

RAJEEV SAXENA
ADVOCATE

Office: M.I.G. 375/2 Awas Vikas,
Atariya Road, Rudrapur, Distt. Udham
Singh Nagar (Uttarakhand)
E-mail: rsadvocate01@gmail.com
Contact: 98374-26760

Dated: 19.06.2023

TO WHOM IT MAY CONCERN
NON-ENCUMBRANCE CERTIFICATE

Dear Sir,

I certify that I have searched the books available in the office of the Sub-Registrar Bilaspur & revenue records at Chakbandi office Bilaspur, Distt. Rampur for 13 preceding years from 01.01.2010 to 19.06.2023 in respect of the following properties of Shri Charanpal Singh S/o Shri Heera Singh R/o Model Town Bareilly, Distt. Bareilly (Uttar Pradesh) and the encumbrance /Sale /Gift or any material thing which may affect the title over the landed property is noted against each item.

In Re: Title cum search report in respect of a piece of land/property bearing Chak No. 47, Gata nos. 108 Min area 0.020 Hects., 110 Min area 0.360 Hects. & 113 Min area 0.025 Hects. Total area 0.405 Hects. situated at village Dibdiba, Tehsil Bilaspur, Distt. Rampur belongs to Shri Charanpal Singh S/o Shri Heera Singh R/o Model Town Bareilly, Distt. Bareilly (Uttar Pradesh).

Details of property

Agriculture land bearing Chak No. 47, Gata nos. 108 Min area 0.020 Hects., 110 Min area 0.360 Hects. & 113 Min area 0.025 Hects. Total area 0.405 Hects. situated at village Dibdiba, Tehsil Bilaspur, Distt. Rampur.

Boundaries as per sale deed: -

East : 12 ft' Chakmarg
West : Naala
North : Remaining Land of Chak No. 47
South : Remaining Land of Chak No. 47

Property in question is in the name of: Shri Charanpal Singh S/o Shri Heera Singh R/o Model Town Bareilly, Distt. Bareilly (Uttar Pradesh).

Declaration order under section 5 (C): There is not any declaration order, apparent on the revenue records, whereby the aforesaid land has not been declared as non-agriculture under the revenue laws under section 5 (C) of U.P. Consolidation Act 1953.

RAJEEV KUMAR SAXENA
Advocate
R.No. UK-19/2022
Rudrapur Distt. UK
19/06/2023

Search report /Encumbrance: I have inspected the records in the office of Sub Registrar at Bilaspur, Distt. Rampur from 01.01.2010 to 19.06.2023 and found that said property is unencumbered.

Title flow chart:

(Chain of title to be given in the form and flow diagram specifying document Number, Date, Mode of transfer, extent etc.)

After inspection of the revenue records of revenue village **Dibdiba** at Consolidation Office at Rampur, it is submitted that the revenue village Dibdiba has been affected by the operation of consolidation proceedings pursuant to the notification under section-4(2) of U.P. Consolidation of Land Holdings Act, 1953 since the year 1991-92. During the process of consolidation various Chaks which were allotted to various tenure holders under section-20 of U.P. Consolidation of land holdings Act, 1953 and after the preparation of consolidation scheme and thereafter the intermediary process, the Chaks were finalized in 1994.

As per CH-23, Chak no. 47, Proposed land comprising of bhumidhari land bearing Gata Nos. 108 area 0.050 Hects., 110 Min area 1.930 Hects. & 113 area 0.450 Hects. Total area 2.430 Hects., was recorded in the name of **Sardar Ishwar Singh S/o Sardar Sadhu Singh** under class 1 Ka with transferable rights.

Thereafter **Sardar Ishwar Singh S/o Sardar Sadhu Singh** executed a **General Power of Attorney** in favour of **Shri Shashi Kumar S/o Late Jagdish Kumar** & duly registered in Sub-registrar office Bilaspur, Distt. Rampur in Bahi No. IV, Khand No. 6 on pages 317 to 320 at Serial No. 46 on dated 12.08.2004.

Thereafter **Shri Shashi Kumar S/o Late Jagdish Kumar** acting as a General Power of Attorney holder of **Sardar Ishwar Singh S/o Sardar Sadhu Singh** (Chak No. 47, Gata nos. 108 Min area 0.020 Hects., 110 Min area 0.360 Hects. & 113 Min area 0.025 Hects. Total area 0.405 Hects.) executed a registered Sale deed in favour of **Shri Charanpal Singh S/o Shri Heera Singh** & duly registered in Sub-registrar office Bilaspur, Distt. Rampur in Bahi No. 1, Khand 1016 on pages 155/172 at Serial No. 4926 on dated 29.12.2008.

The aforesaid land Jot Chakbandi Akar Patra-23, Chak No. 47, Gata nos. 108 Min area 0.020 Hects., 110 Min area 0.360 Hects. & 113 Min area 0.025 Hects. Total area 0.405 Hects. was mutated in the name of **Shri Charanpal Singh S/o Shri Heera Singh** in the Jot Chakbandi Akar Patra-23 vide order dated 07.09.2009

RAJEEV KUMAR SAXENA
Advocate
R.No. UK-22/2023
Rudrapur Distt. G.S. Registrar, UK

passed by the court of A.C.O. Area II (Bilaspur) in mutation case no. 103/08-09. As incorporated in the revenue extract of Jot Chakbandi Akar Patra-23, Chak No. 47.

Opinion: In my opinion the documents of **Shri Charanpal Singh S/o Shri Heera Singh R/o Model Town Bareilly, Distt. Bareilly (Uttar Pradesh)** examined by me as above regarding the property detailed therein are clear and have a marketable title.

