



To
The Real Estate Regulatory Authority,
Kalakankar House,
New Hyderabad, Lucknow

Dear Sir,

In reference to our project registration with UP RERA for EWS/ LIG project of Pintail Park city we would like to bring to your notice that the project is being developed by Pintail Infracon LLP as developer whereas Pintail Reality Developers Private Limited is the Licensee for the project which has been defined through revenue sharing agreement Dated: 13/03/2018 (attached for your reference).

We would humbly request you to please consider the same.

For Pintail Infracon LLP


Authorised Signatory
(Authorized Signatory)

PINTAIL INFRACON LLP

Corporate Office: Eldeco Corporate Tower, 7th Floor, Vibhuti Khand, Gomti Nagar, Lucknow-226 010. Ph: +91 522-4963000

Registered Office: G-40, Lower Ground Floor, Jangpura Extension, New Delhi-110 014. Ph: +91-11-24353000/24363000

Site Office: Pintail Park City, Near HCL IT City, Opposite Amul Dairy, Sultanpur Road, Lucknow-226 002

LLP Identification No: AAI-5601 | Email: info@pintail.co.in | www.pintail.co.in

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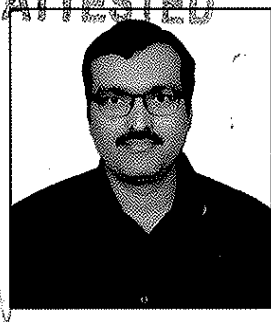
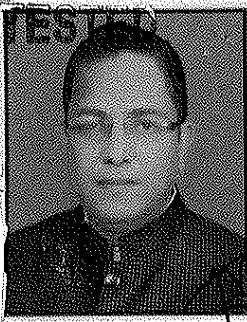


उत्तर प्रदेश UTTAR PRADESH

ATTESTED

ATTESTED

BA 769467



REVENUE SHARING AGREEMENT

This Revenue Sharing Agreement dated this [13] day of [March], 2018 is made at Lucknow by and amongst:

1. **Pintail Infracon LLP**, a limited liability partnership registered under the Limited Liability Partnership Act, 2008 and having its registered office at G-40, Basement, Jangpura Extension, New Delhi-110014 and Corporate office at Unit No. 705 to 708, 7th Floor, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow, UP – 226010 through its Director Mr. Rajni Kant Mishra S/o Mr. A.N. Mishra R/o 503/58, Anand Bhawan, Mankameshwar Mandir Marg, Baraulia, Daliganj, Lucknow (hereinafter referred to as the “the Developer” which expression shall unless repugnant to or inconsistent with the meaning or context thereof be deemed to mean and include its successors, administrators and permitted assigns) **OF THE FIRST PART.**

PINTAIL INFRACON LLP.

Prayagraj Infracon Pvt. Ltd.

Authorised Director

Bliss Constructions Pvt. Ltd.

Bliss Constructions Pvt. Ltd.

PINTAIL INFRACON LLP.

Prayagraj Infracon Pvt. Ltd.

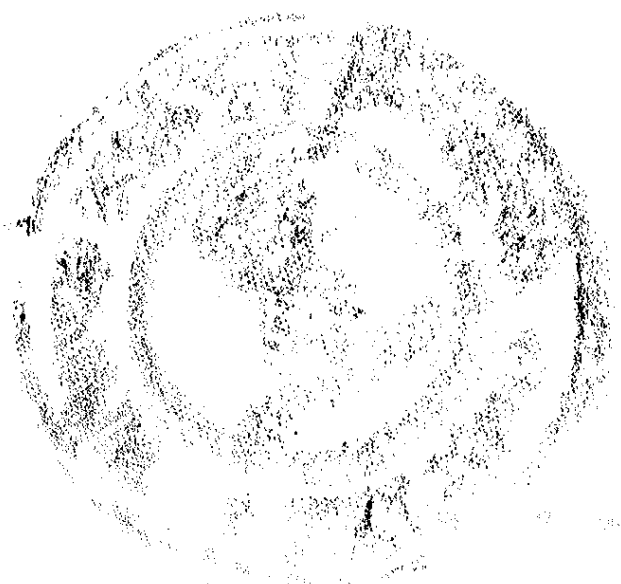
Authorised Director

Bliss Constructions Pvt. Ltd.

Bliss Constructions Pvt. Ltd.

क्रमांक १८६१ दिनांक १३/३/१८
प्रयोजन म
नाम प्रिन्ट डायकाईट LLP
पता नई दिल्ली

उपपत्रांक नं० २६
२३ ड, लखनऊ



REGISTRAR OF COMPANIES

भाग 1			
प्रस्तुतकर्ता अथवा प्राप्ति द्वारा रखा जाने वाला			
उपनिबन्धक	सरपंच	सचिव	क्रम संख्या 2018220004879
आवेदन संख्या : 201800821027898			
लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक	2018-03-13 00:00:00		
प्रस्तुतकर्ता या प्राप्ति का नाम	रजनी कान्त मिश्रा		
लेख का प्रकार	अनुबंध विवेक		
प्रतिकूल की धनराशि	0	/ 0	
1. रजिस्ट्रीकरण शुल्क	100		
2. प्रतिनिधिकरण शुल्क	180		
3. निरीक्षण या तलाश शुल्क			
4. मुद्दामर के प्रतिगमनी करण लिए शुल्क			
5. कमीशन शुल्क			
6. विविध			
7. याचिक भवा			
1 से 6 तक का योग	280		
शुल्क वसूल करने का दिनांक	2018-03-13 00:00:00		
दिनांक जब लेख प्रतिनिधि का तलाश			
प्रमाण पत्र वापस करने के लिए तैयार होना	2018-03-13 00:00:00		
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर			



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India



नामांकन क्रमांक/Enrolment No.: 1062/20127/08909

Rajni Kant Mishra (रजनी कान्त मिश्रा)

सूचना

S/O: Akhilanand Mishra, 503/58, ANAND BHAWAN, MANKAMESHWAR MANDIR MARG, BARULIYA DALIGANJ, Nirala Nagar, Lucknow, Uttar Pradesh - 226020

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

आपका आधार क्रमांक/Your Aadhaar No.:

9336 3341 7010



मेरा आधार, मेरी पहचान



1947



help@uidai.gov.in



www.uidai.gov.in

Validity unknown

Digitally signed by DS1, UNIQUE IDENTIFICATION AUTHORITY OF INDIA 01
Date: 2017.02.02 17:00:00 IST

■ आधार देश भर में मान्य है.

■ आधार के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है.

■ कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं. इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहायता होगी.

■ Aadhaar is valid throughout the country.

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भारत सरकार

GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA



रजनी कान्त मिश्रा
Rajni Kant Mishra
जन्म तिथि/ DOB:
25/12/1971
पुरुष / MALE



पता:

संबोधित: आखिलानंद मिश्रा,
503/58, आनंद भवन,
मनकमेश्वर मंदिर मार्ग,
बरौलिया डालीगंज, निराला
नगर, लखनऊ,
उत्तर प्रदेश - 226020

Address:

S/O: Akhilanand Mishra, 503/58,
ANAND BHAWAN,
MANKAMESHWAR MANDIR
MARG, BARULIYA DALIGANJ,
Nirala Nagar, Lucknow,
Uttar Pradesh - 226020

9336 3341 7010

मेरा आधार, मेरी पहचान

9336 3341 7010

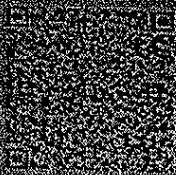
MEERA AADHAAR, MERI PEHACHAN

रजनी कान्त मिश्रा

8009599999

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA



स्थायी खाता संख्या कार्ड
Permanent Account Number Card

AATF P80870

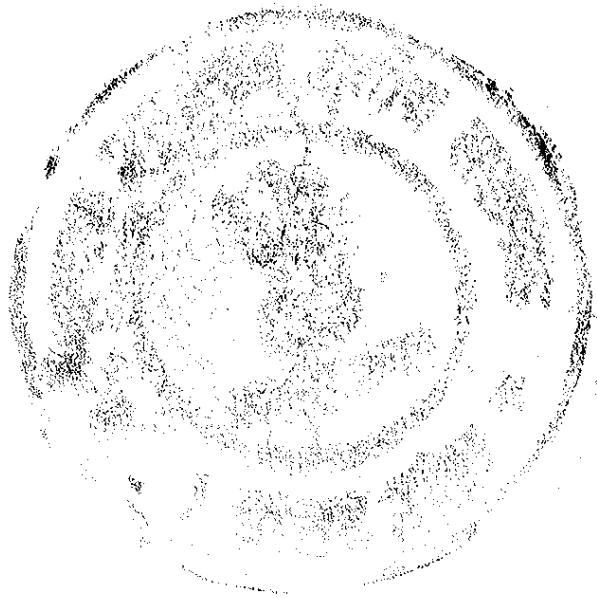
नाम / Name
PINTAIL INFRACON LLP

सिग्नेचर / Signature
Date of Issuance / Issued on
12/02/2017

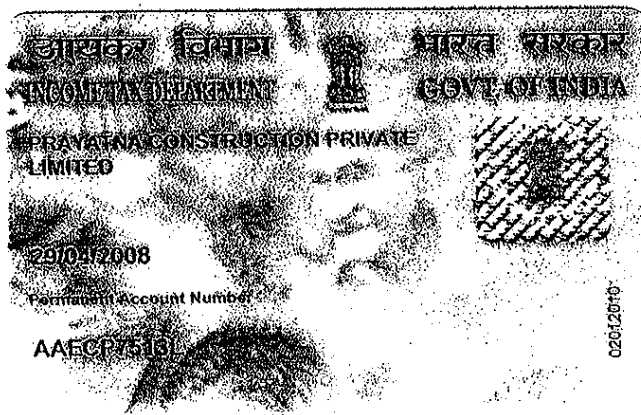
PINTAIL INFRACON LLP

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PINTAIL INFRACOLOR



Prayatna Construction Pvt. Ltd.

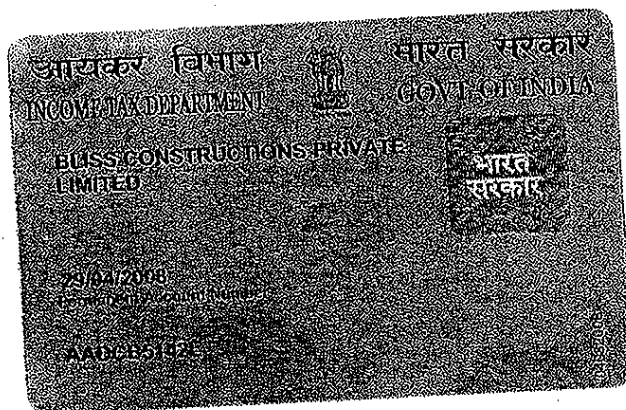
24/11/2010
Director



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Handwritten text, possibly a name or title.



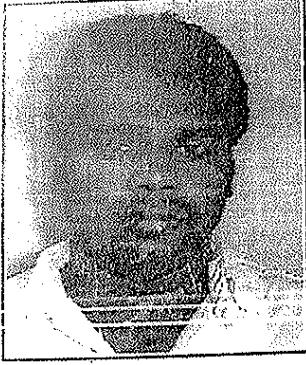


Bliss Constructions Pvt. Ltd.

Bliss Constructions Pvt. Ltd.



भारत सरकार
GOVERNMENT OF INDIA



Dheeraj Singh

धीरज सिंह

जन्म तिथि/DOB:

11-07-1991

पुरुष / MALE



4443 5727 9735

आधार - आम आदमी का अधिकार



पता

S/O भानु प्रताप सिंह, 614/175 प्रीती
नगर, मडियाओ, अन्नापुलिया, सीतापुर
मार्ग, विकास नगर, लखनऊ,
उत्तर प्रदेश-226022

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

S/O, Bhanu Pratap Singh, 614/175
Preeti Nagar, Madiyao, Annaapuliya,
Sita Pur Road, Vikas Nagar, Lucknow,
Uttar Pradesh-226022



1947
1800 300 1947

help@uidai.gov.in

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P.O. Box No. 1947,
Bengaluru-560 001

9807172983

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PINTAIL REALTY DEVELOPERS PRIVATE
LIMITED



01/07/2005

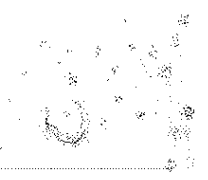
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28/04/2016

PINTAIL REALTY DEVELOPERS PVT. LTD.

