

I 11402/2023



उत्तर प्रदेश UTTAR PRADESH



AF 639077
12 MAR 2021



AGREEMENT

This Agreement, into between and amongst the following :

(1) SHRI HARI BARTER LIMITED, a company incorporated under the Companies Act, 1956 and having its registered office at C-40/5, 1st Floor, Meera Bai Marg, Lucknow, through its Director Neeraj Kumar Sahu, hereinafter referred as the -Party no.-1, which expression shall unless the context, otherwise requires shall mean and include their legal representatives, executors and administrators of the First Part.



SHREE HARI BARTER LTD. DIRECTOR

DEVELOPERS

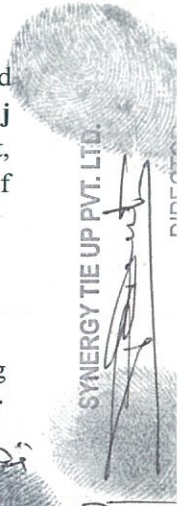
AND

(2) SAHU LAND & PVT. LTD., a company incorporated under the Companies Act, 1956 and having its corporate office at C-40/5, 1st Floor, Meera Bai Marg, Lucknow, through its Director Neeraj Kumar

SAHU LAND DEVELOPERS PVT. LTD.

For GRAND VYAPAAR PVT. LTD.

BEST TIE UP PVT. LTD.



SWERGY TIE UP PVT. LTD.

DIRECTOR

DIRECTOR

DIRECTOR

20/06

क्रमांक 4894 दिनांक 04.7.23

स्टाम्प विक्रेता की पहचान
स्टाम्प प्रत्येक करने 000
स्टाम्प प्रेषण का प्रमाण



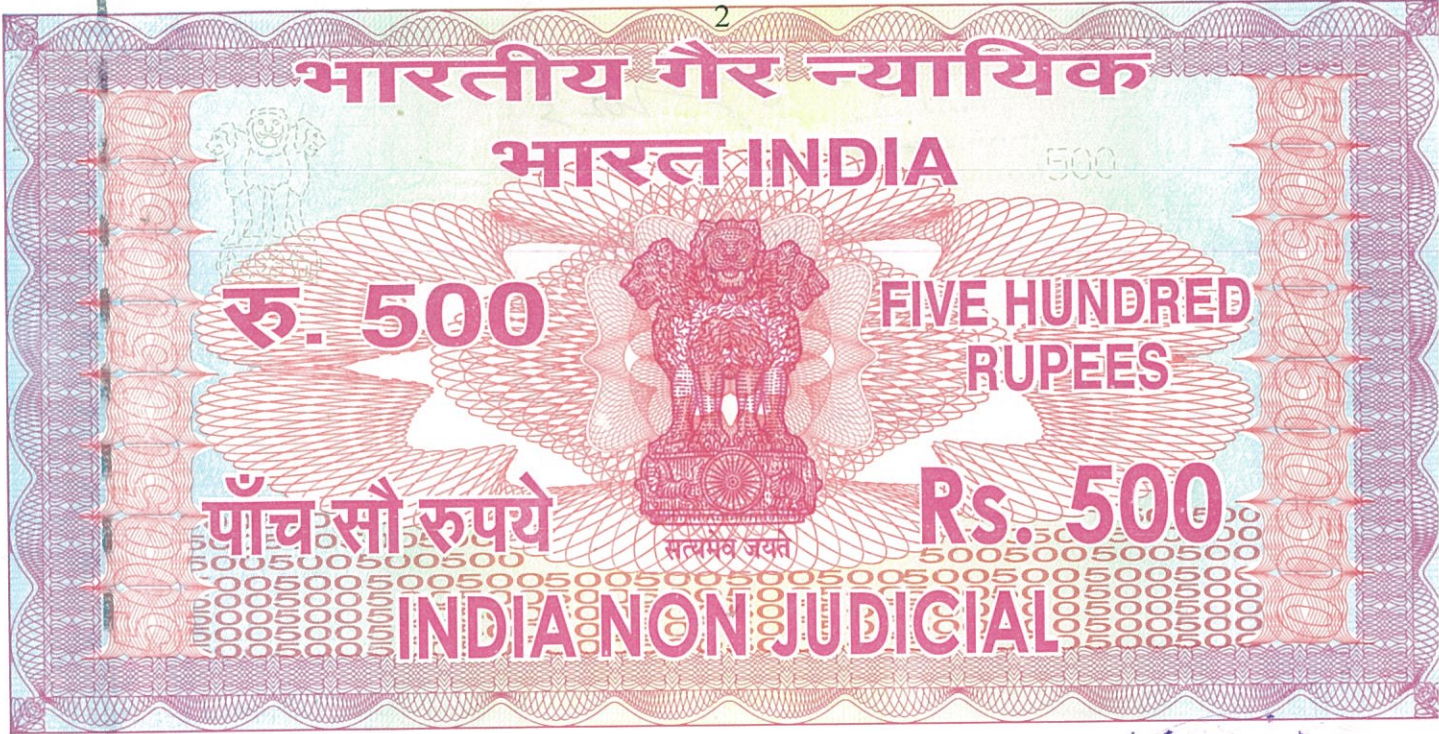
श्री एन. वाट. लखनऊ

डी०के० रस्तोगी स्टाम्प विक्रेता
लाइसेन्स नं०-69
लाइसेन्स की अवधि 31/03/2026
कलेक्ट्रेट, लखनऊ



REGISTRAR OF COMPANIES

DIRECTOR



उत्तर प्रदेश UTTAR PRADESH

AF 639080

10 MAR 2011

Sahu , hereinafter referred as the Party no.-2, which expression shall unless the context, otherwise requires shall mean and include their legal representatives, executors and administrators of the Second Part.