Yours faithfully,

RAJEEV KUMAR SAXENA
Advocate
R.No. UK/2023/1004484/1000
Rudrapur Distt. U.P.
ADVOCATE

Enclosed:

1. Photo Copy of Sale deed Serial No. 4926 dated 29.12.2008.
2. Photo Copy of Jot Chakbandi Aakar Patra-13 Chak No. 47 of revenue village Diddiba.
3. Inspection Search receipt No. 2023299006931 dated 19.06.2023 issued by SRO Bilaspur, Distt. Rampur.

4926/08

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उत्तर प्रदेश UTTAR PRADESH

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Classical, Rampur (U.P.)

बयाननामा कतई

खरीदारी - 3,00,000/- बाजारी कीमत - 25,00,000/-
 स्टाम्प - 1,25,000/- मूल्यांकन सूची पृष्ठ सं० 4 क्रमांक 1
 दर - 25,00,000/- प्रति एकड़ किता - 7

लेखपत्र का संक्षिप्त विवरण

- | | |
|--|--|
| 1. भूमि का प्रकार - कृषि | 10. सम्पत्ति का कुल क्षेत्रफल - * |
| 2. परगना व तहसील - विलासपुर (रामपुर) | (बहुभूजिला भवन की स्थिति में) |
| 3. ग्राम - दिबदिया | 11. कुल आच्छादित क्षेत्रफल - * |
| 4. सम्पत्ति का विवरण - गाटा सं० 108मि०, 110मि०, 113मि० | 12. स्थिति - * |
| 5. मापन की इकाई - हेक्टेयर | 13. पंजों का मूल्यांकन - xxxxxxxxxxxx |
| 6. सम्पत्ति का क्षेत्रफल - 0.405 हे० | 14. बोरिंग कुंआ आदि - xxxxxxxxxxxx |
| 7. सड़क की स्थिति - रुद्रपुर काशीपुर सड़क से 1/2किमी० | 15. निर्मित क्षेत्रफल - xxxxxx |
| 8. अन्य विवरण - xxxxxx xxxxxx | 16. निर्माण का वर्ष - xxxxxxxx |
| 9. सम्पत्ति का प्रयोजन - कृषि | 17. सहकारी आवास समिति के सदस्य के सम्बन्धित है - हाँ/नहीं - नहीं |
| | 18. प्रतिफल की धनराशि - 3,00,000/- |

Signature
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Signature

पन्ना 2 पर
क्रेता

Handwritten notes and signatures:
 तैयार करता
 नकल मिलाए करता
Signature
Signature



उत्तर प्रदेश UTTAR PRADESH

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चौहददी कूल आराजी -

पूरब- चक मार्ग 12 फुट

उत्तर - शेष आराजी चक सं० 47

पश्चिम- नाला

दक्षिण - शेष आराजी चक सं० 47

यह कि मैं शशि कुमार पुत्र स्व. श्री जगदीश कुमार निवासी जनकपुरी बरेली हाल निवासी ग्राम दिबदिबा पत्रालय कौशलगंज तह० बिलासपुर जिला रामपुर (उ० प्र०) मुख्यारे आम मिनजानिब ईश्वर सिंह पुत्र साधू सिंह निवासी ग्राम दिबदिबा तहसील बिलासपुर जिला रामपुर जरिये मुख्यारनामा आम दिनांक 12.08.2004 जिसकी रजिस्ट्री बही नं० 4 खण्ड सं० 6, पन्ना 317-320 में नम्बर 46 पर कार्यालय उप निबन्धक बिलासपुर जिला रामपुर दर्ज है, का हूँ जोकि मुख्यारनामा खण्डित नहीं हुआ है व ईश्वर सिंह अभी जीवित है।

यह कि श्री ईश्वर सिंह नीचे लिखी सम्पत्ति के स्वामी हैं मुझे बहैसियत मुख्यारे आम इस सम्पत्ति को बेचने का पूर्ण अधिकार प्राप्त है। निम्न विक्रय की जाने वाली सम्पत्ति सब प्रकार के भार से मुक्त है। श्री ईश्वर सिंह के अतिरिक्त इस सम्पत्ति का कोई अन्य स्वामी नहीं है। इस सम्पत्ति में श्री ईश्वर सिंह के अलावा किसी अन्य व्यक्ति को कोई हक नहीं है। श्री ईश्वर सिंह अनु. जाति अथवा अनु. जनजाति के सदस्य नहीं हैं।

Shri
विक्रेता

पन्ना 3 पर

क्रेता

Shri

नकल तैयार कर्ता
नकल भिलान कर्ता

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उत्तर प्रदेश UTTAR PRADESH

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'यह कि मैंने' स्वस्थ्य मन एवं चित्त से और स्वेच्छा से निम्नलिखित सम्पत्ति को श्री चरनपाल सिंह पुत्र श्री हीरा सिंह निवासी माडल टाउन, बरेली जिला बरेली (उ० प्र०) को मु० 3,00,000/- रुपये (शब्दों में) तीन लाख रुपये जिसके आधे 1,50,000/- (शब्दों में) एक लाख पचास हजार रुपये होते हैं बेच दिया और विक्रय धन पूर्व में श्री ईश्वर सिंह ने प्राप्त कर लिया है।