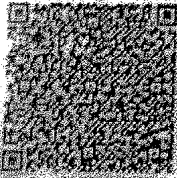
Authorized Signatory



आयकर विभाग
INCOME TAX DEPARTMENT

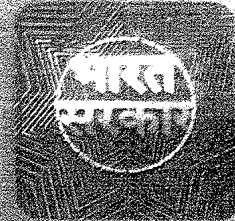


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AATFP8086C

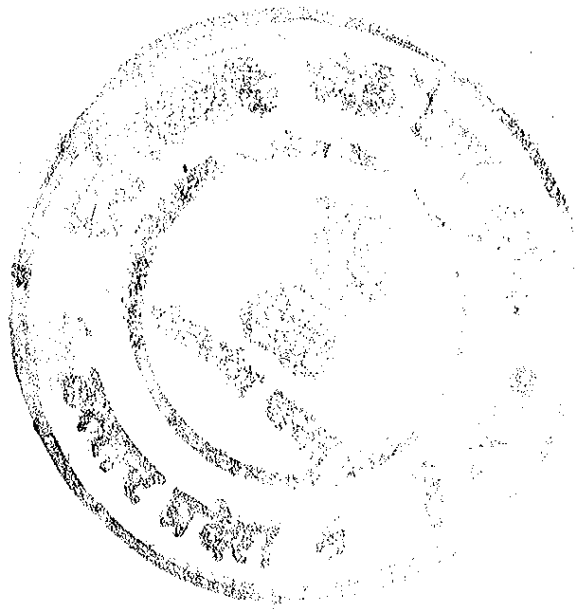


नाम / Name
PINTAIL BUILDERS LLP

PINTAIL BUILDERS LLP
Authorised Signatory

निगमन/गठन की तारीख
Date of Incorporation / Formation
01/03/2017

31032017



भारत सरकार
GOVERNMENT OF INDIA

आशु बाजपेई
Ashu Bajpai
जन्म वर्ष / Year of Birth : 1972
पुरुष / Male

6764 2649 4133

आधार — आम आदमी का अधिकार

9936156999

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O रमेश चंद्र बाजपेई, १- ए
कैलाश सदन, ब्रह्मपुरी, जुगौली
रेलवे क्रॉसिंग, नारायण नगर,
लखनऊ, उत्तर प्रदेश, 226016

Address:
S/O Ramesh Chandra
Bajpai, 1- A KAILASH
SADAN, BRAHMPURI,
JUGAULI RAILWAY
CROSSING, NARAYAN
NAGAR, Lucknow, Uttar
Pradesh, 226016

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1800 180 1947

help@uidai.gov.in

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Bengaluru-560 001



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAUFP5230B

नाम / Name

PINTAIL CONSTRUCTIONS LLP

निष्पत्ति दिनांक / Date of Incorporation/Registration

20/07/2017



भारत सरकार
GOVERNMENT OF INDIA



मनीष पाण्डेय
Manish Pandey
जन्म तिथि / DOB: 15/03/1982
पुरुष / MALE



3619 2503 6524

मेरा आधार, मेरी पहचान

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73 88885588



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

संबोधित: डी.के. पाण्डेय, 326/8,
शास्त्री नगर, हंस नगर, कानपुर नगर,
उत्तर प्रदेश - 208005

Address:

S/O: D.K. Pandey, 326/8,
Shastri Nagar, Hans Nagar,
Kanpur Nagar, Uttar Pradesh
- 208005



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1800 300 1947

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www.uidai.gov.in

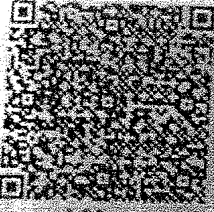
P.O. Box No. 1947,
Bengaluru-560 001

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAUFP0427A

नाम / Name

PINTAIL PROJECTS LLP

निगमन/गठन की तारीख
Date of Incorporation / Formation

01/03/2017

PINTAIL PROJECTS LLP

Authorized Signatory

10052017

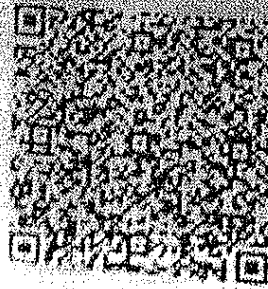


आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAATFP9789J

नाम / Name

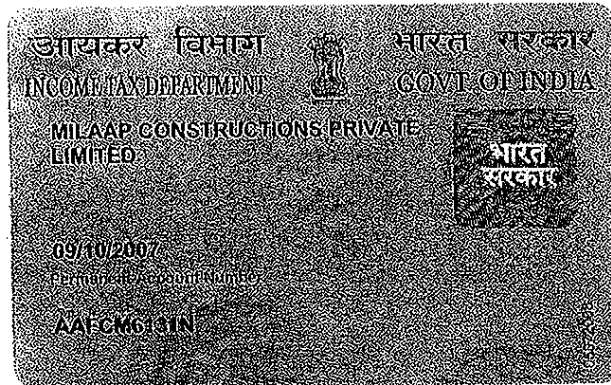
PINTAIL INFRAHEIGHTS LLP

निगमन/गठन की तारीख

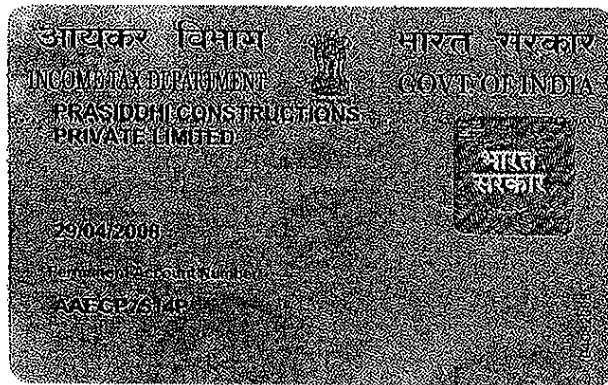
Date of Incorporation / Formation

27/03/2017

09052017



MILAAP CONSTRUCTIONS PVT. LTD.



PRASIDHI CONSTRUCTIONS PVT. LTD.

[Signature]
Secretary



 भारत सरकार
Government of India

 अमित कुमार सिंह
Amit Kumar Singh
जन्म तिथि/DOB: 12/06/1983
पुरुष/ MALE

3732 9837 2173

मेरा आधार, मेरी पहचान



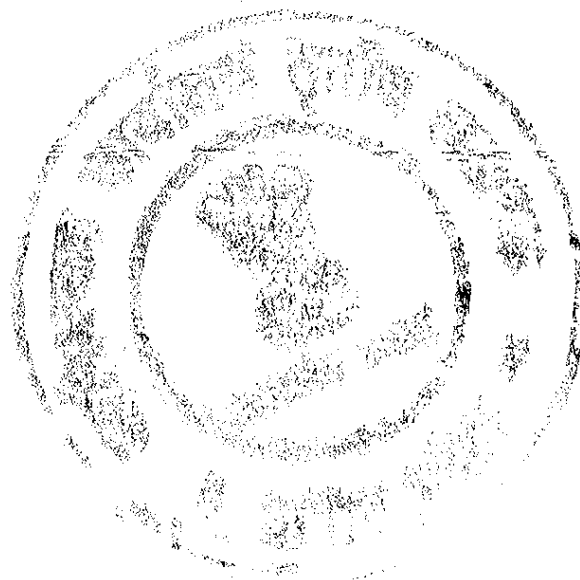
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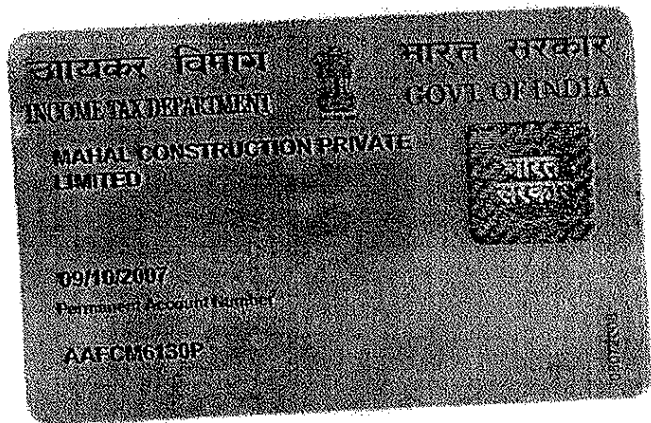
 भारत सरकार
अखिल भारतीय पहचान प्राधिकरण
Unique Identification Authority of India

Address: पता:
S/O Arun Kumar Singh, 207/10, अरुण कुमार सिंह, 207/10, मानस एन्क्लेव,
Manas Enclave, Faridi Nagar, फरीदी नगर, स्वरोप मेमोरियल विद्यालय के
Near, Swaroop Memorial School, पास, इन्दिरा नगर, लखनऊ, लखनऊ,
Indira Nagar, Lucknow, Lucknow, उत्तर प्रदेश - 226016
Uttar Pradesh - 226016

3732 9837 2173

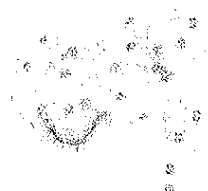
1025 help@uidai.gov.in www.uidai.gov.in





MAHAL CONSTRUCTIONS PVT. LTD.

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आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

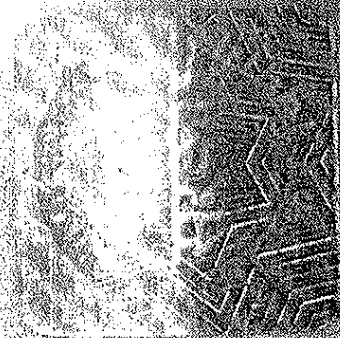
GOVT. OF INDIA

AADESH CONSTRUCTIONS PRIVATE
LIMITED

09/10/2007

Permanent Account Number

AAHCA1183E



AADESH CONSTRUCTIONS PVT. LTD.

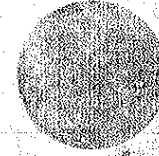
09/10/2007

2000



भारत निर्वाचन आयोग
सूचना पत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD

AJC1404920



निर्वाचक का नाम : सम्राट मिश्रा
Elector's Name : Samrat Mishra
पिता का नाम : के एल मिश्रा
Father's Name : K L Mishra
लिंग/ Sex : पुरुष / Male
जन्म की तारीख : XX/XX/1980
Date Of Birth : XX/XX/1980

9335220408

AJC1404920

पता : 555/123, सुभाष नगर, लखनऊ

तहसील : लखनऊ
जिला : लखनऊ (उ.प्र.)-226023

Address : 555/123, Subhash Nagar,
Lucknow

Tehsil - Lucknow
Distt. Lucknow (UP)-226023

Date : 21/08/2010

176-सूचना केंद्र निर्वाचन क्षेत्र के निर्वाचक रजिस्ट्रार
अधिकारी के कार्यालय की अनुमति

Facsimile Signature of
Elector Registration Officer
for 176 Lucknow Cantt.