AND

(3) GRAND VYAPAR PVT. LTD., a company incorporated under the Companies Act, 1956, through its Director RAM GOPAL at B-46, J-Park, Mahanagar Extension, Lucknow, hereinafter referred as the Party no.-3, which expression shall unless the context, otherwise requires shall mean and include their legal representatives, executors and administrators of the Third Part.

AND

(4) BEST TIE-UP PVT. LTD., a company incorporated under the Companies Act, 1956, through its Director PRAMOD MISHRA at B-46, J-Park, Mahanagar Extension, Lucknow, hereinafter referred

SUREE HARI BARTER LTD.

DIRECTOR

SANJU LAND DEVELOPERS PVT. LTD. For GRAND VYAPAAR PVT. LTD.

DIRECTOR

DIRECTOR

BEST TIE UP PVT. LTD.

DIRECTOR

SYNERGY TIE UP PVT. LTD.

DIRECTOR

मिशनरी

क्रम सख्या 4410 दिनांक 10-07-2023

स्टाम्प विक्रय की तिथि

स्टाम्प क्रय करने का प्रमाणित

स्टाम्प क्रेता का नाम व पूर्ण पता

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लाइसेन्स की अवधि 31/03/2026

कलेक्ट्रेट, लखनऊ

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UPPAPAR SVT LTD

Director

as the Party no.-4, which expression shall unless the context, otherwise requires shall mean and include their legal representatives, executors and administrators of the Fourth Part.

AND

(5) **SYNERGY TIE-UP PVT. LTD.**, a company incorporated under the Companies Act, 1956, through its Director **RAJESH KUMAR DIXIT**, having its administrative office at B-46, J-Park, Mahanagar Extension, Lucknow, hereinafter referred as the Party no.-5, which expression shall unless the context, otherwise requires shall mean and include their legal representatives, executors and administrators of the Fifth Party.

AND

6. Smt. **Nirmala** aged about 36 years wife of late Bihari Lal for self and as mother and natural guardian of minor daughters namely Km. **Vaishnavi Gautam** aged about 16 years Km. **Shibi** aged about 9 years, Km. **Tanvi** aged about 6, daughter of late Bihari Lal
7. Km. **Rajni** aged about 20 years daughter of late Bihari Lal

Party nos. 6 to 7 are residents of Purey Bhaukal Patti Yaqub Loni Katra, Barabanki, Haidergarh, U.P. - 227131, hereinafter referred to as the Party no.-6 to 7, which expression shall unless or context otherwise shall mean and includes their legal heirs, successors, legal representatives of the Sixth, Seventh and Eighth Part, respectively.

1. In this agreement, unless the context otherwise requires, the following terms shall mean and include as under :

- a) "Building" means a building constructed on any land containing four or more apartments or two or more buildings designated as block each containing two or more apartments with a total of four or more apartments in all such buildings;
- b) "Building Plans" shall mean the site plan, building plan, service plan, parking and circulation plan, layout plan, zoning plan and such other plan and include structural plans for construction of the Blocks of Buildings sanctioned by the Lucknow Development Authority, Lucknow and include all modifications thereof and/or alterations thereto as may be made thereto.
- c) "Common Areas and Facilities" shall mean and include the land on which the building is located and all easements, rights and appurtenances belonging to the land and the building, installations and facilities comprised in and for the Blocks of Buildings;
- d) "Blocks of Buildings" shall mean the several Blocks of buildings to be constructed from time to time at the said premises;
- e) "Marketing" shall include transfer by sale, gift, lease, grants, exclusive rights, delivery of possession or otherwise;
- f) "Garage" shall mean space in the Building having a roof and walls on three sides for parking of any vehicle but does not include unenclosed or uncovered parking space such as open parking areas;

SHREE HARI BARTER LTD.
DIRECTOR

SAHUL AND DEVELOPERS PVT. LTD.

DIRECTOR

For GRAND VYAPAAR PVT. LTD.

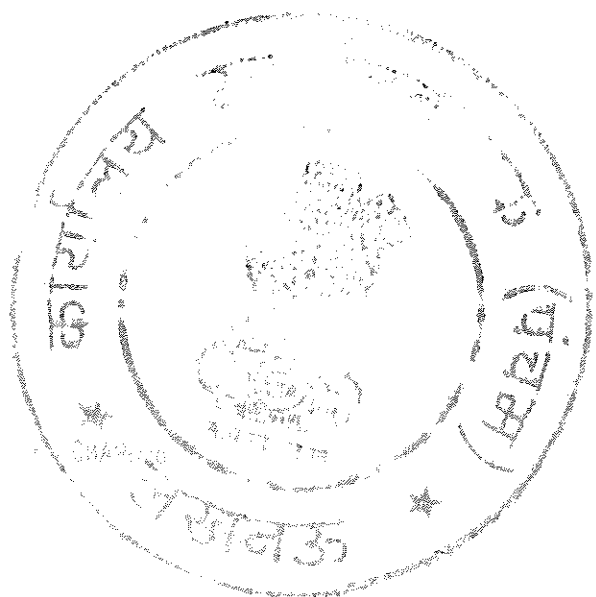
DIRECTOR

BEST TIE UP PVT. LTD.

DIRECTOR

SYNERGY TIE UP PVT. LTD.
DIRECTOR

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- g) "Project" shall mean the development of the Blocks of Building consisting of apartments for the purpose of marketing and selling of the same.
- h) "Realization" shall mean the amounts received against marketing and sale of the apartments and other saleable areas from time to time after excluding the marketing costs but shall not include any amounts received on account of Extras and Deposits.
- i) "Apartment Purchasers" shall mean the prospective buyers who from time to time purchase or agree to purchase any apartment in any of the Blocks of Building.
- j) "Apartment " shall means a part of any property, intended for any of independent use including enclosed spaces located on one or more floors in a Building to be used for residential purposes.

