



उत्तर प्रदेश UTTAR PRADESH

17AE 979240

FORM 'B'

{See RULE3(4)}

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTERS

Affidavit cum Declaration

Affidavit cum declaration of M/s Indus Valley Promoters Ltd., promoters of the proposed project through its authorized signatory, do hereby solemnly declare, undertake and state as under :

1. That We, promoter have a legal title to the land on which the development of the project "Vedanta Kunj", Meerut is proposed and a legally valid authentication of title of such land. The details of land are uploaded.
2. That the said land is free from all encumbrances.
3. That the time period within which the project is proposed for completion on or before **30.09.2026**
4. That seventy percent of the amounts realized by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That We, promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountants in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That We, promoter shall take all the pending approvals on time, from the competent authorities.
9. That We, promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, We promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

(Deponent)

VERIFICATION

The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by me at Meerut on this 22nd, day of November, 2021

(Deponent)



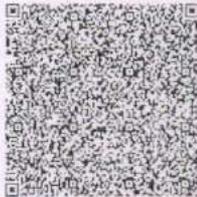
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Certificate No.	: IN-UP51737913465468T
Certificate Issued Date	: 02-Sep-2021 03:28 PM
Account Reference	: NEWIMPACC (SV)/ up14303804/ MEERUT SADAR/ UP-MRT
Unique Doc. Reference	: SUBIN-UPUP1430380492297117513464T
Purchased by	: MS INDUS VALLEY PROMOTERS LTD 2 PL SHARMA ROAD MRT
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: MS INDUS VALLEY PROMOTERS LTD 2 PL SHARMA ROAD MRT
Second Party	: Not Applicable
Stamp Duty Paid By	: MS INDUS VALLEY PROMOTERS LTD 2 PL SHARMA ROAD MRT
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



MEMORANDUM OF UNDERSTANDING



-----Please write or type below this line-----

For Srishti Promoters (P) Ltd.

[Signature]
(Auth. Signatory)

For Indus Valley Promoters Ltd.

[Signature]
(Director)



[Signature]

[Signature]

The information on this e-stamp certificate should be verified at www.e-stamp.gov.in. The e-stamp certificate is valid only if it is generated in the presence of the Certificate and its issuance is confirmed by the Government of India. The e-stamp certificate is valid only if it is generated in the presence of the Certificate and its issuance is confirmed by the Government of India.

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is made on this 7TH, day of September 2021 between :

1. **Shrishti Promoters (P) Ltd** (A registered private limited company) having its registered office at F – 6, Lajpat Nagar, Part – III, New Delhi, through its authorized Signatory, Shri Deepak Sharma s/o Late Shri I.S Sharma r/o village-Phaphunda, Meerut.
2. Mr. Sanjay Gupta s/o Late Shri R.K Gupta and Mr. Ajay Gupta s/o Late Shri R.K Gupta both R/o A-2, Shastri Nagar, Meerut.

all, hereinafter called the parties of the 'First Part') which expression shall include their heir(s), successors in interest, administrators, executors, nominees and assigns thereof.

AND IN FAVOUR OF

M/S INDUS VALLEY PROMOTERS LTD. (PAN: AAACI2241L) (A company incorporated under the Indian Companies Act 1956) having its head office Rainbow Chambers , 2, P.L Sharma Road, Meerut, through its director Mr. Ajay Gupta s/o Late Shri R.K Gupta (hereinafter called the party of the 'Second Part') which expression shall include their heir, successors in interest, administrators, executors, nominees and assigns thereof.

The First Part and the Second Part, hereinafter shall jointly referred to as "Parties" and individually referred to as "Party".

WHEREAS :

The parties are the absolute owners of the land measuring about **41726 sq.mts** (approx) out of Khasra No.'s 558 P, 560 P, 561 P, 562 to 573, 574 P, 575 P, 576, 577 P, 580 P, 581 to 587, 589, 590, 710 and 715 P, all situated at village Siwaya Jamaullahpur, Pargana-Daurala, Tehsil-Sardhana, Meerut, hereinafter referred to as the "Said land" as per Annexure – 1 enclosed.

For Shrishti Promoters (P) Ltd.

(Auth. Signatory)

For Indus Valley Promoters Ltd.