यह कि इस विक्रय पत्र द्वारा मैंने विक्रय सम्पत्ति से सम्बद्ध समस्त स्वत्व व अधिकार क्रेता को ईश्वर सिंह की ओर से हस्तान्तरित कर दिये हैं अब और कोई विषय सुरक्षित नहीं रखा है और विक्रित सम्पत्ति पर समस्त कब्जा क्रेता को हस्तान्त्रित कर दिया है। अब ईश्वर सिंह व उनके समस्त उत्तराधिकारियों का निम्नलिखित विक्रित सम्पत्ति में किसी प्रकार का कोई अधिकार शेष नहीं रह गया है।

यह कि यदि भविष्य में क्रेता अपना कब्जा विक्रेता के अधिकार और स्वत्व में किसी दोष के कारण निम्नलिखित विक्रित सम्पत्ति पर न कर पावे तो विक्रय धन विधिक हर्जा खर्चा सहित लौटाने तथा उसकी समस्त कानूनी जिम्मेदारी विक्रेता ईश्वर सिंह व उनके समस्त उत्तराधिकारियों एवं स्थानापन्नों पर होगी।

व विक्रेता ने अपनी खुशी व दुरुस्ती होशो हवास बिला किसी जबर व दबाव के खूब सोच समझकर आराजी काश्त भूमिधरी महदूदा जैल ममलूका व मकबूजा शरख्त मजकूरैन, बय व गी है जिस पर मुक़िर् आज तक बिला शरकत पन्ना 4 पर ...

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नकल तैयार कर्ता *[Signature]*
मिलान कर्ता

नाम.....
 नि. नरवृत्तिका & श्रीरामिका
 नं. २०००.....
 हस्ताक्षर
 पता.....
 २०-१२-०८ ३

(017)
 तप हत्या
 29 DEC 1900
 श्रीरामिका एवं श्रीरामिका
 श्रीरामिका विद्यालय
 विद्यालय (02)





उत्तर प्रदेश UTTAR PRADESH

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हको गैर मालिकाना काबिज व दखील मुतसरिफ है। शय मुवैया हाजा को खरीदने के लिए कई खरीदार आये लेकिन माकूल व मुनासिब कीमत खरीदार बयनामा हाजा की है। शयमुवैया हाजा कहीं बय, रहन, वक्फ, दान, हिबा, कुकी व जमानत व कर्जजात सरकारी व गैर सरकारी में नहीं है और न ही सीलिंग में अतिरिक्त घोषित है और न ही राज्य सरकार में दर्ज है शयमुवैया हाजा को राज्य सरकार द्वारा अधिग्रहीत करने का कोई प्रस्ताव नहीं है और न ही कोई मुकदमा किसी भी अदालत में किसी भी किस्म का जरे समात है गर्ज की शय मुवैया हाजा हर तरह से पाक व साफ है और ऐसा ही इत्मीनान मुशतरी को दिलाकर साथ सब हदूद व हकूक मिराफिक दाखिली व खारिजी मय हक भूमिधरी मय जुमला अशयाय मुतालिका व पैबरता उसके बनीज जो आईन्दा पैदा हो बिला इस्तासनाये किसी हक व शय व हिस्सा के बजरुरत जायज व जरुरी मिलने कीमत माकूल व मुनासिब के आराजी हाजा बय कतई की और बेच डाली और जरे समन तभाम व कमाल मुशतरी से यसूल पाकर शय मुवैया हाजा पर मिरल जात खास के मालिकाना काबिज व दखील कर दिया अब शय मुवैया हाजा में शख्स मजकूरन व कायम मुकामान व वारिसान शख्स मजकूरन का कोई हक या मिल्क किसी तरह का बाकी नहीं रहा और न आईन्दा को होगा। बय कतई तौर पर नाफिज हो गयी तकाविजुल बदलैन अमल में आ गया यह शर्त साफ तौर पर करार पाई है कि अगर सानीउल हाल कोई सहीम या शरीक या हिस्सदार या किफालतदार या कोई दीगर शख्स पैदा होकर दावा बायत शय मुवैया हाजा के करे और उसकी दावेदारी व उजदारी से शय मुवैया हाजा का जुजन, कुलन कब्जा मुशतरी से निकल जावे या अलावा जरे समन मजकूर के मुशतरी को अदा करना पड़े तो मुशतरी को हक यसूली जरे समन मजकूर व हर्जा व खर्चा व नुकसान की वापसी मय सुद कानूनी के जात व दीगर जायदाद हर इकसाम हासिल होगा। शय मुवैया की बायत अगर कोई मतालबा सरकारी आयद होता है तो उसकी अदायगी इस बयशुदा आराजी काश्त मजकूर से न होगी बल्कि

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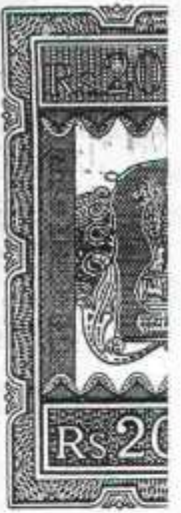
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Chaman Pal Singh
Chaman Pal Singh

Signature

नकल तैयार कर्ता *A*
नकल मिलान कर्ता

नाम प्रधानमंत्री विद्यापीठ दीस हिंद
 नि. 2000 निस २०३०
 हस्ताक्षर नरेश
 पता 20-12-08 नरेश



उत्तर प्रदेश

शब्द मजकूरन की
 होगा। मुश्तरी अप
 कागजात सरकारी
 करने में किसी तर
 सादा या रजिस्टर