AND WHEREAS, Party nos.3 to 5 and late Behari Lal, (the husband of Party no.6, and father of Km. Rajni, Km. Shibi and Km. Tanvi and father of Party no.7) have purchased land situated at Village-Kabirpur, Mozzamnagar ,Pargana & Tehsil-Mohanlalganj, distt.-Lucknow, respectively by means of several Sale-deeds.

AND WHEREAS the above named parties have entered into a Consortium Agreement on 19.07.2023.

AND WHEREAS upon further mutual discussions and negotiations, it was finalized and accepted by the parties that the Party nos.-3 to 7 would be entitled to in the profits, coming out of the realizations, from the sale of apartments to be constructed in Sector A & B on the land situated at Village-Kabirpur, Mozzamnagar ,Pargana & Tehsil-Mohanlalganj, District-Lucknow, respectively.

AND WHEREAS the party no.-2 will construct multistoried Blocks consisting of apartments of different types and sizes in accordance with the approved plans and maps on the land in Sector A & B exclusively at its own costs and expense and shall also market the same exclusively and irrevocably.

NOW THEREFORE IN CONSIDERATION OF THE MUTUAL REPRESENTATIONS, COVENANTS, ASSURANCES, PROMISES, CONTAINED HEREIN THE PARTIES AGREE AS FOLLOWS :

1. That Party no.3 to 7, do hereby irrevocably agreed to contribute their share in the land situated at Village-Kabirpur, Mozzamnagar ,Pargana & Tehsil-Mohanlalganj, District-Lucknow, for the purpose of development and marketing of the Group Housing complex consisting of several Blocks which is earmarked as Sector A & B, in the plans. The Party no.1 shall be entitled to apply for and obtain on behalf of itself and party no.3 to 7, all permissions, certificates, approvals and no objection certificates as may be necessary for the construction of the building complex on the said land situated at Village- Kabirpur, Mozzamnagar ,Pargana & Tehsil-Mohanlalganj, District-Lucknow, which is earmarked as Sector A & B in the plans, from the concerned authorities or government departments.
2. The Party no.1 shall be entitled to and be responsible for any modification, alteration, renewal, revalidation of the building plans and obtaining any permissions or approvals as may be required.

SREE HARI BARTER LTD.

DIRECTOR

SAHU LAND DEVELOPERS PVT. LTD.

DIRECTOR

For GRAND VYAPAAR PVT. LTD.

DIRECTOR

BEST TIE UP PVT. LTD.

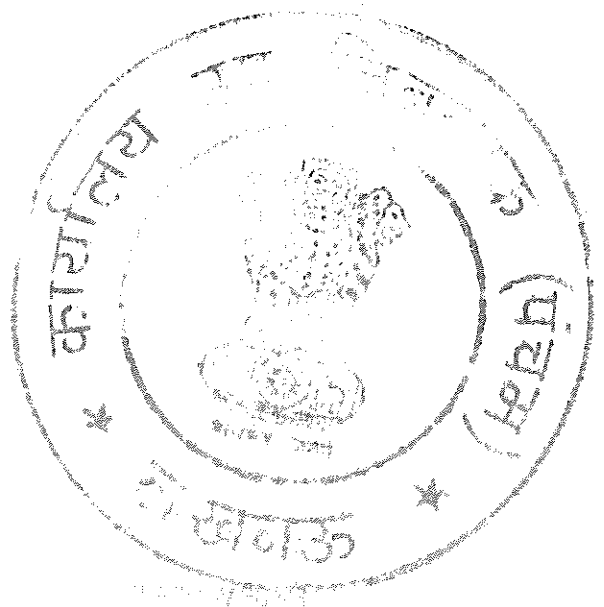
DIRECTOR

SYNERGY TIE UP PVT. LTD.

DIRECTOR

03/08/2023

निर्मल



3. The Party no.1 shall deal with the Lucknow Development Authority, Lucknow, Fire Brigade, the the Authorised Officer (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, Pollution Control Authorities, Authorities under the Town & Country (Planning & Development) Act, 1979, Insurance Companies and Authorities, Police Authorities, CESC Limited and also all other authorities and government departments and/or its officers and also all other state executive, judicial and quasi judicial, municipal and other authorities and persons in all manner and for all purposes connected with the development of the Group Housing building complex or anyway connected herewith.
4. That all agreements, contracts, etc., which may be entered into by the Party no.2 with regard to the construction and sale in the said proposed Group Housing Complex shall always be binding on the Party no.3 to 7 and provided that the Party no.3 to 7 shall never be deemed to atorn any financial or other liability imposed by such agreement/contract,
5. The Party no.2 shall be solely entitled to develop the said group housing building on the land, in Sector A & B and to look after, supervise, manage and administer the progress and day to day work of construction of the building complex consisting of several Blocks.
6. That the Party no.2 shall be entitled from time to time to appoint Architects, engineers, consultants, planners, advisors, designers, experts and other persons of its choice as may be necessary. The Party no.2 shall also appoint, engage and employ such contractors, sub-contractors, engineers, labours, masons, caretakers, guards and other staff and employees and at such remuneration and on such terms and conditions as it deemed proper and necessary and wherever required, and to revoke such appointments from time to time or at any point of time.
7. The Party no.2 shall construct complete and make habitable the building complex consisting of several Blocks in Sector A & B, in accordance with the building plan sanctioned by the Lucknow Development Authority, Lucknow with such modifications and alterations as may deem fit and proper.
8. The Party no.2 shall also construct club, school, temple, commercial building or any other structure as per the approved plans on the land in Sector A & B.
9. The Party no.2 shall apply for and obtain connections for water, electricity, drainage, sewerage and other inputs utilities and facilities from state and central government authorities and statutory or other body or bodies required for construction use and enjoyment of the building complex in Sector A & B.
10. The Party no.2 shall be entitled to procure, in its name all building and construction materials, fittings, fixtures, common installations etc. (viz. steel, cement, sand, bricks lift, water pump, sanitary fittings etc.), construction equipments and or any type of machinery required (viz. crusher, mixer, tools etc.) for construction of the Group Housing complex on the said land.
11. The Party no.2 shall be entitled to float (either in the name of itself or in the name of the Party no.1, tenders, place orders and take estimates bills, invoices, challans, receipts and all other papers and instruments relating to incurring of payment and/or outgoing for and in the course of construction of the Group Housing Building complex and at the same time to provide with receipts and acknowledgements for acceptance of all sorts of materials goods or in case any item or material is refunded and/or if any excess payment is made and/or adjusted therefore and any other receipts in the course of construction of the Group Housing building complex.

