

12/03/17



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP03640375743629P
Certificate Issued Date	: 15-Sep-2017 03:38 PM
Account Reference	: SHCIL (FI)/ upshcil01/ BARABANKI/ UP-BNK
Unique Doc. Reference	: SUBIN-UPUPSHCIL0104370981658830P
Purchased by	: T B C P L AUTHORIZED REPRESENTATIVE S S CHOUDHARY
Description of Document	: Article 5 Agreement or Memorandum of an agreement.
Property Description	: SITUATED AT VILL-MEERPUR, PAR-DEVA, TEH-AWABGANJ, BARABANKI
Consideration Price (Rs.)	:
First Party	: MS TIMECITY GROUP AUTHORIZED SIGN PANKAJ PATHAK
Second Party	: T B C P L AUTHORIZED REPRESENTATIVE S S CHOUDHARY
Stamp Duty Paid By	: T B C P L AUTHORIZED REPRESENTATIVE S S CHOUDHARY
Stamp Duty Amount(Rs.)	: 16,60,000 (Sixteen Lakh Sixty Thousand only)



Please write or type below this line

Timecity Real Estate Infra. Pvt. Ltd.
Timecity Infrastructure & Housing Ltd.

दीक्षा दीक्षित-नौमकी
Pur Techno Building Centre Pvt. Ltd.



UP 0001845272

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 its availability 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.



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs 5000

Senior Treasury Officer
BARABANKI

14 SEP 2017

FIVE THOUSAND RUPEES

Sr. T.O.

A.T.O.

INDIA

उत्तर प्रदेश UTTAR PRADESH

BX 988920



सिद्धेश मोहंती

**Circle Value-33436000/- Consideration-Zero Rs. Stamp-1672000/
Builders Development/Construction Agreement**

This Agreement is made and executed at Barabanki on this day 16 September, 2017

Between

M/s Timecity Group (by means of Timecity Infrastructure and Housing Ltd. & Timecity Real estate (India) Limited Lucknow 2nd Floor Jankiplaza Jankipuram Ring Road Lucknow,

Timecity Real Estate (India) Limited

Timecity Infrastructure & Housing Ltd.

Authorized Signatory

For Technoculture Building Centre Pvt. Ltd.

Authorized Signatory



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

पाँच हजार रुपये

Rs 5000

Senior Treasury Officer
BARABANKI

04 SEP 2017

FIVE THOUSAND RUPEES

Sr. T.O.

A.T.O.

INDIA

उत्तर प्रदेश UTTAR PRADESH

BX 988921

through Director authorised signatory Shri Pankaj Kumar Pathak S/o Mr. Sabhapati Pathak (Hereinafter referred to as the **First Party** which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successor, wholly owned subsidiaries and the permitted assigns.)

Company Reg. No.- U70102UP2010PLC040520 AND U70102UP2010PLC03668

PAN No.- AREPP1171C **Adhar Card-** 707383171324

Mob. No. - 9454800671 ----

For Technoculture Building Centre Pvt. Ltd.

Timecity Real Estate (India) Limited

Timecity Infrastructure & Housing Ltd.

Authorized Signatory

Authorized Signatory

शशि शंकर योश्वी



क्रम संख्या १८८८ दिनांक १६/११/१२
स्टाम्प नं० ५८५० शामिल नं० १८८८

श्री

निवासी

निवासी

दे हाथ सेवा

राजनारायण स्टाम्प विक्रेता

अनुज्ञापित सं०-३२

कार्यालय विद्वत्क. नवाबगंज, बाराबंकी

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000



ONE THOUSAND RUPEES

04 SEP 2017

Rs.1000 T.O.

उत्तर प्रदेश UTTAR PRADESH

AX 997680

AND

Technoculture Building Center Pvt. Ltd. a company registered under the companies Act.2013 and having its registered office at flat number 417and 419 forth floor Ashiyana Tower Exhibition Road Patna-800001(Bihar) ---

for Technoculture Building Centre Pvt. Ltd.

शशि शंकर चौधरी
Authorised Signatory

Timecity Real Estates (India) Limited

Timecity Infrastructure & Housing Ltd.

Authorised Signatory

Authorised Signatory

Authorised Signatory

क्र.सं १६५६ दिनांक १६/१/१२
स्टाम्प रु० १००० शामिल नं० १६५५

श्री
निवासी.....

