

## स्टाम्प एवं रजिस्ट्रेशन विभाग, उत्तर प्रदेश

### पूर्व रजिस्ट्रीकरण विवरण

आवेदन संख्या: 202500761021149 जनपद: मथुरा तहसील: छाता उप निबंधक: छाता

संपत्ति का विवरण	मोहल्ला/गाँव : चिकसौली वार्ड/परगना : नन्दगाँव संपत्ति का विवरण : प्लॉट आवासीय खसरा स० 522 का भाग कुल क्षेत्रफल 6034 वर्गमीटर , 6034.0 वर्ग मीटर, पूर्व-, पश्चिम-, उत्तर-, दक्षिण-
अभिलेख प्रकार	विक्रय अनुबंध विलेख (बिल्डर)
प्रथम पक्ष	कपिल देव, नन्द लाल, पैन न०- AJFPD6048M , मोबाइल संख्या- 7884121202 , निवासी- 53 न्यू विराट नगर राधा रमन मन्दिर के पास मोडल टाउन पानीपत हरि० । सतीश कुमार गुप्ता, वेद ब्रत गुप्त, पैन न०- , मोबाइल संख्या- , निवासी- 165 ब्लॉक बी ग्लोबल सिटी 29 रतगल कुरुक्षेत्र हरि० ।
द्वितीय पक्ष	ब्रज मुरलीवाला रेजिडेंसी एलएलपी, ०, पैन न०- , मोबाइल संख्या- , निवासी- ० ।
निष्पादन तिथि	29-05-2025
निबंधन शुल्क	241360 (नगद)
स्टाम्प मूल्य	₹ 1035000 ई-स्टाम्प सं० IN-UP63286777684584X
वास्तविक बाजारी मूल्य	₹ 20697000.00
प्रतिफल	₹ 0

मैं/हम एतद्वारा यह घोषणा करते हैं कि इस ऑनलाइन आवेदन में समस्त प्रविष्टियां संबंधित लेखपत्र में निहित तथ्यों के अनुरूप हैं।

मैं आधार धारक, इसके द्वारा स्टाम्प एवं रजिस्ट्रेशन विभाग, उत्तर प्रदेश को मेरे आधार नंबर को ई.के.वाई.सी. एवं पहचान के सत्यापन के लिए अपने अंगूठे के स्कैन के माध्यम से यू.आई.डी.ए.आई. को मेरे आधार नंबर, बायोमैट्रिक आदि का उपयोग करने की सहमति देता हूँ। स्टाम्प एवं रजिस्ट्रेशन विभाग उत्तर प्रदेश ने मुझे सूचित किया है कि मेरा आधार नंबर और साथ ही बायोमैट्रिक को संग्रहित/ साझा नहीं किया जाएगा और संपत्ति पंजीकरण प्रक्रिया में मदद करने के लिए केवल मेरी पहचान सत्यापन के लिए प्रयोग किया जाएगा।

हस्ताक्षर

(प्रथम पक्ष)

हस्ताक्षर

(द्वितीय पक्ष)

निबंधन लिपिक

रजिस्ट्रीकरण अधिकारी

छाता, जनपद मथुरा

छाता, जनपद मथुरा

Kansu Dev

Abhishek

Kansu Dev

INDIA NON JUDICIAL



IN-UP63286777684584X

Government of Uttar Pradesh

e-Stamp

15817  
*[Handwritten signature]*

Certificate No. : IN-UP63286777684584X  
 Certificate Issued Date : 29-May-2025 01:38 PM  
 Account Reference : NEWIMPACC (SV)/ up14170704/ CHHATA/ UP-MTH  
 Unique Doc. Reference : SUBIN-UPUP1417070423210990811634X  
 Purchased by : BRIJ MURLIWALA RESIDENV LLP BY JATIN  
 Description of Document : Article 5 Agreement or Memorandum of an agreement  
 Property Description : MAUZA CHIKAULI TEHSIL GOVARDHAN DISTT MATHURA  
 Consideration Price (Rs.) :  
 First Party : KAPIL DEV AND OTHERS  
 Second Party : BRIJ MURLIWALA RESIDENV LLP BY JATIN  
 Stamp Duty Paid By : BRIJ MURLIWALA RESIDENV LLP BY JATIN  
 Stamp Duty Amount(Rs.) : 10,35,000  
 (Ten Lakh Thirty Five Thousand only)

