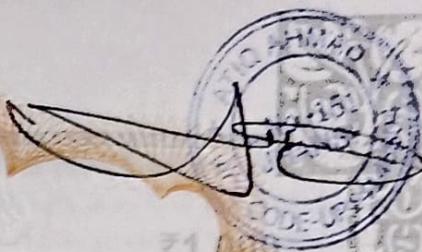




# INDIA NON JUDICIAL

## Government of Uttar Pradesh

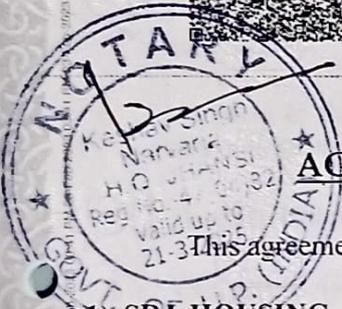
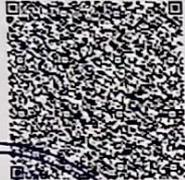
### e-Stamp



**Certificate No.** : IN-UP43089263552487V  
**Certificate Issued Date** : 23-Feb-2023 03:41 PM  
**Account Reference** : NEWIMPACC (SV)/ up14148804/ JHANSI SADAR/ UP-JHS  
**Unique Doc. Reference** : SUBIN-UPUP1414880480089659844883V  
**Purchased by** : SRJ HOUSING LLP  
**Description of Document** : Article 5 Agreement or Memorandum of an agreement  
**Property Description** : Not Applicable  
**Consideration Price (Rs.)** :  
**First Party** : SRJ HOUSING LLP  
**Second Party** : SHREE BALAJI MARKETING  
**Stamp Duty Paid By** : SRJ HOUSING LLP  
**Stamp Duty Amount(Rs.)** : 1,000  
 (One Thousand only)

1,000 ₹

सत्यमेव जयते



Please write or type below this line

### AGREEMENT OF ASSOCIATION OF PERSON

This agreement executed this 23<sup>rd</sup> day of February 2023, at Jhansi by and between;

1) **SRJ HOUSING LLP** through partner Sanjay Kumar Choudha S/o Late Shri Gopi Krishna Choudha. Address 372/13, Civil Lines, Gwalior Road, Jhansi; hereinafter called the,

-----First Party

2) **SHREE BALAJI MARKETING** through partner Sunita Agarwal W/o Shri Anand Agarwal Address 1581/1.Sood colony Gwalior Road, Jhansi, hereinafter called the,

-----Second Party

(The expression 'party' includes and means his heirs, successors, assignees, administrators and legal representatives)

*Sanjay Kumar Choudha*

*Sunita Agarwal*

**JD 0034773724**

#### Statutory Alert

1. The authenticity of this stamp certificate should be verified at [www.indianstamp.com](http://www.indianstamp.com) or using a Stamp Mobile App of Bank Housing.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App concerns it most.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

WHEREAS the above parties have joined hands on 23.02.2023, to carry on the business of real estate in AOP in the name and style of **M/s KRISHNA ANANDAM AOP** with principal place of business at, 372/13, Civil Lines, Jhansi.-284001. Whereas the parties to this agreement to give effect to the above desire of developing a land at **Araji No. 388 Mauza Baratha, Block Badagaon Dist Jhansi**, Under AOP in the names of the parties. The land belongs and shall continue to belong to the AOP. The amounts spent by each parties stands credited in the books of AOP.

Whereas this agreement is being executed to deduce in writing the agreed terms of the AOP so there may not be any misunderstanding in future.

The activities of AOP shall be carried out on the following terms and conditions:

1. The AOP shall be known by the name of **KRISHNA ANANDAM AOP** and all activities shall be carried under this name.
2. The land standing in the names of parties i.e Araji No. 388 situated at Mauza Baratha, Block Badagaon Dist. Jhansi has and shall remain vested in the AOP.
3. The all parties will contribute required capital for the purpose of land development in their sharing ratio.
4. All correspondence and notices to the AOP shall be addressed at , 372/13, Civil Lines, Jhansi-284001.
5. The AOP Agreement shall in all respect be governed by and interpreted in accordance with Indian Laws.
6. No party to the AOP has the right to assign or transfer the interest, rights in the said land without the written consent of the other party.
7. That the following Khasra No.388 shall be treated as the land of the AOP.
8. The parties in whose names the land stands shall execute the transfer deeds as and when required for the AOP and the receipts thereon shall be deposited in the bank account of the AOP. In case any payment is received in a manner wherein it cannot be directly deposited in the bank account of AOP but in the account of the party in whose name the land stands, then the said party shall immediately transfer any such amount so received on behalf of AOP and in no circumstances shall be used for personal use by the said party.



First and Second party to this agreement shall be entitled to open and operate jointly as per PRERA norms, the bank account in the name of the AOP and all operational power in respect of AOP shall rest with them. They are also authorized to enter into any agreement, legal litigation or any other act on behalf of the AOP and same shall be ratified by all other parties.

*Sanjay Kumar Choudha*

*Sumita Agarwal*

