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INDIA NON JUDICIAL

Government of Uttar Pradesh

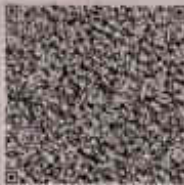
e-Stamp

SHRI RAM KATIYAR  
STAMP VENDOR  
LICENCE NUMBER 7281  
E STAMPING ADD. 14126104  
CIVIL COURT COMPLEX KANPUR NAGAR  
MOB - 9336582138

Certificate No. : IN-UP74706468051267U  
Certificate Issued Date : 26-Apr-2022 10:50 AM  
Account Reference : NEWIMPACC (SV) up14126104/ KANPUR/ UP-KNP  
Unique Doc. Reference : SUBIN-UPUP1412610439317550059827U  
Purchased by : MS SIDDHARTHA DEVELOPERS  
Description of Document : Article 5 Agreement or Memorandum of an agreement  
Property Description : ARAZI NO-403 AND 384 ARAZI NO-401 AND 401 MIN. AND 404 MIN AND 404 SINGHPUR KACHHAR TEH KANPUR NAGAR  
Consideration Price (Rs.) :  
First Party : MS SIDDHARTHA DEVELOPERS  
Second Party : MS BANKEY BIHARI INFRA DESIGN PVT LTD AND OTHERS  
Stamp Duty Paid By : MS SIDDHARTHA DEVELOPERS  
Stamp Duty Amount(Rs.) : 20,95,100  
(Twenty Lakh Ninety Five Thousand One Hundred only)

E STAMP LOCKED

-II, KANPUR NAGAR



For SIDDHARTHA DEVELOPERS



0008299696

Partner/auth. Signatory

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## //SRI GANESHYAY NAMAH //

Name of Office : Sub-Registrar of Zone No. II Kanpur  
 Date of Execution : 26.4.2022  
 Nature of Document : DEVELOPER AGREEMENT  
 Market Value : Rs. 2,99,30,000/-  
 Name of First Party/Developer: **M/S SIDDHARTHA DEVELOPERS,**  
 a Partnership Firm incorporated under  
 the Partnership Act, 1932 and having  
 its registered office at 414/415 Krishna  
 Tower, Civil Lines, Kanpur acting  
 through its Partner **SHRI SANDEEP**  
**KANSAL**, son of Late Dinesh Chandra  
 Kansal.

PAN : ABHFS 1323G

Aadhar No.: XXXX XXXX 4322

Mob.: 9336101168

For **SIDDHARTHA DEVELOPERS**

*[Signature]*

Partner/auth. Signatory

*Naxi Panwar*

*[Signature]*

*[Signature]*

Name & Address of Land owners: 1. **M/S BANKEY BIHARI INFRA DESIGN Pvt. Ltd.**, a Company incorporated under the Companies Act, 1956 having its registered office at 4/283, Parwati Bagla Road, Kanpur through Director **SHRI RITESH KUMAR GUPTA**, son of Shri Rajendra Kumar Gupta, resident of 15/232, Civil Lines, Kanpur Nagar and **SHRI NAVIN PARWANI**, son of Mohan Lal Parwani, resident of House No. 8, Anand Villa, Parwati Bagla Road, Kanpur Nagar.

PAN Firm : AAFCB 2225C

Aadhar No. 1 : XXXX XXXX 9226

Aadhar No. 2 : XXXX XXXX 6296

2. **SHRI NAVIN PARWANI S/O** late Mohan Lal Parwani R/O Duplex No-8, Anand Villa, 4/283, Parwati Bagla Road, Kanpur

PAN : AANPP 7402N

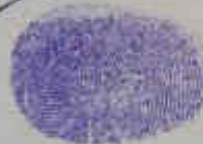
Aadhar No. : XXXX XXXX 6296

For **SIDDHARTHA DEVELOPERS**

Par.  ry



Navin Parwani





3. SHRI RITESH KUMAR GUPTA  
S/O Shri Rajendra Kumar Gupta R/O  
15/232, Civil lines, Kanpur.

PAN : AARPG 1724G

Aadhar No. : XXXX XXXX 9226

4. SHRI SURESH PRASAD GUPTA  
S/O Late Bhagwati Prasad Gupta R/O  
15/260-A Civil Lines, Kanpur

PAN : ADYPG 4409N

Aadhar No. : XXXX XXXX 4496

Mob.: 9336116464

### DESCRIPTION OF PROPERTY

1. Type of Property : Agricultural
2. Place : Singhpur Kachhar, Kanpur Nagar.
3. Arazi Number : 1. Arazi No. 403 admeasuring 0.2880Hec.  
and Arazi No. 384 admeasuring 0.1070Hec.,  
both situated at Singhpur Kachhar, District  
Kanpur Nagar, totally measuring 0.395  
hectare  
2. Part admeasuring 0.225Hec. forming part  
of Arazi No. 401/0.635Hec., situated at