गोकुलेश कटार  
एडवोकेट  
सिविल कोर्ट छाता (मथुरा)



गोकुलेश कटार  
एडवोकेट  
सिविल कोर्ट छाता (मथुरा)



गोकुलेश कटार  
एडवोकेट

सिविल कोर्ट छाता (मथुरा)



गोकुलेश कटार  
एडवोकेट

सिविल कोर्ट छाता (मथुरा)



गोकुलेश कटार  
एडवोकेट

सिविल कोर्ट छाता (मथुरा)

T.126



*[Handwritten mark]*

PF

0003765676

## JOINT DEVELOPMENT AGREEMENT

Details of the Property: Khata No. 2, Kharsra No. 522, at Mauja Chiksauli, Tehsil Goverdhan, Distt. Mathura, Uttar Pradesh, India

Area: 6034 Sq. Mtrs.

Government Value: Rs. 2,06,96,620/- (Rupees Two Crores Six Lacs Ninety Six Thousand Six Hundred Twenty only)

Circle Rate: Rs. 4,900/- per Sq. Mtr., as per Rate List – Page No. 5, Serial No. 05, Code No. 1412, effective rate Rs. 3,430/- for being the plot area more than 5,000 Sq. Mtrs. as per the rate prescribed by the District Magistrate, Mathura's order dated 10/10/2024

Stamp Paid: Rs. 10,34,840/- (e-stamp attached with this deed)

Registration Authority: Sub-Registrar, Chhata

**This Joint Development Agreement** ("Agreement") is made and executed on this 29 day of \_\_\_\_\_, 2025 at Mathura, Uttar Pradesh, India, BY AND BETWEEN:


1. **Shri Kapil Dev, (PAN: AJFPD6048M), (AADHAAR No.: 8657 9886 8951)**, son of Shri Nand Lal, residing at 53, New Virat Nagar, Near Radha Raman Mandir, Model Town, Panipat - 132103, Haryana, India  
(hereinafter referred to as the "First Landowner")

2. **Shri Abhishek Gupta (PAN: AUWPG0681K), (AADHAAR No.: 4439 4262 7307)**, S/O Shri Satish Kumar Gupta R/O 165, Block-B, Global City, 29, Ratgal, Kurukshetra - 136118, Haryana, India

**Attorney of Shri Satish Kumar Gupta, (PAN: AAYPG3574F), (AADHAAR No.: 9298 5842 2420)**, son of Shri Ved Brat Gupta, residing at 165, Block-B, Global City, 29, Ratgal, Dist. Kurukshetra - 136118, Haryana, India, authorized as per the registered General Power of Attorney dated 16/05/2025

(hereinafter referred to as the "Second Landowner")

(ON THE ONE PART)

*Kapil Dev*  


*Abhishek*  


*Satish*  


(Both the above parties are hereinafter jointly referred to as the "THE LANDOWNERS", which terms of expression shall, unless excluded by or repugnant to the context or meaning thereto, mean and include their heirs, successors in interest, executors, administrators, legal representatives, receivers, attorney holders, and assigns thereof);

**And**

3. **BRAJ MURLIWALA RESIDENCY LLP, (PAN: ABDFB8139R)**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, bearing LLPIN: ACK-0304, having its registered office at Plot No. 00, Guru Kripa Kunj, Karhala Road, Nai Abadi, Barsana, Tehsil Chhata, District Mathura – 281405, Uttar Pradesh, India, through its Designated Partners **Shri Jatin, (PAN: AIWPJ6257C), (AADHAAR No.: 5387 8788 0983)**, s/o Shri Kapil Dev, residing at 53, New Virat Nagar, Near Radha Raman Mandir, Model Town, Panipat - 132103, Haryana, India, authorized through the resolution passed in the meeting of the partners of the LLP dated 16/05/2025