80/889

यदि बदलने पर, नये पते पर अपना नाम निर्वाचक
सामग्री में दर्ज करवाने तथा उस पते पर इसी नम्बर का
कार्ड पाने के लिए सम्बंधित काम में यह कार्ड नम्बर
अवश्य लिखें

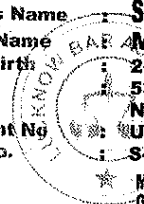
In case of change in address, mention this Card
No. in the relevant Form for including your name
in the roll at the changed address and to obtain
the card with the same number



LUCKNOW BAR ASSOCIATION
LUCKNOW

www.lucknowbarassociation.org Mob.:9415159095

LAWYER'S PROFESSIONAL IDENTITY CARD

Member's Name : **Sandeep Kumar Singh**
Father's Name : **Mr. C.R. Singh**
Date of Birth : **26.06.1977**
Address : **538K/710(447), Triveni Nagar-II, Lucknow.**
Enrollment No : **UP-5237/2003**
Ledger No. : **S-358**

★ **Mr. Ramesh Prasad Tiwari**
Gen. Secretary
Lucknow Bar Association, Lucknow

7388888608

Sandeep Singh

5





PINTAIL INFRACON LPS

- [illegible]

Lucknow (hereinafter referred to as the “**Owner4**” which expression shall unless repugnant to or inconsistent with the meaning or context thereof be deemed to mean and include its successors, administrators and permitted assigns) **OF THE FIFTH PART.**

6. **Pintail Infraheights LLP**, a limited liability partnership registered under the Limited Liability Partnership Act, 2008 and having its registered office at **G-40 Basement, Jangpura Extension, Birbal Park, New Delhi - 110014** through its authorised signatory **Mr. Manish Pandey S/o Mr. D.K. Pandey R/o 326/8, Shastri Nagar, Hans Nagar, Kanpur Nagar, U.P.** (hereinafter referred to as the **“Owner5”** which expression shall unless repugnant to or inconsistent with the meaning or context thereof be deemed to mean and include its successors, administrators and permitted assigns) **OF THE SIXTH PART.**

7. **Prayatna Constructions Pvt. Ltd.**, a company incorporated under the Companies Act 1956 and having its registered office at **G-40 Basement, Jangpura Extension, Birbal Park, New Delhi - 110014** through its Director **Mr. Rajni Kant Mishra S/o Mr. A.N. Mishra R/o 503/58, Anand Bhawan, Mankameshwar Mandir Marg, Baraulia, Daliganj, Lucknow** (hereinafter referred to as the “**Owner**” which expression shall unless repugnant to or inconsistent with the meaning or context thereof be deemed to mean and include its successors, administrators and permitted assigns) **OF THE SEVENTH PART.**

8. Mahal Constructions Pvt. Ltd., a company incorporated under the Companies Act 1956 and having its registered office at **Unit No. 707 , 7th Floor, Eldeco Corporate Tower, VibhutiKhand, Gomti Nagar, Lucknow - 226010** through its authorised signatory **Mr. Amit Kumar Singh S/o Mr. Arun Kumar Singh R/o 207/10, Manas Enclave, Faridi Nagar, Indira Nagar, Lucknow** (hereinafter referred to as the "**Owner7**") which expression shall unless repugnant to or inconsistent with the meaning or context thereof be deemed to mean and include its successors, administrators and permitted assigns) **OF THE EIGHTTH PART.**

9. **Milaap Constructions Pvt. Ltd.**, a company incorporated under the Companies Act 1956 and having its registered office at **Unit No. 705,**

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7th Floor, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow - 226010 through its authorised signatory Mr. Manish Pandey S/o Mr. D.K. Pandey R/o 326/8, Shastri Nagar, Hans Nagar, Kanpur Nagar, U.P. (hereinafter referred to as the "Owner8" which expression shall unless repugnant to or inconsistent with the meaning or context thereof be deemed to mean and include its successors, administrators and permitted assigns) **OF THE NINTH PART.**

10. **Aadesh Constructions Pvt. Ltd.**, a company incorporated under the Companies Act 1956 and having its registered office at **Unit No. 706 , 7th Floor, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow - 226010** through its authorised signatory **Mr. Amit Kumar Singh S/o Mr. Arun Kumar Singh R/o 207/10, Manas Enclave, Faridi Nagar, Indira Nagar, Lucknow** (hereinafter referred to as the "Owner9" which expression shall unless repugnant to or inconsistent with the meaning or context thereof be deemed to mean and include its successors, administrators and permitted assigns) **OF THE TENTH PART.**
11. **Prasiddhi Constructions Pvt. Ltd.**, a company incorporated under the Companies Act 1956 and having its registered office at **Unit No. 708 , 7th Floor, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow - 226010** through its authorised signatory **Mr. Manish Pandey S/o Mr. D.K. Pandey R/o 326/8, Shastri Nagar, Hans Nagar, Kanpur Nagar, U.P.** (hereinafter referred to as the "Owner10" which expression shall unless repugnant to or inconsistent with the meaning or context thereof be deemed to mean and include its successors, administrators and permitted assigns) **OF THE ELEVENTH PART.**
12. **Bliss Constructions Pvt. Ltd.**, a company incorporated under the Companies Act 1956 and having its registered office at **Unit No. 705, 7th Floor, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow - 226010** through its Director **Mr. Rajni Kant Mishra S/o Mr. A.N. Mishra R/o 503/58, Anand Bhawan, Mankameshwar Mandir Marg, Baraulia, Daliganj, Lucknow** (hereinafter referred to as the "Owner11" which expression shall unless repugnant to or inconsistent with the meaning or context thereof be deemed to mean

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(5)

and include its successors, administrators and permitted assigns) **OF THE TWELVETH PART.**

(Owner 1 to 12 shall hereinafter be collectively referred to as the "**Owners**". The Developer and the Owners shall hereinafter be individually referred to as a "**Party**" and collectively as the "**Parties**".)

WHEREAS

1. The Owners, collectively, are the absolute owner of and in peaceful and physical possession of land admeasuring approximately **52.73 acres** located at **Sultanpur Road, Lucknow**, more particularly described in **Annexure-I** hereto (the "**Scheduled Land**"), and are in the process of acquiring **140.386 acres** so as to have a contiguous land parcel of 193.116 acres. The registration details of the respective part of the Scheduled Land duly registered in the name of its respective Owner are also set out in Annexure-1;
2. The Developer is a company engaged in the business of development of real estate in India.
3. The Parties desired to develop an integrated township project in Lucknow (Uttar Pradesh) and for this purpose, on the request of the Owners, the Licensee applied for and has been granted a license by the Lucknow Development Authority to develop an integrated township vide memo number 137/VC/EE/HTIG/2015 dated 2 November 2015 ("**License**") under the Integrated Township Policy issued vide governmental order number 520/8-3-14-37/Vividh13 dated 4 March 2014 ("**Integrated Township Policy**") on land parcel admeasuring 200 acres ("**Project**").
4. The Scheduled Land is a part of the land in respect of which the License has been granted by the Lucknow Development Authority.
5. The Developer has represented that it shall develop, construct and market the Project at its own cost and expense without requiring any other Party to incur any cost or expense for development, construction and marketing of the Project.

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Director
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(6)

6. Based on the representations made by the Developer, the Owners have agreed to allow the Developer to develop, construct and market the Project on the terms and conditions set forth herein;
7. The Parties are now entering into this Agreement to record in writing the terms and conditions governing their rights and obligations relating to the development, construction and marketing of the Project and the matters ancillary thereto.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereto covenant and agree as follows:

A. DEFINITIONS AND INTERPRETATION

Definitions

In this Agreement, unless repugnant or contrary to the context or meaning thereof, the following capitalized terms, shall have the meaning assigned to them herein below:

“Agreement” shall mean this revenue sharing agreement including any schedules or exhibits or annexures attached hereto or incorporated herein by reference, as may be amended or modified or novated by the Parties from time to time in writing;

“Applicable Law” shall mean and include the Integrated Township Policy (as amended from time to time), any statute, law, regulation, ordinance, rule, judgment, rule of law, order, decree, ruling, bye-law, approval of any Governmental Authority (defined below), directive, guideline, policy, clearance, requirement or other governmental restriction or any similar form of decision of or determination by, or any interpretation or administration having the force of law of any of the foregoing by any Governmental Authority having jurisdiction over the matter in question, whether in effect as of the date of this Agreement or at any time thereafter.

"Approvals" shall mean, any permission, approval, sanction, certificate, consent, license, order, decree, authorization, authentication of, of registration, **SVT LTD.**

[Handwritten signatures]

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KAYANA CONSTRUCTIONS PVT. LTD.

DIRECTOR

AUTHORIZED SIGNATORY

MADESI CONSTRUCTIONS PVT. LTD.

PRASIDH CONSTRUCTIONS PVT.LTD.

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GLASS CONSTRUCTIONS PVT. LTD.

DIRECTOR

AUTHORIZED SIGNATORY



qualification, designation, declaration or filing with or notification, exemption or ruling to or from any Governmental Authority required under any statute or regulation, or pursuant to any governmental policy in connection with the construction, development, operation and marketing of the Project contemplated under this Agreement

“Claims” shall mean and include any losses, liabilities, claims, damages, costs, charges and expenses, including legal fees and disbursements in relation thereto;

“Encumbrances” shall mean any mortgage, charge, pledge, lien, encumbrance, hypothecation or other security interest or security arrangement of any kind; or (ii) any easement or right of way; or (iii) any contractual right of set-off; or (iv) the interest of a vendor or lessor under any conditional sale agreement, lease, leave or license agreement or other title retention arrangement or (v) any sort of encumbrance which may have the effect of curtailing or impeding the rights of any party to deal with its property or asset peacefully and without restriction;

“Force Majeure Event” shall mean and include any delay on account of non-availability of construction material or supplies, or on account of non-availability of adequate water supply or electric power back-up, or on account of any disputes with or disruption/ discontinuance of service by any agent, contractor, consultant or workers engaged by the Developer in relation to the Project, or on account of civil commotion or war or criminal action or earthquake, flood or any act of God, or on account of delay in taking certain decisions or providing Approvals by any Governmental Authority, or as a result of any notice, order, rule or notification of any Governmental Authority, or on account of any change in the policy of any Governmental Authority, or for any other reason beyond the control of the Developer.

"Governmental Authority" shall mean: (a) any national, state, city, municipal, or local government, governmental authority or political subdivision thereof; (b) any agency or instrumentality of any of the authorities.

subdivision thereof; (b) any agency or instrumentality of any of the authorities

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referred to in (a) above; (c) any non-governmental regulatory or administrative authority, body or other organization, to the extent that the rules, regulations, standards, requirements, procedures or Orders of such authority, body or other organization have the force of law; or (d) any competent court or tribunal;

"Integrated Township Policy" shall have the meaning assigned to it in Recital 3 hereof

"Litigation" shall mean and include all suits, civil and criminal actions, arbitration proceedings, and all legal proceedings, pending, threatened or proposed whether before any court, judicial or quasi-judicial or regulatory authority, body, tribunal, Governmental Authority or any arbitrator(s);

"Maintenance Agreement" shall have the meaning assigned to it in clause 3.2 hereof

"Project" shall have the meaning assigned to it in Recital 3 hereof;

"Proposed Land" shall mean the land upto 140.386 acres adjacent to the Scheduled Land owned and possessed by the Parties hereto or acquired by them or others in future after execution of this Agreement in order to aggregate a contiguous land parcel of 193.116 acres for the purpose of the Project, as mentioned in Recital 1 hereof;

"Revenue Sharing Arrangement" shall have the meaning assigned to it in clause 2.2 hereof

"Scheduled Land" shall have the meaning ascribed to it in Recital 1 hereof;

"Taxes" shall mean any taxes, duties (including stamp duties), excise, charges, fees, levies or other similar assessments by or payable to a Governmental Authority in India, including in relation to (a) income, services, gross receipts, premium, immovable property, movable property, assets, profession, entry, capital gains, municipal, interest, expenditure, imports, wealth, gift, sales, use, transfer, licensing, withholding, employment, payroll and franchise taxes and (b) any interest, fines, penalties, assessments, or additions to Tax resulting from, attributable to or incurred in connection with any proceedings in respect thereof.

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(9)

“Units” shall mean any identified or demarcated area of the Project that is capable of being marketed or sold independently;

Interpretation

In this Agreement, unless the contrary intention appears:

- (i) Any reference herein to any Clause, Schedule, Annexure or Exhibit is to such Clause or Schedule, Annexure or Exhibit to this Agreement. The Schedules, Annexures and Exhibits to this Agreement shall be deemed to form part of this Agreement.
- (ii) References to a Party shall, where the context permits, include such Party's respective successors and permitted assigns and in the case of individuals will include their legal representatives, heirs and permitted assigns.
- (iii) The headings or interpretation are inserted for convenience only and shall not affect the construction of this Agreement.
- (iv) Unless the context otherwise requires, words importing the singular include the plural and vice versa, and pronouns importing a gender include each of the masculine, feminine and neuter genders.
- (v) The terms “hereof”, “herein”, “hereby”, “hereto” and derivative or similar words refer to this entire Agreement or specified clauses of this Agreement, as the case may be.
- (vi) Reference to statutory provisions shall be construed as meaning and including references also to any amendment or re-enactment (whether before or after the date of this Agreement) for the time being in force and to all statutory instruments or orders made pursuant to such statutory provisions.
- (vii) Reference to the word “include” shall be construed without limitation.
- (viii) The words “directly or indirectly” mean directly or indirectly through one or more intermediary persons or through contractual or other legal arrangements, and “direct or indirect” shall have the correlative meanings.

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Bliss Construction Pvt. Ltd.

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- (ix) If an act is required by this Agreement to be done on a given day and that day is not a Business Day then the act is required to be done on the next following Business Day.
- (x) Any word or phrase defined in the body of this Agreement as opposed to being defined in the definition section above shall have the meaning assigned to it in such definition throughout this Agreement, unless the contrary is expressly stated or the contrary clearly appears from the context.

