



क्रमांक 2021 दिनांक 13/3/18  
प्रयोजन for  
नाम Private Secretary LLP  
पता जि. 16 दार  
छायांक दिनांक 10 26  
2, लखनऊ



MINISTRY OF STATISTICS

**भाग 1**  
**प्रस्तुतकर्ता अथवा प्राप्ति द्वारा रखा जाने वाला**

आपनिबन्धक चर प्रतीक सञ्चयक 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 स्वामी कान्त मिश्रा  
 लेख का प्रकार अनुबंध विवेक

प्रक्रिया की प्रत्यक्षता 0 / 0

1. रजिस्ट्रीकरण शुल्क	100
2. प्रतिनिधिकरण शुल्क	180
3. निरीक्षण या तलाश शुल्क	
4. मुद्दा के परिणामानीकरण लिए शुल्क	
5. कमीशन शुल्क	
6. विविध	
7. यादिक भवा	

1 से 6 तक का योग 280

शुल्क वसूल करने का दिनांक 2018-03-13 00:00:00

दिनांक अब लेख प्रसिद्धि या प्रकाश  
 प्रमाण पत्र प्राप्त करने के लिए तैयार 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 |

Date: 02/02/2017

आपका आधार क्रमांक/Your Aadhaar No.:

INFORMATION

**9336 3341 7010**

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



Validity unknown  
Digitally signed by DS1, UNIQUE IDENTIFICATION AUTHORITY OF INDIA 01  
Date: 2017.02.02 17:00:57 IST

मेरा आधार, मेरी पहचान



1947



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- 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 मिलेगी.
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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 आयकर कार्ड  
Permanent Account Number Card

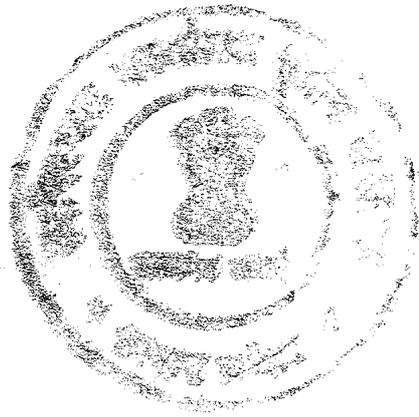
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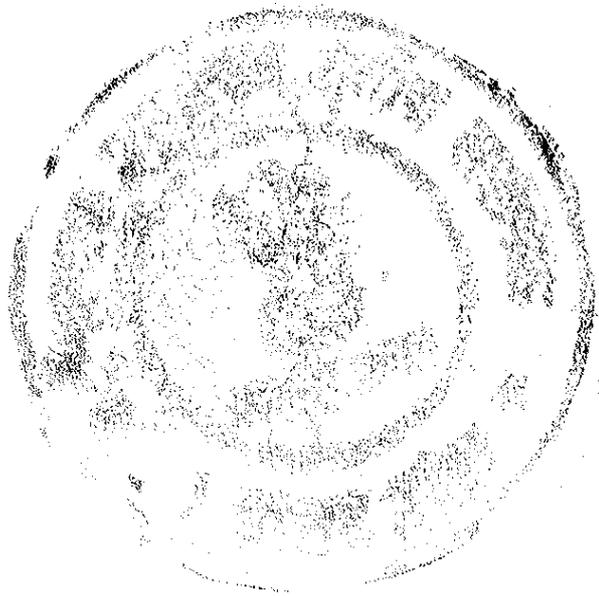
नाम / Name  
PINTAIL INFRACON LLP

पिन कोड / PIN Code  
Date of Issue / Issue Date  
12/02/2017

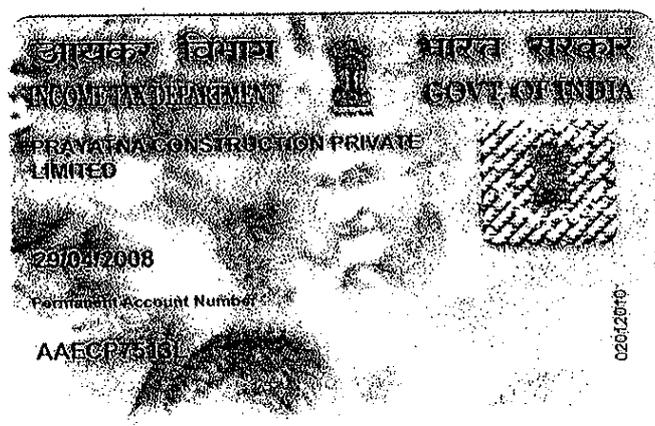
PINTAIL INFRACON LLP

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PRINTAL INFRAQUADRO



Prayatna Construction Pvt. Ltd.  
*[Handwritten Signature]*  
Director



0. 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

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1912



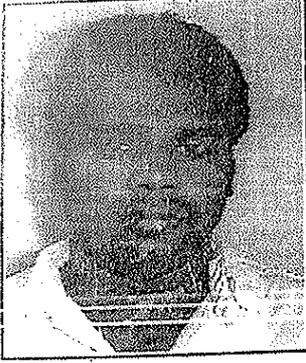


Bliss Constructions Pvt. Ltd.

*[Handwritten signature]*  
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



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता

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

Address:

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



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1800 300 1947

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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

Permanent Account Number

AAFCA5284R

28/04/2016

PINTAIL REALTY DEVELOPERS PVT. LTD.

Authorized Signatory

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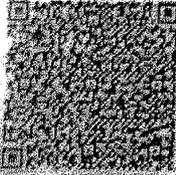


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आयकर विभाग  
INCOME TAX DEPARTMENT