विक्रेता

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उत्तर प्रदेश UTTAR PRADESH

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शख्स मजकूरन की जात व दीगर जायदाद मनकूला व गैर मनकूला जहां कहीं हो सरकार को दसूल करने का हक होगा। मुश्तरी अपना नाम कागजात सरकारी में दर्ज करा लेवे और शख्स मजकूरन का नाम खारिज करा देवे। कागजात सरकारी में इन्दाज के लिए मेरे दस्तखत/अंगूठों की जहां तहां जरूरत पड़ेगी तो मैं दस्तखत/अंगूठा करने में किसी तरह की टाल मटोल नहीं करूंगा। शय मुयैया हाजा की बायत कोई बरीयदाननामा व कोई मुख्तारनामा सादा या रजिस्टर्ड नहीं हुआ है। शयमुयैया हाजा में पहले भी कास्त होती थी और आज भी कास्त हो रही है व

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Ch- 2/57
पन्ना 6 पर ...
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Ch- 2/57

नकल तैयार कर्ता
नकल मिलान कर्ता



03BB 863759

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विवरण विक्रित सम्पत्ति :- कृषि भूमि स्थित ग्राम दिबदिबा तहसील बिलासपुर जिला रामपुर

चक सं० 47 में चक के प्रस्तावित जोत गाटा सं० व क्षेत्रफल :-

गाटा सं०	क्षेत्रफल हैक्टेयर में
108 मि० (एक सौ आठ मि०)	0.020 है० (शून्य दशमलव शून्य दो शून्य है०)
110 मि० (एक सौ दस मि०)	0.360 है० (शून्य दशमलव तीन छः शून्य है०)
113 मि० (एक सौ तेरह मि०)	0.025 है० (शून्य दशमलव शून्य दो पांच है०)
कुल 3 कित्ता कुल रकवा -	0.405 है० (शून्य दशमलव चार शून्य पांच है०)

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पन्ना 7 पर ...
क्रेता

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नकल तैयार कर्ता
मिलान कर्ता

नाम: पुनः प्रमाणित & दीर्घादि
 नि०: ५००००
 मूल्य: १०००
 पंजीकृत: २२-१२-०६ वरेली



अतः २
रामपुर लिपि

साक्षी नं०
विजय कुम
एडवोकेट
तहसील दि

साक्षी (२)
कुशल कु
एडवोकेट
दिलासपुर

167 11



06AA 030037

(7)

अतः यह विक्रय पत्र आज दिनांक 29.12.2008 रूबरू गवाहान दामुकाम बिलासपुर जिला रामपुर लिपिबद्ध कर दिया कि प्रमाण रहे बेला का PAN No. A-J-KPF73745

साक्षी नं० 1

विजय कुमार सक्सेना
एडवोकेट V. K. Saxena
29-12-08
तहसील बिलासपुर जिला रामपुर

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क्रेता

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विक्रेता

साक्षी (2)

कुशल कुमार
एडवोकेट Kushal Kumar
29-12-08
बिलासपुर जिला रामपुर (उ० प्र०)

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मजमून तैयारकर्ता
Kushal Kumar
Advocate
कुशल कुमार
29-12-08 एडवोकेट
तहसील बिलासपुर जिला रामपुर

नकल तैयार कर्ता
नकल मिलान कर्ता

धरिय प्रसन प्रसादि स
 वि० १००००
 दिनांक २१-१२-०६
 गिराज दास
 बायें हाथ



प्रस्तुतकर्ता
 बायें हाथ

दाहिने ह

विक्रेता

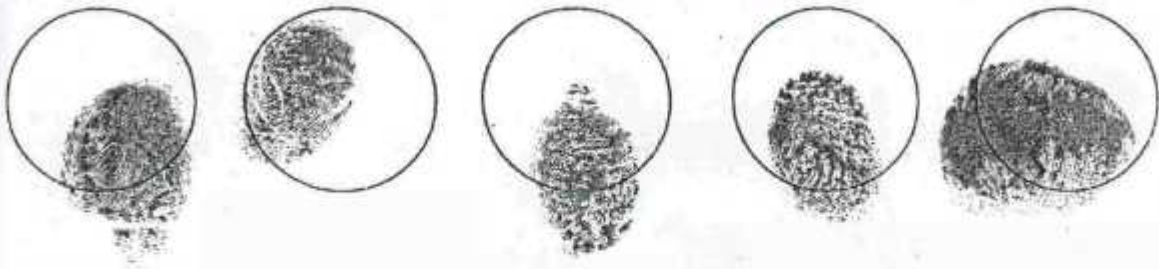
बायें ह

दाहि

रजिस्ट्रेशन अधिनियम.....1908 की धारा 32,ए, के अनुसार
रजिस्ट्रेशन हेतु फिंगर्स प्रिंट्स

प्रस्तुतकर्ता.. / विक्रेता का नाम व पता
बायें हाथ के अंगुलियों के चिन्ह...

शशि लाल शर्मा 5/8 बंगला 30/12-8-01, 5 R. नगर दिल्ली
कैप्टी सुभाषिणी देवी 30/12-8-01, 5 R. नगर दिल्ली
उमरा जयि सुभाषिणी देवी 30/12-8-01, 5 R. नगर दिल्ली



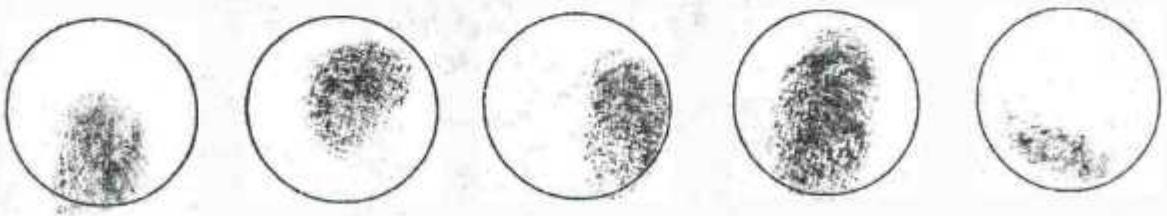
दाहिने हाथ के अंगुलियों के चिन्ह..