**(ON THE OTHER PART)**

(hereinafter referred to as the "THE DEVELOPER", which terms of expression shall, unless excluded by or repugnant to the context or meaning thereto, mean and include their heirs, successors in interest, executors, administrators, legal representatives, receivers, attorney holders, and assigns thereof)

**WHEREAS** the "THE LANDOWNERS" were seized and possessed of the following parcels of plots:

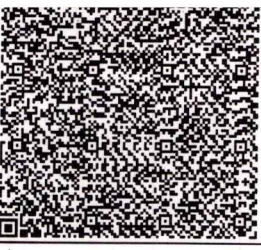
Sl. No.	Particulars	Registration Details of Purchase Deed	Area in Sq. Mtrs.
1	Khata No. 2, Kharsra No. 522, at Mauja Chiksauli, Tehsil Goverdhan, Distt. Mathura, Uttar Pradesh, India	Registration No. 21021, Bahi No. 1, Zild No. 8937, Page	3017.00

Kapil Dev

Jatin

Jatin





आवेदन सं०: 202500761021149

विक्रय अनुबंध विलेख (बिल्डर)

बही सं०: 1

रजिस्ट्रेशन सं०: 15867

वर्ष: 2025

प्रतिफल- 0 स्टाम्प शुल्क- 1035000 बाजारी मूल्य - 20697000 पंजीकरण शुल्क - 241360 प्रतिलिपिकरण शुल्क - 60 योग : 241420

Kaush Dev

श्री कपिल देव,  
पुत्र श्री नन्द लाल  
व्यवसाय : अन्य  
निवासी: 53 न्यू विराट नगर राधा रमन मन्दिर के पास मोडल टाउन पानीपत हरि०



ने यह लेखपत्र इस कार्यालय में दिनांक 29/05/2025 एवं 02:43:45 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अरुण प्रकाश .

उप निबंधक : छाता

मथुरा

29/05/2025

मौमूद नासिर .

निबंधक लिपिक

29/05/2025



स्टाम्प एवं रजिस्ट्रेशन विभाग, उत्तर प्रदेश

		No. 327 to 344 dated 20/11/2021 at the office of Sub-Registrar, Chhata (Mathura)	
2	Khata No. 2, Kharsra No. 522, at Mauja Chiksauli, Tehsil Goverdhan, Distt. Mathura, Uttar Pradesh, India	Registration No. 21022, Bahi No. 1, Zild No. 8937, Page No. 345 to 362 dated 20/11/2021 at the office of Sub-Registrar, Chhata (Mathura)	3017.00
	<b>Total</b>		<b>6034.00</b>

The aforesaid parcels of plots shall hereinafter, for brevity's sake, be referred to in this agreement as **"THE PROJECT LAND"**.

**AND WHEREAS "THE PROJECT LAND"** was under the exclusive possession of **"THE LANDOWNERS"** and they have the Land Possession Certificate with absolute right title and interest and free from all encumbrances to transfer and convey the whole and part of the said property having a fully marketable title thereby.

**AND WHEREAS "THE DEVELOPER"** is engaged in real estate development and has represented that it has the necessary expertise, experience, resources, and approvals to develop real estate projects.

Kamlesh Raw



Shubh



T. Kishore





आवेदन सं०: 202500761021149

बही सं०: 1

रजिस्ट्रेशन सं०: 15867

वर्ष: 2025

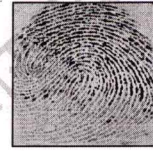
निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