जिला..... के हाथ देवा

राजनारायन स्टाम्प विक्रेता

अनुमति सं०-३२

कार्यालय निदेशक, नवाबगंज, बाराबंकी





भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये
रु.1000



ONE THOUSAND RUPEES
04 SEP 2017
Rs.1000 T.O.

उत्तर प्रदेश UTTAR PRADESH

AX 997681

and one of its branch office at 1/353, E-Vinaram Khand, Gomti Nagar, Near-Kathauta Chauraha, Lucknow (Hereinafter referred to as the **Second Party** which expression unless repugnant to the context or oppose to the context or meaning thereof, ---

For Technoculture Building Centre Pvt. Ltd.

Timecity Real Estates (India) Limited

Timecity Infrastructure & Housing Ltd.

Authorized Signatory

Authorized Signatory

शशि शंकर चौधरी



क्रम संख्या ९६५४ दिनांक १६/१/१२
स्टाम्प रु० १००० शामिल नं० ९६५४

जी

मिता के हाथ बेचा

राजगिरायन स्टाम्प विक्रेता

अनुज्ञापन सं०-३२

कार्यालय निबन्धक, नवाचर्गज, बाराबंकी

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१६/१/१२

be deemed to include its legal representatives, nominees, successors, wholly owned subsidiaries and the permitted assigns,) through its Authorized Signatory Director **Mr. Shashi Shankar Chaudhary** S/o Late Vijay Prasad Chaudhary R/o Village-Maheshwarpur, PO+PS- Raja Pakar, Tehsil- Hazipur, Distt. Vaishali, (Bihar) Duly authorized Signatory Director vide board resolution dated 12 September 2017.

Company Reg. No.- U45200BR2002PTC009767

PAN No.- AABCT9952A Adhar Card- 626751493623

Mob. No.- 7488538107

AND

And First party have appoint, authorize and constitute Second party of this agreement i.e, M/s Technoculture Building Center Pvt. Ltd. (through its authorised representative) to deal with third party and also authorize to make any arrangement with third party.

And whereas the First party hereby again confirm that they have appointed M/S.Technoculture Building Centre Pvt. Ltd. (through its authorized representative) as their attorney and authorize to negotiate, transfer the properties of all First party and also authorize to make any agreement/ arrangement in furtherance of this agreement, Second party is also authorized by First party to take any decision regarding the land owned by First party for the betterment of the said project and that shall be binding upon both the parties.-----

Timecity Real Estates (India) Limited

Timecity Infrastructure & Housing Ltd.

Authorized Signatory

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For Technoculture Building Centre Pvt. Ltd.

Authorised Signatory





And whereas the parties of this agreement have agree to develop the land Khasra No. 332, 333, 334, 335, 336, 337 & 339 admeasuring approx 12383.38 sq. mts. in situated at Village Meerpur, Pargana-Dewa, Tehsil -Nawabganj, Distt.-Barabanki, Owned by First party (hereinafter referred to as "Said Land"). Unique Code-164541-0332-000012, VCode-1192 Page-56.

And Whereas the Second party has approached the First party and has represented that it possesses the skill, technical know- how, expertise and experience in building and construction and has conveyed its keen interest in developing of a Project including permissible Residential/commercial and institutional development of the said land.

And whereas both the above mentioned parties entered and executed this Agreement for development of land owned by the First party in Barabanki under the name and Style of **"VASTUVIHAR"**

NOW THEREFORE, in consideration of the mutual covenants, terms and condition and understandings set forth in this Agreement (herein after referred as the "said agreement") and other good and valuable consideration (the receipt and adequacy of which are hereby mutually acknowledged), the parties with the intent to be legally bound hereby agree as follows:

The First party and Second party are collectively referred to as the "parties" and individually as the **"Party"**.

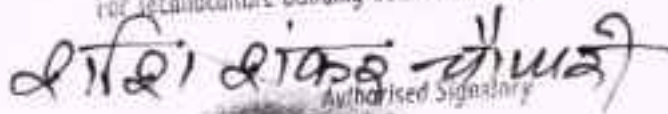
Timocity Real Estates (India) Limited

Timocity Infrastructure & Housing Ltd.


Authorized Signatory
Authorized Signatory



For Technoculture Building Centre Pvt. Ltd.


