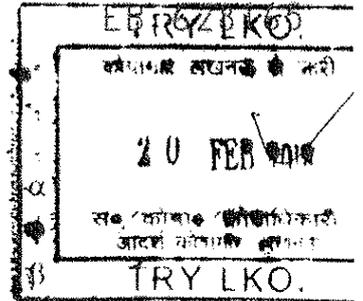




उत्तर प्रदेश UTTAR PRADESH

DEVELOPMENT AGREEMENT



March

This Agreement is made on this 12<sup>th</sup> day of Two thousand and Eighteen between Lucknow Development Authority through its Executive Engineer (Hi-Tech/Integrated Map cell) Mr. Rahul Srivastava (hereinafter called the 'GOVERNMENT AGENCY' which expression shall unless repugnant to the meaning or context thereof include his/her, their heirs, executors, administrators and successors of the One Part,

AND

M/s Pintail Realty Developers Private Limited (Formerly known as M/s. Arindam Sekhar Garments Marketing Pvt. Ltd.) a Registered Developer Company Consortium of Companies, having its Corporate Office at 705-708, 7<sup>th</sup> Floor, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow-226010 through its authorized signatory Mr. Ashu Bajpai, Vice President of M/s. Pintail Realty Developers Pvt. Ltd. (hereinafter called the "LICENSEE" which expression shall, unless the context does not so admit include its heirs, executors administrators and successor of the OTHER PART.

WHEREAS State Housing Policy defines the role of Government of Uttar Pradesh as a "Facilitator" in place of a 'Provider' and lays a major thrust on simplification of procedures and removal of constraints being faced by the private sector in housing activities.

AND WHEREAS keeping in view the limited capacity of Government Housing Agencies and their financial constraints, the Government of Uttar Pradesh has declared a policy vide G O. No. 2711/Aath-1-05-34 Vividh/2003, dated 21<sup>st</sup> May 2005 as amended vide G.O No. 5873/Aath-1-05-43 Vividh/03/TC-01, dated 29.12.2005 as amended Vide G.O. No. 520/8-3-14-37 Vividh/13 dated

ATTESTED  
ASHOK CHANDRA SINGH  
ADVOCATE & NOTARY  
869, Chhapra, Prem Nagar  
Alambagh, Lucknow

PINTAIL REALTY DEVELOPERS PVT. LTD.  
(Formerly Known As Arindam Sekhar Garments  
Marketing Pvt. Ltd.)

Ashu Bajpai  
Authorized Signatory

अभिषारी अधिकारी (हा/ई०सेल)  
लखनऊ

04.03.2014 to promote private investment for creation of new housing stock so as to ensure supply of plots and houses for various sections of the society and for this purpose the Government of Uttar Pradesh has decided to grant license to private developers to buy/assemble land for development and sub-division into plots of different sizes as per the layout plan for sale or lease, for construction of buildings thereon or erecting building on these plots and for selling out such plots/houses;

AND WHEREAS the LICENSEE is registered under category 'A' with the GOVERNMENT AGENCY as per the provisions of G.O. No. 3812/8-1-05-34 vividh/03, dated 03-08-2005 as amended vide G.O. No.5873/Aath-1-05-43 Vividh/03/TC-01, dated 29-12-2005 as amended Vide G.O. No. 520/8-3-14-37 Vividh/13 dated 04.03.2014, for assembly and development of land has paid application fee amounting to Rs. 2,00,000/- (Rupees Two Lakhs only) Vide GOVERNMENT AGENCY'S Challan No. 24330, dated 14-10-2015 and thereafter, has been granted license on payment of license fee amounting to Rs. 3,00,00,000/- (Rupees Three crores only) and paid vide GOVERNMENT AGENCY'S Receipt No. 17 of book no. 24338 dated 28-10-2015 for purchase/assembly of 200 acres of land. The project is being developed phase wise. The Layout for Phase - 1 of the project admeasuring 111.4413 Acres has been approved by the Technical Committee of LDA on 26-09-2017.

AND WHEREAS the LICENSEE is the exclusive owner of the land-located at Sultanpur Road (Villages Madharmau-Kala, Mastemau & Bakkas, Tehsil Mohanlalganj, Lucknow) as mentioned in Annexure-1 hereto which has been purchased from different Kathedars/Land owners and is free from all encumbrances and in possession of the LICENSEE for the purposes of developing a colony which is within the Development Area of Lucknow town and the provision of Uttar Pradesh Urban planning and Development Act, 1973 (hereinafter referred to as "Act") as amended from time to time are applicable thereon which is binding between the parties hereto and the LICENSEE shall protect the interests of the land-owners while purchasing land directly from them;

AND WHEREAS the land owned by LICENSEE is not less than 60% of total land proposed to be assembled and there are certain other pockets (not more than 40% of the project area) which are not as yet owned and possessed by the LICENSEE and despite of his best efforts, he is not able to buy/assemble the remaining land;

AND WHEREAS the LICENSEE has requested for acquisition of the same to the GOVERNMENT AGENCY and has expressed its consent to;

AND WHEREAS the GOVERNMENT AGENCY has assured the LICENSEE that it will acquire the land under prevailing Land Acquisition Act and will hand over/transfer as freehold to the LICENSEE for the purposes of development of a colony as provided hereinafter, deposit the acquisition cost and the administrative charges with the GOVERNMENT AGENCY and be responsible for the payment of stamp duty, additional compensation, if any, as decided by the court and any other payment arising out of any dispute, whatsoever.