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

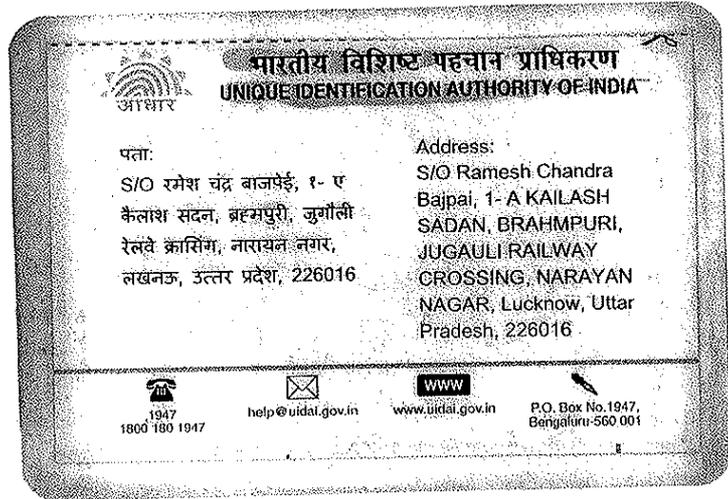
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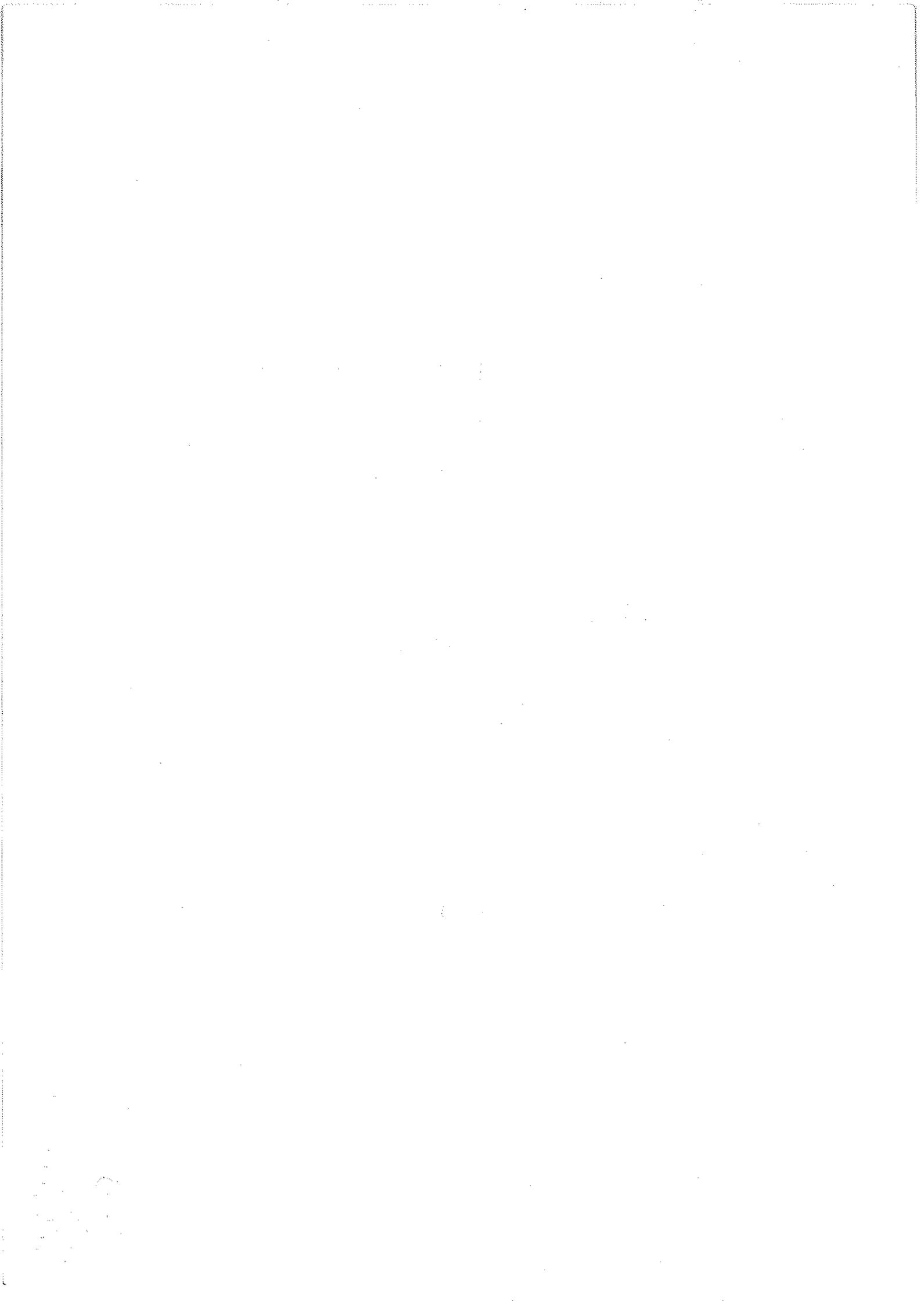




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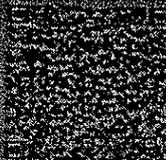




आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

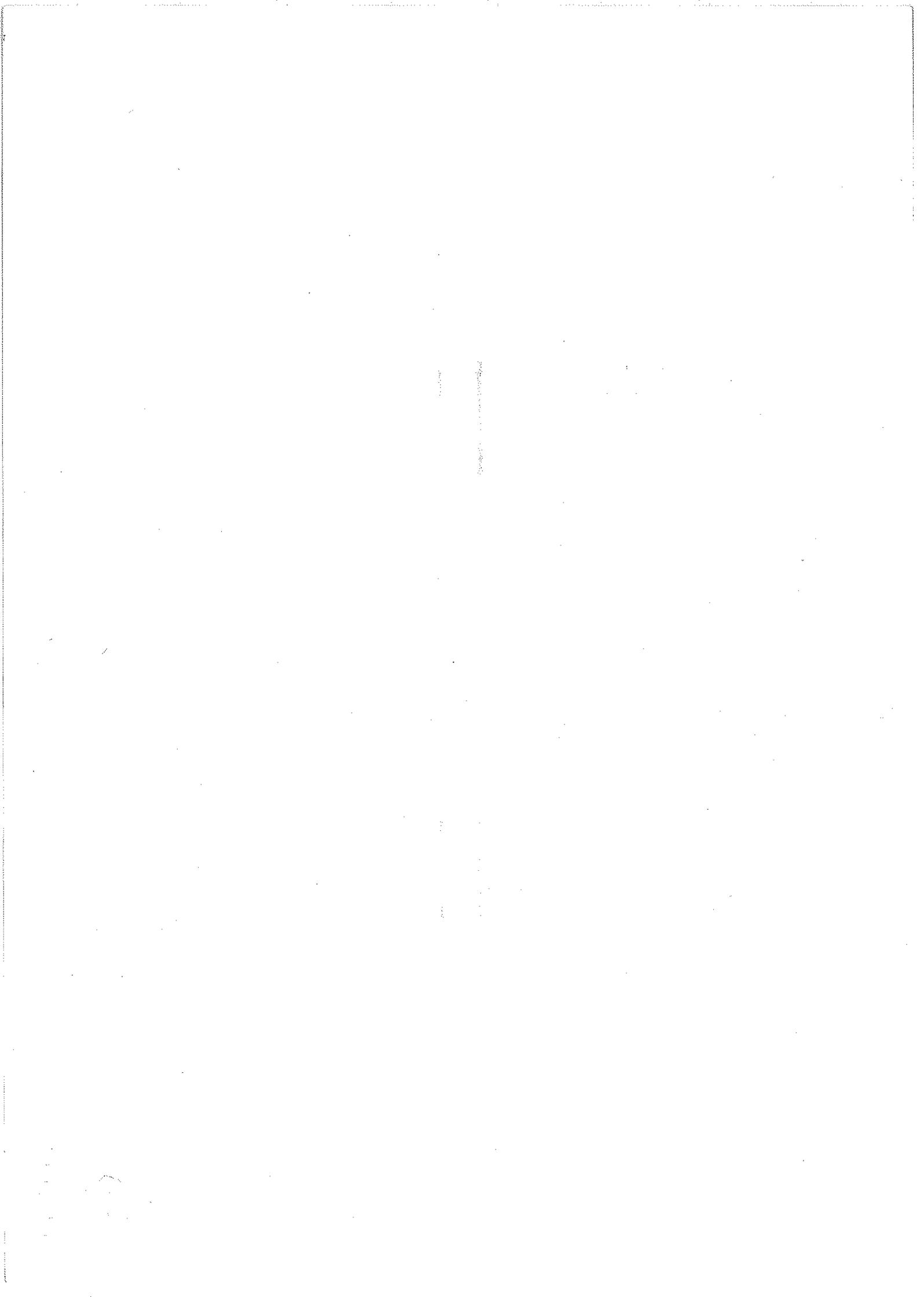


स्थायी आयकर खाता  
Permanent Account Number Card

AAUFP5230B

नाम / Name  
PINTAIL CONSTRUCTIONS LLP

प्रमाणित की तिथि  
Date of Incorporation/Registration  
2007/2017





भारत सरकार  
GOVERNMENT OF INDIA



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



3619 2503 6524

मेरा आधार, मेरी पहचान

*Handwritten signature*

73 8888 5588



आधार  
पता:

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

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

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



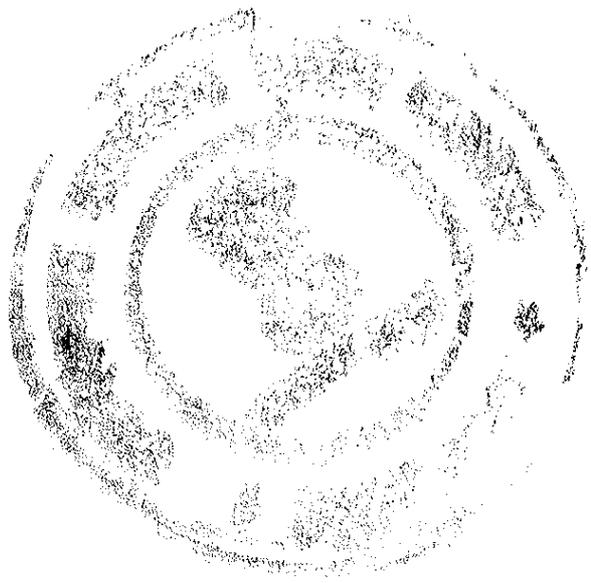
1947  
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P.O. Box No. 1947,  
Bengaluru-560 001

2000



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

Authorised Signatory

10052017



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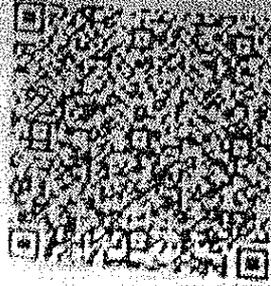


आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAATFP9789J

नाम / Name

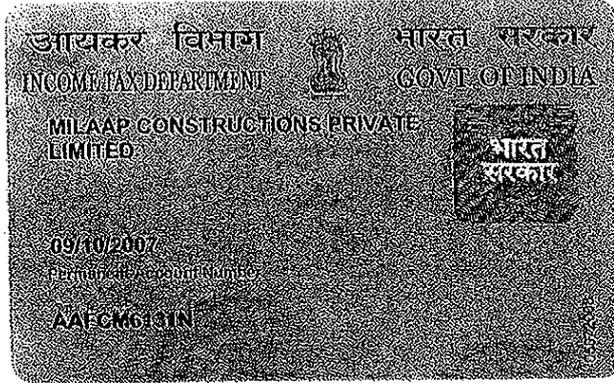
PINTAIL INFRAHEIGHTS LLP

गठना/गठन की तारीख

Date of Incorporation / Formation

27/03/2017

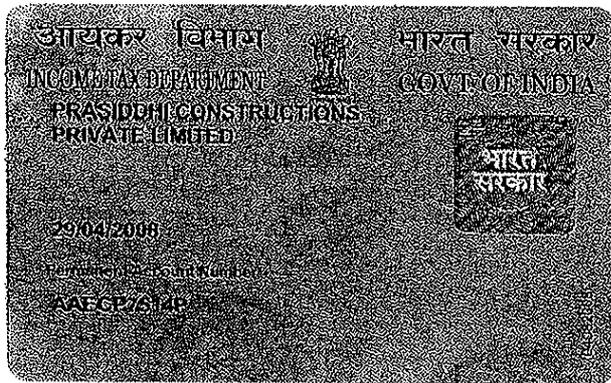
09052017



MILAAP CONSTRUCTIONS PVT. LTD.

A handwritten signature in black ink, appearing to be 'Anil'.





PRASIDHI CONSTRUCTIONS PVT.LTD.

*[Handwritten Signature]*  
Monday



 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  
आरंभित विविध पहचान प्राधिकरण  
Unique Identification Authority of India

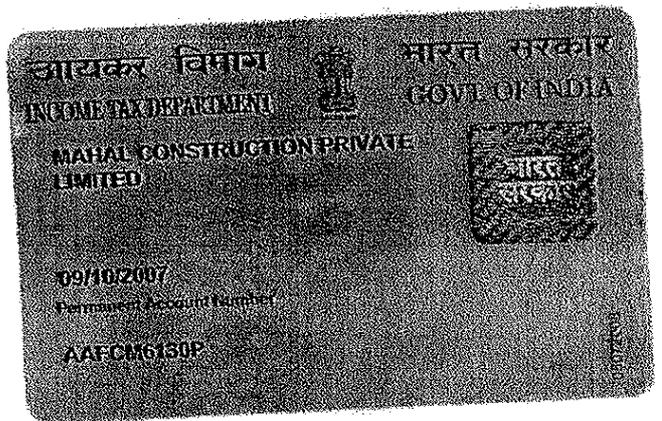
**Address:** पता:  
S/O Arun Kumar Singh, 207/10, अरुण कुमार सिंह, 207/10, मानस एन्क्लेव,  
Manas Enclave, Faridi Nagar, फारीदी नगर, स्वरोप मेमोरियल विद्यालय के  
Near, Swaroop Memorial School, पास, इन्दिरा नगर, लखनऊ, लखनऊ,  
Indira Nagar, Lucknow, Lucknow, उत्तर प्रदेश - 226016  
Uttar Pradesh - 226016

**3732 9837 2173**

 1227  help@uidai.gov.in  www.uidai.gov.in

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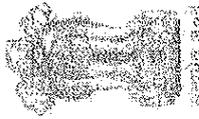
MAHAL CONSTRUCTIONS PVT. LTD.