For SIDDHARTHA DEVELOPERS

*[Signature]*  


*Nain Panwar*  


*R. K. Gupta*  


*[Signature]*  


Singhpur Kachar Tehsil, District Kanpur Nagar AND part admeasuring 0.225Hec. forming part of Arazi No. 404/0.430Hec., situated at Singhpur Kachar Tehsil, District Kanpur Nagar;

3. Part admeasuring 0.410Hec. forming part of Arazi No. 401Min./0.635Hec., situated at Singhpur Kachar Tehsil, District Kanpur Nagar AND Part admeasuring 0.205Hec. forming part of Arazi No. 404Min./0.430Hec., situated at Singhpur Kachar Tehsil, District Kanpur Nagar.  
Total admeasuring 1.460 Hect.

4. Area of Land : 1.460 Hect.
5. Type of Property : Arazi Land
6. **CALCULATION OF STAMP DUTY :**

1. Rate of land : Rs. 2,05,00,000/- Per Hect.
2. Value of Land : Rs. 2,99,30,000/-
3. Stamp Duty Payable/paid : Rs. 20,95,100/-

Note : The aforesaid Property is not enemy Property. The aforesaid Property is purely agricultural land no any tree, boaring or any type of construction standing thereon. No any residential activities surrounding 200 metre of said arazies. The parties are not belonging to schedule cast or schedule tribe. Presently the aforesaid Arazi is Agricultural Land the aforesaid Arazis are recorded as Agricultural land in revenue records and also using as agricultural purposes.

For SIDDHARTHA DEVELOPERS


*Nain Panwar*



*R. J. Jyoti*



*Sunil*



## DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is made and executed at Kanpur Nagar, Uttar Pradesh on this 26th day of April, 2022 ("Execution Date")

### BY AND BETWEEN

M/s **Siddhartha Developers**, a Partnership Firm incorporated under the Partnership Act, 1932 and having its registered office at 414/415, Krishna Tower, Civil Lines, Kanpur acting through its Partner Mr. Sandeep Kansal son of Late Dinesh Chandra Kansal, resident of 117/H-1/441 (hereinafter referred to as **First Party / Developer / Promoter**", which terms and expressions shall, unless repugnant to the subject, context and/or meaning thereof, be deemed to mean and include its authorized representative(s), successor(s), nominee(s) and permitted assign(s), legatees, administrators, executors etc.);

### AND

1. **M/S BANKEY BIHARI INFRA DESIGN PVT. LTD.**, a Company incorporated under the Companies Act, 1956, having its registered office at 4/283, Parwati Bagla Road, Kanpur Nagar, through its Director Mr. Ritesh Kumar Gupta son of Mr. Rajendra Kumar Gupta, resident of 15/232, Civil Lines, Kanpur Nagar and Mr.

for **SIDDHARTHA DEVELOPERS**

*[Signature]*  
Partner/author. Signatory



*Nain Paurai*



*Surel*



Navin Parwani, son of Late Shri Mohan Lal Parwani, resident of House No. 8, Anand Villa, 4/283, Parwati Bagla Road, Kanpur Nagar (Authorized vide Resolution Dated 04.3.2022), hereinafter referred to as "Landowner-1", which expression shall, unless repugnant to the context and/or meaning thereof, be deemed to mean and include its legal successor(s), administrator(s), executor(s) successor(s) and permitted assignee(s), etc.;

2. Shri Navin Parwani, adult, son of Late Mohan Lal Parwani, resident of Duplex No-8, Anand villa, 4/283, Parwati Bagla Road, Kanpur (hereinafter shall be individually known as "Landowner-2") which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include his legal successor(s), administrators, executors successors & permitted assignees
3. Shri Ritesh Kumar Gupta, adult, son of Shri Rajendra Kumar Gupta, resident of 15/232, Civil lines, Kanpur (hereinafter shall be individually known as "Landowner-3") which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include his legal successor(s), administrators, executors successors & permitted assignees.

For **SIDDHARTHA DEVELOPERS**

Partner/auth. Signatory



Navin Parwani



R.K. Gupta



Surek



4. **Shri Suresh Prasad Gupta**, adult, son of Late Bhagwati Prasad Gupta, resident of 15/260-A Civil Lines, Kanpur (hereinafter shall be individually known as "**Landowner-4**") which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include his legal successor(s), administrators, executors successors & permitted assignees.

The Landowners 1 to 4 shall collectively be referred to as the "**Landowners/ Second Parties**".

(Land Owner and Developer shall herein also be collectively referred to as "**Parties**" and individually as "**Party**")

(Landowner and Developer shall hereinafter collectively be also referred to as "**Parties**".)