विक्रेता: 1

श्री कपिल देव, पुत्र श्री नन्द लाल

निवासी: 53 न्यू विराट नगर राधा रमन मन्दिर के पास मोडल टाउन पानीपत हरि०

व्यवसाय: अन्य

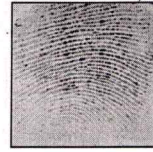


विक्रेता: 2

श्री सतीश कुमार गुप्ता के द्वारा अभिषेक गुप्ता, पुत्र श्री सतीश कुमार गुप्ता

निवासी: 165 ब्लॉक बी ग्लोबल सिटी 29 रतगल कुरुक्षेत्र हरि०

व्यवसाय: अन्य



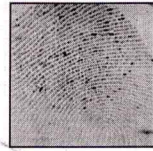
क्रेता: 1

*Abhishek*

श्री ब्रज मुरलीवाला रेजीडेंसी एलएलपी के द्वारा जतिन , पुत्र श्री कपिल देव

निवासी: 53 न्यू विराट नगर राधा रमन मन्दिर के पास मोडल टाउन पानीपत हरि०

व्यवसाय: अन्य



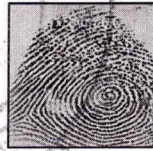
ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री मनमोहन शर्मा , पुत्र श्री मोती लाल

निवासी: छाता तह० छाता जि० मथुरा

व्यवसाय: अन्य



पहचानकर्ता : 2

श्री संजय कुमार , पुत्र श्री श्याम लाल

निवासी: भीका गढी तह० छाता जि० मथुरा

व्यवसाय: अन्य



**AND WHEREAS "THE LANDOWNERS"** transferred their **"THE PROJECT LAND"** to **"THE DEVELOPER"** in their capital contribution as partners through a duly executed supplementary LLP Agreement dated 05/12/2024.

**AND WHEREAS "THE LANDOWNERS"** have agreed to allow **"THE DEVELOPER"** to develop the **"THE PROJECT LAND"**, and the Developer has agreed to undertake the development, on a joint development basis, on terms and conditions more particularly set forth herein.

**AND WHEREAS "THE LANDOWNERS"** and **"THE DEVELOPER"** agree to jointly develop and construct a residential project, namely **'BRAJ MURLIWALA RESIDENCY' ("THE PROJECT")**.

**AND WHEREAS "THE LANDOWNERS"** got the Map sanctioned from The Zila Panchayat Mathura vide Map Approval No. 491 dated 09/08/2024 on the **"THE PROJECT LAND"** under the name **'BRAJ MURLIWALA RESIDENCY' ("THE PROJECT")** and **"THE DEVELOPER"** agrees to jointly develop **"THE PROJECT"** as per the sanctioned Map.

**AND WHEREAS** both parties, **"THE LANDOWNERS"** and **"THE DEVELOPER"** of this deed, have agreed to execute this **JOINT DEVELOPMENT AGREEMENT ("JDA")** recording the terms and conditions agreed upon for development and sale of the constructed area in the aforementioned project.

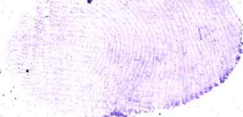
**NOW IT IS AGREED BETWEEN "THE LANDOWNERS" AND "THE DEVELOPER" HERETO AS FOLLOWS:**

1. That **"THE LANDOWNERS"** and **"THE DEVELOPER"** shall jointly develop a residential project, namely **'BRAJ MURLIWALA RESIDENCY' ("THE PROJECT")** on **"THE PROJECT LAND"**.
2. That **"THE LANDOWNERS"** shall provide **"THE DEVELOPER"** with unhindered access to the **"THE PROJECT LAND"** to carry out development work.
3. That **"THE LANDOWNERS"** shall provide to **"THE DEVELOPER"** and/or its duly authorized advocate/representatives all original title deed, documents and paper relating to the said property for complete examination of the owner's title there to any the land owners agree to cooperate with the developer in such examination of the land owners may be made by the developer and/or its advocate in this regard.