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आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

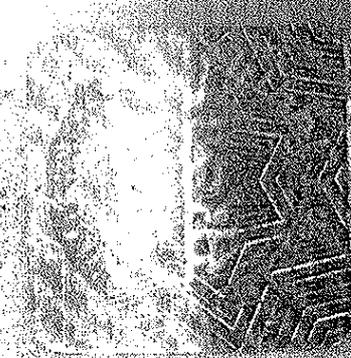
GOVT. OF INDIA

AADESH CONSTRUCTIONS PRIVATE  
LIMITED

09/10/2007

Permanent Account Number

AAHCA1183E



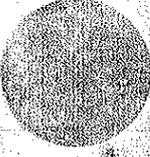
AADESH CONSTRUCTIONS PVT LTD

09/10/2007

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 भारत निर्वाचन आयोग  
 पहचान पत्र  
**ELECTION COMMISSION OF INDIA**  
**IDENTITY CARD**  
 AJC1404920




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

  
 9335220408

AJC1404920

पता : 555/123, सुभाष नगर, लखनऊ  
 तहसील - लखनऊ  
 जिला : लखनऊ (S.N.)-226023  
 Address : 555/123, Subhash Nager, Lucknow  
 Tehsil - Lucknow  
 Distt. Lucknow (UP)-226023  
 Date : 21/08/2010  
 176-सुभाष नगर केन्द्रीय निर्वाचन क्षेत्र के निर्वाचक रजिस्ट्रार/अधिकारी के कार्यालय की अनुमति  
 Facsimile Signature of  
 Election Registration Officer  
 for 176 Lucknow Cantt. 80/889  
 पता बदलने पर, नये पते पर अपना नाम निर्वाचक मासपत्रों में दर्ज करवाने तथा उस पते पर इसी नम्बर का कार्ड पाने के लिए सम्बन्धित फार्म 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



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[www.lucknowbarassociation.org](http://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

*Ramesh Prasad Tiwari*

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PINTAL INTERCON L.P.

2. **Pintail Realty Developers Pvt. Ltd.**, a company incorporated under the Companies Act 1956 and having its registered office at **Room on 3<sup>rd</sup> Floor 9B, Lal Bazar Street Kolkata - 700001** through its authorised signatory **Mr. Dheeraj Singh S/o Mr. Bhanu Pratap Singh R/o 614/175, Preeti Nagar, Madiyaa, Sitapur Road, Lucknow** (hereinafter referred to as the **“Owner1”** or the **“Licensee”** 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 SECOND PART.**
  
3. **Pintail Builders 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. Dheeraj Singh S/o Mr. Bhanu Pratap Singh R/o 614/175, Preeti Nagar, Madiyaa, Sitapur Road, Lucknow** (hereinafter referred to as the **“Owner2”** 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 THIRD PART.**
  
4. **Pintail Projects 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. Ashu Bajpai S/o Late Ramesh Chandra Bajpai R/o 1-A, Kailash Sadan, Brahmपुरi, Jugauli Railway Crossing, Narayan Nagar, Lucknow** (hereinafter referred to as the **“Owner3”** 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 FOURTH PART.**
  
5. **Pintail Constructions 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. Ashu Bajpai S/o Late Ramesh Chandra Bajpai R/o 1-A, Kailash Sadan, Brahmपुरi, Jugauli Railway Crossing, Narayan Nagar, 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.**

**PINTAIL REALTY DEVELOPERS PVT. LTD.**  
Authorised Signatory

**PINTAIL BUILDERS LLP**  
Authorised Signatory

**PINTAIL PROJECTS LLP**  
Authorised Signatory

**PINTAIL CONSTRUCTIONS PVT. LTD.**  
Authorised Signatory

**PINTAIL INFRACON LLP**  
Authorised Signatory

**PRASIDH PINTAIL CONSTRUCTIONS PVT. LTD.**  
Authorised Signatory

**Prayagrah Constructions Pvt. Ltd.**  
Authorised Signatory

**Prayagrah Constructions Pvt. Ltd.**  
Authorised Signatory

**Prayagrah Constructions Pvt. Ltd.**  
Authorised Signatory









PINTAL BPR/COO L.L.

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.

**PINTAIL INFRACON LLP**  
Prayatna Constructions Pvt. Ltd.  
Director  
**Bliss Constructions Pvt. Ltd.**  
Director

**PINTAIL BUILDERS LLP**  
Authorized Signatory  
**PINTAIL REALTY DEVELOPERS PVT. LTD.**  
Authorized Signatory

**PINTAIL PROJECTS LLP**  
Authorized Signatory  
**PINTAIL CONSTRUCTIONS PVT. LTD.**  
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**AADESH CONSTRUCTIONS PVT. LTD.**  
Authorized Signatory  
**AADESH CONSTRUCTIONS PVT. LTD.**  
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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

“**Business Day**” shall mean any day other than Saturday, Sunday or any other day on which commercial banks are closed in Lucknow, Uttar Pradesh;

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

“**Confidential Information**” shall have the meaning assigned to it in clause 10.1 hereof;

“**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

*[Handwritten signatures and stamps are present in this section, including:]*  
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PINTAIL BUILDERS LLP  
Bliss Constructions Pvt. Ltd.  
PINTAIL PROJECTS PVT. LTD.  
PINTAIL CONSTRUCTIONS PVT. LTD.  
PRASADHI CONSTRUCTIONS PVT. LTD.  
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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.

Prayatna Constructions Pvt. Ltd.  
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PINTAIL BUILDERS LLP  
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Authorized Signatory  
Authorized Signatory  
DESH CONSTRUCTIONS PVT. LTD.  
PRASIDDHI CONSTRUCTIONS PVT. LTD.



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“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 of 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.

**PINTAIL INFRACTION LLP.**  
Prayagraj Construction Pvt. Ltd.  
Director  
Bhaskar Construction Pvt. Ltd.  
Authorized Signatory

**PINTAIL BUILDERS LLP.**  
Authorized Signatory

**PINTAIL REALTY DEVELOPERS PVT. LTD.**  
Authorized Signatory

**AADESH CONSTRUCTIONS PVT. LTD.**  
Authorized Signatory

**MUSAP CONSTRUCTIONS PVT. LTD.**  
Authorized Signatory

**MALHAL CONSTRUCTIONS PVT. LTD.**  
Authorized Signatory

**PRASIDDHI CONSTRUCTION PVT. LTD.**  
Authorized Signatory



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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

*[Handwritten signatures and stamps are present in this section, including:]*  
PINTAIL REALTY DEVELOPERS PVT. LTD. PROJECTS  
PINTAIL INFRACON LLP  
Prayagrah Constructions Pvt. Ltd.  
PINTAIL BUILDERS & CONSTRUCTORS PVT. LTD.  
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 of various construction and real estate companies are present at the bottom of the page, including:]*

- PINTAIL REALTY DEVELOPERS PVT. LTD.
- PINTAIL PROJECTS LLP
- PINTAIL RIGHTS LLP
- PINTAIL INFRASTRUCTURE LLP
- PINTAIL BUILDERS LLP
- AADESH CONSTRUCTIONS PVT. LTD.
- Pratima Constructions Pvt. Ltd. Authorized Signatory
- BLISS Constructions Pvt. Ltd.
- Director
- Prasiddhi Constructions Pvt. Ltd.
- AADESH CONSTRUCTIONS PVT. LTD.
- Prasiddhi Constructions Pvt. Ltd.