**WHEREAS:**

- A. That M/s. Bankey Bihari Infra Design Pvt. Ltd. ("**Landowner-1**") through its Directors Mr. Ritesh Kumar Gupta and Mr. NAVIN Parwani purchased Arazi No. 403 admeasuring 0.2880Hec. and Arazi No. 384 admeasuring 0.1070Hec., both situated at Singhpur Kachar, District Kanpur Nagar, totally admeasuring 0.395 hectare from the erstwhile owners/ Bhumidhars through Registered Sale Deeds dated 30.3.2013 and 18.02.2014 respectively, which were duly registered in the office of Sub-Registrar, Zone-II, Kanpur

For **SIDDHARTHA DEVELOPERS**

Partner/ Auth. Signatory



*R. K. Gupta*

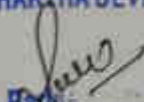
*Navin Parwani*

*Seal*

Nagar, in Book No. 1, at Serial Nos. 5365 and 1034 on 31.8.2013 and 18.02.2014 respectively, along with all the rights, title, interest, easement, privileges and appurtenances thereto, and all fittings, fixtures and structures constructed thereon and thereafter, its name was also duly mutated in the in the concerned revenue records.

- B. That furthermore, Mr. NavinParwani ("**Landowner-2**"), Shri Ritesh Kumar Gupta ("**Landowner-3**") and Shri Suresh Prasad Gupta ("**Landowner-4**") are also joint owners of (1) part admeasuring 0.225Hec. forming part of Arazi No. 401/0.635Hec.; (2) part admeasuring 0.225Hec. forming part of Arazi No. 404/0.430Hec., totally admeasuring 0.450Hec., both situated at SinghpurKachar Tehsil, District Kanpur Nagar purchased vide Sale Deed dated 27.6.2006 registered at Serial No. 2742. Also, Mr. NavinParwani ("**Landowner-2**"), Shri Ritesh Kumar Gupta ("**Landowner-3**") and Shri Suresh Prasad Gupta ("**Landowner-4**") purchased (1) part admeasuring 0.410Hec. forming part of Arazi No. 401/0.635Hec.; (2) part admeasuring 0.205Hec. forming part of Arazi No. 404/0.430Hec., totally admeasuring 0.615Hec., both situated at Singhpur Kachar Tehsil, District Kanpur Nagar purchased vide Sale Deed dated 09.10.2006 registered at Serial No.

For SIDDHARTHA DEVELOPERS


3834 from their erstwhile owners/bhumidhars, along with all rights, title, interest, easement, privileges and appurtenances thereto, and all fittings, fixtures and structures constructed thereon and the aforesaid jointly owned lands have been mutated in the names of Landowner 2, 3 & 4 respectively in the concerned revenue records. Also, it is pertinent to mention here that the aforementioned parcels of land belonging to the Landowners shall hereinafter collectively be referred to as the 'Project Land', which further stand detailed and bounded in **Schedule-I** at the foot of this Developer Agreement)

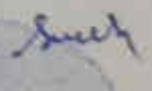
- C. That the First Party / Developer proposed to the Landowners for developing the said Project Land (as a promoter) into plotted development along with the right to develop and/or construct further upon its share of the developed Project Land at any given point of time and in such style and manner as it may deem fit and proper in the future. The said proposal and offer of the First Party was duly accepted by the Second Party, for the value of consideration as decided amongst the Parties and recorded herein so as to reap maximum benefits from the said Project Land, through sale of such developed plotted units to prospective purchasers thereof.

For **SIDDHARTHA DEVELOPERS**


- Equine Salary**

Naina Pansari

12. July 1947

Such

- G. That the name of the said Project to be developed shall have the prefix "*Passion Royal Cottage*". Also, on all hoardings, signage's, advertising and promotional material, the name of the Developer may be additionally mentioned.
- H. That based on the mutual representations, both the parties have decided to enter into this Developer Agreement and Landowners have also jointly and severally agreed to allow to the First Party for the proposed plotted development on the aforementioned Project Land as per the terms and conditions of this Developer Agreement and the First Party shall be responsible to develop the Project Land, subject to the First Party reserving its right to further develop/construct upon its share of developed Project Land at any given point of time and in such style and manner as it may deem fit and proper in the future. The covenants of this Developer Agreement shall deem to come into effect from date of execution of this Developer Agreement.

**NOW, THEREFORE, THIS DEVELOPER AGREEMENT WITNESSETH AS UNDER:**

**1. ENGAGEMENT**

- A. That, the Landowners have made available complete vacant, physical possession of the Project Land to the First Party, on an

For SIDDHARTHA DEVELOPERS

*[Signature]*  
Pranav Rauth Secretary



*Nalin Porwani*



*[Signature]*



*[Signature]*



exclusive basis, to construct and develop the Project on said Project Land and for the said purpose Landowners hereby irrevocably allow, authorize, entitle, empower and grant all necessary and requisite license/permission/right to the Developer/First party, to use, build, construct, develop and complete the Project comprising of several plots in a scheme of plotted development on the said Project Land, as per the approved layout plan and subject to the timely performance thereof by the Developer as per this Developer Agreement. Also, as mentioned above the First Party reserves the right to further develop/construct upon its share of developed Project Land at any given point of time and in such style and manner as it may deem fit and proper in the future.