Authorized Signatory





WHEREAS as the basis of document and chain of its title, the First parties are possessed of the right title and claim and their names are duly recorded in revenue records as owner and are fully competent to enter into this agreement with party no.2

**NOW THIS AGREEMENT AND ITS TERMS AND CONDITIONS ARE WITNESSETH AS UNDER:-
RULES OF INTERPRETATION**

In this agreement unless the context otherwise requires

- a) Heading are for convenience only and shall not affect interpretation,
- b) Words denoting the singular number shall include the plural and vice-versa,
- c) Words denoting the singular number shall include all gender,
- d) Words denoting persons shall include bodies of persons and corporations an vice-versa:
- e) Where a word or phrase is defined, other parts of speech and grammatical forms of that word of pharse and cognate expression shall have corresponding meanings,
- f) Reference to any party shall include the party's successors and permitted assign;
- g) Reference to any document shall be deemed to include reference to it and to its appendices, annexure, recitals, schedules and tables as varied from time to time.
- h) Document executed pursuant to this agreement shall form its part.

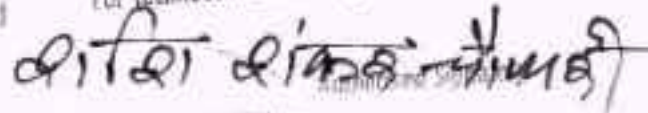
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For Technoculture Building Centre Pvt. Ltd.


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i) Reference to AGREEMENT' or 'notice' shall mean and AGREEMENT or notice in writing and 'writing' includes all means of reproducing words in a tangible and permanently legible form;

j) References to "Recitals" and "Clauses" are references to the recitals and clauses of this AGREEMENT;

k) If there is any conflict in interpreting two or more clauses of this AGREEMENT, same shall be interpreted harmoniously.

l) The word "first party" wherever refers herein under shall also mean first party.

2) RECITALS & ANNEXURES

a) That the Recitals, Annexure and Schedules to this AGREEMENT shall form and integral part of this AGREEMENT.

3) NAME OF THE PROJECT

a) Residential project including permissible commercial & institutional development project to be developed by the Second party on the said Land being subject matter of this agreement shall be named and known as decided by the Second party.

4) SHARING

A. In Lieu of the First party providing the said project land for the purpose for developing, constructing and completing the said project and the Second party developing, constructing and completing the said project at the cost and expenses to be borne by the Second party in terms of this agreement and marketing the said project, the proposed sharing (basic sale price plus preferential location charges) of the entire sellable area shall in following ratio:

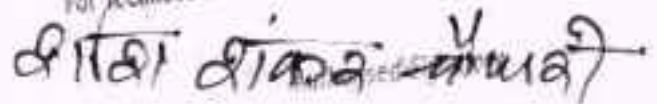
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Timicity Infrastructure & Housing Ltd.

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For Jeethoculture Building Centre Pvt. Ltd.







All constructed and developed area/unit shall be shared in the ratio 79% of the Total Sale value at the time of transition on occurs will go in the share of the Second party and remaining 21% will go to the First party in the profit sharing arrangement the favour of First party is not less then Rs. 600/sq. ft. at time of final transaction by the Second party.

B. The Parties confirm that the ratio the correctness or the adequacy of the said ratio at any time in the future. The First party shall inherit a good, perfect and marketable title, free from all defects in respect of its Allocation arising out of this agreement. Transferees shall confer a good, perfect and marketable title therein, free from any defect, to them.

C. That on successful completion of the construction of the Residential project including permissible commercial & institutional development, Second party shall intimate the First party in writing about the completion of the project.

5) SCOPE OF THE AGREEMENT

A. That for the consideration as agreed in this AGREEMENT, the First party hereby has assigned to the Second party all its rights and interest in/of the construction, marketing and booking / allotment of Residential Project including permissible commercial & institutional development project to be built on said Land after getting lay out sanctioned by the First party.

B. That all the liability of obtained the necessary permissions, sanction and licenses and full fill the terms & conditions with UPRERA for developing the Residential Project including permissible commercial & institutional development of the said land shall be on the Second Party.—

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Timecity Infrastructure & Housing Ltd

Signature
Authorized Signatory



For Technoculture Building Centre Pvt. Ltd.

Signature
Authorized Signatory





It is further agreed between the parties that for the purpose of obtaining such permissions, clearances, licenses, approvals or sanctions, the Second party shall act on behalf of First party.