AND WHEREAS the LICENSEE shall submit either certified copies of Title Deeds/Sub-Deeds or attested copies of Title Deeds/Sub-Deeds duly attested by a Gazetted Officer or a Notary, with the original of the same, for verification to the GOVERNMENT AGENCY, the original whereof shall be returned to the LICENSEE after verification by the GOVERNMENT AGENCY;

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(Formerly Known As Aindam Seehar Garments  
Marketing Pvt. Ltd.)

*Ashu Bhatt*  
Authorised Signatory

*BR*  
अधिकारी अनियन्ता (हा०/ई०सेल)  
लॉदि०प्रा०, लखनऊ

### 3. Project Execution

The LICENSEE shall adhere to the following provisions for planned and time-bound execution of the project:-

#### (i) Start of Work

(i) The LICENSEE shall commence the development works immediately. The date of start of work for this project shall be treated as the date of approval of DPR by GOVERNMENT AGENCY.

(ii) The LICENSEE shall carry out the internal and external development works as per the approved DPR at his own expense.

#### (ii) Progress Schedule

The LICENSEE shall adhere to the 'Progress Schedule' of internal and external development works as given in the DPR and shall complete all the development works in respect of the said scheme within a period of five years from the date of approval of the Map, for this project.

#### (iii) Specifications, Standards and Designs

The development and construction works shall be in accordance with the following specifications, standards and designs:-

Particulars of works	Specification
(a) For Buildings, roads and other miscellaneous construction works	UPPWD/CPWD
(b) For water supply and sewerage works	UP Jal Nigam
(c) For electrification works	UP Power Corporation Limited.

#### (iv) Earthquake Resistant Provision

(i) The LICENSEE shall adhere to the Government Policies and the relevant BIS/IS codes, guidelines and practices relating to Earthquake Resistant Construction in the Development and Construction "works.

(ii) The LICENSEE shall produce a certificate regarding earthquake resistant execution of development works duly signed by the Structural Engineer, Supervisory Site Engineer and Licensed Architect having prescribed qualification and experience as per the Government Orders.

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*Authorised Signatory*

*BR*  
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ल०वि०प्र०, लखनऊ

AND WHEREAS, in case any land specified herein falls within any Gram Samaj or LMC (Land Management Committee), land under management of "the Local Authority, the GOVERNMENT AGENCY, will request the Government of Uttar Pradesh to resume the concerned land and transfer the same to the LICENSEE as per relevant laws and rules and the LICENSEE shall bear the cost of land and stamp duty and all other charges incurred on resumption and transfer of such land.

AND WHEREAS, freehold land shall be transferred to LICENSEE by the GOVERNMENT AGENCY.

### NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

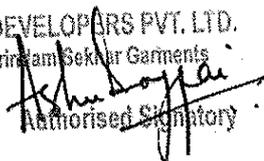
**1. Definitions** Unless the context otherwise requires the following terms shall have the meanings assigned herein when used in this Agreement:-

- (a) "Agreement" means the Agreement for Development.
- (b) "Act" means Uttar Pradesh Urban Planning and Development Act, 1973 in case of Development Authority and Uttar Pradesh Housing and Development Board Act, 1965 in case of Uttar Pradesh Housing and Development Board, as the case may be.
- (c) "GOVERNMENT AGENCY" means Development Authority Constituted Under Uttar Pradesh Urban Planning and Development Act, 1973, or Uttar Pradesh Housing & Development Board constituted under Uttar Pradesh Housing and Development Board Act, 1965, or any other agency designated by the Government of Uttar Pradesh.
- d) "**DPR**" means the Detailed Project Report prepared as per the Master Plan guidelines and prevailing Building Bye-Laws and includes layout plan, land-use plan, infrastructure plan and specifications of services, implementation schedule for completion of the project in 5 years, project financing, property management and operation and maintenance details, et- cetra.
- (e) "**Government**" means Government of Uttar Pradesh.

### 2. Submission and Approval of DPR

- (i) The LICENSEE shall prepare the Detailed Project Report (DPR) after purchase/assembly of total land and the same shall be submitted to the GOVERNMENT AGENCY within 90 days from the date of such purchase/assembly of total land.
- (ii) The GOVERNMENT AGENCY shall approve the DPR within 30 days of its submission.