- B. That, for the purposes of all the applicable laws, the First Party shall be the sole Promoter of the Project for all purposes and the Second Party shall not be construed, treated, considered as a Promoter/Co-Promoter and/or Co-Developer and/or otherwise, as per the provisions of law and the Second Party's liability being limited only to the extent of defect in the title of the Project Land, either under this Developer Agreement and/or under any other applicable laws in force including

For SIDDHARTHA DEVELOPERS

*[Signature]*  
Patel



*Naim Pawani*



*R. K. Sharma*



*Suresh*



RERA.

2. OWNER'S OBLIGATIONS AND DECLARATIONS :

- A. That, Second Party possesses absolute bonafide and marketable rights and legal titles over the Project Land along with valid registered titular legal documents and it also hereby declares and authorizes the First Party to lawfully and rightfully construct and/or develop over the said Project Land, as the case may be and the Second Party and its authorized signatory are both competent and have been duly authorized to enter into this Developer Agreement Second Party.
- B. That, in order to facilitate the construction, development and marketing of the said Project "Passion Royal Cottage", for execution of various agreements and obtaining of approvals, the Second party hereby authorizes the Developer and/or any of its authorized agents/attorneys/legal representatives, as the case may be, for the purposes of representing the Second Party before any and all the concerned authorities, departments, statutory and/or non-statutory, governmental and/or semi-governmental, as the case may be.

For **SIDDHARTHA DEVELOPERS**  
  
 Partner



*Naina Panwar*  


*P. K. Pandey*  


*Sunil*  


- C. That, the Second party shall sign, seal and deliver such documents as may reasonably be required by the First Party/Developer at any time during the subsistence of this Developer Agreement for the purpose of undertaking the construction, development and marketing of the Project and/or obtaining the permissions/approvals by the Developer and/or for the purpose of transferring, leasing, licensing and/or in any other manner dealing with or disposing off the unit(s) and/or structure or facilities or part thereof constructed on the Project Land.
- D. That, the Second party undertakes to appear and represent, as and when required by the Developer, before any Governmental Authority in pursuance of this Developer Agreement in respect of the Project Land.

**3. OBLIGATIONS AND DECLARATIONS OF DEVELOPER :**

- A. That, the First party shall get the layout plans for the Project Land prepared, thereafter, discuss and finalize the same with the Landowners and only then apply for the sanction of Layout Plan of the Project to be developed at the Project Land from Kanpur Development Authority and/or any other competent Government Authority / Department, as

For SIDDHARTHA DEVELOPERS

Partner/author. Secretary

Naveen Kumar

R. K. Singh

Suresh

the case may be. Any expenditure required to be incurred for the preparation of layout plans of Project and cost incurred in taking approval from Kanpur Development Authority and/or other competent Government Authority including G.S.T. Department/RERA shall be borne entirely by the Developer/First Party.

- B. That, the First party shall be entitled to enter upon the Project Land to exercise the development rights assigned under this Development agreement and to take all decisions pertaining to the project to be developed and constructed at the said Project Land.
- C. That, the Developer/First Party shall use the Project Land only for the purpose of construction and development of the said Project and shall have the right to devise and implement marketing and professional strategies and policies for the promotion, marketing, creating demand for the Project.
- D. That, the project shall be developed in the form of 'Plotted Development', subject to the First Party reserving its right to further develop/construct upon its share of developed Project Land at any given point of time and in such style and manner as it may deem fit and proper. The Developer shall

For SIDDHARTHA DEVELOPERS

Partner/auth. Signatory



Nain Pantai



Rajesh Kumar



Suresh

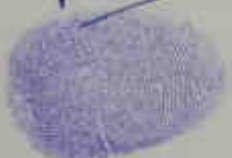


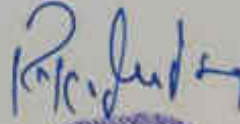
complete the entire project work of plotted development in 12 months (exclusive of Force Majeure conditions), from the date of commencement as per this Developer Agreement. Also, the First Party shall be entitled for reasonable extension, as per mutually agreed terms amongst the Parties. If the Project is not completed in the said time, the First Party will compensate the Second Party on such terms and conditions, as mutually agreed upon, for the delayed period and also if any penalty accrues, is levied or imposed by any authorities including RERA, due to delay in Project, will be borne by First Party

E. That, the Developer/ First Party shall discharge all the responsibilities and liabilities as "Promoter" under the provisions of Real Estate (Regulation And Development) Act, 2016 and its rules, in accordance with the rights of the purchasers/allottees of units in the Project, so far as the same pertains to the responsibility and liability of any such promoter.