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executed between the Developer/ concerned maintenance agency and the allottee(s) of the Units in the Project.

**4. FINANCING FOR DEVELOPMENT OF THE PROJECT**

- 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. TITLE DOCUMENTS OF THE SCHEDULED LAND**

- 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. COVENANTS OF THE PARTIES**

- 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.

*[Handwritten signatures and stamps of various construction and real estate entities, including PINTAIL INFRACON, PINTAIL REALTY DEVELOPERS, PINTAIL PROJECTS, PINTAIL BUILDERS LLP, PINTAIL CONSTRUCTIONS PVT. LTD., and Bliss Constructions Pvt. Ltd.]*



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structures constructed thereon and not allow any trespassers or encroachments on the Scheduled Land or structure constructed thereon.

6.1.8. The Developer shall comply with all the Applicable Laws and the Approvals in development, construction and marketing of the Project over the Scheduled Land.

6.2. The Owners agree and covenant with the Developer as follows:

6.2.1. In order to facilitate the construction, development and marketing of the Project and obtaining of Approvals by the Developer, the Parties (other than the Developer) would, if required, execute special power of attorney(ies) in favour of the Developer or any of its nominees for the purposes of representing them before the concerned Governmental Authorities.

6.2.2. The Parties (other than the Developer) shall also sign, seal and deliver such other documents as may reasonably be required by the Developer for the purpose of undertaking the construction, development and marketing of the Project and/or obtaining the Approvals by the Developer and/or for the purpose of transferring, leasing, licensing, assigning, alienating, or in any other manner dealing with or disposing off the building(s) and/or structures or facilities or part thereof constructed on the Scheduled Land.

6.2.3. The Parties (other than the Developer) hereby permit the Developer to do all such acts, deeds and things as may reasonably be required for the construction, development and marketing of the Project including inviting tenders and offers for the purpose of construction, development and marketing of the Project, enter into contracts for supply of material, labour and for all other services and to engage architects, engineers, contractors, floriculturists, horticulturists, landscapers and other person/s for the construction, development and marketing of the Project in accordance with the sanctioned plans for the Project and on such terms and conditions and for such remuneration as the Developer may deem fit and in general to enter into, make, sign, seal, execute, deliver, acknowledge and perform all engagements,

*[Handwritten signatures and stamps of various construction and realty companies are present at the bottom of the page, including:]*  
PINTAIL INFRASTRUCTURE LLP.  
PINTAIL REALTY DEVELOPERS PVT. LTD.  
PINTAIL PROJECTS LLP  
AADESH CONSTRUCTIONS PVT. LTD.  
PINTAIL BUILDERS AND CONTRACTORS PVT. LTD.  
PINTAIL CONSTRUCTIONS PVT. LTD.  
MAHAL CONSTRUCTIONS PVT. LTD.  
PRASIDHI CONSTRUCTIONS PVT. LTD.  
PINTAIL CONSTRUCTIONS PVT. LTD.  
PINTAIL CONSTRUCTIONS PVT. LTD.  
PINTAIL CONSTRUCTIONS PVT. LTD.



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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;

*[Handwritten signatures and stamps of various construction and infrastructure companies are present at the bottom of the page. The stamps include:]*

- PINTAIL REALTY DEVELOPMENT PROJECTS PVT. LTD.
- PINTAIL INFRACONSTRUCTION LLP.
- PINTAIL BUILDERS LLP.
- Pravara Constructions Pvt. Ltd.
- Bliss Constructions Pvt. Ltd.
- MAHARASHTRA CONSTRUCTIONS PVT. LTD.
- MAHARASHTRA CONSTRUCTIONS PVT. LTD.
- MAHARASHTRA CONSTRUCTIONS PVT. LTD.
- PRASIDDHI CONSTRUCTIONS PVT. LTD.

*[The stamps also contain the text "Authorized Signatory" and "Director" next to the signatures.]*



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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

*[Handwritten signatures and stamps are present in this section]*

PINTAIL INFRASTRUCTURE LLP  
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PINTAIL BUILDERS LLP  
PINTAIL PROJECTS LLP  
PINTAIL CONSTRUCTIONS PVT. LTD.  
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Authorized Signatory  
Director  
Bliss Constructions Pvt. Ltd.



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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,

*[Handwritten signatures and stamps are present in this section, including:]*  
PINTAIL REALTY DEVELOPERS PVT. LTD.  
PINTAIL INFRASTRUCTURE LLP  
PINTAIL BUILDERS PVT. LTD.  
MILAAP CONSTRUCTIONS PVT. LTD.  
MAHAL CONSTRUCTIONS PVT. LTD.  
PRASIDHI CONSTRUCTIONS PVT. LTD.  
Bliss Constructions Pvt. Ltd.  
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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

*[Handwritten signatures and stamps are present in this section, including:]*

PINTAIL INFRASTRUCTURE LLP  
PINTAIL REALTY DEVELOPERS PVT. LTD. PROJECTS LLP  
PINTAIL CONSTRUCTION LLP  
PINTAIL BUILDERS LLP  
PINTAIL CONSTRUCTIONS PVT. LTD.  
PINTAIL CONSTRUCTIONS LLP  
NANAL CONSTRUCTIONS PVT. LTD.  
PRASADH CONSTRUCTIONS PVT. LTD.

*[Authorized Signatory stamps and signatures are visible for several of the entities listed above.]*



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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;

*[Handwritten signatures and dates are present over the typed names and titles.]*

PINTAIL INFRASTRUCTURE LLP.  
Prayagraj Constructions Pvt. Ltd.  
Bliss Constructions Pvt. Ltd.  
PINTAIL REALTY DEVELOPERS PVT. LTD.  
PINTAIL BUILDERS & CONSTRUCTORS LLP.  
MILAAD CONSTRUCTIONS PVT. LTD.  
MAHARAJA CONSTRUCTIONS PVT. LTD.  
PRASIDDHI CONSTRUCTIONS PVT. LTD.

Director  
Authorized Signatory  
Authorized Signatory



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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.