1. DEVELOPMENT OF THE PROJECT

- 1.1. Subject to the terms and conditions of the Agreement, the Developer agrees to develop, construct and market the Project, in one or more phases, on the Scheduled Land, at its sole cost and expense, and without requiring any other Party to contribute any amount towards the development, construction and marketing of the Project except the Scheduled Land owned by the Owners. The Developer agrees to develop the Project within a period of 10 years from the date of execution of this Agreement, provided the Owners are able to make available the entire land to the Developer for the development of the Project.
- 1.2. The Owners, in respect of such portion of the Scheduled Land which is owned / possessed by them respectively, authorize the Developer to enter and access the Scheduled Land for the purpose of development, construction and marketing of the Project, on an exclusive and irrevocable basis, provided that the Developer continues to perform its obligations under this Agreement.
- 1.3. The Developer shall be entitled to enter upon the Scheduled Land directly and/or indirectly through its associates, assignees, nominees, agents, managers, architects, consultants, representatives or contractors for the implementation, development, construction and marketing of the Project.
- 1.4. The Developer shall also be entitled to utilize the Proposed Land owned/ possessed/ acquired by it for the purpose of development of the Project, provided that such land parcel is contiguous to the

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Pravara Constructions Pvt. Ltd.
20/11/2019
Director
BIS Constructions Pvt. Ltd.

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20/11/2019
Authorized Signatory
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PINTAIL PROJECTS (INDIA) PVT. LTD.
Authorized Signatory
20/11/2019
Authorized Signatory
MAHAL CONSTRUCTIONS PVT. LTD.

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Scheduled Land and till the time the aggregate land available for the Project reaches 193.116 acres over even beyond 193.116 acres if the relevant Parties so mutually decide.

- 1.5. The Developer shall undertake the construction, development and marketing of the Project on the Scheduled Land at its own cost and expense and in accordance with approvals, building bylaws, Applicable Laws more particularly the License and the Integrated Township Policy.
- 1.6. The Licensee shall supervise the development and construction of the Project to ensure that the Developer is complying with the terms and conditions of the License
- 1.7. The Developer shall be entitled to exercise all rights under this Agreement till the time it continues to perform its obligations as set out in this Agreement.
- 1.8. The Parties shall continue to be the lawful owner of respective portion of the Scheduled Land which is owned/ possessed/ acquired by them and the Developer shall not have any ownership rights therein except in the land owned/ possessed/ acquired by the Developer. However, the Developer shall have rights and interests in the structures developed and constructed on the Scheduled Land as the Developer is developing, constructing and marketing the Project thereon at its own cost and expense.
- 1.9. The Parties agree that the Developer shall have the sole and exclusive right to name / change the name of the Project, to create trademarks and branding for the Project and the other Parties shall not have any objection to the same. Also, the other Parties shall make any claim over the trademark or IPR created by the Developer for the Project. Also, the ownership of the trademarks in respect of the Project shall remain with the Developer only and the Developer, may, authorize its usage by other Parties subject to sole, absolute and unfettered discretion of the Developer on such terms and conditions as deemed appropriate by the Developer in its sole discretion.

[Handwritten signatures and stamps are present over the bottom half of the page, including:]

- PINTAIL REALTY DEVELOPERS PVT. LTD.
- PINTAIL PROJECTS LLP
- PINTAIL INFRASTRUCTURE LLP
- PINTAIL BUILDERS LLP
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- Pratima Constructions Pvt. Ltd. Authorised Signatory
- Bliss Constructions Pvt. Ltd.
- Prasiddhi Constructions Pvt. Ltd.
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2. REVENUE SHARING ARRANGEMENT

- 2.1. Subject to the provisions of the Real Estate (Development and Regulation) Act, 2016 and rules issued there under (collectively referred to as “**RERA**”), the Parties agree that all revenues arising out of the Project shall be deposited into a separate bank account in the name of the Developer and in no other account.
- 2.2. Such portion of the revenues of the Project, as may be required by RERA, shall be retained in the same bank account and be utilized in accordance with the provisions of RERA. The balance amount shall be utilized in a manner as agreed amongst the Parties from time to time (“**Revenue Sharing Arrangement**”).
- 2.3. The distribution of the revenues of the Project shall take place on an annual basis or at such interval as may be mutually agreed amongst the Parties.
- 2.4. In case any Party receives an amount in excess of its entitlement as per the Revenue Sharing Arrangement, it shall immediately refund such excess amount to the Developer who will distribute the same amongst the Parties as per the Revenue Sharing Arrangement agreed in this Agreement.
- 2.5. Each Party shall bear and pay its own income tax arising out of income received by it pursuant to this Agreement and no Party shall bear and pay the income tax pertaining to any other Party in respect of income derived by such Party pursuant to this Agreement.

3. MAINTENANCE OF THE PROJECT

- 3.1. The Parties agree that Developer or any other agency appointed by the Developer shall be responsible for the maintenance of common areas and other facilities of the Project till the time the Project is handed over to the welfare association(s) formed by the residents / occupants of the Project.

- 3.2. A separate agreement ("**Maintenance Agreement**"), for maintenance of the common area and other facilities of the Project shall be

4.1. The Developer shall be solely responsible for arranging finances for the development, construction and marketing of the Project without requiring the other Parties to contribute funds for the Project.

4.2. The Developer shall not avail any finances by creating any sort of security interest over the Scheduled Land or the Net Revenues for any purpose other than set out in this Agreement.

4.3. Subject to the terms and conditions of the Agreement, the Parties agree that they shall do all such acts, deeds and things, as may be required by the Lender, in order to enable the Developer to raise finances for developing, construction and marketing of the Project.

5.1. The Owners shall handover the title documents in respect of the Scheduled Land to the Developer. Once Proposed Land is acquired and becomes part of the Project, then the relevant Parties (owners of such land) shall handover the title documents in respect of such land to the Developer. For the sake of abundant caution, it is clarified that the title documents in respect of the Scheduled Land shall always be in the custody of the Developer only.

6.1. The Developer hereby covenants with' other Parties as follows:

6.1.1. From the date of this Agreement, the Developer shall obtain, at its own cost and expense and without seeking any reimbursement from the Owners, any and all Approvals (except the License, however, the expenditure in respect of renewal of License shall be borne and paid by the Developer as project related expenditure) required under the Applicable Law for construction, development and marketing of the Project.

expenditure required under the Applicable Law for construction, development and marketing of the Project.

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- 6.1.2. From the date of this Agreement or the acquisition of the Scheduled Land, whichever is later, the Developer shall pay all Taxes, charges, levies, lease rentals (whether one time or periodic), deposits, dues, duties, cesses, penalties or other payments in respect of the Scheduled Land which relate to a period post the date of this Agreement or the acquisition of the Scheduled Land, whichever is later, and for the construction, development and marketing of the Project to any Governmental Authority or other statutory body or agency. Any Taxes, charges, levies, lease rentals (whether one time or periodic), deposits, dues, duties, cesses, penalties or other payments in respect of the Scheduled Land for the period prior the date of this Agreement or the acquisition of the Scheduled Land, whichever is earlier, shall be borne and paid by the Owners in respect of the Scheduled Land owned by them respectively. If the Developer pay any such amount on behalf of any Owner, the share of Net Revenues of such an Owner shall be adjusted accordingly.
- 6.1.3. The Developer shall use the Scheduled Land only for the purpose of construction, development and marketing of the Project.
- 6.1.4. Except as otherwise agreed in this Agreement, the Developer shall not do or cause to be done any act, deed or thing which may result into imposition of any kind of Claims or liability, financial or otherwise, on the Parties (other than the Developer) or the Scheduled Land or structures constructed thereon.
- 6.1.5. The Developer shall be responsible for and shall bear all the cost, charges and expenses of any nature whatsoever in relation to the construction, development, marketing, sale and maintenance of the Project.
- 6.1.6. The Developer shall provide all information and documents, as may be required by the Parties (other than the Developer), relating to the Project to ensure that the Project is developed and constructed in compliance with Applicable Laws and the Developer is performing its obligations under this Agreement.

- 6.1.7. During the course of development, construction and marketing of the Project, the Developer shall protect the Scheduled Land and

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Prayatna Constructions Pvt. Ltd.
Director
Authorized Signatory

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contracts, documents, indenture, etc. which are necessary for the development of the Project. Provided that, the Developer shall ensure that all arrangements/agreements between the Developer and other contractor / operator / person/entity for and in relation to construction, development and operation of the Project shall not be inconsistent with the terms of this Agreement. Provided further that the Developer shall be solely responsible for all payments to be made to any such contractor/operator/person/entity and shall indemnify and keep the other Parties indemnified and harmless from and against any and all Claims that they may incur or get exposed to, insofar as such Claims directly arise out of, in any way relate to, or result from the non-performance by the Developer of its obligations to any such contractor/operator/person/entity including non-payment of any monies to such contractor/operator/person/entity.

- 6.2.4. The Licensor shall be obligated to maintain the License and get it renewed from time to time, such that the progress of the Project is not adversely affected.
- 6.2.5. Any revenue arising out of the operation of the Project shall be received by the Developer and shall be distributed by the Developer amongst the Parties as set out in the Agreement and the Parties shall not object to the same.
- 6.2.6. The Parties shall permit the Developer to enter upon and access the Scheduled Land only for the purpose of development, construction, marketing of the Project subject to performance by the Developer of its obligations under this Agreement.
- 6.2.7. They shall not sell/ mortgage/ alienate or otherwise create any Encumbrance either on whole or part of the Scheduled Land or structures constructed thereon, without prior written consent of the Developer except as provided in this Agreement;
- 6.2.8. They shall not offer, directly or indirectly, the Scheduled Land for development to any other Person except in case of termination of this Agreement or except as provided in this Agreement;

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- 6.2.9. They shall not undertake such acts which can have an adverse effect on the Project or the Scheduled Land; or
- 6.2.10. They shall not do or omit to do any act or deed which may affect the validity of any of the Approvals.
- 6.2.11. They undertake to appear and represent, as and when required by the Developer, before any Governmental Authority, and make necessary commitments and give undertaking (in consultation with the Developer), as may be required for all the purposes relating to development, construction and marketing of the Project as contained in this Agreement.
- 6.2.12. They shall remove all the existing Encumbrances, if any, from the Scheduled Land owned and possessed by them, promptly and at their own cost and expense.

7. REPRESENTATIONS AND WARRANTIES

7.1. Each Party represents and warrants to the other Party that:

- 7.1.1. it is duly incorporated or organised with limited liability and existing under the laws of the jurisdiction of its incorporation
- 7.1.2. it has full power and authority to enter into, execute and deliver this Agreement and to perform the actions contemplated hereby;
- 7.1.3. the execution and delivery of this Agreement and the performance of the actions contemplated herein has been duly authorised by all necessary corporate or other actions of such Party;
- 7.1.4. this Agreement constitutes the legal, valid and binding obligation of the Party, enforceable against it in accordance with its terms; and
- 7.1.5. the execution, delivery and performance of this Agreement by such Party and the performance of the actions contemplated hereby will not: (a) violate any provision of its organisational or governance documents; (b) require such Party to obtain any consent, approval or action of, or make any filing with or give

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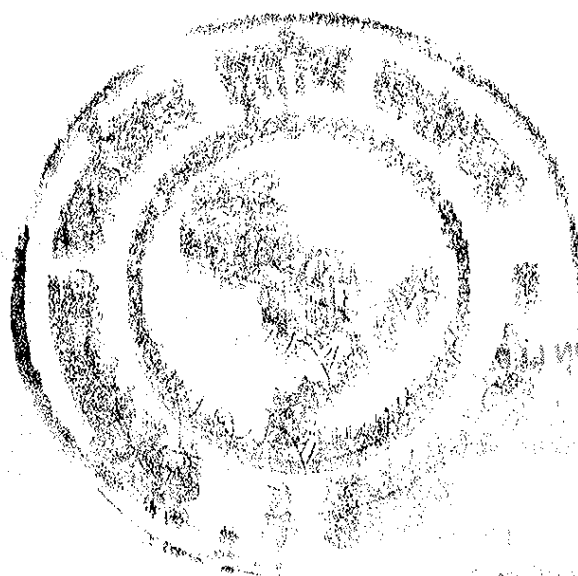
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any notice to, any Governmental Authority (c) conflict with or result in any material breach or violation of any of the terms and conditions of, or constitute (or with notice or lapse of time or both constitute) a default under, any instrument, contract or other agreement to which it is a Party or by which it is bound; (d) violate any order against, or binding upon it or upon its respective securities, properties or businesses; or (e) violate any Applicable Law.