F. That, the Developer/ First Party shall have right to obtain all necessary permissions, consents, NOC's, commencement certificates, sanctions etc. towards the proposed

For SIDDHARTHA DEVELOPERS  
  
 Partner/Author's Signature

Naim Parwani  


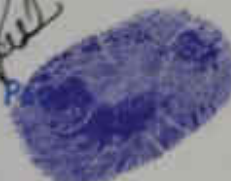
  


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development from concerned authorities at their own cost.

- G. That, the Developer/ First Party shall itself engage professionals, architects, engineers and other experts for the said purpose and the Second party shall not be involved in any of the said activities of approvals, construction, management, marketing and deliverance of the project to the ultimate buyers.
- H. That, after execution of this Developer Agreement, the Developer shall display appropriate sign boards at the Project Land in accordance with applicable law(s) highlighting the name of Project which shall be advertised in the name and style of First party namely M/s Siddhartha Developers.
- I. That the First Party shall be authorized to accept and receive the booking amounts, advance, earnest money, installments and final consideration for plot and issue receipts of the same to intending buyer(s) and deposit the amount into RERA designated account(s).
- J. That, the Second Party entering into this agreement shall be entitled for 625 Sq. yds land per one bigha land (one bigha=2450Sq. yds.), thereby a total saleable area of 4452

For SIDDHARTHA:

*[Signature]*  


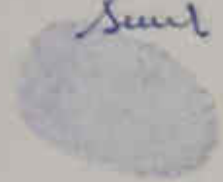
*Naim Parwar*



*[Signature]*



*Sund*



Sq.Yds equivalent to 3722.43 Sq.Mtr. from total Project Land (i.e., 17455 Sq. yards) shall vest in the Second Party and the remaining area shall vest in the First Party in lieu of the development cost incurred by it. The marketing, promotion and negotiation for all the units will be done by the Developer but decision regarding the sale price of the developed plot will be done by the Landowners only for its share of developed Project Land.

- K. That the sale proceeds of the developed land admeasuring 4452 Sq. yds. as mentioned above, shall collectively belong to Second Party according to their individual share of land and Second Party shall be entitled to receive such sale proceeds within 1 week from the date on which the First Party received the same. It is hereby agreed and undertaken that the parties to this agreement shall in no way create hindrance/obstruction during the execution of the sale deeds.
- L. That, the Developer/ First Party shall bear and pay all government levies and municipal taxes in respect of the said Project Land including GST and other charges of any department.

For SIDDHARTHA DEVELOPERS

*[Signature]*  
Partner/auth. Signatory



*Navin Pawar*



*[Signature]*



*[Signature]*



- M. That it is specifically agreed amongst both the parties that any capital gain or direct tax liability which will arise on account of sale of respective units under this Developer Agreement shall be borne by the respective party individually. All indirect taxes will be borne by the Developer.
- N. That the First Party will represent itself on behalf of the Second Party entering into this Developer Agreement before Kanpur Development Authority, Nagar Nigam, Jal Sansthan, Kesco, Pollution Department, Fire Department, RERA and/or in any office/authority of central government, state government or local body etc. for smooth working and execution of the project.
- O. The distribution of developed land amongst the Parties in a plot wise manner has been enumerated in Schedule-II along with detail thereof at the foot of this Developer Agreement.
- P. That for all the units in the Project, the First Party shall sign, execute, enter into the booking/ application form, allotment letter including deciding the terms related to the consequences of delay, levy of interest, waiving off of interest, cancellation of booking, re-allotment of units upon

For **SIDDHARTHA DEVELOPERS**  
  
 Partner/auth. Signatory



Navin Panwar



P. R. Guleria



Shree



cancellation etc.; That all application forms/allotments/demand letters etc. in favor of prospective buyer(s) shall be executed by First Party in respect of entire project land. That the First Party shall, in pursuance of this Developer Agreement, sign, execute, enter into sale deed in respect of the units in favour of prospective buyers with Second Party joining the same in the capacity of conforming party for the entire Project Land, either in person and/ or by its authorized signatory and appear in the office of the concerned sub-registrar for registration of these documents.

- Q. That the sale consideration for the entire Project shall be received exclusively by the Developer in its bank account in accordance with the law in force and the share of Second Party for its share in Developed Project Land shall be transferred to it within a week of receipt by the Developer. The Developer shall be bound to issue acknowledgement receipts to the intending purchaser(s) on behalf of the Landowners also. That the right of Second Party shall only be limited to decide the sale price of their share of developed land allotted to them as per this Developer Agreement. The sale price for the share of the units falling in the share of the

For SIDDHARTHA DEVELOPERS

Authorized Signatory

Naini Panwar

R. K. Panwar

Shree

First Party shall be decided only by the First Party.