(Director)

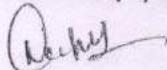
Estamp-Certificate No.IN-UP51737913465468T

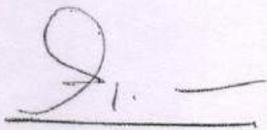
- B. That the parties have jointly consented and authorized M/s Shrishti Promoters (P) Ltd. to get the layout plan approved from Meerut Development Authority, Meerut (herein MDA) vide application No. **MDA/LD/20-21/00493** and the same is under process.
- C. That the parties of the 'First Part' and the party of the 'Second Part' have jointly agreed to develop the said land and setting up a residential colony "**Vedanta Kunj**" (hereinafter Project) earlier named as 'Namo Kunj' in accordance with the Layout plans to be sanctioned by the MDA.
- D. That all the parties have jointly agreed to commence, develop, construct and sale the properties, and complete the Project under the name and style of **M/s INDUS VALLEY PROMOTERS LTD.** as the lead company.

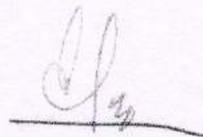
NOW, THEREFORE, THIS MEMORANDUM OF UNDERSTANDING RECORDS AS WITNESSETH UNDER:

1. That all the parties have agreed, consented and undertaken to obtain the approval of the layout plan from the Meerut Development Authority, over the abovementioned land under their ownership.
2. Consequent upon the approval of layout plan in respect of the "said land", it is agreed by and between the parties herein, that any demand made by the MDA, on account of External Developmental Charges or any other charges etc. the same shall be deposited in the form of deposit or bank guarantees, etc. by the party of the "Second Part", within the time and in the manner as required by MDA or any other Authority/agency.
3. The party of the "Second Part" since having technical capabilities to conceive, execute and implement the project and also being expert with the requisite technical know-how, shall be responsible to fulfill the object of development of the land and shall be

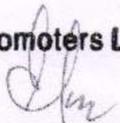
For Srishti Promoters (P) Ltd.


(Auth. Signatory)





For Indus Valley Promoters Ltd.

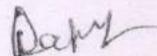

(Director)

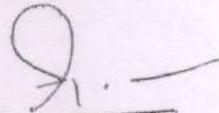
Estamp-Certificate No.IN-UP51737913465468T

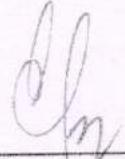
entitled to do all acts, things and matters pertaining to the development of the Project on the land, as contemplated in the Memorandum of Understanding , including obtaining necessary permissions, approvals, certificates, on behalf of the First Party or itself. The First Part undertakes to execute such other or further documents as may be required by Second Part for the effective implementation of the development of land.

4. It is specifically agreed by and between the Parties hereto, that on receipt of the intimation regarding approval of the Layout Plan, the Second part shall be entitled to invite the applications from the public for booking/registration for allotment of Plots as per the said layout plan and also to receive the booking/registration amount, part consideration of sale, earnest money from the prospective buyers as per the scheme of things.
5. After approval of the layout plan by the MDA and deposit of external development charges or other charges etc as stated in Para No.2 above, the parties of the First Part irrevocably authorize the party of the Second Part to commence the development work by constructing boundary walls , roads, drains, sewerage lines and water tanks etc. as per layout plan and also to raise constructions after obtaining requisite sanction of building plans.
6. That it is agreed that whatsoever charges etc shall be paid by the party of Second Part and those shall not be claimed by/from the parties of the "First Part" in any case.
7. If any condition is levied by the MDA to mortgage the Plots/part of the said land against the payment of the external or internal development charges or any other charges, the Parties of the "First Part" agrees to undertake and to execute and register a Mortgage deed or any other document/deed, as may be required by the MDA.
8. The Party of the "Second Part" shall be entitled to sell the "said land" or the plots out of the "said land" and also after making constructions on the said land and/or Plots at the prices they deem fit and proper but in every case the parties of the First Part shall only be entitled to receive only the fix amounts, from the Second Part, as mutually to be decided by all the parties .

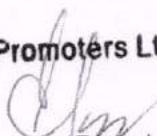
For Srishti Promoters (P) Ltd.


(Auth. Signatory)





For Indus Valley Promoters Ltd.