SHRINE HARI BARTER LTD.

DIRECTOR

SAHJAN LAND DEVELOPERS PVT. LTD.

DIRECTOR

For GRAND VYAPAAR PVT. LTD.

DIRECTOR

BEST TIE UP PVT. LTD.

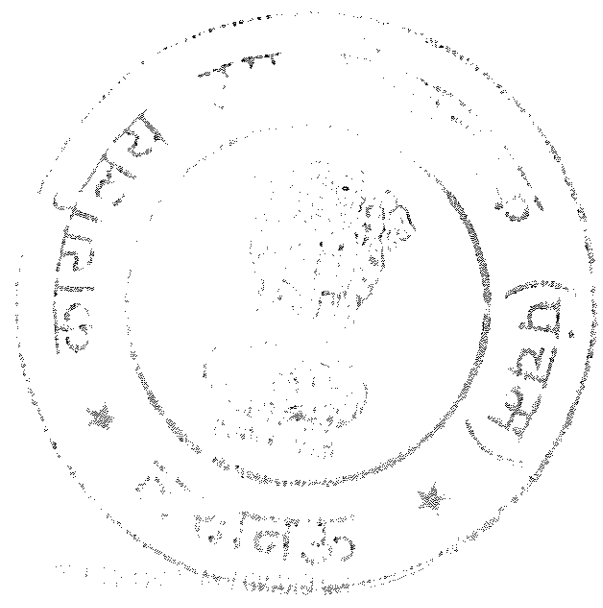
DIRECTOR

SYNERGY TIE UP PVT. LTD.

DIRECTOR

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12. The construction work shall be carried out in phases as per the discretion of the Party no.2., and the Party shall also get the said project registered with the Regulatory Authority under the provisions of Real Estate (Regulation and Development) Act, 2016.
13. The Party no.1 and 2 shall also obtain the completion certificate and the occupancy certificate, in respect of multi-storied towers constructed on the land in Sector A and B, from the Competent Authority.
14. The Party no.2 shall have all necessary authorities for undertaking and carrying out works for and incidental to the construction and completion of Group Housing building complex and obtaining inputs, utilities and facilities therein.
15. The Party no.2 shall pay and/or disburse periodic wages, salaries, remuneration and all other amounts and benefits to the persons employed, engaged or appointed for the purposes herein stated and to keep receipts of such payments made in respect thereof.
16. The Party no.2 with effect from the date hereof till the construction and completion of the building complex, shall have the custody of the certified copy of the original title deeds and building plans and other relevant documents and writings.
17. The Party no.3 to 7 shall fully cooperate with the party no.1 & 2 by signing, executing, registering and delivering all papers, plans, affidavits, indemnity, undertakings, declarations, powers etc., as may be required by the Party no.1 & 2 there for and shall also sign, execute, register and deliver the said papers and do all acts, deeds and things as may be required by the Party no.1 & 2 thereof and also for the purposes herein contained.
18. Unless otherwise expressly mentioned, all costs, charges and expenses of or in respect of the development of the said premises and the several activities mentioned above shall be borne and paid by the Party no.2.
19. The Party no.3 to 7 do hereby appoint and grant the Party no.2 the exclusive rights and authority to market the entire building complex so raised by it on behalf of itself and on behalf of the Party no 3 to 7 on the terms and conditions hereinafter contained.
20. The Party no.2 shall be entitled to advertise for marketing of the apartments/units, in several Blocks to be constructed on the land in Sector A & B and other saleable spaces/constructed areas in the Group Housing building complex respectively in all media and to negotiate and settle the price and other terms of transfer with the prospective purchasers of apartments in different blocks.
21. The Party no.2 shall be entitled to appoint brokers, sub-brokers and other agents for sale and transfer of the units in the building/s at such commission or on such terms and conditions as it may deem fit and proper.
22. The Party No.2 shall have the right to book, sell, lease, or dispose of, as and when desired, in the constructed area or proportionate land area in the proposed Group Housing Complex, consisting of several blocks to be constructed in the project on the land situated at Village-Kabirpur, Mozzamnagar, Pargana & Tehsil-Mohanlalganj, District-Lucknow, earmarked in the plan as Sector A & B, in part or as a whole to any person(s) of its choice on such rate or rates, as it may deem proper, and the sale consideration shall exclusively belong to Party no.2.

SHRE HARI BARTER LTD.

DIRECTOR

SAHU LAND DEVELOPERS PVT. LTD. For GRAND VYAPAAR PVT. LTD.

DIRECTOR

DIRECTOR

BEST TIE UP PVT. LTD.

