence of witnesses.

WITNESSES:



1- *Navin Tiwari*
(Mr. Navin Tiwari)
S/o- Late Arvind Tiwari
R/o-A-74/14, Sulabh Awas Colony
Sector-1, Gomti Nagar Extension
Lucknow-226010
Mobile-7800435555
Occupation-Business



2- *Dipak*
(Dipak Upadhyay)
S/o- O P Upadhyay
R/o- 25, Salempur House,
Kaisarbagh, Lucknow
Mobile-7379997700,
Occupation-Other

For GAYATRI DEVELOPERS

Zishah Zantari

PARTNER
(FIRST PARTY/S)

For GAYATRI DEVELOPERS

Zishah Zantari

For BHUDEVA PROPCON LLP
Zishah Zantari
PARTNER

(SECOND PARTY)

For Baba Infra Developers LLP

[Signature]

Designated Partner

Typed By:

Sandeep
(Sandeep)

Drafted by:

[Signature]
(Benkat Raman Singh)
Advocate



SCHEDULE- A

Details of Share of Land owner/ First Party in Plotted Area

Land Owner's Developed Area			
S.No	Sector	Plot No.	Area (In Sq. Ft.)
1	A	A-20	1800.00
2	A	A-21	1946.88
3	A	A-22	1700.76
4	A	A-24	1800.00
5	A	A-25	1800.00
6	A	A-26	1800.00
7	A	A-27	1800.00
8	A	A-28	1800.00
9	A	A-29	1800.00
10	A	A-31	1800.00
11	A	A-33	1800.00
12	A	A-35	1800.00
13	A	A-36	1800.00
14	A	A-37	2390.58
15	A	A-38	2390.58
16	A	A-39	1800.00
17	A	A-40	1800.00
18	A	A-41	1800.00
19	A	A-42	1800.00
20	A	A-43	1800.00
21	A	A-44	1800.00
22	A	A-45	1800.00
23	A	A-46	1800.00
24	A	A-47	1800.00
25	A	A-48	1800.00
26	A	A-49	1800.00
27	A	A-50	1800.00
28	B	B-1	1829.20
29	B	B-5	1500.90
30	B	B-7	1428.15
31	B	B-9	1083.66
32	B	B-10	1713.64
33	B	B-11	1713.64
34	B	B-12A	1713.64

For GAYATRI DEVELOPERS

Shashank Zantoni
PARTNER

For GAYATRI

For GAYATRI INFRACON

Shashank Zantoni
PARTNER

For CHUDEVA PROPCON LLP

Shashank Zantoni
PARTNER

For Baba Infra Developers LLP

[Signature]

Designated Partner



35	B	B-16	1500.90
36	B	B-18	1500.90
37	B	B-19	1500.90
38	B	B-22	1500.90
39	B	B-23	1500.90
40	B	B-24	1500.90
41	B	B-25	1500.90
42	B	B-26	1829.20
43	B	B-27	1829.20
44	B	B-35	1500.90
45	B	B-37	1500.90
46	B	B-38	1600.93
47	B	B-41	1675.85
48	B	B-45	2316.04
49	B	B-46	1675.85
50	B	B-51	1500.90
51	B	B-70	1829.20
52	B	B-75	1500.90
53	B	B-84	1500.90
54	B	B-87	1931.91
55	B	B-88	1828.55
56	B	B-91	1390.28
57	B	B-100	1500.90
58	B	B-101	1500.90
59	B	B-117	1500.90
60	B	B-122	1500.90
61	B	B-123	1500.90
62	B	B-124	1500.90
63	B	B-125	1500.90
64	B	B-126	1500.90
65	B	B-127	1500.90
66	B	B-128	1500.90
67	B	B-129	2028.77
68	B	B-130	2028.77
69	B	B-131	1500.90
70	B	B-132	1500.90
71	B	B-133	1500.90
72	B	B-134	1500.90
73	B	B-135	1500.90
74	B	B-142	1500.90
75	C	C-1	1692.26
76	C	C-4	1199.87
77	C	C-7	1528.17
78	C	C-12A	1199.87