7.1.6. Each of the Owners represents and warrants to the Developer and the Licensee, in respect of a part of the Scheduled Land owned by it that:

- (i) It is the lawful owner of a portion of the Scheduled Land (in the manner set out in Annexure – 1 hereto), having good and marketable title thereto free from any Encumbrances;
- (ii) It has not received any notice for acquisition or requisition of any portion of the Scheduled Land which is owned by it;
- (iii) Neither there is any pending condemnation or similar proceeding affecting the Scheduled Land which is owned by it nor it has any knowledge that any such proceeding is contemplated in relation to portion of the Scheduled Land owned by it;
- (iv) There is no pending or threatened Litigation affecting portion of the Scheduled Land owned by it;
- (v) There is no contract, agreement, lease, power of attorney or any other document, other than this Agreement, executed by it in favour of any third party inter-alia transferring in any manner any of its rights, title, interest in relation to such portion of the Scheduled Land which is owned by it;
- (vi) It has paid all the Taxes, charges, levies, lease rentals (whether one time or periodic), deposits, dues, duties,

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Director

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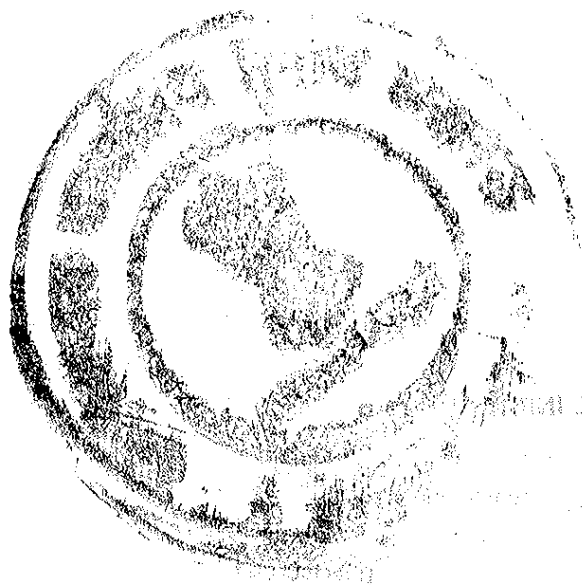
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cesses, penalties or other payments outstanding in respect of such portion of Scheduled Land which is owned by it to the concerned Governmental Authority or statutory body or agency;

- (vii) There are no tenants or occupants, authorized or unauthorized, on such portion of the Scheduled Land owned by it and no other person has any claim in respect of the same;
- (viii) Such portion of the Scheduled Land which is owned by it is not covered/ affected by any reservation or any governmental order which may have an adverse effect on such portion of Scheduled Land.
- (ix) It has not done any act, matter or thing, which would or might constitute a breach of any orders, regulations and bye-laws (statutory or otherwise) made by the Governmental Authorities, from time to time, in respect of such portion of Scheduled Land which is owned by it.
- (x) It has, at all times, complied with all Applicable Laws, in respect of such portion of the Scheduled Land owned by it. It has not received any notice or other communication from any Governmental Authority in relation to such portion of the Scheduled Land owned by it, from which it appears that it is in violation of any Applicable Law.
- (xi) The portion of Scheduled Land owned by it is not subject to any outstanding liability for the payment of any outgoing of a recurring nature except municipal charges, water charges, sewerage charge and all such outgoings are paid up to the date of execution of this Agreement, and none is in dispute, and in case any such amount is found due after the date of this Agreement, it shall ensure that the same is paid in timely manner.

The Owners hereby agree and undertake to ensure that the aforesaid representations and warranties shall also be true in respect of land acquired in future and forming part of the Scheduled Land.

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7.2. The Developer represents and warrants that it has the necessary and requisite financial and technical wherewithal to develop, construct and market the Project at its own cost and expense.

7.3. Each Party acknowledges that other Parties have entered into this Agreement on the basis of the representation and warranties provided by such Party, as contained in Clause 7 of this Agreement.

7.4. Each Party undertakes to notify the others in writing promptly, if it becomes aware of any fact, matter or circumstance, which would cause any of the representations or warranties given by it, to become untrue, inaccurate or misleading in any material respect.

7.5. Each Party represents and warrants to the others that the representations, warranties, undertakings, covenants and obligations of each Party to the others under this Agreement, constitute valid and sufficient consideration for each of the transactions envisaged under this Agreement.

8. INDEMNITY

8.1. Each of the Parties agree to indemnify, defend and hold harmless the other Party from and against any and all Claims (excluding consequential losses) suffered or incurred or which may be incurred by such Party arising at any time and in any manner whatsoever, including:

8.1.1. any misrepresentation in, any matter inconsistent with, inaccuracy in, or breach of any representation or warranties made by the other Party; or

8.1.2. any breach or non-performance (in whole or in part) by the other Party of any of their covenants, agreements or obligations contained herein.

8.2. The Developer hereby agrees to indemnify, defend and hold harmless the other Parties on account of any Claims suffered or incurred or which may be incurred by the them due to any non-observance or any act of omission or commission by the Developer resulting into

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violation of the Applicable Law in the construction, development and operation of the Project.

8.3. The indemnification rights of a Party under this Agreement are independent of, and in addition to, such other rights and remedies as a Party may have at law or in equity or otherwise, including the right to seek specific performance or other injunctive relief, none of which rights or remedies shall be affected or diminished thereby.

9. GOVERNING LAW AND JURISDICTION

9.1. This Agreement, its performance and any dispute or Claim arising out of or in connection with it shall be governed by and construed in all respects in accordance with the laws of India.

9.2. All disputes or differences between Parties in respect of or concerning or connected with the interpretation or implementation of this Agreement or arising out of this Agreement ("**Disputes**"), shall at the first instance be resolved through good faith negotiations between the senior officials of the Parties to such Disputes, which negotiations shall begin promptly after a Party has delivered to the other Party a written request for such consultation. If the Parties are unable to resolve the Dispute in question within 30 days of the commencement of such negotiations, then the Dispute shall, unless the Parties to such Dispute otherwise agree in writing, be referred to and finally resolved by arbitration conducted in accordance with the Arbitration and Conciliation Act, 1996. Each of the Parties to the Dispute shall appoint one (1) arbitrator each and the two (2) arbitrators so appointed will appoint the third arbitrator. The Parties shall bear their own legal costs and expenses in relation to the arbitration proceedings conducted in accordance with this clause, including the fees and costs of the Arbitrator appointed by it, except that fees and costs of the presiding Arbitrator shall be borne equally by the Parties. The seat and venue of such arbitration shall be at New Delhi and the arbitration proceedings shall be conducted in English language. The arbitral award shall be in writing, shall state the reasons for the award, and shall be final and binding on the Parties. The award may include an award of costs, including reasonable attorneys' fees and disbursements. Judgment upon the award may be entered by any court having jurisdiction thereof or having jurisdiction over the relevant Party or its assets.

upon the award may be entered by any court having jurisdiction thereof or having jurisdiction over the relevant Party or its assets.

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PINTAIL BUILDERS LLP
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Director
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9.3. The Parties irrevocably submit to the exclusive jurisdiction of the courts at Lucknow.

10. CONFIDENTIALITY

10.1. This Agreement, its existence and all information (in any form whatsoever) (collectively the "**Confidential Information**") exchanged between the Parties under this Agreement or during the negotiations preceding this Agreement is confidential to them and may not be disclosed to any third party. Each Party shall hold in strictest confidence, shall not use or disclose to any third Party, and shall take all necessary precautions to secure any Confidential Information of the other Party. Disclosure of such information shall be restricted, on a need to know basis, solely to employees, agents, consultants and representatives of a Party, who have been advised of their obligation with respect to Confidential Information. None of the Parties shall issue any press release or organize a press meet or make any public announcement or any disclosure in relation to this Agreement or the relationship between the Parties without taking prior written consent of the other Parties and all such press releases/public announcements shall be jointly issued by the Parties. The obligations of confidentiality do not extend to information which:

10.1.1. is disclosed to employees, legal advisers, auditors and other consultants of a Party, on a need to know basis, provided such persons undertake similar confidentiality obligations to those set forth herein;

10.1.2. is disclosed with the prior written consent of the Party who supplied the information;

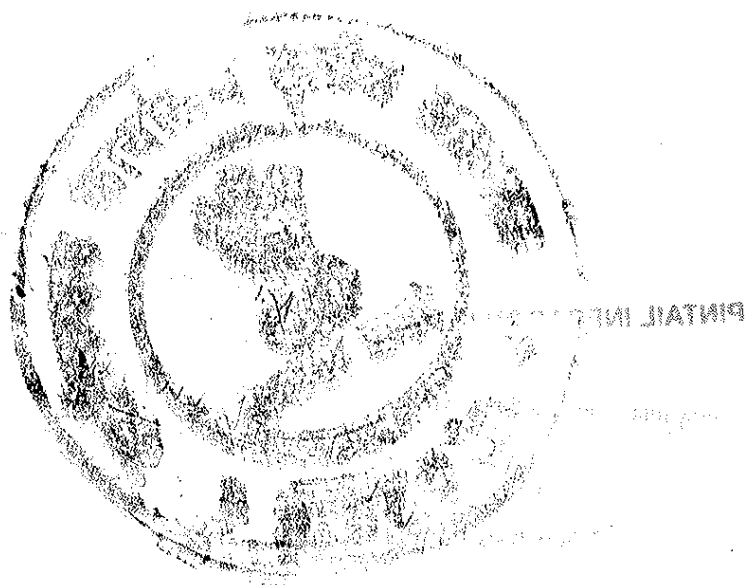
10.1.3. is, at the date this Agreement entered into, lawfully in the possession of the recipient of the information through sources other than the Party who supplied the information except where the Party knows that the source has this information as a result of a breach of a confidentiality obligation;

[Signatures and Stamps]

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Bliss Constructions Pvt. Ltd.
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- 10.1.4. is required to be disclosed pursuant to Applicable Law or is appropriate in connection with any necessary or desirable intimation to the Governmental Authority;
- 10.1.5. is required to be disclosed pursuant to judicial or regulatory process or in connection with any judicial process regarding any legal action, suit or proceeding arising out of or relating to this Agreement, after giving prior notice to the other Party; or
- 10.1.6. is generally and publicly available, other than as a result of breach of confidentiality by the person receiving the information.
- 10.2. It is agreed that the terms of this Agreement may be disclosed to any lender from whom the Developer is intending to avail credit facilities for the development, construction and marketing of the Project and to the prospective customer(s) or any other person(s) interested in the Project.

11. NOTICE

- 11.1. Unless otherwise stated, all notices, approvals, instructions and other communications for the purposes of this Agreement shall be given in writing and may be given by facsimile, by personal delivery or by sending the same by courier addressed to the Party concerned at the address stated in the array of the Parties or any other address subsequently notified to the other Parties for the purposes of this Agreement.
- 11.2. Any notice, approval, instruction or other communication shall be deemed to be effective in the case of personal delivery at the time of delivery and in case of delivery by courier or registered post after a period of 3 days from the date of dispatch and in the case of facsimile immediately after receipt of a transmission report confirming delivery (except that the court documents may not be served by facsimile).
- 11.3. By giving to the other party a written notice, the Parties hereto and their respective successors and assigns will have the right from time to time and at any time during the term of this Agreement to change their respective addresses and each will have the right to specify as its address any other address.

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Prayansh Constructions Pvt. Ltd.

Director

Biss Constructions Pvt. Ltd.

Director

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11.4. At the time of execution of the Agreement, the Parties shall provide each other with the coordinates where all correspondence relating to this Agreement shall be sent electronically through facsimile, email. Telex or any other electronic mode on such address / coordinates as set out in Anneuxre – [4] hereto.

12. GENERAL

12.1. Except as otherwise set out in the Agreement, the Agreement is being entered into on a **principal to principal basis** by the Parties and shall not constitute the Developer as the legal representative or agent of the other Parties (being the Owners).

12.2. The Developer shall not have any right or authority to assume, create or incur any liability or any obligation of any kind, express or implied, against or in the name of or on behalf of the other Parties (except to the extent permitted under this Agreement). Except as may be specifically provided in this Agreement, the Owners shall not assume or be responsible for any liability or obligation of any nature of, or any liability or obligation that arises from any act or omission to act of, the Developer howsoever or whenever arising.

12.3. Each of the rights of the Parties hereto under this Agreement are independent, cumulative and without prejudice to all other rights available to them, and the exercise or non-exercise of any such rights shall not prejudice or constitute a waiver of any other right of the Party, whether under this Agreement or otherwise.

12.4. This Agreement may be executed in any number of originals or counterparts, each in the like form and all of which when taken together shall constitute one and the same document, and any Party may execute this Agreement by signing any one or more of such originals or counterparts.