#### 4. AUTHORISATION TO REPRESENT

That, the Second Party hereby also gives specific power in favour of First Party (including any person nominated and authorized by the Second Party) on exclusive and revocable basis to undertake such actions as will be required by First Party, for and on behalf of the Second Party to construct, develop, market and sell plots on the Project Land in a phased manner as stated above, including:

- A. submitting applications to various governmental authorities, including the State Government, Government of India and their relevant ministries and departments and concerned private utilities for obtaining any and all approvals, orders, certificates, permissions, extensions, modifications, clearances and sanctions required in connection with full, free and uninterrupted development, construction and completion of the Project, including obtaining completion certificate and for obtaining water, sewer, electricity connection, or any other service /utilities in relation to the Project;

For SIDDHARTHA DEVELOPERS

Partner/auth. Signatory

Nain Pawar

R. K. Jindal

Suresh

- B. developing the Project in accordance with the applicable laws and sanctioned plan, by making construction/additions/alteration on the Project Land, after seeking permission from the concerned governmental authority in this regard; First Party also assures the Second Party that they will not give/pledge/mortgage the Second Party's share of land to Kanpur Development Authority for betterment charges/other charges or any other Department/Parties for any other purpose also.
- C. appear and represent both the parties before all governmental authorities, make commitments and give undertaking, as may be required for all or any of the purpose relating to development, construction and marketing of the Project as contained in the Agreement;
- D. make applications for and on behalf of the Owner and appear and represent the Owners before all governmental authorities.
- E. accept notice and service of papers from any court, tribunal, postal and /or other government authorities and/or person in respect or in connection with the Project;

For SIDDHARTHA DEVELOPERS

*[Signature]*  
Partner/auth. Signatory



*Naini Pawari*



*[Signature]*



*[Signature]*



F. depose in any court of law or before any government authority, on behalf of and in the name of the Owner in any matter concerning the Project;

G. to receive any registered letters or any other documents in respect of the Project, including Units and to grant proper and effectual receipts in respect thereof;

Without prejudice to the above Clause, it is expressly agreed and understood by the Second Party that in the event any governmental authority requiring any act, thing or deed, to be done or performed on part of the Second Party for the purpose of giving effect to the transaction contemplated herein or for the development, construction and completion of the Project or for conveyance of the plots to the allottees, despite the Second Party having authorized the First Party, the Second Party shall promptly provide any and all assistance, co-operation, support and presence as may be requested by the First Party in regard to the aforesaid, including execution of any agreement/ deed/ document etc.

##### 5. ENTIRE AGREEMENT

For SIDDHARTHA DEVELOPERS

Partner/auth. Signatory

Naini Panwar

R. K. Singh

Suneh

Two sets of this Developer Agreement are prepared as counterparts, one for the Landowners and one for the Developer and both shall be considered as original copies.

The contractual relationship between the parties hereto under the terms hereof shall only come to an end on completion of the entire development work on the said Project land and the sale thereof as per the terms and conditions entailed in this contract in accordance with the covenants of this Agreement and after all the amounts receivable from the prospective purchasers thereof have been received and after final accounts have been settled among the Parties.

IN WITNESS WHEREOF the Parties hereto have executed this Agreement in 2 sets each in English Language (each constituting an original) by affixing their respective signatures, seals and left-hand thumb impressions in the presence of the following two witnesses, who in turn also affixed their respective signatures in the presence of the Parties on the day, months and year first hereinabove written.

For SIDDHARTHA DEVELOPERS

  
Partner/auth. Signatory  


Naim Parwar



R. K. Jadhav



Sunil  


SCHEDULE-I

Arazi No. 403 admeasuring 0.2880Hec. and Arazi No. 384 admeasuring 0.1070Hec., both situated at Singhpur Kachhar, Tehsil & District Kanpur Nagar, totally measuring 0.395 hectare.;

Boundaries of Arazi No. 403/0.2882Hec.:-

EAST : Arazi No. 404  
 WEST : Chak Road  
 NORTH : Chak Road  
 SOUTH : Arazi No. 401

Boundaries of Arazi No. 384/0.1070Hec.:-

EAST : Arazi No. 399 and 401  
 WEST : Arazi No. 382  
 NORTH : Arazi No. 383  
 SOUTH : Arazi No. 385

Arazi No. 401 admeasuring 0.225 Hect. situated at Singhpur Kachhar Tehsil, District Kanpur Nagar;

Boundaries of Arazi No. 401:-

EAST : Chak Road  
 WEST : Arazi No. 383  
 NORTH : Arazi No. 403 and 404  
 SOUTH : Arazi No. 399

For SIDDHARTHA DEVELOPERS

Partner/auth. Signatory

Namir Kumar

1. P. K. Jha

Sunil



Arazi No. 401 Min. admeasuring 0.4100 Hect. situated at  
Singhpur Kachhar Tehsil, District Kanpur Nagar;

Boundaries of Entire Arazi No. 401:-

EAST : Chak Road  
WEST : Arazi No. 383  
NORTH : Arazi No. 403 and 404  
SOUTH : Arazi No. 399

Arazi No. 404 admeasuring 0.225 Hect. situated at Singhpur  
Kachhar Tehsil, District Kanpur Nagar;