For GAYATRI DEVELOPERS

Eishash Zentor
PARTNER

For GAYATRI INFRACON

Eishash Zentor
PARTNER

For BHUDEVA PROPCON LLP

Eishash Zentor
PARTNER

For Baba Infra Developers LLP

AJP
Designated Partner



79	C	C-15	1199.87
80	C	C-16	1199.87
81	C	C-27	1199.87
82	C	C-30	1199.87
83	C	C-36	1528.17
84	C	C-37	1199.87
85	C	C-38	1199.87
86	C	C-40	1199.87
87	C	C-41	1199.87
88	C	C-43	1199.87
89	C	C-44	1212.85
90	C	C-53	1199.87
91	C	C-54	1199.87
92	C	C-55	1199.87
93	C	C-58	1199.87
94	C	C-59	1199.87
95	C	C-60	1199.87
96	C	C-62	1199.87
97	C	C-63	1199.87
98	C	C-68	1063.64
99	C	C-69	1063.64
100	C	C-74	1199.87
101	C	C-79	1323.48
102	C	C-81	1323.48
103	C	C-82	1792.38
104	C	C-84	1199.87
105	C	C-91	1199.87
106	D	D-1	1571.36
107	D	D-2	1274.70
108	D	D-3	1306.95
109	D	D-4	1339.21
110	D	D-5	1371.47
111	D	D-6	1403.72
112	D	D-7	1435.98
113	D	D-8	1479.27
114	D	D-9	1522.54
115	D	D-10	1565.83
116	D	D-11	1600.43
117	D	D-12	1632.69
118	D	D-12A	2072.69
119	D	D-14	1528.17
120	D	D-15	1199.87
121	D	D-16	1199.87
122	D	D-17	1628.28

For GAYATRI DEVELOPERS

Shashank Sankar
PARTNER

For GAYATRI INFRACON

Shashank Sankar
PARTNER

For BHUDEVA PROPCON LLP

Shashank Sankar
PARTNER

For Baba Infra Developers LLP

[Signature]
Designated Partner



123	D	D-18	1199.87
124	D	D-19	1199.87
125	D	D-20	1199.87
126	D	D-21	1199.87
127	D	D-22	1199.87
128	D	D-23	1199.87
129	D	D-24	1199.87
130	D	D-25	1199.87
131	D	D-26	1199.87
132	D	D-27	1199.87
133	D	D-28	1199.87
134	D	D-29	1528.17
135	D	D-30	1528.17
136	D	D-31	1199.87
137	D	D-32	1199.87
138	D	D-33	1199.87
139	D	D-34	1199.87
140	D	D-35	1199.87
141	D	D-36	1199.87
142	D	D-37	1199.87
143	D	D-38	1199.87
144	D	D-39	1199.87
145	D	D-40	1528.17
146	D	D-41	1199.87
147	D	D-42	1199.87
148	D	D-43	1199.87
149	D	D-44	1199.87
150	D	D-45	1199.87
151	D	D-46	1199.87
152	D	D-47	1199.87
153	D	D-48	1199.87
154	D	D-50	1528.17

TOTAL AREA	228,568.59
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For GAYATRI DEVELOPERS