12.5. No variation of this Agreement shall be binding on any Party unless such variation is in writing and signed by each Party.

12.5. No variation of this Agreement shall be binding on any Party unless such variation is in writing and signed by each Party.

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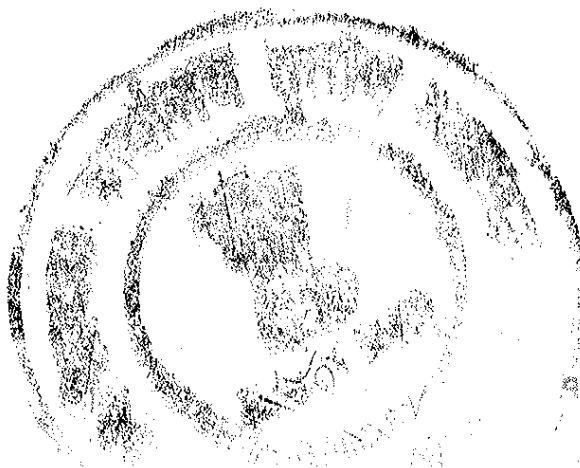
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- 12.6. Except at other agreed in this Agreement, none of the Parties shall assign any or all of its rights arising out of this Agreement without consent of the other Parties to this Agreement.
- 12.7. No waiver of any breach of any provision of this Agreement shall constitute a waiver of any prior, concurrent or subsequent breach of the same or of any other provisions hereof, and no waiver shall be effective unless made in writing and signed by an authorised representative of the waiving Party.
- 12.8. Each Party will bear its own costs and expenses (including legal costs and expenses) incurred in relation to the negotiation, preparation and execution of this Agreement and all other documents contemplated herein.
- 12.9. If any provision of this Agreement is invalid, unenforceable or prohibited by any Applicable Law, this Agreement shall be considered divisible as to such provision and such provision shall be inoperative and the remainder of this Agreement shall be valid, binding and of like effect as though such provision was not included herein.
- 12.10. This Agreement shall enure to the benefit of and be binding upon each of the Parties and their respective successors and permitted assigns.
- 12.11. Each Party will without further consideration sign, execute and deliver any document and shall perform any other act which may be necessary or desirable to give full effect to this Agreement and each of the actions contemplated under this Agreement. Without limiting the generality of the foregoing, if the approval of any Government Authority is required for any of the arrangements under this Agreement to be effected, each Party will use all reasonable endeavours to obtain such approval.
- 12.12. The persons signing this Agreement on behalf of the respective Parties represent and covenant that they have the authority to sign and execute this document on behalf of the Parties for whom they are signing.

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Director

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Authorized Signatory



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Director

12.13. The Parties agree and acknowledge that the provisions of this Agreement are reasonable and are in accordance with the discussion between the Parties pertaining to the subject matter hereof.

12.14. This Agreement constitutes the entire agreement between the Parties pertaining to the subject matter hereof and supersedes any prior agreements or understandings relating to such subject matter.

13. POWER OF ATTORNEY

13.1. In consideration of Developer agreeing to develop the Project at its own cost and expenses and for performance of Owners' obligations under this Agreement, the Owners hereby, jointly and severally, authorise and constitute the Developer (including any person nominated and authorised by the Developer) as its attorney, on a sole, exclusive and irrevocable basis to undertake such actions as will be required by Developer, for and on behalf of the Owners (jointly and severally) to construct, develop and manage the Project on the Scheduled Land, including to:

13.1.1. submit applications to various Governmental Authorities, including the State Government, Government of India and their relevant ministries and departments, including Air Force, Airport Authority of India and concerned private utilities for obtaining any and all Approvals, orders, certificates, permissions, extensions, modifications, clearances and sanctions required in connection with full, free and uninterrupted development, construction, marketing and completion of the Project, including occupancy certificate and completion certificate and for obtaining water, sewer, electricity connection, or any other service /utilities in relation to the Project;

13.1.2. develop the Project in accordance with the Applicable Laws and sanctioned plan, by making construction/additions/alteration on the Scheduled Land, after seeking permission from the concerned Government Authority in this regard, including appointment of sub-contractors to perform any of its obligations under the Agreement;

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- 13.1.3. employ and/or engage, skilled and unskilled, labour, workmen and personnel, to carry out the development, construction and marketing of the Project;
- 13.1.4. appear and represent the Owners before all Government Authority, make commitments and give undertaking, as may be required for all or any of the purpose relating to development, construction and marketing of the Project as contained in the Agreement;
- 13.1.5. make applications for and on behalf of the Owners, and appear and represent the Owners before all Government Authority, make commitments and give undertaking, as may be required for procurement of Purchasable FAR and do all things as the Developer may deem necessary to procure such Purchasable FAR;
- 13.1.6. sign and submit all papers, applications and document for having the amalgamation, separation and mutation in relation to the Project and Scheduled Land, and if necessary, effected in all public records and to deal with the relevant Governmental Authority, to have such separation and mutation effected;
- 13.1.7. pay all out going (for and on account of the Owners), including municipal tax, rent, revenue and other charges whatsoever, payable in respect of the Scheduled Land and receive refunds and other moneys including, compensation of any nature, and to grant valid receipt and/or discharge thereof;
- 13.1.8. accept notice and service of papers from any court, tribunal, postal and /or other Government Authorities and/or person in respect or in connection with the Scheduled Land and the Project;
- 13.1.9. depose in any court of law or before any Government Authority, on behalf of and in the name of the Owners, in any matter concerning the Project or the Scheduled Land;

on behalf of and in the name of the Owners, in any matter concerning the Project or the Scheduled Land;

PINTAIL REALTY DEVELOPERS PVT. LTD.

PINTAIL INFRACON LLP.

PINTAIL BUILDERS LLP.

PINTAIL PROJECTS AND CONSTRUCTIONS PVT. LTD.

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MILAAP CONSTRUCTIONS PVT. LTD.

PRASIDHI CONSTRUCTIONS PVT. LTD.



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- 13.1.10. to commence, prosecute, enforce, defend, answer or oppose all action or other legal proceedings, including any demands touching any of the matters aforesaid or any other matters relating to the Project or Scheduled Land, and also if it thinks fit, to compromise, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceeding aforesaid, before any court or other Governmental Authority;
- 13.1.11. make payment and/ or receive the refund of all deposits, scrutiny fees and/or other charges to and from, respectively, all Government Authorities and/or public/private utilities and/or banks/financial institutions, in connection with the development, construction and marketing of the Project; and
- 13.1.12. make and file for insurance claims and other compensations, in respect of the built-up Project or any part thereof, and the Scheduled Land.
- 13.2. In consideration of Developer agreeing to develop the Project at its own cost and expenses and for performance of Owners' obligations under this Agreement, the Owners, hereby jointly and severally authorise and constitute the Developer (including any person nominated and/or authorised by the Developer) as their attorney, on a sole, exclusive and irrevocable basis to take all such actions, on behalf of the Owners (jointly and severally) that may be deemed necessary by the Developer for marketing and sale of any part or whole of the Project, including any Units of the Project, including to:
- 13.2.1. market, devise sale and marketing strategy and policy, call for booking, receive application and consideration from prospective buyer(s), setting up of customer care centres, site offices for client dealing etc. in respect of the marketing and sale of the Project, including Units;
- 13.2.2. erect sign board(s) on the Scheduled Land or any part thereof, issue advertisements for the sale and marketing of the whole or part of the Projects, including Units, and to publish

PINTAIL INFRACON LLP

Prayagrah Constructions Pvt. Ltd.

Director

Prayagrah Constructions Pvt. Ltd.

PINTAIL BUILDERS LLP

Authorized Signatory

PINTAIL PROJECTS LLP

PINTAIL CONSTRUCTIONS LLP

MAHAL CONSTRUCTIONS PVT. LTD.

MAHAL CONSTRUCTIONS PVT. LTD.



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ՀԱՅԱՍՏԱՆԻ ՀԱՆՐԱՊԵՏՈՒԹՅԱՆ
ԲԱՆԱԿԱՆ ԴԱՐՈՒՄ

advertisements in newspaper(s), magazine(s), website(s) and such other media seeking prospective purchaser/s, publish communication, issue any press release or other announcement and otherwise market the Project in any manner;

- 13.2.3. enter into agreement with prospective buyers(s) for sale of the Units (along with the common area, together with all rights, title and interest therein and thereto) or any part thereof along with the proportionate divided/undivided share in the Scheduled Land, for such consideration, as determined by the Developer, and on such terms and condition, as may be agreed, by and between the Developer and the prospective buyer(s), and to use the sale consideration received from the prospective buyer(s) in the manner set out in this Agreement and give to effectual receipts for the same and hand over possession/occupation thereof;

- 13.2.4. let or to give on lease or license the Units in full or in part to any intended tenant(s)/ lessee(s)/ licensee(s), and to recover and receive rent or any other charges, payments or dues under any such lease or license or enter into rent arrangement, to issue receipts thereof, under its own signatures and to enforce any of the terms and condition thereof;

- 13.2.5. for conveying the Projects, Units or any part thereof, sign, execute and deliver all agreements, deeds, documents and papers for and on behalf of the Owners; and to present any or all of them for registration before the relevant authority, at all times, as may be necessary and admit execution of the said agreement, deeds, document, forms, declaration, statements and writing to be submitted at the time of registration of the said agreements, deeds, documents and papers, which may be required for fully, properly and effectually conveying/transferring any and all rights, title and interest in the Units or any part thereof;

- 13.2.6. appear before notary public, the Tehsildar, District Registrars, Sub-Registrars, Registrars of Assurance, Metropolitan and Executive Magistrates and all other Government Authorities, for and on behalf of the Owners, in connection with the registration of the aforesaid documents and enforcement of all powers and authorities, as contained in this Power of Attorney and execute

PINTAIL INFRACORP

~~Praveen Constructions Pvt. Ltd.~~

Director

Miss Constructions Pvt. Ltd.

PINTAL AUTHORIZED SIGNATORY

~~Authorized Signature~~

INSTRUCTIONS / INSTRUCTIONS PVT LTD.

PRASIDDHI CONSTRUCTION PVT. LTD.

Author(s):



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and get the document registered;

13.2.7. deliver possession, title or ownership of any part of the common areas or other areas as may be required under applicable Laws to be delivered to the owners of the Units as a whole or to an association of the owners of the Units, such as resident welfare associations, and for such purposes, sign, execute and deliver all agreements, deeds, documents and papers for and on behalf of the Owners; and to present any or all of them for registration before the relevant authority, at all times, as may be necessary and admit execution of the said agreement, deeds, document, forms, declaration, statements and writing to be submitted at the time of registration of the said agreements, deeds, documents and papers, which may be required for fully, properly and effectually conveying/transferring any and all rights, title and interest in such common areas or other areas, as required under the applicable Laws; and

13.2.8. to receive any registered letters or any other documents in respect of the Projects, including Units and to grant proper and effectual receipts in respect thereof.

13.3. The Owners jointly and severally agree and undertake with the Developer, that they shall agree with, ratify and confirm all and whatsoever the Developer shall do or purport to do or cause to be done in accordance with the power of attorney conferred by the Owners on the Developers under Clauses 13.1 and 13.2. The Owners further agree, confirm and declare that the power and the authorisations granted to the Developer under Clauses 13.1 and 13.2 are powers and agency coupled with interest and are irrevocable. Owners further acknowledge that revocation of the authority conferred on the Developer under Clauses 13.1 and 13.2, shall cause irreparable damage to the Developer, which will not be compensated in terms of money alone, and the Developer shall be entitled to seek specific performance of this Agreement, including its powers set out under this Clauses 13.1 and 13.2.

13.4. Without prejudice to the above Clause, it is expressly agreed and understood by the Owners that in the event any Governmental Authority requires any act, thing or deed to be done performed on

PINTAIL INFRASTRUCTURE LLP.
Prayagrah Constructions Pvt. Ltd.
Director
Bijay Constructions Pvt. Ltd.
Director

PINTAIL REALTY DEVELOPERS PVT. LTD.
Authorized Signatory

PINTAIL BUILDERS LLP
Authorized Signatory

PINTAIL CONSTRUCTIONS PVT. LTD.
Authorized Signatory

MAHAPRASHANTH CONSTRUCTIONS PVT. LTD.
Authorized Signatory



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part of the Owners for the purpose of giving effect to the transaction contemplated herein or for the development, construction and completion of the Project or for conveyance of the Developer Units to the allottees, despite the Owners having constituted the Developer as their Attorney, in accordance with Clauses 13.1 and 13.2, the Owners shall promptly provide any and all assistance, co-operation and support as may be requested by the Developer in regard to the aforesaid, including execution of any agreement/deed/document etc.