However of request of the Second party, the First party shall always make available all the original documents pertaining to the said Land as may be required to be produced before various statutory Authorities in connection with the approvals. Licenses etc. of the Residential Project including permissible commercial & institutional development project.

C. That during the term of the development/construction if any problem or obstruction from any Govt. development or some other allottees/claimants is created, excluding the matters related to the title and possession of the said land, and the construction is halted then in that case it shall be duty of Second Party to fulfill the conditions.

Complete the compliance, remove the impediment or satisfy the claimants or allottees at its own cost and effort to the total exclusion of Parties. The parties shall get such irritants or legal obstructions, impediments removed immediately without any delay so that the construction work would be resumed at the earliest.

D. That if during the development / constructions, it will be felt that the layout plan needed to be modified then the same shall be got modified from the appropriate authority by the Second party at its own cost.

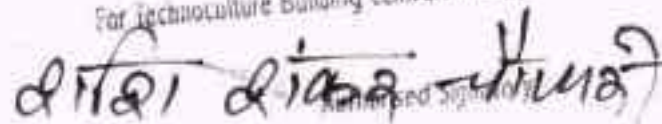
E. That the First Party or anybody claiming through it, shall not interfere with or obstruct in any manner with the execution and completion of work of development and construction of the Residential Project including permissible commercial & institutional development project on the said land.---

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Timecity Infrastructure & Housing Ltd.


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For Technoculture Building Centre Pvt. Ltd.


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F. The Second Party shall have the exclusive right of marketing and accept the bookings of the units to be developed in the entire project including area falling in the share of the First party. All the bookings made in the project to be presumed as accepted & agreed by both the parties. Second Party shall get the brochures printed and advertise the project in the media and by other means at its costs. The suggestion of the Second party shall be honored by First party.

G. The rate of the units shall be decided by Second party. The Second party shall be authorized to accept and receive the booking amounts, advance, earnest money, installments and final consideration and issue receipts thereof from the intending buyer(s) and the same shall be deposited in joint Escrow Account opened by both the parties in and bank. The share of the Second party & First party shall be transferred to the first party & Second party accounts respectively from the net collection (Net collection means that amount after deducting Govt. Indirect Taxes collected from the customer)

H. That after receiving the sale considerations against the individual units & settlement of a/c of particular unit between the both the parties, all the transfer deed/ documents regarding sale/transfer the units of first party and Second party. That the First party shall be bound to execute the transfer deeds/sale deeds in favour of buyers of the project as recommended and nominated by the Second party after its satisfaction regarding payment in respect of that unit & in no circumstances any of the party shall have the right to refuse/ delay the execution & registration of the transfer deed against which both the parties have received their individual share.---

Timecity Real Estates (India) Limited

Timecity Infrastructure & Housing Ltd.

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For Technoculture Building Centre Pvt. Ltd.

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Authorized Signatory





I. That First party has assured that said land is wholly free from all Encumbrances, injunctions, gifts, liens, attachment, liabilities, tenancies, unauthorized occupations, claims and litigations, whatever. The both the parties further agrees and undertakes to keep the said plot from all encumbrances, injunctions, charges gifts, liens, attachments, liabilities, tenancies unauthorized occupation, claims and litigations and shall keep thereof absolutely free and saleable at all time hereof.

J. The First party shall sign and execute, without any fail, all necessary deeds, form, applications and other documents whenever required to deal with or to take approvals, permissions consent etc, from any competent authority for development of said project.

K. That the Second Party shall be entitled to advertise about the Residential Project including permissible commercial & institutional development Project at its cost by distributing pamphlets, brochures, publishing advertisements in newspapers, magazines and /or by putting sign boards, neon-sign or such other modes of advertisements as the Second Party may deem fit, on the said Land or at other places, in any manner and thus it shall be entitled to invite prospective buyers/ customers to the site.

L. That the Second Party shall be free to get the Residential Project including permissible commercial & institutional development approved from Banks and financial institutions in order to facilitate the finance to intending purchaser/s of Units. First Party shall issue permission to Mortgage.

Timecity Real Estates (India) Limited

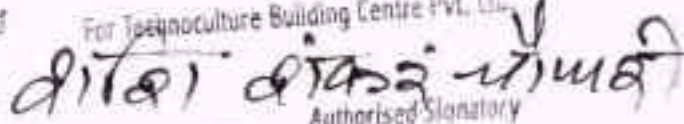
Timecity Infrastructure & Housing Ltd
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For Tejanoculture Building Centre Pvt. Ltd.