Sheshh Sontop
PARTNER

For GAYATRI INFRACON

Sheshh Sontop
PARTNER

For BHUDEVA PROPCON LLP

Sheshh Sontop
PARTNER

For Baba Infra Developers LLP

[Signature]
Designated Partner



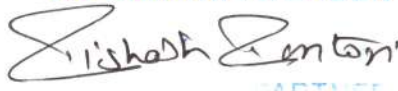
SCHEDULE- B

Details of Share of Developers/ Second Party in Plotted Area			
Developer's Developed Area			
S. No.	Sector	Plot No.	Area (In Sq. Ft.)
1	A	A-18	2390.58
2	A	A-19	1800.00
3	A	A-23	1800.00
4	A	A-30	1800.00
5	A	A-32	1800.00
6	A	A-34	1800.00
7	A	A-51	2492.10
8	B	B-2	1500.90
9	B	B-3	1500.90
10	B	B-4	1500.90
11	B	B-6	1428.15
12	B	B-8	1231.29
13	B	B-12	1713.64
14	B	B-14	1713.64
15	B	B-15	1112.97
16	B	B-17	1500.90
17	B	B-20	1500.90
18	B	B-21	1500.90
19	B	B-28	1500.90
20	B	B-29	1500.90
21	B	B-30	1500.90
22	B	B-31	1500.90
23	B	B-32	1500.90
24	B	B-33	1500.90
25	B	B-34	1500.90
26	B	B-36	1500.90
27	B	B-39	1594.25
28	B	B-40	1500.90
29	B	B-42	2316.04
30	B	B-43	1500.90
31	B	B-44	1500.90
32	B	B-47	1500.90
33	B	B-48	1079.72
34	B	B-49	735.30
35	B	B-50	1154.52

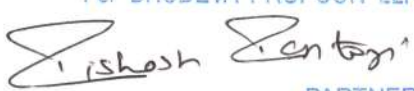
For GAYATRI DEVELOPERS


PARTNER

For GAYATRI INFRACON


PARTNER

For BHUDEVA PROPCON LLP


PARTNER

For Baba Infra Developers LLP


Designated Partner



36	B	B-52	1829.20
37	B	B-53	1570.84
38	B	B-54	1500.90
39	B	B-55	1829.20
40	B	B-56	1931.91
41	B	B-57	1500.90
42	B	B-58	1500.90
43	B	B-59	1500.90
44	B	B-60	1500.90
45	B	B-61	1500.90
46	B	B-62	2882.18
47	B	B-63	1534.72
48	B	B-64	1500.90
49	B	B-65	1500.90
50	B	B-66	1500.90
51	B	B-67	1500.90
52	B	B-68	1500.90
53	B	B-69	1829.20
54	B	B-71	1500.90
55	B	B-72	1500.90
56	B	B-73	1500.90
57	B	B-74	1500.90
58	B	B-76	1500.90
59	B	B-77	1500.90
60	B	B-78	1500.90
61	B	B-79	1500.90
62	B	B-80	1767.81
63	B	B-81	1931.91
64	B	B-82	1500.90
65	B	B-83	1500.90
66	B	B-85	1500.90
67	B	B-86	1500.90
68	B	B-89	1500.90
69	B	B-90	1500.90
70	B	B-92	1808.83
71	B	B-93	1500.90
72	B	B-94	1767.81
73	B	B-99	1500.90
74	B	B-102	1500.90
75	B	B-103	1500.90
76	B	B-104	1828.55
77	B	B-105	1828.55
78	B	B-106	1500.90
79	B	B-107	1500.90

For GAYATRI DEVELOPERS

Shashank Bhatnagar
PARTNER

For GAYATRI INFRACON

For GAYATRI INFRACON

Shashank Bhatnagar
PARTNER

For BHUDEVA PROPCON LLP

Shashank Bhatnagar
PARTNER

For Baba Infra Developers LLP

Shashank Bhatnagar

Designated Partner



80	B	B-108	1500.90
81	B	B-115	1828.55
82	B	B-116	1500.90
83	B	B-118	1500.90
84	B	B-119	1500.90
85	B	B-120	1298.33
86	B	B-121	2028.77
87	B	B-136	1500.90
88	B	B-137	1500.90
89	B	B-138	2028.77
90	B	B-139	1477.29
91	B	B-140	1500.90
92	B	B-141	1828.55
93	C	C-2	1199.87
94	C	C-3	1199.87
95	C	C-5	1199.87
96	C	C-6	1199.87
97	C	C-8	1528.17
98	C	C-9	1199.87
99	C	C-10	1199.87
100	C	C-11	1199.87
101	C	C-12	1199.87
102	C	C-14	1199.87
103	C	C-17	1528.17
104	C	C-18	1828.55
105	C	C-19	1199.87
106	C	C-20	1199.87
107	C	C-21	1199.87
108	C	C-22	1199.87
109	C	C-23	1199.87
110	C	C-24	1828.55
111	C	C-25	1828.55
112	C	C-26	1199.87
113	C	C-28	1693.92
114	C	C-29	2125.57
115	C	C-31	1199.87
116	C	C-32	1199.87
117	C	C-33	1199.87
118	C	C-34	1199.87
119	C	C-35	1199.87
120	C	C-39	1199.87
121	C	C-42	1199.87
122	C	C-45	1912.25
123	C	C-46	1199.87

