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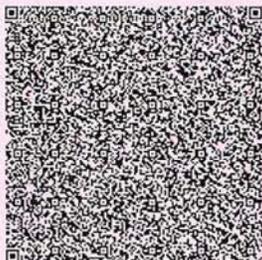
सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

## e-Stamp

Certificate No.	: IN-UP024589623001710
Certificate Issued Date	: 04-Oct-2016 05:12 PM
Account Reference	: SHCIL (FI)/ upshcil01/ MEERUT/ UP-MRT
Unique Doc. Reference	: SUBIN-UPUPSHCIL01029466064333250
Purchased by	: INPROSPER INFRASTRUCTURE LLP
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: LAND AT VILLAGE ABDULLAPUR MEERUT.
Consideration Price (Rs.)	
First Party	: ANIL KUMAR BANSAL AND OTHERS
Second Party	: INPROSPER INFRASTRUCTURE LLP
Stamp Duty Paid By	: INPROSPER INFRASTRUCTURE LLP
Stamp Duty Amount(Rs.)	: 16,00,000 (Sixteen Lakh only)

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E-STAMP  
VERIFY

E-STAMP  
LOCKED

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

Anita Bansal

INPROSPER INFRASTRUCTURE LLP

Authorised Signatory

**Statutory Alert:**

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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II. PROSPER INFRASTRUCTURE LLP

Company



उत्तर प्रदेश UTTAR PRADESH

BX 043429 BX 043429

The Stamp of Rs.16,63,700/- has been paid i.e.Rs 16,00,000/- through E-stamp Certificate No IN-UP024589623001710 & Rs.63,700/- through Indian Non Judicial Stamp paper DEVELOPMENT/ DEVELOPER AGREEMENT

THIS Development Agreement ("Agreement") is made at Meerut, on this 05<sup>th</sup> day of October, 2016, by and between:

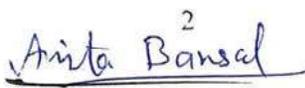
BETWEEN

Shri Anil Kumar Bansal, S/o. Shri Surendra Bansal; and Smt. Anita Rani Bansal, W/o. Shri Anil Kumar Bansal, both residents of 251, Harnam Das Road, Civil Lines, Meerut, Uttar Pradesh, (herein after referred to as 'Owners' which expression shall unless it be repugnant to the context and meaning thereof be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the ONE PART;

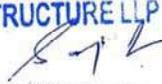
AND

Inprosper Infrastructure LLP, a Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act,


INPROSPER INFRASTRUCTURE LLP

  
  
Authorised Signatory

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**TESTED**  
**ARUN SHARMA**  
 Com. LL.B., Advocate  
 of Compound, Kutchery  
 Meerut (U.P.)  
 M.: 937308823, 9897864876



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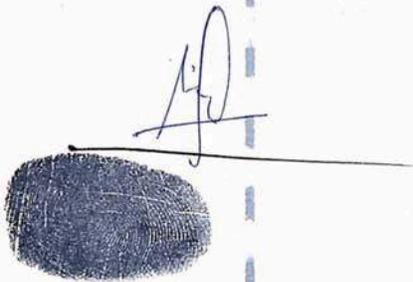
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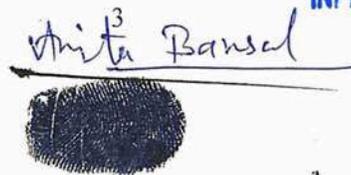
2008, having its registered office at 109, Kila Road, Abdullapur, Meerut, Uttar Pradesh 250001, acting through its Designated Partner, Mr. Sajal Garg, duly authorized by authority letter dated 4/10/16 (hereinafter referred to as the 'LLP or Developer' which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its administrators, successors in interest and permitted assign).

The Developer and the Owners shall hereinafter be collectively referred to as the "Parties" and individually as the "Party".

WHEREAS:

- A. The Owners are, jointly and severally, the legal and beneficial owners of 36,794 Square Meters i.e. 44,006 Square Yards (Forty Four Thousand and Six square yards), of land comprised in Khasra Nos. 419, 420, 421, 422, 423, 424, 425 K, 426 & 426/1 situated in Village Abdullapur, Pargana Meerut, Tehsil Meerut Sadar, District Meerut, mores specifically and clearly described in Schedule I hereto (hereinafter referred to as the 'Project Land'). The area for building construction and development as per the map approved and sanctioned by Meerut Development Authority (MDA) is approximately 12,000 sq. mtrs.





INPROSPER INFRASTRUCTURE LLP

  
Authorised Signatory



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B. The Owners had entered into and executed a Memorandum of Understanding dated October 8, 2015 ("MOU") with Platina Real Estates Pvt. Ltd., for recording the initial understanding of developing a Middle Income Group (MIG) Group Housing project on the Project Land under the name and style of 'New Saket-Meerut' (hereinafter referred to as the 'Project'). The said Project has been initiated by the Parties under the Samajwadi Awas Yojna, affordable housing scheme as notified by UP Government.

C. In terms of the MOU, it was agreed between the Owners and the Platina Real Estates Pvt. Ltd. that a Development Agreement for the development of the Project on the Project Land would be executed between the Owners and a Limited Liability Partnership (Developer or LLP) established by Platina Real Estates Pvt. Ltd. in which Platina Real Estates Pvt. Ltd. would be the Lead Member and a Designated Partner.

In pursuance to the above understanding, Platina Real Estates Pvt. Ltd. has established a Limited Liability Partnership under the name and style of M/s. Inprosper Infrastructure LLP ("LLP") duly registered under the provisions of the Limited Liability Partnership Act, 2008.

  
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Anita<sup>4</sup> Bansal

INPROSPER INFRASTRUCTURE LLP

  
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Authorised Signatory







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D. The Parties are, therefore, executing the present Development Agreement to record the terms and conditions with respect to development of the Project, whereby the Owners transfer exclusive and irrevocable development rights in favour of Developer/LLP who will develop, market and sell the Project at its own cost and expense, on the Project Land, whereas the legal ownership of the Project Land remains with the Owners which shall be transferred gradually as per the terms hereinafter in favour of prospective buyer(s) and/or the Developer/LLP.

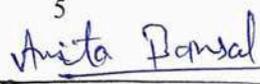
NOW THEREFORE, THIS DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

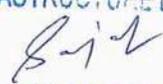
#### ARTICLE 1 DEFINITIONS AND INTERPRETATIONS

##### 1.1 Definitions

"Agreement" means this Development Agreement, its schedules and annexures attached hereto and any amendments from time to time as may be mutually agreed to by and between the Parties hereto in writing.

  
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INPROSPER INFRASTRUCTURE LLP  
  
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Authorised Signatory

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 (संख्या) का प्रयोग (संख्या) के लिए (संख्या) के लिए  
 पता: S-प्रतिपा 5-जा  
 लेखपत्र का प्रकार एवं मूल्य  
 एवं स्टाम्प वेतने का प्रयोजन  
 स्टाम्प विक्रेता का नाम श्री अरुण  
 माइलेज संख्या/सी MT-041314-27-7-1  
 विक्रेता स्थान का नाम राजस्थान काप्यारिंग सेल  
 विक्रेता का दिनांक 3/10/16  
 हउ स्टाम्प विक्रेता

संख्या 1170 12010