(Director)

Estamp-Certificate No.IN-UP51737913465468T

9. The Parties of the "Second Part" shall be entitled to sell or to enter into any agreement to sell in respect of the plots/houses/shops in the layout or any other saleable part of the said land and to receive advance, to issue valid receipts, allotment letter or possession letter etc in respect of the properties as stated.the parties accordingly shall be bound to execute the Sale Deed (s) jointly with the Second Part in favour of the purchaser/allottees/Nominees.
10. The Parties hereto agree not to do any act of omission or commission prejudicial to the interest of this Memorandum of Understanding.

IN WITNESS WHEREOF the parties above named have set their hands to this MOU on the day, month and year first above written, in the presence of following witnesses as under:

Witness :

1. *[Signature]*
Sanjay Sharma Shrivastava
Shri Pradeep Sharma
K.H. Nara Nara Bed
meerut

2. *[Signature]*
AWANKAR SINGH
81, Si Charan Singh
26-A Green City
meerut

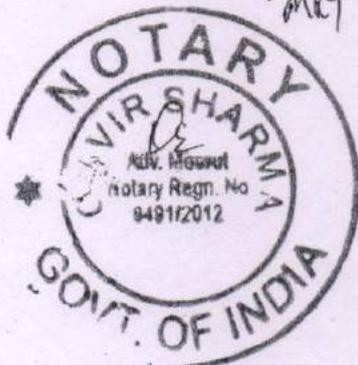
For Srishti Promoters (P) Ltd.

[Signature]
(Auth. Signatory)
1 Srishti Promoters (P) Ltd.
Through its authorised Signatory

[Signature] *[Signature]*
2. (SANJAY GUPTA) (AJAY GUPTA)
(Parties of the First Part)

For Indus Valley Promoters Ltd.

[Signature]
(Director)
M/s Indus Valley Promoters Ltd.
Through its director
(Party of the Second Part)



ATTESTED
[Signature]
OMVIR SHARMA (Advocate)
NOTARY Meerut

KHASRA CHART - VEDANT KUNJ

Khasra No's	Total Area	Purchase Area	Name of Seller	Share	Area Sold	Name of Buyers	Deed No's	Date	Used in layout
560	3670	3670	Vijay Pal, Rohit & Nirmala	3/10	1101	Mr. Sanjay Gupta & Mr. Ajay Gupta	5842	02.07.04	
			Smt.Deepal Jain	7/20	1284	Indus Valley Promoters Ltd.	10416	23.07.14	
			Smt.Deepal Jain	7/20	1285	Indus Valley Promoters Ltd.	2692	25.02.15	
			TOAL		3670				463.54
561	2080	2080	Vijay Pal, Rohit & Nirmala	3/10	624	Mr. Sanjay Gupta & Mr. Ajay Gupta	5842	02.07.04	
			Smt.Deepal Jain	7/20	728	Indus Valley Promoters Ltd.	10416	23.07.14	
			Smt.Deepal Jain	7/20	728	Indus Valley Promoters Ltd.	2692	25.02.15	
					2080				253.00
562	1550	1550	Vijay Pal, Rohit & Nirmala	3/10	465	Mr. Sanjay Gupta & Mr. Ajay Gupta	5842	02.07.04	
			Smt.Deepal Jain	7/20	542.5	Indus Valley Promoters Ltd.	10416	23.07.14	
			Smt.Deepal Jain	7/20	542.5	Indus Valley Promoters Ltd.	2692	25.02.15	
					1550				800.00
563	1770	1770	Vijay Pal, Rohit & Nirmala	3/10	531	Mr. Sanjay Gupta & Mr. Ajay Gupta	5841	02.07.04	
			Smt.Deepal Jain	7/20	619.5	Indus Valley Promoters Ltd.	10416	23.07.14	
			Smt.Deepal Jain	7/20	619.5	Indus Valley Promoters Ltd.	2692	25.02.15	
					1770				1,475.85
564	2280	2280	Vijay Pal, Rohit & Nirmala	3/10	684	Mr. Sanjay Gupta & Mr. Ajay Gupta	5841	02.07.04	
			Smt.Deepal Jain	7/20	798	Indus Valley Promoters Ltd.	10416	23.07.14	
			Smt.Deepal Jain	7/20	798	Indus Valley Promoters Ltd.	2692	25.02.15	
					2280				2,051.28
565	2460	2460	Vijay Pal, Rohit & Nirmala	3/10	738	Mr. Sanjay Gupta & Mr. Ajay Gupta	5841	02.07.04	
			Smt.Deepal Jain	7/20	861	Indus Valley Promoters Ltd.	10416	23.07.14	
			Smt.Deepal Jain	7/20	861	Indus Valley Promoters Ltd.	2692	25.02.15	
					2460				2,460.00
566	310	310	Vijay Pal, Rohit & Nirmala	3/10	93	Mr. Sanjay Gupta & Mr. Ajay Gupta	5841	02.07.04	
			Smt.Deepal Jain	7/20	108.5	Indus Valley Promoters Ltd.	10416	23.07.14	
			Smt.Deepal Jain	7/20	108.5	Indus Valley Promoters Ltd.	2692	25.02.15	
					310				310.00
567	310	310	Vijay Pal, Rohit & Nirmala	3/10	93	Mr. Sanjay Gupta & Mr. Ajay Gupta	5841	02.07.04	
			Smt.Deepal Jain	7/20	108.5	Indus Valley Promoters Ltd.	10416	23.07.14	
			Smt.Deepal Jain	7/20	108.5	Indus Valley Promoters Ltd.	2692	25.02.15	
					310				310.00