Kamal son



Abhishek



T  
Jasraj



4. That **"THE LANDOWNERS"** shall sign all necessary applications, plans, deeds, and agreements required for obtaining approvals and registering the project.
5. That **"THE LANDOWNERS"** shall not obstruct construction activities in any manner.
6. That **"THE DEVELOPER"** shall, at its own cost and risk, develop **"THE PROJECT LAND"** by constructing residential/commercial buildings, common amenities, and infrastructure as per the sanctioned map and applicable laws and regulations.
7. That **"THE DEVELOPER"** shall obtain all necessary approvals and sanctions from statutory authorities.
8. That **"THE DEVELOPER"** shall bear all development costs, including construction, approvals, statutory fees, and applicable taxes (GST, Labour Cess, etc).
9. That **"THE DEVELOPER"** shall engage Architects, Surveyors, Engineers and Contractors, or petty contractors, or other persons relating to development over the premises in question.
10. That **"THE DEVELOPER"** shall construct and develop the complex using the latest available technology and design, and the developed complex shall be earthquake-resistant, a class-1 R.C.C. Structure.
11. That **"THE DEVELOPER"** shall accept service of any writ, summons or other legal notices and to appear and represent the owners in any court Judicial Tribunals and other Statutory authorities or Board in connection with the said development work and to commence or file suits, action/actions, or other proceedings in any court or before Public Officer or Tribunal relating to the said work of development over the said property and for any of the purposes aforesaid, to sign, execute and deliver or file all necessary Vakalatnamas Affidavits, Plaints, orders, application and other documents, papers and writings etc..
12. That **"THE DEVELOPER"** shall complete the construction on or before the completion date as mentioned in RERA registration.

Kamal Rao



Abhishek



Labh Singh



13. That **"THE LANDOWNERS"** and **"THE DEVELOPER"** shall jointly market and sell the constructed area as per the selling prices and other terms agreed between them.

14. That **"THE DEVELOPER"** shall be entitled to sell or enter into an agreement for sale or other agreement to its prospective buyers or mortgage **"THE PROJECT LAND"** directly to any bank/financial Institution.

15. That the Profit or Loss arising from **"THE PROJECT"** shall be shared between **"THE LANDOWNERS"** and **"THE DEVELOPER"** in accordance with the following profit-sharing ratio:

KAPIL DEV (FIRST LANDOWNER)	5 %
SATISH KUMAR GUPTA (SECOND LANDOWNER)	5 %
BRAJ MURLIWALA RESIDENCY LLP (THE DEVELOPER)	90 %

16. That **"THE DEVELOPER"** is empowered to mortgage the said project to raise a loan from any bank/financial institution for the construction of the Building, and also empowered to execute all the papers in that respect. For this purpose, **"THE DEVELOPER"** may mortgage the assets or properties of **"THE LANDOWNERS"**, and **"THE LANDOWNERS"** explicitly consent to such actions. Further, **"THE DEVELOPER"** shall have exclusive authority to execute such mortgages through their sole signature, binding all **"THE LANDOWNERS"**.

17. That **"THE DEVELOPER"** shall display their signboard at the site and give advertisement in local papers and daily newspapers, electronic media, or any other form of advertisement medium in compliance with the governing laws of the Real Estate Regulation Authority.

18. That **"THE DEVELOPER"** shall sign and execute and to deliver any conveyance or conveyances for the proposed said flats, offices, shops and parking spaces and all other deeds instruments and assurances which they shall consider necessary of the proposed sale and to present any such conveyance or conveyances for registration to admit execution and receipt of

Kapil Dev  


Abhishek  


Satish K  


consideration before the Sub Registrar having authority, for and to have the said conveyance registered. **"THE LANDOWNERS"** will join hands whenever required as per law.

19. That **"THE DEVELOPER"** shall have the right to transfer the common areas of **"THE PROJECT"** and any other facility, utility, or equipment to the Residents' Welfare Society to be formed amongst the prospective flat owners.
20. That **"THE DEVELOPER"** shall be entitled to recover or accept the refund of any deposit made after this Agreement with any concerned authorities, e.g., Zila Panchayat Mathura or any other Competent Authority, Collector, or Town Planning authorities, or with any Govt. or Semi-Govt. Bodies, Courts, etc.
21. That **"THE DEVELOPER"** shall generally do all acts, deeds, and things for developing the **"THE PROJECT"**.
22. That on completion of the construction of building in terms of this agreement and as per the sanctioned layout plan, **"THE LANDOWNERS"** and **"THE DEVELOPER"** shall jointly execute and register all deeds and documents and do all things as may be necessary for finally perfecting the right title and possession of the developer in respect of their allotments or in favor of its nominees and assignees individually or collectively in case it is allotted or assigned to any society/trust as and when so required by the developer and similarly the developer shall also execute and register all deeds and documents that may be necessary for perfecting the right, title and possession of the land owners over the owner's share of the built-up area allotted to them in their favor individually or collectively as and when so required by the land owners.
23. That upon registration, this Joint Development Agreement shall be deemed to be an irrevocable Power of Attorney executed by **"THE LANDOWNERS"** in favor of **"THE DEVELOPER"**, authorizing **"THE DEVELOPER"** to get the development work successfully and smoothly done as lawful attorney for and on behalf of the land owners and to do any act,