**PINTAIL INFRACON LLP.**  
*[Signature]*  
Prayansh Constructions Pvt. Ltd.  
**Bliss Constructions Pvt. Ltd.**  
*[Signature]*  
Director  
*[Signature]*  
Director

**PINTAIL REALTY DEVELOPERS PVT. LTD.**  
*[Signature]*  
Authorized Signatory

**PINTAIL BUILDERS LLP**  
*[Signature]*  
Authorized Signatory

**PINTAIL PROJECTS LLP**  
*[Signature]*  
Authorized Signatory

**PINTAIL CONSTRUCTION LLP**  
*[Signature]*  
Authorized Signatory

**MAHAL CONSTRUCTIONS PVT. LTD.**  
*[Signature]*  
Authorized Signatory

**APRASIDDHI CONSTRUCTIONS PVT. LTD.**  
*[Signature]*  
Authorized Signatory



PINTAL INFRACTION

From  
of

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 Annexe - [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.

PINTAIL INFRASTRUCTURE LLP

Prayatna Construction Pvt. Ltd.

Bliss Constructions Pvt. Ltd.

Director

Director

PINTAIL BUILDERS LLP

Authorized Signatory

Authorized Signatory

Authorized Signatory

MAJVAL CONSTRUCTIONS PVT. LTD.

PRASIDDHI CONSTRUCTIONS PVT. LTD.

PINTAIL REALTY DEVELOPERS PVT. LTD.

PINTAIL PROJECTS LLP

MAJVAL CONSTRUCTIONS PVT. LTD.



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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

PINTAIL INFRACON LLP.

*[Handwritten signature]*  
26/7/2017

Prakasha Constructions Pvt. Ltd.

Director

Bliss Constructions Pvt. Ltd.

*[Handwritten signature]*  
26/7/2017

PINTAIL BUILDERS

Authorized Signatory

*[Handwritten signature]*

*[Handwritten signature]*

PINTAIL PROJECTS LLP  
Authorized Signatory

*[Handwritten signature]*

PINTAIL CONSTRUCTION SOLUTIONS PVT. LTD.

Authorized Signatory

*[Handwritten signature]*

Prakasha Constructions Pvt. Ltd.

*[Handwritten signature]*

Authorized Signatory



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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;

*[Handwritten signatures and stamps of various construction and realty development companies are present at the bottom of the page.]*

PINTAIL INTRACON LLP.  
PINTAIL REALTY DEVELOPERS PVT. LTD.  
PINTAIL BUILDERS LLP.  
PINTAIL PROJECTS AND CONSTRUCTIONS PVT. LTD.  
PINTAIL CONSTRUCTIONS PVT. LTD.  
MILAAP CONSTRUCTIONS PVT. LTD.  
AURASIDDHI CONSTRUCTIONS PVT. LTD.



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Director

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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

*[Handwritten signatures and stamps of various construction and realty companies]*

PINTAIL REALTY DEVELOPMENT PROJECTS LLP

PINTAIL INFRACON LLP

Pravara Constructions Pvt. Ltd.

Director

Bliss Constructions Pvt. Ltd.

MADESH CONSTRUCTIONS PVT. LTD.

MAHARAJA CONSTRUCTIONS PVT. LTD.

WASIDDHI CONSTRUCTIONS PVT. LTD.

Authorized Signatory

Authorized Signatory

Authorized Signatory



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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

**PINTAIL REALTY DEVELOPERS PVT. LTD.**  
Authorized Signatory

**PINTAIL BUILDERS LLP.**  
Authorized Signatory

**PINTAIL CONSTRUCTIONS PVT. LTD.**  
Authorized Signatory

**MAN PRASADH 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.

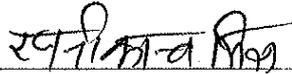
#### 14. TERMINATION

- 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 – I 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

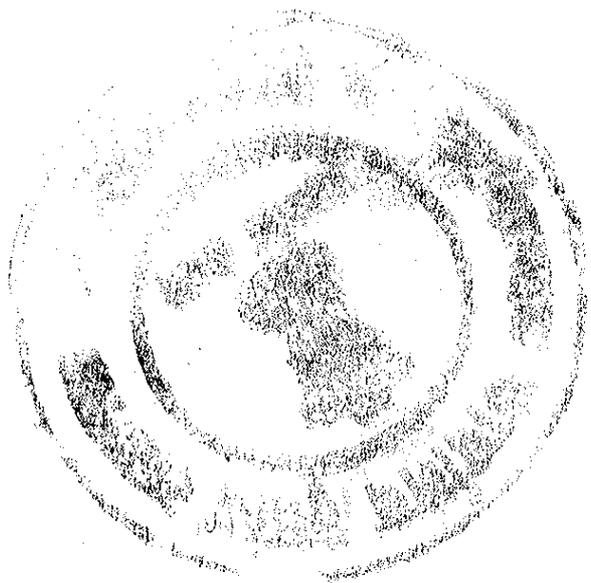
Name: Ashu Bajpai  
Designation : Authorised Signatory

**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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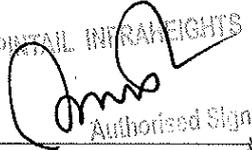
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**Signed and delivered for and on behalf of Owner 5**

PUNJAB INFRAREIGHTS LLP

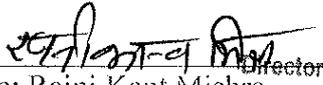
  
Authorized Signatory



Name: Manish Pandey  
Designation : Authorised Signatory

**Signed and delivered for and on behalf of Owner 6**

Prayatna Constructions Pvt. Ltd.

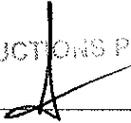
  
Director



Name: Rajni Kant Mishra  
Designation : Director

**Signed and delivered for and on behalf of Owner 7**

MAHAL CONSTRUCTIONS PVT. LTD.

  
Authorized Signatory



Name: Amit Singh  
Designation : Authorised Signatory

**Signed and delivered for and on behalf of Owner 8**

JILAAP CONSTRUCTIONS PVT. LTD.

  
Authorized Signatory



Name: Manish Pandey  
Designation : Authorised Signatory

**Signed and delivered for and on behalf of Owner 9**

AADESH CONSTRUCTIONS PVT. LTD.

  
Authorized Signatory



Name: Amit Singh  
Designation : Authorised Signatory



THE CHINESE UNIVERSITY OF POLYTECHNIC

CHINA

1982



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Signed and delivered for and on behalf of Owner 10

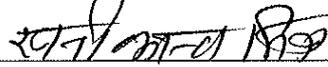
PRASIDHI CONSTRUCTIONS PVT.LTD.

  
Authorized Signatory  
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

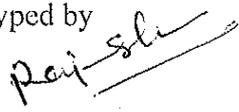


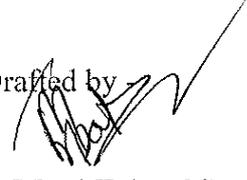
Witnesses :

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**

| <b>Aadesh Constructions Pvt. Ltd.</b> |                  |                                  |                                     |   |
|---------------------------------------|------------------|----------------------------------|-------------------------------------|---|
| <b>Village</b>                        | <b>Khasra No</b> | <b>Total Area<br/>(In Hect.)</b> | <b>Area Under<br/>PH1(In Hect.)</b> | <b>Purchased Area<br/>Under PH- 1(In<br/>Hect.)</b> |
| 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   |
| <b>Total In Hect.</b>                 |                  |                                  |                                     | <b>2.325</b>  |

Pintail Realty Developers Pvt. Ltd.