Khasra No's	Total Area	Purchase Area	Name of Seller	Share	Area Sold	Name of Buyers	Deed No's	Date	Used in layout
568	2840	2840	Vijay Pal, Rohit & Nirmala	3/10	852	Mr. Sanjay Gupta & Mr. Ajay Gupta	5841	02.07.04	
			Smt.Deepal Jain	7/20	994	Indus Valley Promoters Ltd.	10416	23.07.14	
			Smt.Deepal Jain	7/20	994	Indus Valley Promoters Ltd.	2692	25.02.15	
					2840				2,840.00
569	130	130	Bhopal Singh		130	Mr. Sanjay Gupta	9717	18.11.04	130.00
570M	4050	4050	Gajraj Singh & Satpal Singh	1/3	1300	Srishti Promoters (p) Ltd.	9325	18.06.12	
			Smt.Deepal Jain	1/3	1300	Indus Valley Promoters Ltd.	7748	01.06.15	
			Sh.Aditya Kumar Jain	1/3	1300	Indus Valley Promoters Ltd.	7743	01.06.15	
					3900				
			Gajraj Singh & Satpal Singh		150	Sh.Sanjay Gupta	8094	14.09.04	
					4050				3,540.00
571	280	280	Gajraj Singh & Satpal Singh	1/3	93	Srishti Promoters (p) Ltd.	9325	18.06.12	
			Smt.Deepal Jain	1/3	93	Indus Valley Promoters Ltd.	7748	01.06.15	
			Sh.Aditya Kumar Jain	1/3	94	Indus Valley Promoters Ltd.	7743	01.06.15	
					280				280.00
572	1260	1260	Gajraj Singh & Satpal Singh	1/3	420	Srishti Promoters (p) Ltd.	9325	18.06.12	
			Smt.Deepal Jain	1/3	420	Indus Valley Promoters Ltd.	7748	01.06.15	
			Sh.Aditya Kumar Jain	1/3	420	Indus Valley Promoters Ltd.	7743	01.06.15	
					1260				1,260.00
573	3290	3290	Gajraj Singh & Satpal Singh	1/3	1097	Srishti Promoters (p) Ltd.	9325	18.06.12	
			Smt.Deepal Jain	1/3	1096	Indus Valley Promoters Ltd.	7748	01.06.15	
			Sh.Aditya Kumar Jain	1/3	1097	Indus Valley Promoters Ltd.	7742	01.06.15	
					3290				3,290.00
574	2530	2530	Gajraj Singh & Satpal Singh	1/3	843	Srishti Promoters (p) Ltd.	9325	18.06.12	
			Smt.Deepal Jain	1/3	843	Indus Valley Promoters Ltd.	7748	01.06.15	
			Sh.Aditya Kumar Jain	1/3	844	Indus Valley Promoters Ltd.	7742	01.06.15	
					2530				2,480.00
575	1070	1070	Gajraj Singh & Satpal Singh	1/3	357	Srishti Promoters (p) Ltd.	9325	18.06.12	
			Sh.Aditya Kumar Jain	1/3	356	Indus Valley Promoters Ltd.	7742	01.06.15	
			Smt.Deepal Jain	1/3	357	Indus Valley Promoters Ltd.	7746	01.06.15	
					1070				900.00
576	1010	1010	Gajraj Singh & Satpal Singh	1/3	337	Srishti Promoters (p) Ltd.	9325	18.06.12	
			Sh.Aditya Kumar Jain	1/3	337	Indus Valley Promoters Ltd.	7742	01.06.15	
			Smt.Deepal Jain	1/3	336	Indus Valley Promoters Ltd.	7746	01.06.15	
					1010				1,010.00