Authorized Signatory



M. All cases/Litigations, civil, criminal, consumer pertaining to the delay in development, construction, labour or workmen disputes shall be defended by the Second Party at its own cost and expenses. The Second Party shall abide and comply with all labour laws and Minimum Wages Act and be responsible for any accident at the development site, First party shall not be responsible for that.

N. The cost of stamping, registration etc. of this AGREEMENT and other paper pertaining to this AGREEMENT shall be borne by the Second Party.

O. Second party liable to complete their construction and development work within 60 months from the date of agreement.

In case of the other than the condition concern the time limit will go to exceed by mutual consent of both party.

6) POSSESSION

A. That immediately on the execution of this AGREEMENT, the First party shall provide lawful and peaceful possession of its land for the purpose of construction, development and sale in the term of this Agreement.

B. That, any land or piece and parcel of any land shall only be transferred by land owners in favour of Second Party or to any other person as directed by the Second party

Timocity Real Estate Pvt. Ltd.

Timocity Infrastructure & Housing Ltd.

Authorized Signatory

[Signature]

Authorized Signatory



for Technoculture Building Centre Pvt. Ltd.

[Signature]

Authorized Signatory



7) NOTICES

A. all notices or other communications to be given under this AGREEMENT to any party shall be made in writing and send by letter through Speed Post Mail or Registered Acknowledge due after being dispatched within seven(7) business days after being deposited in the post, postage prepaid by the speed post mail available and by registered mail to such party at its address as such party may hereafter specify for such purpose to the other by notice in the writing to both the parties at their respective registered offices/offices as given under: ---

FIRST PARTY- M/s Timecity Group (by means of Timecity Infrastructure and Housing Ltd. & Timecity Real estate (India) Limited Lucknow 2nd Floor Jankiplaza Jankipuram Ring Road Lucknow through Director authroised signatory Shri Pankaj Kumar Pathak S/o Mr. Sabhapati Pathak (Hereinafter referred to as the **First Party** which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successor, wholly owned subsidiaries and the permitted assigns.)

Company Reg. No.- U70102UP2010PLC040520 AND
U70102UP2010PLC03668

PAN No.- AREPP1171C **Adhar Card-** 707383171324

Mob. No. - 9454800671

Timecity Real Estate (India) Limited
Timecity Infrastructure & Housing Ltd.

Authorized Signatory

Authorized Signatory

for Technoculture Building Centre Pvt. Ltd.

[Handwritten Signature]
Authorized Signatory



SECOND PARTY:-

Technoculture Building Center Pvt. Ltd. a company registered under the companies Act.2013 and having its registered office at flat number 417and 419 forth floor Ashiyana Tower Exhibition Road Patna-800001(Bihar) through its Authorized Signatory Director **Mr. Shashi Shankar Chaudhary** S/o Late Vijay Prasad Chaudhary R/o Village-Maheshwarpur, PO+PS- Raja Pakar, Tehsil-Hazipur, Distt. Vaishali, (Bihar) Duly authorized Signatory Director vide board resolution dated **12. Sep 2017**

Company Reg. No.- U45200BR2002PTC9767

PAN No.- AABCT9952A Adhar Card- 626751493623

Mob. No.- 7488538107---

8) CONFIDENTIAL INFORMATION

A. That the party coming into knowledge of any information about the project or the other party because of commercial relationship created under this Agreement and about development of project, shall keep the information confidential & secret and shall not disclose the same to any Third Party or shall not use the said confidential information for any other purpose other than purposes and works assigned under this Agreement.

9) MODIFICATION

A. No modification representation, promise or AGREEMENT in connection with the subject matter of this AGGREMENT shall be valid unless made in writing and signed by the parties.

Timacily Real Estates (India) Limited

Timacily Infrastructure & Housing Ltd.

[Signature]
Authorized Signatory



For Technoculture Building Centre Pvt. Ltd.

[Signature]
Authorized Signatory



10) INDEMNIFICATION

A. That it is presumed that all the material facts and the truthful history regarding the title of the land in question has been disclosed by the First Party to the Second Party and in case of any deficiency or loss of land on any account including cropping up of fresh material facts not disclosed by the First Party, which is noticed, observes and comes to the knowledge of the Second Party after the execution of the Agreement, then the First Party shall be responsible to rectify the defect.