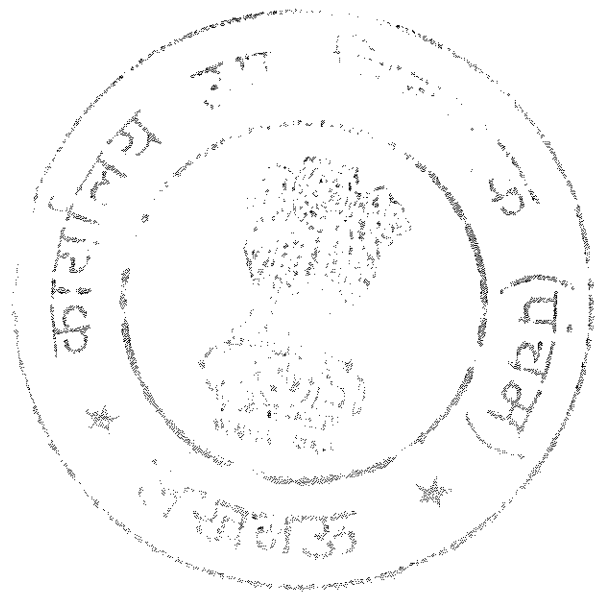
DIRECTOR

SYNERGY TIE UP PVT. LTD.

DIRECTOR



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1/1/2024

23. The Party no.2 shall accept bookings of any apartment/unit, and if necessary to cancel revoke or withdraw any such booking.
24. The party no.2 shall be entitled to receive the entire realizations including earnest money, part-payments, sale consideration, premium and other payments on any account receivable from the prospective purchasers, lessee/s and other persons in respect of the Group Housing building complex or any part or share thereof in its own name by any mode of payment, and shall give receipts for the same which shall fully bind all the parties thereto.
25. The Party no.2 shall be entitled to give possession or execute transfer deed in respect of any apartment/unit in any block or any part in the proposed Group Housing Complex to be constructed on the land in Sector A & B, situated in Village-Kabirpur, Mozzamnagar ,Pargana & Tehsil-Mohanlalganj, District-Lucknow to the prospective purchasers.
26. All the rates, taxes, charges, whatsoever, of the Group Housing Complex shall be the responsibility of the Party no.2.
27. The agreements, receipts, confirmations, applications, sale-deeds, final deeds of transfer and other documents relating to marketing of the apartments/units, and other saleable/transferable areas shall be executed by the Party no.-2 for itself and on behalf of party no.3 to 7 and the said party no.3 to 7 do hereby authorize and empower Party no.2 fully and in all manner with regard thereto and also agree to execute and/or register if required separately one or more power of attorney from time to time in favour of the Party no.2 as may be required or found necessary and shall not revoke the same during the subsistence of this agreement.
28. Costs of Marketing : All costs of brokerage, commission and like other amounts relating to marketing as also any interest, damage or compensation payable to any unit purchaser or other person relating to the project shall be payable by the Party no.2 in the realization from the Group Housing building complex and consequently be deducted while calculating the amount of the total realization.
29. In mutual consideration of the Party no.3 to 7 agreeing to contribute, its share in the land and whatever share in the proposed Group Housing building complex and allowing and permitting the Party no.2, the exclusive right to develop the Group Housing building complex at the said land as mentioned hereunder and Party no.2 agreeing to carry out the development and marketing in respect of the Group Housing building complex and incurring the several costs, except the marketing cost which will be deducted from total realization and doing the several acts deeds and things in pursuance hereof.
30. The Party no.2 shall pay to the Party no.3 to 7 in the profit, coming out of the total realizations from the project.
31. All the payments made to the Party no.3 to 7 shall be subject to any errors or omissions and the consequent accounting and settlement when detected. Further, in case due to cancellation of any booking or agreements/contracts or any other reason, any part of the realization becomes refundable or payable to any unit purchaser and/or any interest or compensation is payable to any unit purchaser or any other person in connection with the project or any part thereof, the share of the Party no.3 to 7 therein shall be adjustable out of the future payments to be made by the Party no.2 to the Party no.3 to 7 and in case no such future payment is due, the same shall be refunded by the Party no. 3 to 7 accordingly.

SHREE HARI BARTER LTD.

DIRECTOR

SAHU LAND DEVELOPERS PVT. LTD.

DIRECTOR

For GRAND VYAPAAR PVT. LTD.

DIRECTOR

BEST TIE UP PVT. LTD.

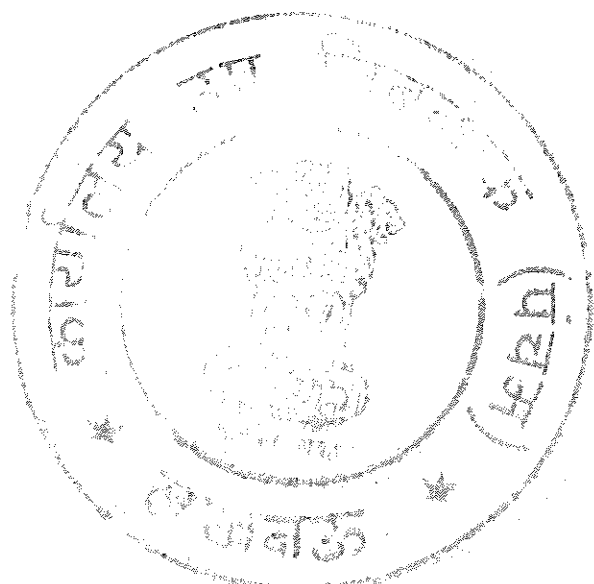
DIRECTOR

SYNERGY TIE UP PVT. LTD.