विक्रेता/क्रेता का नाम व पता

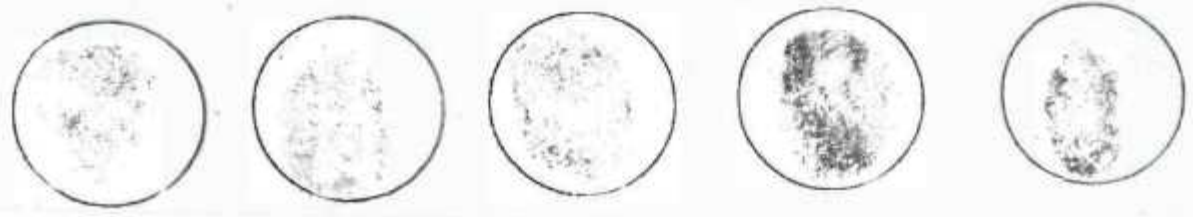
परमपाल सिंह 30/12-8-01
माडल 413 न बरेला (30/12-8-01)

बायें हाथ के अंगुलियों के चिन्ह...



दाहिने हाथ के अंगुलियों के चिन्ह..

नकल तैयार कर्ता
मिलान कर्ता





पक्षकारों द्वारा बताया अनुसार विक्रित आराजी नम्बरी 10-8 ऊँ, 110 ऊँ, 11-3 ऊँ

17/1)

रक्वई (काल) 0. 405 एम्पे 72

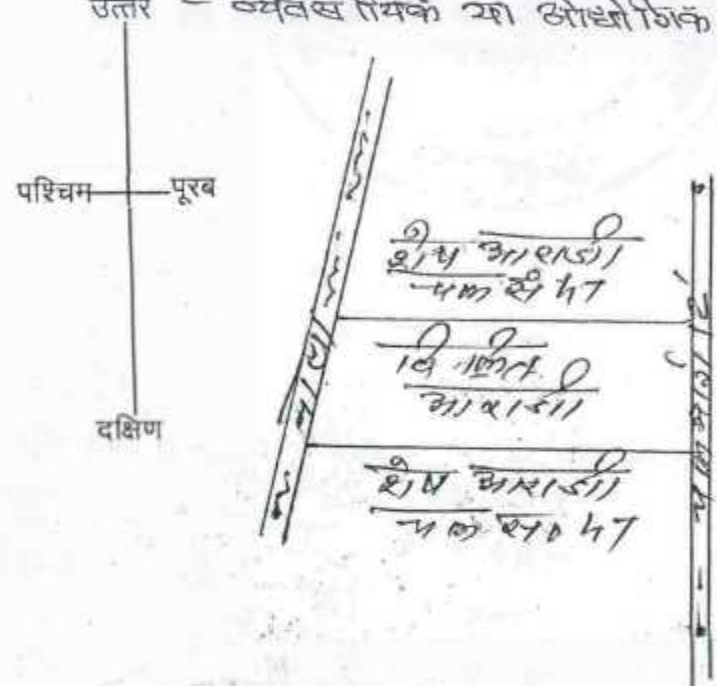
स्थित ग्राम [7.24/48] तहसील बिलासपुर जिला रामपुर, बयनामा

मिंनजानिब शशि [काल] सुभागा महक नरनपाल खी

दिनांक 29-12-08 के, 200 मीटर त्रिज्या के अन्तर्गत स्थित सम्पत्ति का नक्शा

नजरी :- Not in Scale.

नोट- विक्रित सम्पत्ति की 200 मीटर की त्रिज्या में कोई-
उत्तर - व्यवस्थापिक या ओद्योगिक गति विद्यमान नहीं है



विक्रेता

क्रेता

नकल तैयारकर्ता
समस्त मिलानकर्ता

Drafted by:-
Kushal Kumar
Advocate
29-12-08
Kushal Kumar
Advocate
Bilaspur (Rampur) U. P.



आज दिनांक २९/१२/०८ को फोटो स्टेट प्रति
पुस्तक संख्या I खंड 1016
के पृष्ठ 155/156 पर क्रम संख्या 49/26/08
पर रजिस्ट्री पुस्तक लिखा गया।
अथ नज़री नक़्शा

उप निबन्धक

विलासपुर जि० रामपुर



छायाप्रति प्रमाणित


सब-रजिस्ट्रार
1480-विलासपुर
(रामपुर)



INDIA NON JUDICIAL

COPY 1/169/23

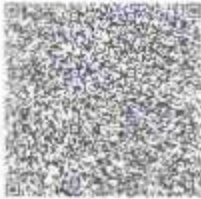
Government of Uttar Pradesh

e-Stamp

₹10

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Certificate No. : IN-UP18682842305871V
 Certificate Issued Date : 27-Jan-2023 02:53 PM
 Account Reference : NEWIMPACC (SV) up14110204/ RAMPUR/ UP-RMP
 Unique Doc. Reference : SUBIN-UPUP1411020430952823750268V
 Purchased by : SARFARAZ AHMAD KHAN ADVOCATE BILASPUR RAMPUR UP
 Description of Document : Article 24 Copy or Extract
 Property Description : NAKAL HETU
 Consideration Price (Rs.) :
 First Party : SARFARAZ AHMAD KHAN ADVOCATE BILASPUR RAMPUR UP
 Second Party : NA
 Stamp Duty Paid By : SARFARAZ AHMAD KHAN ADVOCATE BILASPUR RAMPUR UP
 Stamp Duty Amount(Rs.) : 10
 (Ten only)



₹10

Please write or type below this line

IN-UP18682842305871V

बिल का रसीद फॉलॉ... 120.....