For GAYATRI DEVELOPERS

S. Ishash S. Sontori
PARTNER

For GAYATRI INFRACON

S. Ishash S. Sontori
PARTNER

For BHUDEVA PROPCON LLP

S. Ishash S. Sontori
PARTNER

For Baba Infra Developers LLP

[Signature]
Designated Partner

10/11/42

10



124	C	C-47	1199.87
125	C	C-48	1199.87
126	C	C-49	1199.87
127	C	C-50	1199.87
128	C	C-51	1199.87
129	C	C-52	1199.87
130	C	C-56	1528.17
131	C	C-57	1528.17
132	C	C-61	1199.87
133	C	C-64	1199.87
134	C	C-65	1199.87
135	C	C-66	1199.87
136	C	C-67	1528.17
137	C	C-70	1199.87
138	C	C-71	1199.87
139	C	C-72	1199.87
140	C	C-73	1199.87
141	C	C-75	1199.87
142	C	C-76	1199.87
143	C	C-77	1685.60
144	C	C-78	1323.48
145	C	C-80	1323.48
146	C	C-83	1826.90
147	C	C-85	1199.87
148	C	C-86	1199.87
149	C	C-87	1199.87
150	C	C-88	1826.90
151	C	C-89	1826.90
152	C	C-90	1199.87
153	D	D-49	1199.87

TOTAL AREA	228,309.28
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For GAYATRI DEVELOPERS

S. Ashish S. Sontori
PARTNER

For GAYATRI INFRACON

S. Ashish S. Sontori
PARTNER

For BRODEVA PROPCON LLP

S. Ashish S. Sontori
PARTNER

For Baba Infra Developers LLP

[Signature]
Designated Partner

आवेदन सं०: 202200822008458

पूरक लेखपत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 6996

वर्ष: 2022

प्रतिफल- 0 स्टाम्प शुल्क- 1000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 500 प्रतिलिपिकरण शुल्क - 100 योग : 600

श्री बाबा इन्फ्रा डेवलपर्स एल एल पी द्वारा
विवेक मिश्रा अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री राम मूर्ति मिश्रा
व्यवसाय : व्यापार

निवासी: 83/201, सेकंड फ्लोर, वियज चौक, लक्ष्मी नगर, ईस्ट दिल्ली, दिल्ली



श्री, बाबा इन्फ्रा डेवलपर्स एल एल पी द्वारा

विवेक मिश्रा अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 10/03/2022 एवं 04:11:42
PM बजे
निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अशोक कुमार गुप्ता प्रभारी
उप निबंधक : मोहनलालगंज
लखनऊ
10/03/2022

अशोक कुमार गुप्ता
निबंधक लिपिक

SCHEDULE- C

Details of Plot Area for Group Housing, Commercial, EWS/LIG, Nursery School, Garbage Collection Centre & Plot No. A-1 to A-17

	Total Area (Sq. Mt.)	Total Area (Sq. Ft.)	50% Land owner Share (Sq. Mtr.)	50% Land owner Share (Sq. Ft.)	50% Developer Share (Sq. Mtr.)	50% Developer Share (Sq. Ft.)
Group Housing	2408.23	25922.19	1204.12	12961.09	1204.12	12961.09
Commercial	2407.70	25916.48	1203.85	12958.24	1203.85	12958.24
EWS/LIG	2488.47	26785.89	1244.24	13392.95	1244.24	13392.95
Nursery School	552.00	5941.73	276.00	2970.86	276.00	2970.86
Garbage Collection Centre	138.30	1488.66	69.15	744.33	69.15	744.33
Plot No. A1 to A17	4419.06	47566.71	2209.53	23783.36	2209.53	23783.36

For GAYATRI DEVELOPERS

Zishan Zentari
PARTNER

For GAYATRI DEVELOPERS

Zishan Zentari

For BHUDEVA PROPCON LLP

Zishan Zentari
PARTNER

For Baba Infra Developers LLP

[Signature]

