



## Government of Uttar Pradesh

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Certificate No.  
Certificate Issued Date  
Account Reference  
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Purchased by  
Description of Document  
Property Description  
Consideration Price (Rs.)  
First Party  
Second Party  
Stamp Duty Paid By  
Stamp Duty Amount(Rs.)

IN-UP08738554140186V  
08-Sep-2023 04:19 PM  
NEWIMPACC (SV)/up14352104/MATHURA SADAR/ UP-MTH  
SUBIN-UPUP1435210413078866243725V  
P P BUILDCON PVT LTD  
Article 5 Agreement or Memorandum of an agreement  
Not Applicable  
P P BUILDCON PVT LTD  
MVDA MATHURA  
P P BUILDCON PVT LTD  
100  
(One Hundred only)

सत्यमेव जयते



₹100

IN-UP08738554140186V

**SECURITY BOND**

M/s P.P Buildcon Pvt. Ltd., Director, Shri Maynak Agrawal S/o Shri B.D. Agrawal,  
R/o : Pushpanjali Place, Dehli Gate Agra. (hereinafter) referred to as the FIRST PARTY.  
AND

M/s. MATHURA VRINDAVAN DEVELOPMENT AUTHORITY, MATHURA  
Constituted under Uttar Pradesh Urban Planning Development Act 1973, through its  
Secretary/Vice-Chairman (hereinafter referred to as the Mathura Vrindavan Development  
Authority, Mathura) as the SECOND PARTY.

WHEREAS THE First Party has submitted for approval to the Second Party a Project Plan  
(on 23901.14 sq m<sup>2</sup> Land) for Development of a Residential Colony named "SHRI DHAM" on their  
Land Holdings bearing Khasra Nos. 349(Part), 350, 351(Part), 352(Part), 371 & 373 of Mauza-  
Palikhera, The & District Mathura.

For P. P. Buildcon (P) Ltd.

Auth. Signatory

सचिव  
मथुरा वृन्दावन विकास प्राधिकरण  
मथुरा

## Statutory Alert:

- The authenticity of this Stamp certificate should be verified at 'www.shciestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate
- In case of any discrepancy please inform the Competent Authority.

AND WHEREAS the Project Plan submitted by the First Party has been approved u/s. 15 of Uttar Pradesh Urban Planning Development Act 1973 by the Second Party and an Agreement between the First Party and the Second Party has been signed on 01-11-2023 in regard to abiding by the Provisions, rules, laws and bye laws.

AND WHEREAS the total expenses for the Internal Development of the Colony has been estimated to be Rs. **1,86,73,000.00** By the Second Party;

AND WHEREAS the First Party is mortgaging a total of **3113.02 sq. meter (Plot No.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 Total Plot Nos.-31)** land in total Colony land on the condition that if the First Party fails to complete the Internal Development work within the permitted Five years from the date of Agreement, then the Second Party shall have the right to sell the mortgaged land and utilize the proceeds to get the Internal Development work completed. The above mortgaged land has been shown in **Blue Hatch** colour in the Land Map.

AND WHEREAS the First Party shall also Mortgage **963.08 sq. meter (Plot No. : 17, 63, 64, 65, 66, 67, 68 & Commercial Plot Total Plot Nos.08)** sq. meter which has been shown in the land map in **Black Hatch** colour towards guarantee for Balance External Development Charges.

AND WHEREAS the Security Bond has been executed in normal course and without any pressure.

Executed this 01<sup>th</sup> Day of NOVEMBER, 2023 at MATHURA.

First Party

Second Party

For P. P. Buildcon (P) Ltd.

M/s P.P Buildcon (P) Ltd.  
Director, Shri Maynak Agrawal  
S/o Shri B.D. Agrawal,  
R/o : Pushpanjali Place,  
Dehli Gate Agra.

Witness :- 1)

*Signature*

Roopkeshor Verma  
S/o Lt. Sh. Heeralal Verma  
Pushpanjali Urban, Mathura

2) *Signature*

Manoj Bhaswani  
s/o Lt. Sh. Virham Chand  
Nehali Road Asha Puri Mathura

सचिव  
मथुरा वृन्दावन विकास प्राधिकरण  
MATHURA VRINDAVAN DEVELOPMENT AUTHORITY  
Mathura. (U.P.)

Witness:- 1)

2)