सत्यापित दिनांक... 6-23.....

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4926... 1/20
2008

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Certificate No. : IN-UP186759673 9379 8V

Certificate Issued Date : 27-Jan-2023 02:51 PM

Account Reference : NEWIMP A/C (S.V.V. up14 1 10204/ RAMPUR/ UP-RMP

Unique Doc. Reference : SUBIN-UPUP1411020430980397891853V

Purchased by : SARFARAZ AHMAD KHAN ADVOCATE-BILASPUR RAMPUR UP

Description of Document : Article 24 Copy of Extract

Property Description : NAKAL HETU

Consideration Price (Rs.) :

First Party : SARFARAZ AHMAD KHAN ADVOCATE BILASPUR RAMPUR UP

Second Party : NA

Stamp Duty Paid By : SARFARAZ AHMAD KHAN ADVOCATE BILASPUR RAMPUR UP

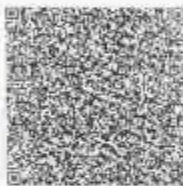
Stamp Duty Amount(Rs.) : 10
(Ten only)

₹10

IN-UP186759673



सत्यमेव जयते



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दा की गयी फौस..... 30/2

तयारी दिनांक..... 13/2/23

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Statutory Alert:

- The authenticity of the Stamp certificate should be verified at www.indiaonline.com or using e-Stamp Mobile App of State Holding any discrepancy in the details on this Certificate and as available on the website / Mobile App contact a nearest
- The onus of checking the legitimacy is on the holder of the certificate
- In case of any discrepancy please report to the Competent Authority.



उत्तर प्रदेश UTTAR PRADESH

GC 377235

16 MAR 2023

* बरेली - 11 *

कोषाधिकारी

MEMORANDUM OF UNDERSTANDING FOR AGREEMENT

This Memorandum of Understanding is made on this 16th day of March 2023 between **UNI- TRUTH PROJECTS PRIVATE LIMITED** a Company Registered under the Companies Act, 2013 having its Registered office at House No. 196, Floor 1st Block E Landmark NA DD RES Schema Nariana Vihar New Delhi 110 028, through its Director Mr. Charanpal Singh Sobti S/o Late Sh. Hira Singh Sobti, **AMAR DEVELOPERS** a Partnership Firm under the Partnership Act, 1932 having its office at Sobti Complex, Green Park, Vill Harunagla , Bisalpur Road, Bareilly (U.P.) 243 001, through its Partner Mr. Charanpal Singh Sobti S/o Late Sh. Hira Singh Sobti, and Mr. **Charanpal Singh Sobti** S/o Late Sh. Hira Singh Sobti R/o 108, Golden Green Park Vill. Harunagla, Bisalpur Road, Bareilly (U.P.) 243 0001 hereinafter called the First Party of One Part

AND

M/s **SOBTIS BUILDWELL LIMITED** a Company registered under the Companies Act 2013 having its Registered Office at WZ 152-B, Shop No. 1 Plot No. 165 Pratap Nagar, New Delhi, 110 064 India, through its Director Mr. SUDEB PANDA S/o Sh. Late Sh. Amar Panda hereinafter called the Second Party of Second Part.

For Uni-Truth Projects Pvt. Ltd.

authorised Signatory

For Amar Developers

Auth. Signatory

For Sobtis Buildwell Ltd.

Authorised Signatory

Cont...

9 MAR 2023



WHEREAS The Second Party has a vast expertise mainly in designing lay outs, developing, supervising, constructing, building, erecting, re-erecting, altering, repairing, sewerage systems, wells and other infrastructure facilities, such as water, sanitary, gas, electricity, transport, communication and other structural or architectural work of any kind whatsoever, particularly urban designing, commercial buildings, housing estates, shopping centers, clubs, industrial buildings, offices, and preparing of estimates, designs, plans, specifications earthworks & other infrastructure projects. The Second Party is in the Business of construction and development of housing projects and offers entire range of services in the area which includes planning, architectural designing and drawing as well as promotion and marketing of project.

Whereas the First Parties **M/s UNI- TRUTH PROJECTS PRIVATE LIMITED, AMAR DEVELOPERS, AND CHARANPAL SINGH SOBTI** Individually own the land totally measuring approx. 49106.874 Sq Mts in Chak No. 47 – Gata No. 66 Min, 67 Min, 106 Min., 108 Min., 109, 110 Min., 111, 112, 113 Min., 116 Min. & 117 Min. & Chak No. 360 – Gata No. 140, 142 Min & 143 Min. at Village Dibdiba Tehsil Bilaspur & Distt. Rampur (U.P.) which is a very suitable and ideal location for the Development as a Apartment/housing Project, herein after called the Land owners.

Whereas the Second Party approached the First Party with a proposal of a joint venture for development of an ideal housing project which comprise of Plots/Flats of various types sizes and dimensions and subsequently and offered to do Construction for the Proposed allottees/purchasers of the housing project to be developed on the land of the first parties and the First Party agreed to the proposal.