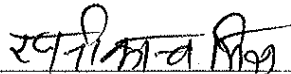
14. TERMINATION

- 14.1. This Agreement may be terminated by mutual consent of all the Parties.
- 14.2. In case any Party is desirous of opting out of this Agreement, it may do so by selling its land (set out in Annexure – 1 hereto) to any other Party (and on prior intimation to all Parties) to this Agreement at a price mutually agreed between the buying and the selling Party. However, such a Party shall not sell its land to any person or entity who is not a party to this Agreement.
- 14.3. None of the Parties shall be entitled to terminate this Agreement, unilaterally, as a substantial investment is being made by all the Parties for the purpose of the Project.

IN WITNESS WHEREOF the Parties hereto have executed this Agreement the day and year first herein above written.

Signed and delivered for and on behalf of the Developer

PINTAIL INFRACON LLP.



Name: Mr. Rajni Kant Mishra

Designation : Director



(32)

Signed and delivered for and on behalf of Owner 1 / Licensee

PINTAIL REALTY DEVELOPERS PVT. LTD.


Authorised Signatory

Name: Mr. Dheeraj Singh
Designation : Authorised Signatory

Signed and delivered for and on behalf of Owner 2

PINTAIL BUILDERS LLP.


Authorised Signatory

Name: Dheeraj Singh
Designation : Authorised Signatory

Signed and delivered for and on behalf of Owner 3

PINTAIL PROJECTS LLP


Authorised Signatory

Name: Ashu Bajpai
Designation : Authorised Signatory

Signed and delivered for and on behalf of Owner 4

PINTAIL CONSTRUCTIONS LLP


Authorised Signatory

Name: Ashu Bajpai
Designation : Authorised Signatory



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1964

1964



(33)

Signed and delivered for and on behalf of Owner 5

PUNTAIL INFRAHEIGHTS LLP

Authorized Signatory

Name: Manish Pandey

Designation : Authorised Signatory

Signed and delivered for and on behalf of Owner 6

Prayatna Constructions Pvt. Ltd.

Director

Name: Rajni Kant Mishra

Designation : Director

Signed and delivered for and on behalf of Owner 7

MAHAL CONSTRUCTIONS PVT. LTD.

Name: Amit Singh

Designation : Authorised Signatory

Signed and delivered for and on behalf of Owner 8

JILAAP CONSTRUCTIONS PVT. LTD.

Name: Manish Pandey

Designation : Authorised Signatory

Signed and delivered for and on behalf of Owner 9

AADESH CONSTRUCTIONS PVT. LTD.

Name: Amit Singh

Designation : Authorised Signatory

67

13-20-1940

Director

10-1-40



(34)

Signed and delivered for and on behalf of Owner 10

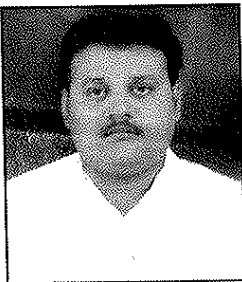
PRASIDHI CONSTRUCTIONS PVT.LTD.

Name: Manish Pandey
Designation : Authorised Signatory

Signed and delivered for and on behalf of Owner 11

Bliss Constructions Pvt. Ltd.

Name: Rajni Kant Mishra
Designation : Director



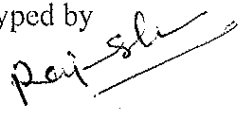
Witnesses :

1. 
Samrat Mishra
S/o Late K.L. Mishra
R/o 555G/128, Subhash Nagar,
Lucknow



2. 
Sandeep Kumar Singh
S/o Mr. C.R. Singh
R/o 538K/710, Triveni Nagar,
Lucknow

Typed by


(Rajneesh Sharma)
Collectorate, Lucknow.

Drafted by


(Mukesh Mani Tripathi)
Advocate
Collectorate, Lucknow



ANNEXURE 1**DETAILS OF THE SCHEDULED LAND AND OWNERSHIP THEREOF**

Aadesh Constructions Pvt. Ltd.				
Village	Khasra No	Total Area (In Hect.)	Area Under PH1(In Hect.)	Purchased Area Under PH- 1(In Hect.)
Madharmau Kala	1	1.064	1.064	0.266
Mastemau	992	0.362	0.362	0.2413
Mastemau	1003	0.034	0.034	0.0085
Mastemau	1022 (P)	0.292	0.045	0.045
Mastemau	1133	0.49	0.49	0.49
Mastemau	1186	1.333	1.333	0.126
Bakkas	970/1	0.667	0.667	0.0045
Bakkas	975	0.136	0.136	0.0136
Bakkas	976	0.095	0.095	0.02375
Bakkas	977	0.044	0.044	0.011
Bakkas	978	0.089	0.089	0.02225
Bakkas	979	0.107	0.107	0.02675
Bakkas	985	0.120	0.120	0.12
Bakkas	986	0.101	0.101	0.0101
Bakkas	988	0.291	0.291	0.07275
Bakkas	989	0.310	0.310	0.0775
Bakkas	990	0.107	0.107	0.02675
Bakkas	991	0.069	0.069	0.0345
Bakkas	992	0.089	0.089	0.0445
Bakkas	993	0.069	0.069	0.0345
Bakkas	994	0.072	0.072	0.036
Bakkas	995	0.038	0.038	0.019
Bakkas	996	0.031	0.031	0.0155
Bakkas	997	0.063	0.063	0.0315
Bakkas	998	0.044	0.044	0.022
Bakkas	999	0.085	0.085	0.02125
Bakkas	1008	0.063	0.063	0.0315
Bakkas	1009	0.24	0.24	0.12
Bakkas	1010	0.266	0.266	0.266
Bakkas	1011	0.063	0.063	0.063
Total In Hect.				2.325

Pintail Realty Developers Pvt. Ltd.
(formerly known as "Arindam Sekher Garments Marketing Pvt. Ltd.")

PINTAIL INFRACON LLP. PINTAIL REALTY DEVELOPERS PVT. LTD. PINTAIL BUILDERS LLP. MILAAP CONSTRUCTIONS PVT. LTD. MAHAL CONSTRUCTIONS PVT. LTD. PRASIDHA CONSTRUCTIONS PVT. LTD.

Prayagrah Constructions Pvt. Ltd. Bliss Constructions Pvt. Ltd. Authorized Signatory Authorized Signatory Authorized Signatory Authorized Signatory

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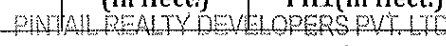
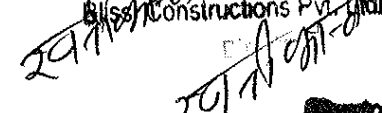
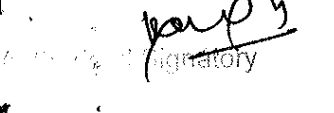
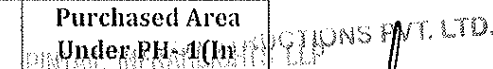
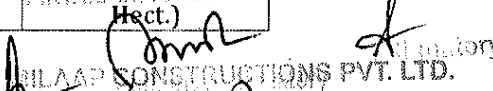
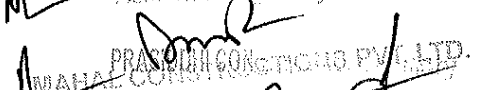
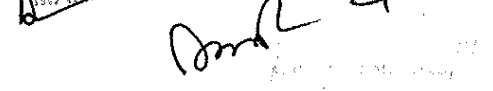
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Village	Khasra No	Total Area (In Hect.)	Area Under PH1(In Hect.)	Purchased Area Under PH- 1(In Hect.)
Mastemau	993	0.603	0.603	0.603
Mastemau	1069 (P)	0.042	0.042	0.042
Mastemau	1186	1.333	1.333	0.05
Bakkas	976	0.095	0.095	0.0238
Bakkas	977	0.044	0.044	0.011
Bakkas	978	0.089	0.089	0.02225
Bakkas	979	0.107	0.107	0.02681
Bakkas	988	0.291	0.291	0.0728
Bakkas	989	0.310	0.310	0.0775
Bakkas	990	0.107	0.107	0.02675
Bakkas	999	0.085	0.085	0.02125
Bakkas	1014	0.043	0.043	0.142
Total In Hect.				1.119

Bliss Constructions Pvt. Ltd				
Village	Khasra No	Total Area (In Hect.)	Area Under PH1(In Hect.)	Purchased Area Under PH- 1(In Hect.)
Madharmau Kala	5	0.506	0.506	0.084
Mastemau	980	3.951	3.951	0.274
Mastemau	980			0.253
Mastemau	980			1.3318
Mastemau	980			0.253
Mastemau	1055 (P)	0.476	0.208	0.208
Total In Hect.				2.404

Mahal Constructions Pvt. Ltd.				
Village	Khasra No	Total Area (In Hect.)	Area Under PH1(In Hect.)	Purchased Area Under PH- 1(In Hect.)
Madharmau Kala	2	3.0043	3.0043	3.0043
Mastemau	980	3.951	3.951	0.253
Bakkas	900/1	0.142	0.142	0.0086
Bakkas	900/2			0.01079
Bakkas	946 (P)	0.148	0.148	0.04933
Bakkas	971	0.098	0.098	0.098
Bakkas	972	0.193	0.193	0.193
Total In Hect.				3.61702

Milaap Constructions Pvt. Ltd				
Village	Khasra No	Total Area (In Hect.)	Area Under PH1(In Hect.)	Purchased Area Under PH- 1(In Hect.)
 PINTAIL INFRACON LLP  PINTAIL REALTY DEVELOPERS PVT. LTD.  PINTAIL INFRACON LLP  PINTAIL REALTY DEVELOPERS PVT. LTD.  PINTAIL INFRACON LLP  PINTAIL REALTY DEVELOPERS PVT. LTD.  MILAAP CONSTRUCTIONS PVT. LTD.  MILAAP CONSTRUCTIONS PVT. LTD.  MILAAP CONSTRUCTIONS PVT. LTD.  MILAAP CONSTRUCTIONS PVT. LTD.				

अनुबंध विलेख

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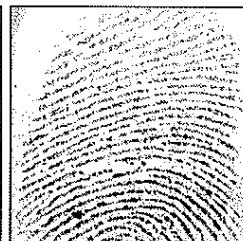
श्री पिन्टेल इन्फ्राकान एलएलपी द्वारा

रजनी कान्त मिश्रा अधिकृत पदाधिकारी/ प्रतिनिधि,

पुत्र श्री ए०एन० मिश्रा

व्यवसाय : व्यापार

निवासी: 503/58, आनन्मद भवन, मनकामेश्वर मन्दिर मार्ग, बरौलिया,
डालीगंज, लखनऊ



श्री, पिन्टेल इन्फ्राकान एलएलपी द्वारा

रजनी कान्त मिश्रा अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक

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निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अनुपम सिंह

उप निबंधक :सदर तृतीय

लखनऊ



PINTAL INFRACON LLP

(37)

Mastemau	987	0.758	0.758	0.758
Mastemau	991	0.341	0.341	0.341
Mastemau	1007	0.638	0.638	0.638
Mastemau	1013	0.101	0.101	0.101
Mastemau	1014	0.129	0.129	0.129
Mastemau	1015	0.152	0.152	0.152
Mastemau	1016	0.107	0.107	0.107
Mastemau	1021 (P)	0.148	0.048	0.048
Mastemau	1065 (P)	0.168	0.019	0.019
Mastemau	1186	1.333	1.333	0.357
			Total In Hect.	2.650

Pintail Builders LLP (Formerly Known As Pintail Builders Pvt. Ltd)				
Village	Khasra No	Total Area (In Hect.)	Area Under PH1(In Hect.)	Purchased Area Under PH- 1(In Hect.)
Mastemau	1104	0.181	0.181	0.0905
Mastemau	1180 (P)	0.162	0.162	0.1
Bakkas	884	0.82	0.82	0.0253
Bakkas	885 (P)	0.202	0.101	0.0673
Bakkas	886 (P)	0.651	0.215	0.215
Bakkas	973	0.249	0.249	0.083
Bakkas	976	0.095	0.095	0.0238
Bakkas	977	0.044	0.044	0.011
Bakkas	978	0.089	0.089	0.02225
Bakkas	979	0.107	0.107	0.0268
Bakkas	1008	0.063	0.063	0.0158
Bakkas	1009	0.24	0.24	0.06
Bakkas	1014	0.426	0.426	0.071
			Total In Hect.	0.8118