Boundaries of Arazi No. 404:-

EAST : Chak Road  
WEST : Arazi No. 403  
NORTH : Chak Road  
SOUTH : Arazi No. 401

Arazi No. 404 Min. admeasuring 0.2050 Hect. situated at  
Singhpur Kachhar Tehsil, District Kanpur Nagar;

Boundaries of Entire Arazi No. 404:-

EAST : Chak Road  
WEST : Arazi No. 403  
NORTH : Chak Road  
SOUTH : Arazi No. 401

For SIDDHARTHA DEVELOPERS

Particular Auth. Signatory

Nain Paurani

Surekha

SCHEDULE-II

|                                          |   |                                 |
|------------------------------------------|---|---------------------------------|
| Land owned by Landowner-1                | : | 4722.42 SQ.YARDS                |
| Land owned by Landowner- 2, 3, 4         | : | 12732.58 SQ.YARDS               |
| Total Project Land                       | : | 17455 SQ.YARDS =<br>7.1244Bigha |
| Total Saleable Land of all Landowners    | : | 4452 SQ.YARDS                   |
| Land contributed by Landowner-1          | : | 27.06%                          |
| Land contributed by Landowners-2,3,4     | : | 72.94%                          |
| Saleable Land share of Landowner-1       | : | 1204.71 SQ.YARDS                |
| Saleable Land share of Landowners 2,3,4: | : | 3247.29 SQ.YARDS                |

| PLOTS FALLING IN THE SHARE OF LANDOWNER-1<br>(1204.71 SQ.YARDS) |                 |
|-----------------------------------------------------------------|-----------------|
| PLOT NUMBER                                                     | AREA (SQ.YARDS) |
| E-12                                                            | 114.4944022     |
| E-14                                                            | 114.4944022     |
| E-15                                                            | 114.4944022     |
| E-16                                                            | 114.4944022     |
| E-17                                                            | 114.4944022     |
| E-18                                                            | 114.4944022     |
| E-19                                                            | 114.4944022     |
| E-20                                                            | 114.4944022     |
| E-21                                                            | 114.4944022     |
| E-22                                                            | 146.2930878     |
| E-23 (PART)                                                     | 27.96(PART)     |
| <b>TOTAL</b>                                                    | <b>1204.71</b>  |

For SIDDHARTHA DEVELOPERS

Partner/auth. Signatory

Naveen Pansari

R.K. Jodha

Sundh

| PLOTS IN THE SHARE OF LANDOWNERS-2,3,4<br>(3247.28 SQ.YARDS) |                   |
|--------------------------------------------------------------|-------------------|
| PLOT NUMBER                                                  | AREA (SQ.YARDS)   |
| E-23(PART)                                                   | 130.9516744(PART) |
| E-24                                                         | 111.0980778       |
| E-25                                                         | 111.0980778       |
| E-26                                                         | 111.0980778       |
| E-27                                                         | 111.0980778       |
| E-28                                                         | 111.0980778       |
| E-29                                                         | 111.0980778       |
| E-30                                                         | 111.0980778       |
| E-31                                                         | 111.0980778       |
| E-32                                                         | 111.0980778       |
| E-56                                                         | 111.0980778       |
| E-57                                                         | 111.0980778       |
| E-58                                                         | 111.0980778       |
| E-59                                                         | 111.0980778       |
| E-60                                                         | 111.0980778       |
| E-61                                                         | 111.0980778       |
| E-62                                                         | 111.0980778       |
| E-63                                                         | 111.0980778       |
| E-64                                                         | 185.4823667       |
| E-65                                                         | 99.92847556       |
| E-66                                                         | 103.5639778       |
| E-67                                                         | 111.3013789       |
| E-68                                                         | 110.8110644       |
| E-69                                                         | 111.0502422       |
| E-70                                                         | 110.2968322       |
| E-71                                                         | 111.0980778       |
| E-72                                                         | 111.0980778       |
| E-73                                                         | 111.0980778       |
| E-74(PART)                                                   | 61.96(PART)       |
| TOTAL                                                        | 3247.29           |

For **SIDDHARTHA DEVELOPERS**

Partner/auth. Signatory

Naini Pawani

12/10/21

Suresh



## Witness-1

Anoop Kumar Agarwal  
S/o Shri Syam Mohan Agarwal  
R/o 118/507, Kaushalpur  
Kanpur Nagar.  
Aadhar No.: XXXXXXXX1140  
Mob.: 9335682526



Sd./First Party/Developers  
For **SIDDHARTHA DEVELOPERS**

*[Signature]*  
Partner/Auth. Signatory



## Witness-2

Rajesh Agarwal  
S/o Late B.L. Agarwal  
R/o 18/263, Kursawan  
Mall Road, Kanpur Nagar.  
Aadhar No.: XXXXXXXX0447  
Mob.: 9044481022