B. The First Party agree to indemnify and keep the Second Party and his successor, respective officers, representative, agents and employees harmless from and against any and all claims, losses, liabilities, obligations, damages, deficiencies, judgments, actions, suits, Proceedings, Arbitration, assessments, cost and expense ("Damages"), suffered or paid by the indemnified Party, directly or indirectly, as a result of or arising out of only title defect.

- i. the failure if any representation or warranty made by the indemnifying Party in this AGREEMENT or in any confirmation delivered pursuant here to be true and correct in all materials aspects as of the date of this AGREEMENT or
- ii. a breach of any term or covenant by the indemnifying Party contained in this AGRRMENT

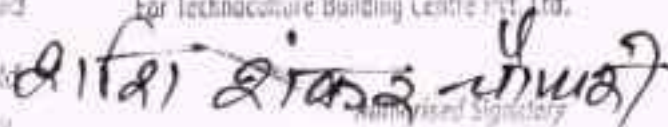
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Timecity Infrastructure & Housing Ltd.


Authorized Signatory



For Technoculture Building Centre Pvt. Ltd.


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III. In case of any claim of any purchase/third party regarding the development of the project, construction of building and conditions of lay out sanctioned or breach of rules framed by competent authority or any law of land or delay in handling over the project only second party liable for that.

iv. In case of any litigations arising with any person booking the units due to any reason same shall be defended by the Second Party at their own cost.

11) FORCE MAJEURE

a) Any party who is, by reason of Force Majeure, unable to perform any obligation or condition required by this AGREEMENT to be performed:

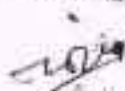
i. Shall use all reasonable diligence and employ all reasonable means to remedy or abate the Force Majeure as expeditiously as possible.

ii. Shall resume performance as expeditiously as possible after termination of the Force Majeure or the Force Majeure has abated to any extent which permits resumption of such performance; and

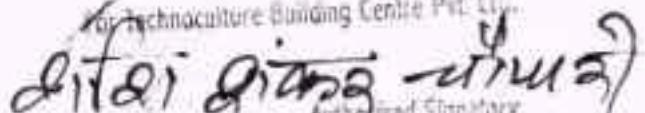
iii. For purposes hereof, Force majeure shall mean any unforeseeable, unavoidable event which is outside the either Party's scope of influence and control and for which the Party(ies) bears no responsibility including but not limited to acts of God, war, natural disasters, strike and lockout (excluding strikes and lockouts that involve primarily the employees of the First Party or its contractors or are attributable to any discriminatory policy or practice of the First Party or its contractors),

Timecity Real Estates (India) Limited

Timecity Infrastructure & Housing Ltd


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For Technoculture Building Centre Pvt. Ltd.

Authorized Signatory



विक्रय अनुबंध विलेख

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प्रतिफल मालिगान अग्रिम धनराशि फीस रजिस्ट्री नकल व प्रति शुल्क योग पृष्ठों की संख्या
टेक्नोकल्चर बिल्डिंग सेंटर प्रा0लि0 द्वारा अधि0ह0
शशि शंकर चौधरी युक्त स्व0 विजय प्रसाद चौधरी

जयसाय

निवासी स्थायी राजा पाकर तह0 हाजीपुर जि0 वैशाली, बिहार
अपवादी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 16/9/2017 समय 1:44PM
बने निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

बी0के0यादव
उप निबन्धक नवाबगंज
बाराबंकी

16/9/2017

शशि शंकर चौधरी

निष्पादन लेखपत्र वाद सुनने व सम्झने मजबूत व प्राप्ति धनराशि रु. प्रलेखानुसार उक्त

विशेषता

क्रेता

टाइमसिटी इन्फ्रास्ट्रक्चर हाउसिंग लि0 एण्ड
टाइम सिटी रियल स्टेट
लि0 द्वारा अधि0ह0 पंकज कुमार पाठक पुत्र
सभापति पाठक
पेशा व्यापार
निवासी 2nd फ्लोर जानकी प्लाजा जानकीपुरम
रिंग रोड लखनऊ