Pintail Constructions LLP(Formerly Known As "Pintail Constructions Pvt. Ltd")				
Village	Khasra No	Total Area (In Hect.)	Area Under PH1(In Hect.)	Purchased Area Under PH- 1(In Hect.)
Mastemau	1135	0.247	0.247	0.247

PINTAIL INFRACON LLP
 Prayagrah Constructions Pvt. Ltd.
 Bliss Constructions Pvt. Ltd.
 PINTAIL REALTY DEVELOPERS PVT. LTD.
 PINTAIL BUILDERS LLP
 Authorized Signatory/MILAP CONSTRUCTIONS PVT. LTD.
 MAIPRASAD CONSTRUCTION PVT. LTD.
 Authorized Signatory

श्री बिलस कन्सल्टिंग प्रा. लि. के द्वारा रजनी

कान्त मिश्रा, पुत्र श्री ए.एन. मिश्रा

निवासी: 503/58, आनन्द भवन, मनकामेश्वर

मन्दिर मार्ग, बरौलिया, डालीगंज, लखनऊ

व्यवसाय: व्यापार

रजनी कान्त मिश्रा



ने निष्पादन स्वीकार किया। जिनकी पहचान

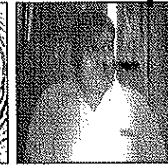
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श्री सम्राट मिश्रा, पुत्र श्री स्व. के.एन. मिश्रा

निवासी: 555ग/128, सुभाष नगर, लखनऊ

व्यवसाय: वकालत

सम्राट मिश्रा



पहचानकर्ता : 2

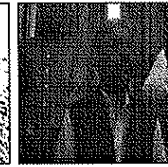
श्री सन्दीप कुमार सिंह, पुत्र श्री सी.आर. सिंह

निवासी: 538के/710, त्रिवेणी नगर-2, सीतापुर रोड,

लखनऊ

व्यवसाय: वकालत

सन्दीप कुमार सिंह



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अनुपम सिंह

उप निबंधक : सदर तृतीय

लखनऊ

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे

नियमानुसार लिए गए हैं।

टिप्पणी :



PRINTED INFORMATION

Bakkas	910 (P)	0.127	0.09	0.017
Bakkas	912 (P)	0.138	0.0625	0.0625
Bakkas	913 (P)	0.108	0.058	0.018
Bakkas	957 (P)	0.152	0.05	0.0507
Bakkas	963	0.044	0.044	0.044
Bakkas	964	0.009	0.009	0.009
Bakkas	965	0.057	0.057	0.057
Bakkas	969 (P)	0.006	0.006	0.003
Bakkas	980	0.287	0.287	0.287
Bakkas	988	0.291	0.291	0.0728
Bakkas	989	0.310	0.310	0.0775
Bakkas	990	0.107	0.107	0.02675
Bakkas	999	0.085	0.085	0.02125
Bakkas	1002	0.012	0.012	0.012
Bakkas	1003	0.129	0.129	0.129
Bakkas	1004	0.022	0.022	0.022
Bakkas	1005	0.098	0.098	0.098
Bakkas	1006	0.104	0.104	0.104
Bakkas	1007	0.104	0.104	0.104
Bakkas	1008	0.063	0.063	0.0158
Bakkas	1009	0.24	0.24	0.06
Bakkas	1039	0.053	0.053	0.028
			Total In Hect.	1.5663

Pintail Infracon LLP, (Formerly Known As Pintail Infracon Pvt. Ltd.)				
Village	Khasra No	Total Area (In Hect.)	Area Under PH1(In Hect.)	Purchased Area Under PH- 1(In Hect.)
Madharmau Kala	3	0.474	0.474	0.059
Madharmau Kala	3			0.059
Mastemau	941	1.268	1.268	1.268
Mastemau	942	0.098	0.098	0.098
Mastemau	1096 (P)	0.207	0.1035	0.1035
Mastemau	1132	1.01	1.01	0.379
			Total In Hect.	1.907

PINTAIL INFRACON LLP

Prayatna Constructions Pvt. Ltd.

Prayatna Constructions Pvt. Ltd.

Director

Authorised Signatory

MAHARAJA CONSTRUCTIONS PVT. LTD.

MAHARAJA CONSTRUCTIONS PVT. LTD.

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

प्रथम पक्ष: 1

श्री पिन्टेल इन्फ्राकान एलएलपी के द्वारा रजनी
कान्त मिश्रा, पुत्र श्री ए०एन० मिश्रा
निवासी: 503/58, आनन्मद भवन, मन्कामेश्वर
मन्दिर मार्ग, बरौलिया, डालीगंज, लखनऊ
व्यवसाय: व्यापार



प्रथम पक्ष: 2

श्री पिन्टेल रियल्टी डेवलपर्स प्रा०लि० के द्वारा धीरज
सिंह, पुत्र श्री भानु प्रताप सिंह
निवासी: 614/175, प्रीति नगर, मडियांव, सीतापुर
रोड, लखनऊ
व्यवसाय: नौकरी



प्रथम पक्ष: 3

श्री पिन्टेल बिल्डर्स एलएलपी के द्वारा धीरज सिंह,
पुत्र श्री भानु प्रताप सिंह
निवासी: 614/175, प्रीति नगर, मडियांव, सीतापुर
रोड, लखनऊ
व्यवसाय: नौकरी



प्रथम पक्ष: 4

श्री पिन्टेल प्रोजेक्ट्स एलएलपी के द्वारा आशु
बाजपेई, पुत्र श्री स्व० रमेश चन्द्र बाजपेई
निवासी: 1-ए, कैलाश सदन, ब्रह्मपुरी, जुगौली रेलवे
क्रासिंग, नारायन नगर, लखनऊ
व्यवसाय: नौकरी



प्रथम पक्ष: 5

श्री पिन्टेल कन्सट्रक्शन्स एलएलपी के द्वारा आशु
बाजपेई, पुत्र श्री स्व० रमेश चन्द्र बाजपेई
निवासी: 1-ए, कैलाश सदन, ब्रह्मपुरी, जुगौली रेलवे
क्रासिंग, नारायन नगर, लखनऊ
व्यवसाय: नौकरी



प्रथम पक्ष: 6

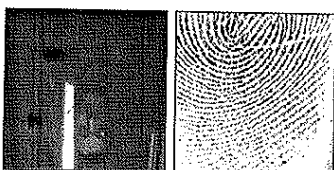
श्री पिन्टेल इंफार्मेटिक्स एलएलपी के द्वारा मनीष पाण्डेय, पुत्र श्री डी.के. पाण्डेय

निवासी: 326/8, शास्त्री नगर, रंस नगर, कानपुर

नगर

व्यवसाय: नौकरी

प्रथम पक्ष: 7



श्री प्रयाग कंसर्टेशनस प्रा. लि. के द्वारा राजनी

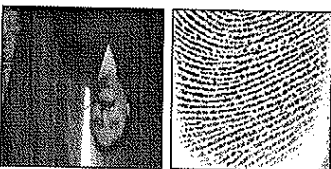
कान्त मिश्रा, पुत्र श्री ए.एन. मिश्रा

निवासी: 503/58, आनन्द अग्रज, अनकाशेश्वर

अद्वैत आर्वा, बरिलिया, डालीगंज, लखनऊ

व्यवसाय: व्यापार

प्रथम पक्ष: 8



श्री अरुण कंसर्टेशनस प्रा. लि. के द्वारा अजित

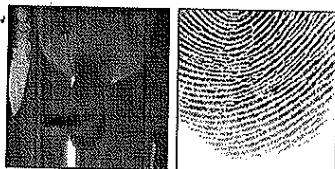
कुमार सिंह, पुत्र श्री अरुण कुमार सिंह

निवासी: 207/10, आनस इन्क्लेव, फरीदी नगर,

इन्दिरा नगर, लखनऊ

व्यवसाय: नौकरी

प्रथम पक्ष: 9



श्री विभाप कंसर्टेशनस प्रा. लि. के द्वारा मनीष

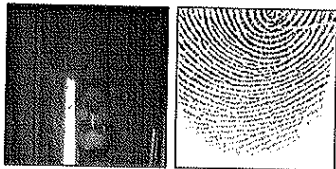
पाण्डेय, पुत्र श्री डी.के. पाण्डेय

निवासी: 326/8, शास्त्री नगर, रंस नगर, कानपुर

नगर

व्यवसाय: नौकरी

प्रथम पक्ष: 10



श्री आदेश कंसर्टेशनस प्रा. लि. के द्वारा अजित

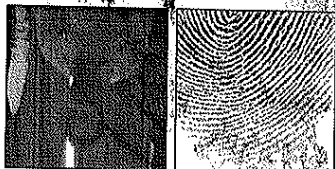
कुमार सिंह, पुत्र श्री अरुण कुमार सिंह

निवासी: 207/10, आनस इन्क्लेव, फरीदी नगर

इन्दिरा नगर, लखनऊ

व्यवसाय: नौकरी

प्रथम पक्ष: 11



श्री प्रसिद्ध कंसर्टेशनस प्रा. लि. के द्वारा मनीष

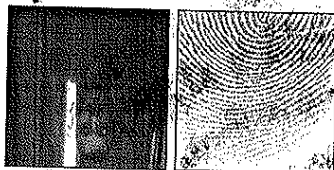
पाण्डेय, पुत्र श्री डी.के. पाण्डेय

निवासी: 326/8, शास्त्री नगर, रंस नगर, कानपुर

नगर

व्यवसाय: नौकरी

प्रथम पक्ष: 12



Pintail Infraheights LLP (Formerly Known As Pintail Infraheights Pvt. Ltd.)				
Village	Khasra No	Total Area (In Hect.)	Area Under PH1(In Hect.)	Purchased Area Under PH- 1(In Hect.)
Bakkas	909 (P)	0.190	0.15	0.15
Total In Hect.				
				0.15

Pintail Projects LLP (Formerly Known As Pintail Projects Pvt. Ltd.)				
Village	Khasra No	Total Area (In Hect.)	Area Under PH1(In Hect.)	Purchased Area Under PH- 1(In Hect.)
Mastemau	980	3.951	3.951	0.28
Mastemau	980			0.152
Mastemau	1189	1.346	0.0516	0.0516
Total In Hect.				
				0.4836

Prasiddhi Constructions Pvt. Ltd				
Village	Khasra No	Total Area (In Hect.)	Area Under PH1(In Hect.)	Purchased Area Under PH- 1(In Hect.)
Madharmanu Kala	1	1.064	1.064	0.266
Madharmanu Kala	1			0.266
Madharmanu Kala	3	0.474	0.474	0.237
Mastemau	1075 (P)	0.146	0.058	0.058
Mastemau	1186	1.333	1.333	0.115
Total In Hect.				
				1.208

Prayatra Construction Pvt Ltd				
Village	Khasra No	Total Area (In Hect.)	Area Under PH1(In Hect.)	Purchased Area Under PH- 1(In Hect.)
Mastemau	943	0.139	0.139	0.116
Mastemau	943			0.019
Mastemau	976	1.320	1.320	0.506
Mastemau	978	0.304	0.304	0.2533
Mastemau	978			0.0422
Mastemau	980	3.951	3.951	0.253
Mastemau	980			0.126
Mastemau	982	0.101	0.101	0.101
Mastemau	985	1.571	1.571	0.6325
Mastemau	989	0.708	0.708	0.1095
Mastemau	997	0.408	0.408	0.383
Total In Hect.				
				4.883

(40)

Mastemau	1023 (P)	0.164	0.0599	0.0599
Mastemau	1186	1.333	1.333	0.051
Mastemau	1186			0.19
Bakkas	981	0.126	0.126	0.063
Bakkas	982	0.139	0.139	0.0695
Bakkas	983	0.063	0.063	0.0315
Bakkas	984	0.063	0.063	0.0315
Total In Hect.				3.038

PINTAIL INFRACON LLP.

PINTAIL REALTY DEVELOPERS PVT. LTD.

PINTAIL INFRACON LLP.

MADESH CONSTRUCTIONS PVT. LTD.

Prasiddhi Construction Pvt. Ltd.

PINTAIL BUILDERS LLP.

Authorized Signatory

MILAAP CONSTRUCTIONS PVT. LTD.

MAHAL CONSTRUCTIONS PVT. LTD.

PRASIDDHI CONSTRUCTIONS PVT. LTD.

Authorized Signatory

Bliss Construction Pvt. Ltd.

Director

बही संख्या 4 जिल्द संख्या 529 के पृष्ठ 333 से 412 तक
क्रमांक 163 पर दिनांक 13/03/2018 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अनुपम सिंह

उप निबंधक : सदर तृतीय

लखनऊ