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Authorised Signatory

  
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लॉदिंप्रा०, लखनऊ

**(v) Development and Quality Control**

- (i) The LICENSEE shall carry out the development works in accordance with the approved DPR. The execution, completion and certification of each development work of the project shall be carried out by a mutually agreed licensed Architect and authorized Engineer.

**(vi) City Development and Connectivity Charges**

The LICENSEE shall pay the prescribed city development charges to the GOVERNMENT AGENCY for city level special infrastructure projects. Besides, connectivity to trunk services such as road, drainage, water supply, sewerage, et-cetra, will be extended on payment of actual proportionate cost to the GOVERNMENT AGENCY.

**4. Project Extension**

if the LICENSEE fails to complete development works within stipulated time- schedule, then time extension shall be accorded as per prevailing rules by the GOVERNMENT AGENCY.

**5. Provision of EWS and LIG Houses /Plots**

- (i) The LICENSEE shall construct and sell 10% of the total houses/plots for Economically Weaker Section (EWS) and another 10 percent houses / plots for the Lower Income Group (LIG) beneficiaries as per the norms and cost ceiling prescribed by the GOVERNMENT AGENCY. Thus, the LICENSEE shall ensure sale of 20% houses/plots for EWS and LIG beneficiaries within the project.
- (ii) Allotment of houses/plots for the above categories shall be made through a committee constituted by the Government of Uttar Pradesh under the Chairmanship of the District Magistrate and vice Chairman of the Development Authority/Housing Commissioner.

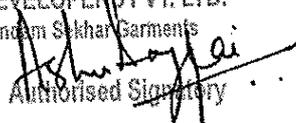
**6. Rehabilitation of Displaced Persons**

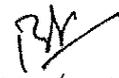
The LICENSEE shall make provision in Displaced Persons accordance with the Rehabilitation Policy/Government Orders for rehabilitation (in case of request) of families belonging to the land owners/farmers displaced due to acquisition of land.

**7. Extension of Services to Village Abadis**

The LICENSEE shall incorporate the village Abadies falling within the project area and extend basic infrastructure services to such Abadies.

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## 8. Transfer of Land under Public Utility Services

The LICENSEE shall reserve land for Police Station, Fire Station, Dust-bin, Sewage Treatment Plant and Electric Sub-station as per the prescribed planning norms and make such land available free-of-cost to the GOVERNMENT AGENCY. Besides, the LICENSEE shall also make land available for other community facilities such as Post-Office, Telephone Exchange, Government Primary, School, Primary Health Center, etc. as per the prevailing Government policy.

## 9. Electrical Services

The Uttar Pradesh Power Corporation Limited will sanction power connection and requisite load on priority basis and in a time-bound manner to the LICENSEE. The Uttar Pradesh Corporation Limited will also grant permission to the LICENSEE to carry out electrification works in accordance with the prescribed norms on payment of supervision charges.

## 10. Maintenance of Services

The LICENSEE shall maintain the services till they are transferred to the Local body for maintenance and the LICENSEE shall be entitled to collect maintenance expenditure from the allottees for this purpose.

## 11. Completion Certificate and Handing over of Services

- (i) The LICENSEE shall complete the development works within approved project period. It shall be compulsory for the LICENSEE to obtain a completion certificate regarding internal development works from the GOVERNMENT AGENCY in accordance with the Building Bye-laws.
- (ii) The LICENSEE shall obtain a certificate regarding satisfactory completion of electric works from the Chief Electrical Inspector, Government of Uttar Pradesh and furnish the same to GOVERNMENT AGENCY at his own expense.

## 12. Performance Guarantee

The LICENSEE shall mortgage 20% of the developed salable land of the property in favour of GOVERNMENT AGENCY or submit a bank guarantee equivalent to the 20% of land cost so as to compensate any liability pending against land acquisition or development works. The LICENSEE shall have rights to carry out the development works on such mortgaged land but cannot sell plots/flats/houses and other properties built on such land. The land so retained shall be released in favour of the LICENSEE in proportion to successful completion of various services to the functional stage

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*[Signature]*  
Authorised Signatory

*[Signature]*  
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ल०वि०प्रा०, लखनऊ

and subject clearance of all dues payable to the GOVERNMENT AGENCY.

### 13. Marketing of Properties

The LICENSEE shall be responsible for the Properties sale of Plots/flats/houses and other properties. The LICENSEE or transferee of plots/flats/houses and others properties shall bear the Stamp Duty as per provisions of Indian Stamp Act, 1899 and the notifications issued thereto.

### 14. Restriction on Sub-letting

The LICENSEE shall not assign/transfer the Sub-letting said development permission or any permission to any other person or other benefit of this Agreement.