Designated Partner

बही सं०: 1

रजिस्ट्रेशन सं०: 6996

वर्ष: 2022

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

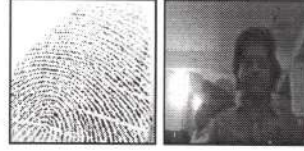
प्रथम पक्ष: 1

श्री गायत्री डेवलपर्स के द्वारा ऋषभ रस्तोगी, पुत्र श्री कृष्ण रतन रस्तोगी

निवासी: 47/16, क्ले स्कवायर, कबीर मार्ग, लखनऊ

व्यवसाय: व्यापार

प्रथम पक्ष: 2

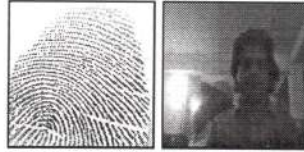


श्री गायत्री इन्फ्राकॉन के द्वारा ऋषभ रस्तोगी, पुत्र श्री कृष्ण रतन रस्तोगी

निवासी: 47/16, क्ले स्कवायर, कबीर मार्ग, लखनऊ

व्यवसाय: व्यापार

प्रथम पक्ष: 3

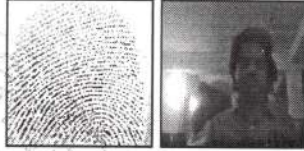


श्री भूदेव प्रॉपकान एलएलपी के द्वारा ऋषभ रस्तोगी, पुत्र श्री कृष्ण रतन रस्तोगी

निवासी: 201, मुरली भवन, 10ए, अशोक मार्ग, लखनऊ

व्यवसाय: व्यापार

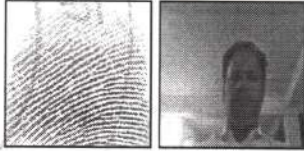
द्वितीय पक्ष: 1



श्री बाबा इन्फ्रा डेवलपर्स एल एल पी के द्वारा विवेक मिश्रा, पुत्र श्री राम मूर्ति मिश्रा

निवासी: 83/201, सेकंड फ्लोर, वियज चौक, लक्ष्मी नगर, ईस्ट दिल्ली, दिल्ली

व्यवसाय: व्यापार



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री नवीन तिवारी, पुत्र श्री स्व० अरविन्द तिवारी

निवासी: ए-74/14, सुलभ आवास कॉलोनी, गोमती नगर विस्तार, लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता: 2



श्री दीपक उपाध्याय, पुत्र श्री ओ पी उपाध्याय

निवासी: 25, सलेमपुर हाउस, कैसरबाग, लखनऊ

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।
टिप्पणी:अशोक कुमार गुप्ता प्रभारी
उप निबंधक : मोहनलालगंज
लखनऊअशोक कुमार गुप्ता
निबंधक लिपिक

SCHEDULE- D

Details of Area of Green Belt

S. No.	Company Name	Villages	Khasra No.	Area (In Hect.)	Area (In Sq. Mtr.)
1	Gayatri Developers	Madarmau Kala	256	0.0972	972.00
2	Gayatri Developers	Madarmau Kala	259	0.2330	2330.00
3	Gayatri Developers	Madarmau Kala	261	0.3058	3058.00
4	Gayatri Developers	Madarmau Kala	268	0.2880	2880.00
5	Bhudeva Propcon LLP	Madarmau Kala	265 VA	0.1260	1260.00

Total	1.0500	10500.00
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For GAYATRI DEVELOPERS


PARTNER

For GAYATRI INFRACON



For BHUDEVA PROPCON LLP


PARTNER

For Baba Infra Developers LLP


Designated Partner

आवेदन सं०: 202200822008458

बही संख्या 1 जिल्द संख्या 13778 के पृष्ठ 153 से 186 तक क्रमांक 6996 पर दिनांक 10/03/2022 को रजिस्ट्रीकृत किया गया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अशोक कुमार गुप्ता प्रभारी
उप निबंधक : मोहनलालगंज
लखनऊ
10/03/2022