टेक्नोकल्चर बिल्डिंग सेंटर प्रा0लि0 द्वारा अधि0ह0
शशि शंकर चौधरी पुत्र स्व0 विजय प्रसाद चौधरी
पेशा शशि शंकर चौधरी
निवासी राजा पाकर तह0 हाजीपुर जि0 वैशाली,
बिहार

ने निष्पादन स्वीकार किया।

जिनकी वादधान प्रत्यक्ष श्रीवास्तव
पी के श्रीवास्तव

पेशा

निवासी एमटी यूनिवर्सिटी मल्लौर लखनऊ

व

सूर्यभान सिंह
अजनी कुमार सिंह

पेशा

निवासी जानकी प्लाजा जानकीपुरम रिंग रोड लखनऊ

ने की।

प्रत्यक्ष वाद साक्षियों के निजान अंगुठे निष्पादनुसार लिखे गये हैं।

Pratyush



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

बी0के0यादव
उप निबन्धक नवाबगंज
बाराबंकी

16/9/2017

war, terrorist act, blockade, revolution, riot, indurrection, that makes it impossible or delays any obligation of either party under this Agreement from being performed in accordance with the terms of this Agreement.

12) ARBITRATION & JURISDICTION

a) In the event any dispute arises between the Parties out of or in connection with this Agreement, including the validity thereof, the Parties here to shall endeavor to settle such dispute amicably in the first instance. The attempt to bring about an amicable settlement shall be treated as having failed as soon as one of the Parties hereto, after reasonable attempts, which shall continue for not less than 15 (Fifteen) days, gives a notice to this effect, to the other Party in writing.

b) In case of such failure, the dispute shall be referred to a sole Arbitrator, who shall be mutually appointed by the First Party and the Second Party. The Arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996 (As Amended) and shall be held in Lucknow (U.P.), India. The Language of arbitration shall be Hindi Or English. The arbitration award shall be final and binding on the Parties, and the Parties agree to be bound thereby and to act accordingly.

Timecity Real Estates (India) Limited

Timecity Infrastructure & Housing Ltd.

Authorized Signatory

Authorized Signatory



For Technoculture Building Centre Pvt. Ltd.

अरवि शर्मा चौधरी

Authorized Signatory



बिक्रेता

Registration No.: 12003

Year: 2017

Book No.: 1

0101 टाइमसिटी इन्फास्ट्रक्चर हाउसिंग लि0 एण्ड टाइम सिटी रिय

लि0 द्वारा अधि0कृत पंकज कुमार भादक पुत्र सभापति पाठक

2nd फ्लोर जानकी प्लाजा जानकीपुरम रिंग रोड लखनऊ

बाजार

[Signature]



13) AMENDMENT

Any Amendment, change or modification or any of the terms, provisions or conditions of this Agreement shall be un-effective unless made in writing and signed or initiated on behalf of the parties hereto by their duly authorized representatives. Any written and duly executed agreements, memorandum of understandings and any other documents between both the parties shall be deemed to the part and parcel of this registered agreement.

14) MISCELLANEOUS

a) That all originals in respect of the said property (except title document, but it shall be under the obligation to allow the inspection and verification at all reasonable times in case of need and requirement of Second Party) including the permissions, approvals and sanctions necessary for the constructions work, shall be at all times held by the Second Party. If required by law or competent authority for deposition of title before resident welfare association, the same shall be deposited to Second party by First party.

b) That the Second Party shall at all times ensure that construction has been raised as per sanctioned planed and there is no deviation from the sanctioned plan.

d) That all cost, stamp duty, registration fee and other charges etc in respect of any Transfer Deed of the said Land or any portion thereof including this AGREEMENT shall be borne by the Second Party or prospective Residential unit /flat buyers as the case may be.

Timecity Real Estate India Limited

Timecity Infrastructure & Housing Ltd.

Authorized Signatory

Authorized Signatory

For Technaculture Building Centre Pvt. Ltd.