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

PINTAIL INFRACON LLP

PINTAIL REALTY DEVELOPERS PVT. LTD.

PINTAIL INFRACON LLP

Aadesh Constructions Pvt. Ltd.

Prayagraj Constructions Pvt. Ltd.

PINTAIL BUILDERS LLP

MILAAP CONSTRUCTIONS PVT. LTD.

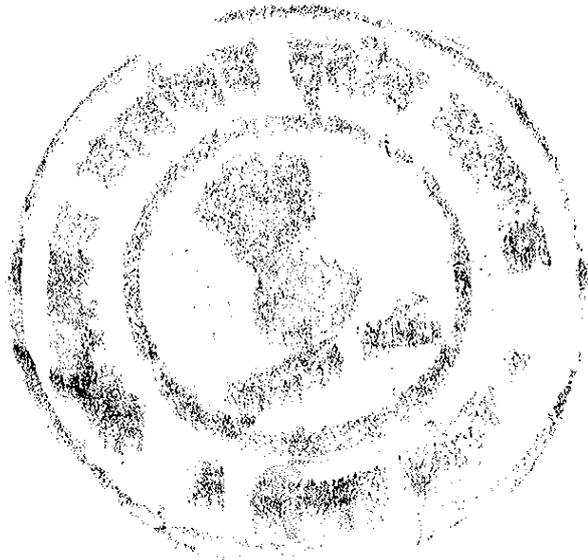
Bliss Constructions Pvt. Ltd.

Authorized Signatory

MILAN CONSTRUCTIONS PVT. LTD.

PRASIDHAN CONSTRUCTIONS PVT. LTD.

Authorized Signatory



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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                                |
| <b>Total In Hect.</b> |           |                       |                          | <b>1.119</b>                         |

| 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                                |
| <b>Total In Hect.</b>        |           |                       |                          | <b>2.404</b>                         |

| 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                                |
| <b>Total In Hect.</b>         |           |                       |                          | <b>3.61702</b>                       |

| 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. MILAAP CONSTRUCTIONS PVT. LTD. MAHAL CONSTRUCTIONS PVT. LTD.

Authorised Signatory  
 Authorised Signatory  
 Authorised Signatory

## अनुबंध विलेख

प्रतिफल- 0 स्टाम्प शुल्क- 1000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 180 योग : 280

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

13/03/2018 एवं 05:16:03 PM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अनुपम सिंह

उप निबंधक :सदर तृतीय

लखनऊ



PINTAL INFRACON LLP

|                       |          |       |       |              |
|-----------------------|----------|-------|-------|--------------|
| 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        |
| <b>Total In Hect.</b> |          |       |       | <b>2.650</b> |

| <b>Pintail Builders LLP<br/>(Formerly Known As Pintail Builders Pvt. Ltd)</b> |           |                          |                             |  |
|---|-----------|--------------------------|-----------------------------|--|
| Village   | Khasra No | Total Area<br>(In Hect.) | Area Under<br>PH1(In Hect.) | Purchased Area<br>Under PH- 1(In<br>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                                      |
| <b>Total In Hect.</b>   |           |                          |                             | <b>0.8118</b>                              |

| <b>Pintail Constructions LLP(Formerly Known As "Pintail Constructions Pvt. Ltd")</b> |           |                          |                             |  |
|--|-----------|--------------------------|-----------------------------|--|
| Village  | Khasra No | Total Area<br>(In Hect.) | Area Under<br>PH1(In Hect.) | Purchased Area<br>Under PH- 1(In<br>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/MILMAP CONSTRUCTION PVT. LTD.  
 MAIPRASADH CONSTRUCTION PVT. LTD.  
 Authorized Signatory

श्री बिलिस 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*



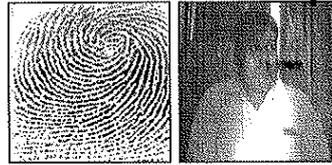
ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता : 1

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

निवासी: 555ग/128, सुभाष नगर, लखनऊ

व्यवसाय: वकालत

*सम्राट मिश्रा*



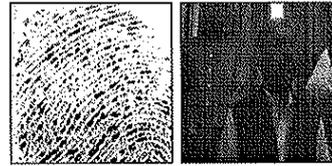
पहचानकर्ता : 2

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 नृतीय

लखनऊ

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।

टिप्पणी :



REGISTRAR GENERAL

|                       |         |       |        |               |
|-----------------------|---------|-------|--------|---------------|
| 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         |
| <b>Total In Hect.</b> |         |       |        | <b>1.5663</b> |

| <b>Pintail Infracon LLP,<br/>(Formerly Known As Pintail Infracon Pvt. Ltd.)</b> |           |                          |                             |  |
|---|-----------|--------------------------|-----------------------------|--|
| Village   | Khasra No | Total Area<br>(In Hect.) | Area Under<br>PH1(In Hect.) | Purchased Area<br>Under PH- 1(In<br>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                                      |
| <b>Total In Hect.</b>   |           |                          |                             | <b>1.967</b>                               |

PINTAIL INFRACON LLP

PINTAIL REALTY DEVELOPERS PVT. LTD.

PINTAIL INFRACON LLP

Prayatna Constructions Pvt. Ltd.

Prayatna Constructions Pvt. Ltd.

Director

Authorised Signatory

MAHARAJA CONSTRUCTIONS PVT. LTD.

MAHARAJA CONSTRUCTIONS PVT. LTD.

Authorised Signatory

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

प्रथम पक्ष: 1

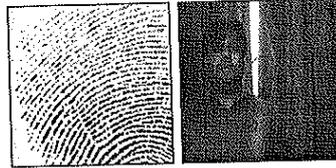
श्री पिन्टेल इन्फ्राकान एलएलपी के द्वारा रजनी  
कान्त मिश्रा, पुत्र श्री ए०एन० मिश्रा  
निवासी: 503/58, आनन्द भवन, मन्कामेश्वर  
मन्दिर मार्ग, बरौलिया, डालीगंज, लखनऊ  
व्यवसाय: व्यापार