NOW THIS MEMORANDUM OF UNDERSTANDING WITHNSSES AND THE PARTIES HERETO AGREE AS FOLLOWS :

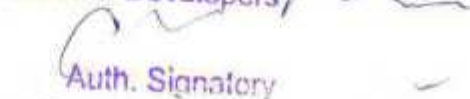
AVAILABILITY OF LAND :

The First Party shall be responsible to make available the land which is in their peaceful possession and free from all disputes, differences and encumbrances for the proposed projects. The Second Party shall not be responsible for delay in commencement of project if any dispute or difference arises in respect of the title or possession of the land or part of it, either from any person or civic bodies or Government Authorities.

For Uni-Truth Projects Pvt. Ltd.


Authorized Signatory

For Amar Developers


Auth. Signatory

For Sobtis Buildwell Ltd.


Authorized Signatory

Cptt...




APPROVAL OF PLANS, STRUCTURAL DESIGNS ETC. :

The First Party shall be responsible for submitting and getting the Layout plans of the project, including boundary wall, structural designing working plans, sanitary plans, sewerage, drainage and electrical plans etc., approved from all the competent Government and Civil Authorities as well as Electricity Board and also responsible for obtaining all the NOCs from all concerned competent authorities for getting the plan approved.

PLANING FOR THE PROJECT :

The Second Party shall develop the project as per the approved layout plan with land scaping, architectural design and drawing with complete necessary specifications of building material to be used and prepare estimates of cost of material and labour and all other estimates in respect of the said project. The plan Shall be vetted and approved by a qualified architect who shall not be employed of either of the parties and the said project must be mutually approved and agreed upon by both the parties before its commencement.

PROMOTION, SALES AND MARKETING OF THE PROJECT :

The Second Party shall be primarily responsible for the Promotion, Sales and Marketing of the project. The Second Party shall along with the project plan also develop a full size brochure containing details for the proposed project with sizes dimensions and various schedules, as well as facilities and amenities offered with various categories of the plots.

However variations in specification, category and dimension as well as prices offered is permissible in various phases of the project and as agreed upon by both the parties depending upon the demand in the market and needs of the customers.

DEVELOPMENT AND CONSTRUCTION :

It has been agreed upon between the parties that some independent Contractors of sufficient worth, credibility and experience be appointed to carryout the development and construction work at the site of the project.

The said contractors shall function under the supervision and control the Second Party and shall be primarily responsible to look after the work and see that the entire work of construction of the project is carried out in accordance with and as per layout plan, drawing and design jointly approved and agreed upon by both the parties.

However, the First Party shall have the right to inspect the work of construction and development of the project at all stages and would also have the right to verify the building materials used, in the construction and also its conformity with the approved plan, drawing and design.

For Uni-Truth Projects Pvt. Ltd.

For Amar Developers

Authorised Signatory

Auth. Signatory

For Sobtis Buildwell Ltd.

Authorised Signatory

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DECLARATION OF PRICES :

The price for each unit/plots shall be declared from time to time as agreed upon by both the parties to the MOU taking into account various factors especially the prices as prevailing in the market at the juncture.

That both parties hereby agreed that Second Party will received the whole prices of sold unit on its name i.e. "SOBTIS BUILDWELL LIMITED" from the Proposed allottees/purchasers. Further agreed that the Second Party shall pay First Party Rs. 10000.00. Per Sq. Mt. (Rupees Ten Thousand Only Per Sq. Mt.) of the Saleable land. and will transfer the amount after sale of units time to time. In further the rate of saleable land as decided above shall be revised as and when required or mutually agreed between both the parties.

TRANSFER OF PROPRIETARY RIGHTS TO THE BUYERS :

The First Party with the consent of Second Party shall execute the sale deeds in favour of the prospective buyers as and when required. The First Party shall be responsible for the transfer of proprietary rights in the plot/flat to the prospective buyers thereof and shall execute all the necessary transfer documents like sale deed, possession certificate etc, get the documents registered with the local Sub Registrar of Properties.

TAX LIABILITY :

The tax liability of the parties shall be determined individually and independently and any profit or loss on account of the Project shall be transferred to the individual account of the parties and no separate tax liability shall be determined for the project.

EXECUTION AGENCY:

As per the Memorandum of Understanding the Second Party can allot the contract to Civil and Electrical Contractors for the execution of concerned jobs and the Second Party can appoint the Architect to control the design and quality of work in accordance with the approved layout plan.

NON COMPETITION / CONFIDENTIALITY

Each of the parties agree that from the date herein above mentioned and for so long this MOU subsists, it will not engage or be interested whether as principal, agent, consultant or even otherwise in any trade or occupation or business competing directly or indirectly with any other Person/Firm/Co. etc. without prior consent in writing of the other party.

Each of the parties shall keep confidential all information (written or oral) concerning the present business affairs.

For Uni-Truth Projects Pvt. Ltd.

[Signature]
Authorised Signatory

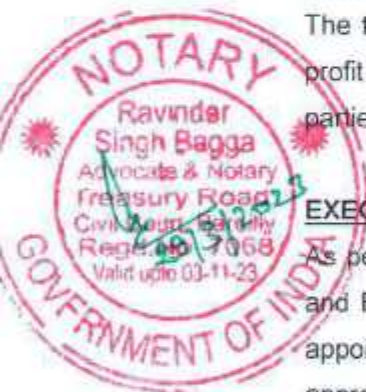
For Amar Developers

[Signature]
Auth. Signatory

For Sobotis Buildwell Ltd.