### 15. Regulations and Directions under the Act

That Without prejudice to anything contained in this Agreement, all the mandatory provisions of the Master Plan Zoning Regulations Building Bye-laws and other Regulations and Directions for the time being in force, shall be binding on the LICENSEE.

### 16. Compliance with Labour and other Relevant Laws

- (i) During continuance of this Agreement, the LICENSEE shall abide at all times by all existing labour enactments and rules made there under, regulations, notifications and Bye-laws of the State or Central Government or Local Authority and any other Labour Law (including rules), regulations, Bye-laws that may be passed or notified or that may be issued under any Labour Law in future either by the State or Central Government or by the Local Authority.
- (ii) During continuance of this Agreement, the LICENSEE shall abide at all times by all laws relating to development and other construction works.

### 17. Conciliation and Arbitration

That in the event of any dispute with regard to terms and conditions of this Agreement, the same shall be referred to the decision of sole Arbitrator, to be appointed in writing by the GOVERNMENT AGENCY and the LICENSEE or if they cannot agree upon sole Arbitrator, to the decision of three persons as Arbitrators, one to be appointed by each party they shall appoint the third Arbitrator who shall act. as the presiding Arbitrator. The provisions of Arbitration and Conciliation Act, 1996 shall apply.

PINTAIL REALTY DEVELOPERS PVT. LTD.  
(Formerly Known As Arinjam Bekha Garments  
Marketing Pvt. Ltd.)

*Adnan Deyyari*  
Authorised Signatory

*RM*  
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## 18. Litigation

In case of any litigation pertaining to the acquisition, maintenance, or the rights of the any individual or individual allottee, the GOVERNMENT AGENCY will not be liable and therefore, shall not be arraigned as a party. In other words, any cause of action emanating from any transaction between an individual/or group of individuals and the LICENSEE in the said land, will lie in the area of responsibility of the LICENSEE. GOVERNMENT AGENCY shall not be liable to any individual/or group of individuals regarding to property acquired or developed by the LICENSEE.

## 19. Force Majeure

- (i) If at any time during the continuance of this Agreement, the performance in whole or in part by either party of any obligation under this Agreement shall be prevented or delayed by reason of any war, or riot or natural calamities, the LICENSEE within 7 days of occurrence and, cessation of each Force Majeure conditions shall intimate the First Party by a registered letter, the beginning and end of the above causes of delay.
- (ii) The LICENSEE shall not claim, extension of time mentioned in the preceding paragraph beyond the period affected by the Force Majeure.

## 20. Communication

That any notice, letter or communication to be given by one party to the other shall be in writing in Hindi or English language through registered post with due acknowledgement. In addition, such communication shall also be transmitted by fax.

## 21. Jurisdiction

For deciding all the matters concerning the work in question, jurisdiction would be exclusively to the local Courts Allahabad/ Lucknow High Court.

22. *That as no format/draft has been received in accordance with the New Integrated Township Policy 2014 as such, if any new format/ draft is introduced by government, in that case developer has to enter into agreement as required by the new format/draft/policy.*

IN WITNESS WHEREOF, .....  
for and on behalf of the LICENSEE and Shri  
.....for and on

PINTAIL REALTY DEVELOPERS PVT. LTD.  
(Formerly Known As Arindam Sekhar Garments  
Marketing Pvt. Ltd.)

*Ashu Dey*  
Authorised Signatory

*R/V*  
संयोजक अभियन्ता (हाउ/ईंसेल)  
लखनऊ, लखनऊ

behalf of the GOVERNMENT AGENCY, have signed this deed on the day and year mentioned above.

This Agreement consists of 1-9, pages.

SIGNATURE OF AUTHORISED SIGNATORY

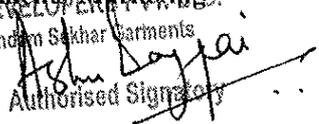
For and On behalf of Lucknow Development Authority

  
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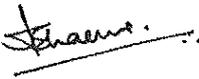
Mr. Rahul Srivastava Executive Engineer  
(Hitech/Integrated Map cell)

SIGNATURE OF AUTHORISED SIGNATORY

For and On behalf of M/s. Pintail Realty Developers Private Limited (Formerly known as M/s Arindam Sekhar Garments Marketing Pvt. Ltd.)

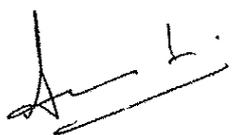
  
PINTAIL REALTY DEVELOPERS PRIVATE LIMITED  
(Formerly Known As Arindam Sekhar Garments Marketing Pvt. Ltd.)  
Authorised Signatory

Mr. Ashu Bajpai – Vice President

WITNESS : 

Name : Ashu Sharma

Address : P.E. L.D.A, Lucknow

WITNESS : 

Name : Amit Kumar Singh

Address : 10/239, Indira Nagar  
Lucknow, UP