DIRECTOR

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32. The Party no.2 shall maintain proper accounts pertaining to the transactions specified hereunder and in general to the Project. The Party no.3 to 7 shall have at all times full and free access and liberty to inspect such separate books of accounts of the Party no.2. For the purpose of accounting and settlement the parties shall, if so required by the Party no.2 or found necessary, make all necessary entries and adjustments in their respective books of accounts in respect of their respective shares of the incomings and outgoings of and from the project.
33. On the fulfillment of this agreement or at such time as the parties mutually agree, the final accounts pertaining to the entire period of continuance of this agreement shall be made and finalized by the parties.
34. The accounts of the project as on any given date shall be deemed to be final and accepted (save for any errors or omissions on the face of the record) if no objection from any party is received in respect thereon within 30 days of such given date.
35. Any extras of PLC, fire & electricity backup charges and other deposits that may be taken from the unit purchasers shall be taken and utilized separately by the Party no.2 and the Party no 3 to 7 shall have no concern therewith.
36. Unless prevented by force majeure and other reasons beyond its control, the Party no.2 shall within a time frame to be decided mutually, complete the building complex.
37. Force majeure shall mean pandemic, general riot, war, tempest, civil commotion, strike or any other acts of God, shortage of materials, litigations, changes in law and any other reason beyond the control of the Party no.2.
38. In the event the Group Housing building complex is not completed within the said period stipulated above, the period shall be extended by such further periods as the parties may mutually agree.
39. The cost of purchasable or compounding to be borne in proportionate share and deducted from the total sale realization. In case due to any reason the Party no.2 is able to construct additional areas on the individual buildings by way of additional stories then the Party no.2 shall be entitled to construct the same and to connect the same with the utilities such as water, lift, generator, electricity, drainage, sewerage, STP Plant etc., in the Group Housing building complex in such event the other parties agree to co-operate with the Party no.2 fully and in all manner and sign and execute any plans, papers or writings and do all acts deeds and things as may be required and at the costs of the Party no.2.
40. If at any time hereafter it shall appear that any of the parties hereto has failed and/or neglected to carry out its obligations under this agreement or to extend full co-operation agreed to be extended hereunder, then the party carrying out the obligations and responsibilities of the defaulting party shall be entitled to claim all losses and damages suffered by them from the defaulting party without prejudice to its other rights hereunder.
41. This agreement shall not be cancelled by either party and the parties will refer to any disputes or differences between them to the Arbitration Tribunal as more fully provided hereinafter and accept and abide by the award made therein.

SHREE HARI BARTER LTD.
DIRECTOR

SAHU LAND DEVELOPERS PVT. LTD.

DIRECTOR

For GRAND VYAPAAR PVT. LTD.

DIRECTOR

BEST TIE UP PVT. LTD.

DIRECTOR

SYNERGY TIE UP PVT. LTD.
DIRECTOR

18-31
DIRECTOR

पुनः

आवेदन सं०: 202300821087357

अनुबंध विलेख(सामान्य)

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रजिस्ट्रेशन सं०: 11402

वर्ष: 2023

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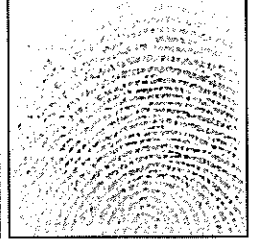
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पुत्र श्री स्व० शिव नरायन साहू

व्यवसाय : अन्य

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श्री. हरी बटर लिमिटेड द्वारा

नीरज कुमार साहू अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 23/11/2023

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निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुशिल कुमार प्रभारी

उप निबंधक :सदर पंचम

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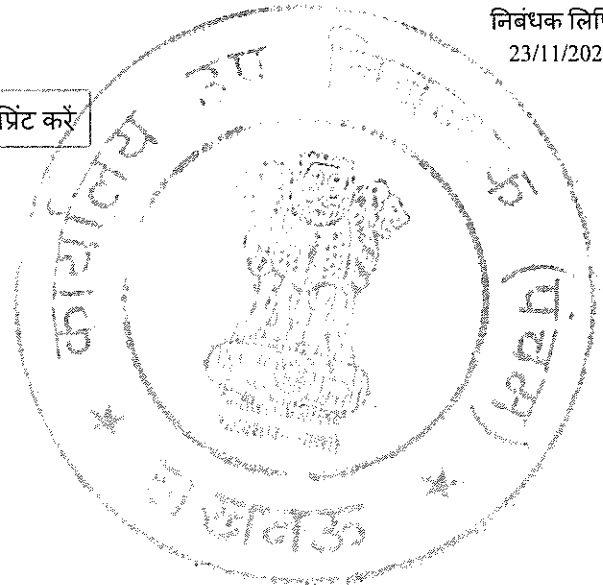
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प्रिंट करें



42. The party nos.3 to 7 hereby declare and confirm that all acts, deeds and things done by the Party no.2 shall be fully binding on the Party no.3 to 7 and each of them and the same shall always be deemed to have been done by the Party no.2 for and on behalf of Party no.3 to 7.
43. The Party no.3 to 7 agree and covenant with the party no.2 not to cause any interference or hindrance in the construction, development and/or marketing of the Group Housing building complex at the land, and to do any act deed or things whereby the rights of the Party no.2 hereunder may be affected or the Party no.2 is prevented from making or proceeding with the construction of the building complex or marketing the same or doing and carrying out the other acts contemplated herein.
44. The parties shall upon completion of the Group Housing building complex, form an Association for the common purposes of management and maintenance of the building complex and collection and disbursement of common expenses and till such time as the Association is formed the Party no.2.
45. All calculations pertaining to built-up area and other areas shall be done on uniform principles by the Party no.2 in respect of the units and other concerned areas of the Group Housing building complex. The Party no.2 shall decide the exact nature of the common areas and installations in the building complex and shall be entitled to add or alter the same from time to time and to transfer exclusive areas in the building complex to the prospective purchasers and transferees thereof.
46. It is further expressly clarified that notwithstanding any amalgamation, merger, de merger etc., of any of the parties, this agreement as well as the Power/s of Attorney to be executed by the parties in pursuance hereof, shall remain valid and effective and automatically bind all the successors or successors-in-office of the parties.
47. The Party no.3 to 7 do hereby also agree and permit the Party no.2 to obtain loans or finances in respect of construction of the project and also to get the project at the said premises approved from banks and/or the financial institutions to enable the persons interested in acquiring and owning units, parking spaces, and other constructed areas or saleable spaces comprised in the Group Housing building complex.

It is also made clear that Party no.2 shall be entitled, to take loans from any such banks or financial institutions and for the said purpose will mortgage the land for and on behalf of party no.3 to 7, for obtaining such loans and will also provide personal guarantee if required.