[Handwritten Signature]

Authorized Signatory



क्रेता

Registration No. : 12003

Year : 2,017

Book No. : 1

0201 टेक्नोकल्चर बिल्डिंग सेंटर प्रा0लि0 द्वारा अति0ह0

राशि शंकर चौधरी पुत्र स्व0 विजय प्रसाद चौधरी

राज्य पाकर तह0 हाजीपुर जि0 वैशाली, बिहार

राशि शंकर चौधरी



e) That the income tax liability shall be shared and borne by both the parties hereto in proportion to their share on sharing ratio and all their taxes, duties and cess shall be borne by the First Party and Second Party accordingly.

f) That the Second Party shall execute buyers Agreement in its name. In case, any suit consumer complaint, criminal complaint or any other legal proceedings are preferred by the prospective buyer, the Second party shall alone be liable and responsible for the same and under no circumstances, the First party shall be liable and if First Party is called upon to defend any damages or monies are required to be paid by the First Party, same shall be payable by the Second Party and the Second Party shall keep the First Party Indemnified at all times. Residential circle rate of Village-Meerpur, Pargana-Dewa, Tehsil-Nawabganj, Distt.-Barabanki is 2700/sq.mt. which is decided by respected District Magistrate, Barabanki at the rate of plot area is 12383.38 Sq.Mt. and his circle rate is Rs. 3,34,36,000=00. So stamp duty paying 16,72,000=00 though E-Stamping Rs. 16,60,000=00 and 12,000=00 General Stamp so as per in order to compliance of Notification Order No. स०वि०क०नि००५-२७५६/११-२००८- ५०० (१६५)२००७ लखनऊ दिनांक ३० जून २००८- There is no commercial activities and road segment, construction in radius of 50 mt. circle. Above agreement has been written the basis if facts and documents providing by concern parties.

Boundaries details of Land:-

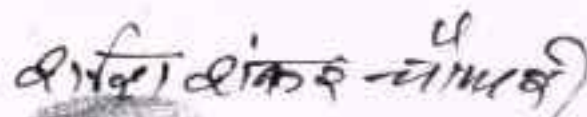
Khasra No.- 332, 333, 334, 335, 336, 337 & 339

East-Land of Timecity

West- Land of Timecity

North- Land of Timecity

South- Land of Timecity



गवाह

Registration No.: 12003

Year: 2017

Book No.: 1

W1 प्रत्युष श्रीवास्तव

Pratyush

पी के श्रीवास्तव

एमटी यूनिवर्सिटी मल्हौर लखनऊ



W2 सुर्वमान सिंह

Surman

अंजनी कुमार सिंह

जानकी प्रसाद जानकीपुरम सिंह रोड लखनऊ



Both the parties having all the liabilities for above and parties have accepted the agreement after reading and understanding by the agreement concern. It is under knowledge there no any cases subjudice in related to the said land concern and no adjournment order.

IN Witnesses whereof, the parties here to have set and subscribed their respective hands and seals to these presents on the date, month and year herein written above.

विनीत कुमार अवस्थी (द0न0)

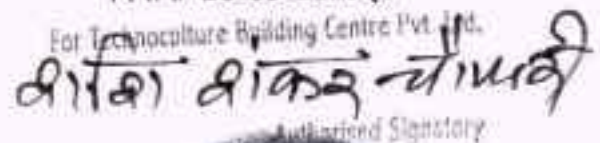
दिनांक-16.09.2017ई0

Timocity Real Estates (India) Limited

Timocity Infrastructure & Housing Ltd.

 Authorised Signatory

For Technoculture Building Centre Pvt. Ltd.

 Authorised Signatory



Pratyush Srivastava

S/O P.K. Srivastava

B.NO - 1543, European Colony

Mughalsarai, U.P.

Mobile: 9454800671

Trinity University, Malhoun, Lucknow

ID:- XFF2265098

Pratyush



Dr. P.K. Srivastava & Sri Anupam Kumar Singh
1st Floor, Yashwantrao Chavan, Santoshpuram Ring Road
Lucknow.

9454800671

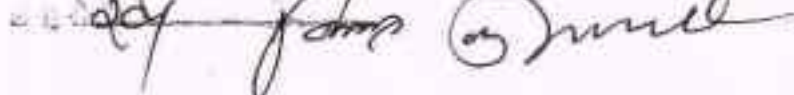
3529/03 Adv ID No



विनीत कुमार अवस्थी (दस्तावेज लेखक)

अनुमति सं. 8 दि. 3/3/18 तक विधिमान्य

संपादन सं. 1/1/18



आज दिनांक 16/09/2017 को

वही सं 1 जिल्द सं 10877

पृष्ठ सं 87 से 142 पर क्रमांक 12003

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


बी० क० यादव

उप निबन्धक न्यायमार्ज

बाराबंकी

16/9/2017