[Signature]
Authorised Signatory

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MISCELLANEOUS

If at any time during the term of this MOU any of the party intends to introduce a third party then, the consent of other party is mandatory.

GENERAL

Waiver: There shall be no waiver of any term, provision or condition of this MOU unless such waiver is evidenced in writing and signed by both the parties. No omission or delay on the part of any party in exercising any right, power or privilege hereunder shall operate as waiver thereof nor shall any single or partial exercise of any such right, power or privilege preclude any other or further exercise thereof or of any other right, power or privilege. The rights and remedies provided herein are cumulative with, and not exclusive of any right or remedies provided by law.

Modifications of the amendments to this MOU shall be effective only if made in writing signed by the parties or their duly authorized representatives.

Notice: Any notice required to be served shall be served by Registered Post AD and shall be addressed to the addresses mentioned below.

1 **UNI- TRUTH PROJECTS PRIVATE LIMITED** a Company Registered under the Companies Act, 2013 having its Registered office at House No. 196, Floor 1st Block E Landmark NA DD RES Schema Nariana Vihar New Delhi 110 028, through its Director Mr. Charanpal Singh Sobti S/o Late Sh. Hira Singh Sobti,

AMAR DEVELOPERS a Partnership Firm under the Partnership Act, 1932 having its office at Sobti Complex, Green Park, Vill Harunagla , Bisalpur Road, Bareilly 243 001, through its Partner Mr. Charanpal Singh Sobti S/o Late Sh. Hira Singh Sobti, and

Mr. **Charanpal Singh Sobti** S/o Late Sh. Hira Singh Sobti R/o 108, Golden Green Park Vill. Harunagla, Bisalpur Road, Bareilly (U.P.) 243 0001

2. **M/s SOBTIS BUILDWELL LIMITED** a Company registered under the Companies Act 2013 having its Registered Office at WZ 152-B, Shop No. 1 Plot No. 165 Pratap Nagar, New Delhi, 110 064 India, through its Director Mr. SUDEB PANDA S/o Sh. Late Sh. Amar Panda.



For Uni-Truth Projects Pvt. Ltd.
[Signature]
Authorised Signatory

For Amar Developers
[Signature]
Auth. Signatory

For Soltis Buildwell Ltd.
[Signature]
Authorised Signatory

[Signature]
Cont...

Severability- The invalidity of any portion of this MOU shall not affect the remaining portion of this MOU or any part thereof and it shall be construed as if such invalid portion or portions had not been inserted therein. The parties will replace an invalid provision or fill a gap with valid provision which most closely approximates the intent and economic effect of the invalid provision.

Assignment : Save as otherwise expressly provided under the MOU, all rights and obligations hereunder are personal to the parties hereto and may, not be assigned at law or in equity without prior written consent of the other party.


Force Mejeure : Notwithstanding anything of the contrary in the MOU, neither party shall be liable by reason of failure or delay in the performance of its duties and obligations under the MOU if such failure or delay is caused by acts of God, war, riot, fire, civil commotion, strikes, lock outs, embargoes, any orders of governmental, quasi-governmental or local authorities or any other similar cause beyond its control and without its fault or negligence.

ARBITRATION CLAUSE :


In case any disputes or difference shall arise between the parties either during the progress or after the completion of works as to the interpretation or construction of terms of the MOU or as to any matter or thing of whatsoever nature arising there under or in connection therewith, then such dispute or difference shall be referred to arbitration of a "committee of arbitrators" one member of which to be appointed by each party to the MOU and the third one being appointed by the two members herein appointed by the both the parties under the provision of Arbitration and Conciliation Act 1996 and the decision of such Arbitrators shall be final and binding on the parties.

IN WITNESS WHEREOF the parties signify their agreement by the signature of their duly authorized representatives as follows :

Signed for and on behalf of
M/s **UNI-TRUTH PROJECTS PRIVATE LIMITED**
For Uni-Truth Projects Pvt. Ltd.


(Signature) Authorized Signatory
Name : Charanpal Singh Sobti
Designation : Director

Signed for and on behalf of
M/s **SOBTIS BUILDWELL LIMITED**
For Sobtis Buildwell Ltd.


(Signature) Authorized Signatory
Name : Sudeb Panda
Designation : Director

29 MAR 2023

M/s AMAR DEVELOPERS
For Amar Developers

(Signature) *[Handwritten Signature]*
Name : Charanpal Singh
Designation : Partner

Charanpal Singh Sobti



(Signature)

WITNESS : *[Handwritten Signature]*
NAME : Simran Bajaj
S/o Sh : Laxman Das Bajaj
Address : 26, Sindhu Nagar,
Katra Chand Kha
Bareilly.

WITNESS : *[Handwritten Signature]*
NAME : *[Handwritten Name]*
S/o Sh : Asst. Ahmad
Address : Shakti,
Bareilly.

WITNESSED the execution of this Memorandum of Understanding for Agreement
by Shri M/s. UNI-TRUTH PARTNERS Pvt. Ltd.
M/s. SOBTI'S BUILDWELL Ltd.
Identified by Shri Simran Bajaj
P/o 26 Sindhu Nagar, Katra Chand Kha, Bareilly
I acknowledge the fact of execution
of this Memorandum of Understanding - 29-03-2023
- Standing for Agreement

[Handwritten Signature]
Ravinder Singh Bagga
Advocate & Notary, Bareilly