प्रथम पक्ष: 2

*रजनी कान्त मिश्रा*

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



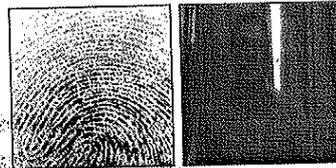
प्रथम पक्ष: 3

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

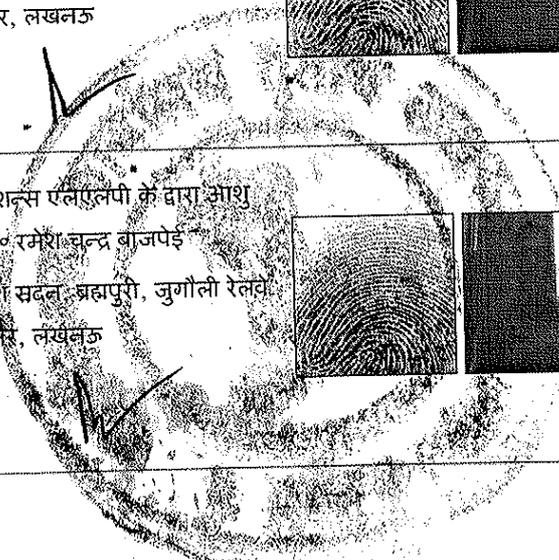


प्रथम पक्ष: 5

श्री पिन्टेल कन्स्ट्रक्शन्स 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



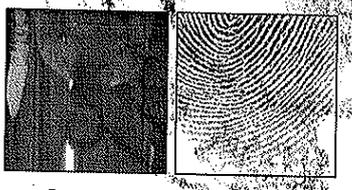
PRINTING UNIT

प्रथम पृष्ठ: 12



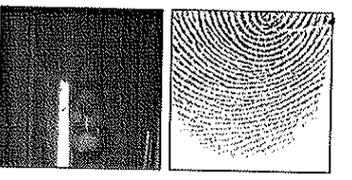
व्यवसाय: नौकरी  
नगर  
निवासी: 326/8, शास्त्री नगर, रंस नगर, कानपुर  
पाण्डेय, पुत्र श्री डी.के. पाण्डेय  
श्री प्रसिद्धि कन्सल्टिंग प्रा. लि. के द्वारा मनीष

प्रथम पृष्ठ: 11



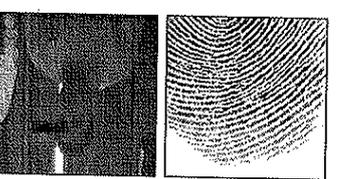
व्यवसाय: नौकरी  
इन्दिरा नगर, लखनऊ  
निवासी: 207/10, आनस इन्कलेव, फरीदी नगर  
कुमार सिंह, पुत्र श्री अरुण कुमार सिंह  
श्री आदेश कन्सल्टिंग प्रा. लि. के द्वारा अमित

प्रथम पृष्ठ: 10



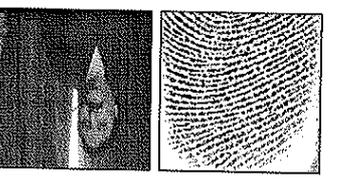
व्यवसाय: नौकरी  
नगर  
निवासी: 326/8, शास्त्री नगर, रंस नगर, कानपुर  
पाण्डेय, पुत्र श्री डी.के. पाण्डेय  
श्री निराम कन्सल्टिंग प्रा. लि. के द्वारा मनीष

प्रथम पृष्ठ: 9



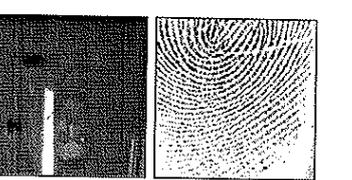
व्यवसाय: नौकरी  
इन्दिरा नगर, लखनऊ  
निवासी: 207/10, आनस इन्कलेव, फरीदी नगर,  
कुमार सिंह, पुत्र श्री अरुण कुमार सिंह  
श्री महल कन्सल्टिंग प्रा. लि. के द्वारा अमित

प्रथम पृष्ठ: 8



व्यवसाय: व्यापार  
आदर आर्वा, बरलिया, डालीगंज, लखनऊ  
निवासी: 503/58, आनन्द भवन, अनकाशेश्वर  
कान्त मिश्रा, पुत्र श्री ए.एन. मिश्रा  
श्री प्रयत्न कन्सल्टिंग प्रा. लि. के द्वारा रजनी

प्रथम पृष्ठ: 7



व्यवसाय: नौकरी  
नगर  
निवासी: 326/8, शास्त्री नगर, रंस नगर, कानपुर  
पाण्डेय, पुत्र श्री डी.के. पाण्डेय  
श्री पिन्टल इन्फोटेक एनएलपी के द्वारा मनीष

| Prayatra Construction Pvt Ltd |           |                       |                          |                                      |
|-------------------------------|-----------|-----------------------|--------------------------|--------------------------------------|
| Village                       | Khasra No | Total Area (In Hect.) | Area Under PH1(In Hect.) | Purchased Area Under PH- 1(In Hect.) |
| Masteman                      | 943       | 0.139                 | 0.139                    | 0.116                                |
| Masteman                      | 943       | 0.139                 | 0.139                    | 0.019                                |
| Masteman                      | 976       | 1.320                 | 1.320                    | 0.506                                |
| Masteman                      | 978       | 0.304                 | 0.304                    | 0.2533                               |
| Masteman                      | 978       | 0.304                 | 0.304                    | 0.0422                               |
| Masteman                      | 980       | 3.951                 | 3.951                    | 0.253                                |
| Masteman                      | 980       | 3.951                 | 3.951                    | 0.126                                |
| Masteman                      | 982       | 0.101                 | 0.101                    | 0.101                                |
| Masteman                      | 985       | 1.571                 | 1.571                    | 0.6325                               |
| Masteman                      | 989       | 0.708                 | 0.708                    | 0.1095                               |
| Masteman                      | 997       | 0.408                 | 0.408                    | 0.3883                               |

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

| 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.) |
| Masteman  | 980       | 3.951                 | 3.951                    | 0.28                                 |
| Masteman  | 980       | 3.951                 | 3.951                    | 0.152                                |
| Masteman  | 1189      | 1.346                 | 0.0516                   | 0.0516                               |
| Total In Hect.  |           |                       |                          |                                      |
|   |           |                       |                          | 0.4836                               |

| Pintail Infratecht LLP (Formerly Known As Pintail Infratecht 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                                 |

|                |          |       |        |        |
|----------------|----------|-------|--------|--------|
| 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.  
*[Signature]*

PINTAIL REALTY DEVELOPERS PVT. LTD.  
*[Signature]*

PINTAIL INFRACON LLP.  
MAHADESH CONSTRUCTIONS PVT. LTD.  
*[Signature]*  
Authorized Signatory

PINTAIL BUILDERS PVT. LTD.  
*[Signature]*

Prasiddhi Construction Pvt. Ltd.  
*[Signature]*

Authorized Signatory

MILAAP CONSTRUCTIONS PVT. LTD.  
*[Signature]*

Bliss Construction Pvt. Ltd.  
*[Signature]*  
Director

MAHAL CONSTRUCTIONS PVT. LTD.  
*[Signature]*

PRASIDDHI CONSTRUCTIONS PVT. LTD.  
*[Signature]*

Authorized Signatory

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