Kamlesh



Abhishek



Abhishek



things, deeds for the interest of the project and to carry on the development work legally without let or hindrance from any person through or under **"THE LANDOWNERS"**.

24. That **"THE DEVELOPER"** indemnify **"THE LANDOWNERS"** and always keep them indemnified and harmless in respect of all claims damages compensations or expenses payable in consequences of any injury or accident sustained by any workmen artisan or invites or other persons in the property whether in employment of the developer or not while in or upon the said property and during the period of construction of the said building thereon.
25. That in case any fine or penalty is imposed on the said building for any alleged deviation from the sanctioned plan resulting in any excess construction of the built-up area, then the same shall be borne and paid by the developer.
26. That in case of any difference and disputes arising out or so called to arise relating to the lands and construction thereon out of this agreement will be settled by reference to the Arbitrators on each to be nominated by the parties and the two together will mutually select and umpire and their decision, findings and verdicts so given, shall be binding, and conclusive under the provision of the Arbitration Act with the jurisdiction of the court at Mathura.
27. That all legal and lawful procedures and actions are subject to the Mathura Civil Court and Allahabad High Court Jurisdiction.

#### ANNEXURES

- **Annexure A** – Copies of the purchase deed of **"THE PROJECT LAND"**, Khata, and Khatauni
- **Annexure B** – Approved Building Map (Map No. 491 dated 09/08/2024)
- **Annexure C** – Copy of Supplementary LLP Agreement dated 05/12/2024
- **Annexure D** – PAN & ID Proofs of all Designated Partners

**IN WITNESS WHEREOF, the parties hereto have executed this Joint Development Agreement on the day, month, and year first above written.**

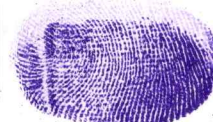
Kamal son



Abhishek



9  
Ishin



Signed and delivered by:

1. (Kapil Dev)

Kapil Dev



2. (Abhishek Gupta)

On behalf of Shri Satish Kumar Gupta, through GPA dated 16/05/2025

Abhishek



3. For and on behalf of BRAJ MURLIWALA RESIDENCY LLP

Jatin  
(Designated Partner)

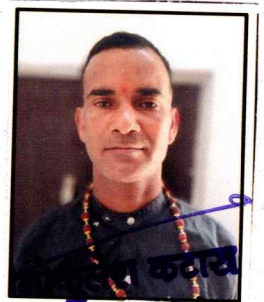
Jatin



Witnesses:

1. Name: MANMOHAN SHARMA S/O. SRI MOTILAL R/O  
S/O Shri CHHATA Distt (MATHURA)  
R/O  
AADHAAR No.: XXXX XXXX XX

Man Mohan



2. Name: SANTAY KUMAR  
S/O Shri SHYAM LAL  
R/O  
AADHAAR No.: BHIKA GARHI Teh. CHHATA (MATHURA)  
XXXX XXXX 7670

Santay



गोकुलेश कटार  
एडवोकेट  
सिविल कोर्ट छाता (मथुरा)

गोकुलेश कटार  
एडवोकेट  
सिविल कोर्ट छाता (मथुरा)



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।  
टिप्पणी :

अरूण प्रकाश .

उप निबंधक : छाता

मथुरा

29/05/2025

आवेदन सं०: 202500761021149

मौहम्मद नासिर .

निबंधक लिपिक मथुरा

29/05/2025

बही संख्या 1 जिल्द संख्या 12107 के पृष्ठ 243 से 262 तक क्रमांक 15867 पर दिनांक  
29/05/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अरूण प्रकाश .

उप निबंधक : छाता

मथुरा

29/05/2025