*[Signature]*



Sd./Landowners

*[Signature]*  
Naina Panwar

*[Signature]*



*[Signature]*

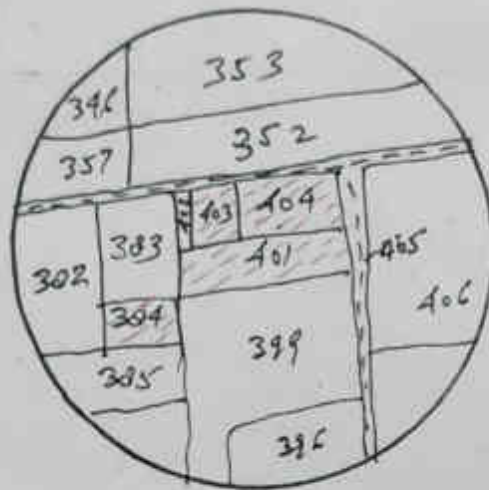
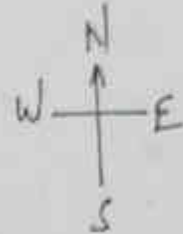


Drafted by me &  
Printed in my Office.

*[Signature]*  
**VIVEK KUMAR GUPTA**  
ADVOCATE  
CIVIL COURT COMPOUND, KANPUR

SITE PLAN OF ARAZI NO. 403, ARAZI NO. 384, ARAZI NO. 401,  
 ARAZI NO. 401MIN., ARAZI NO. 404 AND ARAZI NO. 404MIN.  
 SITUATED AT SINGHPUR KACHHAR TEHSIL, DISTRICT  
 ANPUR NAGAR.

total Area : 1.460 Hect.

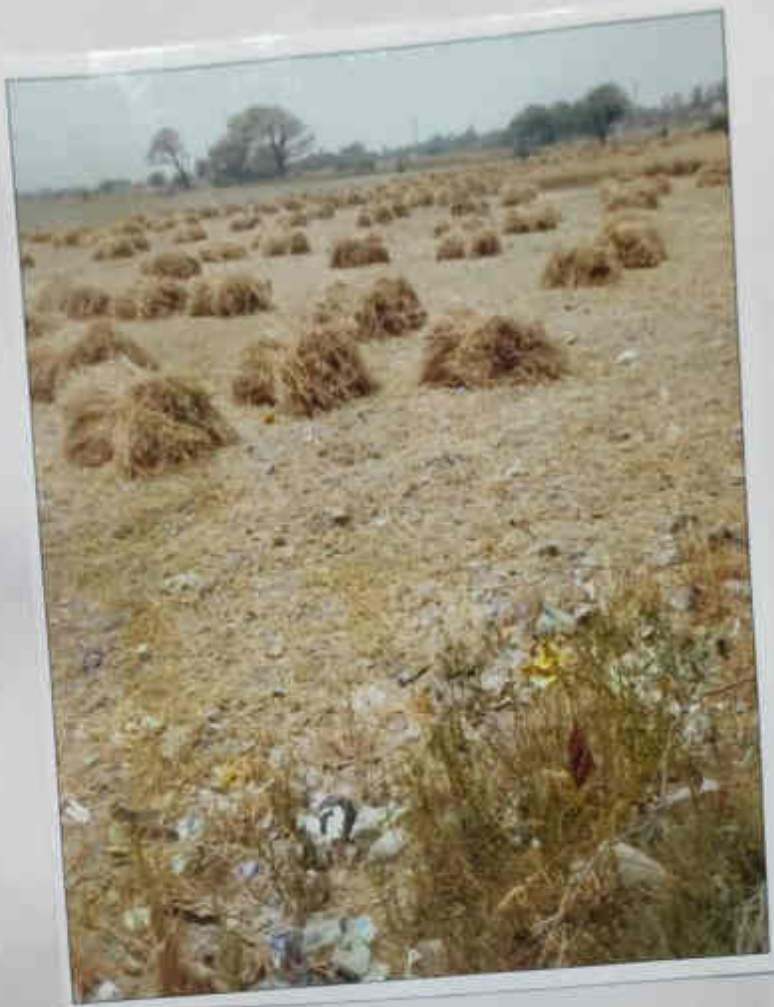


For SIDDHARTHA DEVELOPERS  
 Sd./First Party

Sd./Second Party

MOB. 98390931  
 K.K. SRIVASTAV  
 D/M  
 "HANUMAN MANT"

PHOTOGRAPH OF ARAZI NO. 403, ARAZI NO. 401/0.635HEC., ARAZI  
NO. 404, ARAZI NO. 401MIN. AND ARAZI NO. 404MIN., SITUATED  
AT SINGHPUR KACHAR TEHSIL, DISTRICT KANPUR NAGAR.



For SIDDHARTHA DEVELOPERS  
Sd./ First Party  
*[Signature]*  
Partner with Sinsatru

Sd./ Land Owners

*[Signature]*  
Munir Pawar

*[Signature]*

*[Signature]*