48. The Party no.3 to 7 shall simultaneously with the execution of these presents execute and/or register one or more powers of attorney in favour of the Party no.2, granting all necessary powers and authorities with regard to the purposes provided in this agreement or arising here from. If any further powers or authorities be required by the Party no.-2 at any time for relating to the purposes mentioned above, the Party no.3 to 7 shall grant the same to the Party no.2 and/or its director/s.
49. It is clarified that nothing contained in the power or powers of attorney to be so granted shall in any way absolve the Party no.3 to 7 from complying with their obligations.

SHREE HARI BARTER LTD.
DIRECTOR

SYNERGY TIE UP PVT. LTD.
DIRECTOR

SAHUNAND DEVELOPERS PVT. LTD.

For GRAND VYAPAAR PVT. LTD.

BEST TIE UP PVT. LTD.

DIRECTOR

DIRECTOR

DIRECTOR

नि.भ.
रजनी
नि.भ.

रजनी

आवेदन सं०: 202300821087357

बही सं०: 1

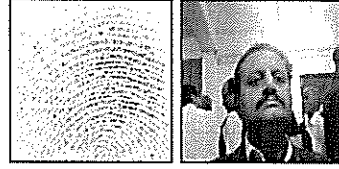
रजिस्ट्रेशन सं०: 11402

वर्ष: 2023

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

विक्रेता: 1

श्री हरी बटर लिमिटेड के द्वारा नीरज कुमार साहू, पुत्र श्री
स्व० शिव नारायण साहू
निवासी: सी 40/5 1 फ्लोर सीरा बाई मार्ग लखनऊ
व्यवसाय: अन्य



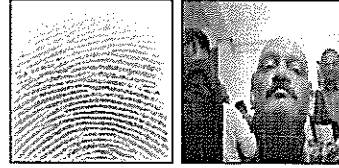
विक्रेता: 2

श्री साहू लैण्ड्स प्र०लि० के द्वारा नीरज कुमार साहू, पुत्र श्री
स्व० शिव नारायण साहू
निवासी: सी 40/5 1 फ्लोर सीरा बाई मार्ग लखनऊ
व्यवसाय: अन्य



विक्रेता: 3

श्री ग्रैंड व्यापार प्र०लि० के द्वारा राम गोपाल, पुत्र श्री स्व०
चुन्नी लाल
निवासी: बी 46 जे पार्क महानगर विस्तार लखनऊ
व्यवसाय: अन्य



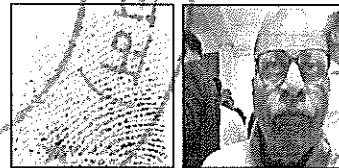
विक्रेता: 4

श्री बेस्ट टाई एम प्र०लि० के द्वारा प्रमोद मिश्रा, पुत्र श्री स्व०
राम करन मिश्रा
निवासी: बी 46 जे पार्क महानगर विस्तार लखनऊ
व्यवसाय: अन्य



विक्रेता: 5

श्री एस०टाई०अप०प्राइवेट लिमिटेड के द्वारा राजेश कुमार
दीक्षित, पुत्र श्री स्व० राज नारायण दीक्षित
निवासी: बी 46 जे पार्क महानगर विस्तार लखनऊ
व्यवसाय: अन्य



विक्रेता: 6

श्रीमती निर्मला, पत्नी श्री स्व० बिहारी लाल
निवासी: पूरे भौकाल पट्टी लोनी कटरा बाराबंकी हैदरगढ़
व्यवसाय: अन्य



50. It is understood that to facilitate the construction and marketing of the building complex, various acts, deeds, matters and things not herein specified may be required to be done by the Party no.2 and for which the Party no.2 may need the authority of the Party no.3 to 7 and various applications and other documents may be required to be signed or made by the Party no.3 to 7 relating to which specific provisions may not have been mentioned herein. The Party no.3 to 7 hereby undertake to do all such acts deeds matters and things as may be reasonably required by the Party no.2 to be done in the matter and also undertake to sign and execute all such additional applications and other documents as the case may be on the request made by the Party no.2.
51. The said building complexes, in Sector A and B, shall be known by the name, as to be decided by Party no.2.
52. Each of the promises herein contained is the consideration of the other.
53. In case of any dispute difference or question arising between the parties under this agreement or with regard to the provisions of this agreement or interpretation of the terms and conditions or provisions herein contained or anything done in pursuance hereof, the same shall be referred to the arbitration in accordance with the Arbitration and Conciliation Act, 1996 and the award made upon such arbitration shall be final and binding on the parties hereto.
54. The Courts having territorial jurisdiction on the said property or the Hon'ble High Court at its Lucknow Bench alone shall have the jurisdiction to entertain, try and determine all actions suits proceedings arising out of these presents between the parties hereto (including the arbitration proceedings).
55. Any supplementary agreement if arrived at between the parties touching any aspect/subject matter of this agreement, shall always be reduced into writing and shall form the part of this agreement, irrespective of facts that such supplementary agreement is not registered.
56. Any notice required to be given by any of the parties hereto on the other shall without prejudice to any other mode of service available be deemed to have been served on the other party if sent by prepaid registered post with acknowledgement due to the above address of the party to whom it is addressed or such other address as be notified in writing from time to time.
57. There is no transfer of land through this agreement. The subject matter of this deed is the land owned and possessed by Party no.3 to 7 to the extent of their respective shares.

IN WITNESS whereof the respective parties named above have signed this Agreement on this 28th day of July, 2023 at Lucknow.

SHREE HARI BARTER LTD.

DIRECTOR

SAHULI AND DEVELOPERS PVT. LTD.

DIRECTOR

For GRAND VYAPAAR PVT. LTD.

DIRECTOR

BEST TIE UP PVT. LTD.