Khasra No's	Total Area	Purchase Area	Name of Seller	Share	Area Sold	Name of Buyers	Deed No's	Date	Used in layout
577	1320	1320	Gajraj Singh & Satpal Singh	1/3	440	Srishti Promoters (p) Ltd.	9325	18.06.12	
			Sh.Aditya Kumar Jain	1/3	440	Indus Valley Promoters Ltd.	7742	01.06.15	
			Smt.Deepal Jain	1/3	440	Indus Valley Promoters Ltd.	7746	01.06.15	
					1320				1,100.00
580	1900	1900	Gajraj Singh & Satpal Singh	1/3	633	Srishti Promoters (p) Ltd.	9325	18.06.12	
			Sh.Aditya Kumar Jain	1/3	633	Indus Valley Promoters Ltd.	7744	01.06.15	
			Smt.Deepal Jain	1/3	634	Indus Valley Promoters Ltd.	7749	01.06.15	
					1900				1,500.00
581	3540	3540	Gajraj Singh & Satpal Singh	1/3	1180	Srishti Promoters (p) Ltd.	9325	18.06.12	
			Sh.Aditya Kumar Jain	1/3	1180	Indus Valley Promoters Ltd.	7744	01.06.15	
			Smt.Deepal Jain	1/3	1180	Indus Valley Promoters Ltd.	7749	01.06.15	
					3540				3,540.00
582	630	630	Gajraj Singh & Satpal Singh	1/3	210	Srishti Promoters (p) Ltd.	9325	18.06.12	
			Sh.Aditya Kumar Jain	1/3	210	Indus Valley Promoters Ltd.	7744	01.06.15	
			Smt.Deepal Jain	1/3	210	Indus Valley Promoters Ltd.	7749	01.06.15	
					630				630.00
583	630	630	Gajraj Singh & Satpal Singh	1/3	210	Srishti Promoters (p) Ltd.	9325	18.06.12	
			Sh.Aditya Kumar Jain	1/3	210	Indus Valley Promoters Ltd.	7744	01.06.15	
			Smt.Deepal Jain	1/3	210	Indus Valley Promoters Ltd.	7749	01.06.15	
					630				630.00
584	510	510	Gajraj Singh		510	Srishti Promoters (p) Ltd.	16076	03.11.11	510.00
585	130	130	Gajraj Singh		130	Sh.Ajay Gupta	13608	03.11.11	130.00
586	250	250	Gajraj Singh		250	Srishti Promoters (p) Ltd.	9325	18.06.12	250.00
587	250	250	Gajraj Singh & Satpal Singh		250	Srishti Promoters (p) Ltd.	16076	03.11.11	250.00
589	1360	1360	Smt. Harbiri Devi	1/4	340	Srishti Promoters (p) Ltd.	3475	12.03.12	
			Rahkumar & Karanveer	1/4	340	Srishti Promoters (p) Ltd.	2733	23.02.12	
			Sandeep Kumar & Saniv Kumar	1/2	680	Indus Valley Promoters Ltd.	22234	30.12.19	
					1360				1,360.00
590	1520	1520	Smt. Harbiri Devi	1/4	380	Srishti Promoters (p) Ltd.	3475	12.03.12	
			Rahkumar & Karanveer	1/4	380	Srishti Promoters (p) Ltd.	2733	23.02.12	
			Sandeep Kumar & Saniv Kumar	1/2	760	Indus Valley Promoters Ltd.	22234	30.12.19	
					1520				1,520.00
710	760	760	Gajraj Singh , Satpal Singh & Krishan Pal		760	Srishti Promoters (p) Ltd.	16078	03.11.11	172.27
711	2150	2150	Virendra, Dharmendra & Vijay Pal		2150	Indus Valley Promoters Ltd.	7566	29.05.15	886.11
	45840	45840			45840				36,332.05