DIRECTOR

SYNERGY TIE UP PVT. LTD.

DIRECTOR

पि.डी

 सि.डी

20/07/23

विक्रेता: 7

श्रीमती वैष्णवी गौतम व शैबी व तानवी के द्वारा निर्मला ,
पत्नी श्री स्व० बिहारी लाल

निवासी: पूरे भौकाल पट्टी लोनी कटरा बाराबंकी हैदरगढ़

व्यवसाय: अन्य

विक्रेता: 8

नि.श्री.
अ.श्री.



कुमारी रजनी, पुत्री श्री स्व० बिहारी लाल

निवासी: पूरे भौकाल पट्टी लोनी कटरा बाराबंकी हैदरगढ़

व्यवसाय: अन्य

क्रेता: 1

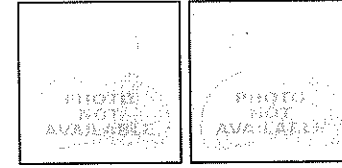
रजनी



श्री - के द्वारा - , पुत्र श्री -

निवासी: -

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया | जिनकी पहचान

पहचानकर्ता : 1

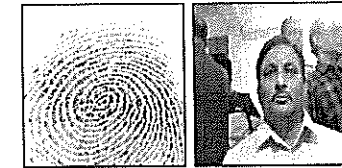
श्री संजय श्रीवास्तव , पुत्र श्री स्व० के०पी० श्रीवास्तव

निवासी: 91-92बी राजीव नगर इन्दिरा नगर लखनऊ

व्यवसाय: अन्य

पहचानकर्ता : 2

अ.श्री.



श्री हरि शंकर मिश्रा , पुत्र श्री के०के० मिश्रा

निवासी: न्यू बसन्त खेड़ा सरोजनी नगर अमौसी लखनऊ

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

टिप्पणी :

राहुल कुमार प्रभारी

उप निबंधक : सदर पंचम

लखनऊ

23/11/2023

बिन्द्रा प्रसाद यादव

निबंधक लिपिक लखनऊ

23/11/2023

प्रिंट करें

Witnesses :



1. *S. Srivastava*
Name: Sanjay Srivastava
S/o Late K.P. Srivastava
R/o 91-92B, Rajiv Nagar,
Indira Nagar, Lucknow.

[Signature]



2.
Name: Hari Shankar Mishra
s/o Sri K.K. Mishra
r/o New Basant Khera
Sarojini Nagar, Amausi,
Lucknow.

Signature
Name : Neeraj Kumar Sahu
Designation : Director
For & on behalf of Shri Hari
Barter Ltd
First Party

[Signature]
SHREE HARI BARTER LTD.
DIRECTOR

Signature
Name : Neeraj Kumar Sahu
For & on behalf of Sahu Land Developers Pvt Ltd
Pvt Ltd
Designation : Director
Second Party

[Signature]
SAHU LAND DEVELOPERS PVT. LTD.
DIRECTOR

Signature
Name : Ram Gopal
For & on behalf of Grand Vyapar
Pvt Ltd
Designation : Director
Third Party

[Signature]
For GRAND VYAPAAR PVT. LTD.
DIRECTOR

Signature
Name : Pramod Mishra
For & on behalf of Best Tie-up
Pvt Ltd
Designation : Director
Fourth Party

[Signature]
BEST TIE UP PVT. LTD.
DIRECTOR

Signature
Name : Rajesh Kumar Dixit
For & on behalf of Synergy Tie-up
Pvt Ltd
Designation : Director
Fifth Party

[Signature]
SYNERGY TIE UP PVT. LTD.
DIRECTOR

Signature
Name : Smt Nirmala, for self and
as mother & natural guardian of
Km. Vaishnavi Gautam Km Sibi
& Km. Tanvi
Member
Sixth Party

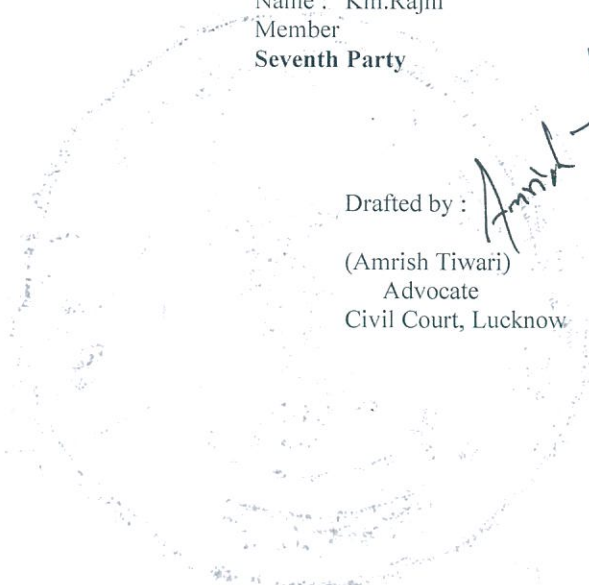
[Signature]
DIRECTOR

Signature
Name : Km. Rajni
Member
Seventh Party

[Signature]
DIRECTOR

Typed by :
[Signature]
(S. Shukla)
Lucknow

Drafted by :
[Signature]
(Amrish Tiwari)
Advocate
Civil Court, Lucknow



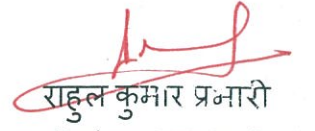
आवेदन सं०: 202300821087357

बही संख्या 1 जिल्द संख्या 16201 के पृष्ठ 1 से 22 तक क्रमांक
11402 पर दिनांक 23/11/2023 को रजिस्ट्रीकृत किया गया।

For GRAND VYAPAAR PVT. LTD.

DIRECTOR

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


राहुल कुमार प्रभारी

उप निबंधक : सदर पंचम

लखनऊ

23/11/2023

प्रिंट करें

