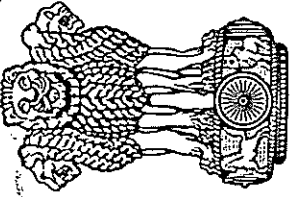


1696

Mansoor Siddiqui

Designation.....
 Stock Holding Corporation of India Ltd
 15/63, Krishna Tower, Ground Floor
 Civil Lines, Kanpur-208001



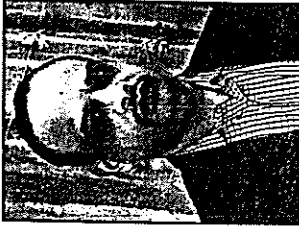
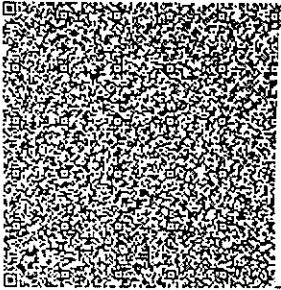
INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

सत्यमेव जयते

Certificate No. : IN-UP00883156102970N
 Certificate Issued Date : 10-Feb-2015 12:20 PM
 Account Reference : SHCIL (FI)/ upshcil01/ KANPUR/ UP-KNP
 Unique Doc. Reference : SUBIN-UPUPSHCIL0101062973954620N
 Purchased by : SHREESRI BUILDTech PRIVATE LIMITED
 Description of Document : Article 5 Agreement or Memorandum of an agreement
 Property Description : PART OF PLOT NO GH-1,BLOCK NO A-8,AREA-3762.13 SQ
 MTR,VINAYAK SHREE NRI CITY,KATRI KHEORA,KANPUR
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : VINAYAK SHREE REAL ESTATE PRIVATE LIMITED
 Second Party : SHREESRI BUILDTech PRIVATE LIMITED
 Stamp Duty Paid By : SHREESRI BUILDTech PRIVATE LIMITED
 Stamp Duty Amount(Rs.) : 32,82,000
 (Thirty Two Lakh Eighty Two Thousand only)



for Vinayak Shree Real Estate (P.) Ltd.
 Director



Director

Please write or type below this line.....



For Shreesri Buildtech Private Ltd.
 Anand Bansal

Auth. Sign. / Director

SHYAM JI RASTOGI
 ADVOCATE

0000358309



Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.shiltestamp.com. Any discrepancy in the details on the available on the website renders it invalid.

Abbas sent

med 3.468834304

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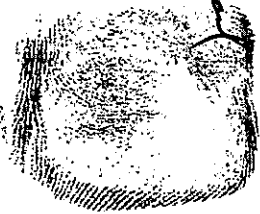
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29-3-2015

OFFICE NAME : SUB-REGISTRAR, ZONE-II,
KANPUR NAGAR.

Date of Execution : 10.02.2015

Name of Presenter : RAJESH KUMAR GUPTA, adult, son of
Shri Purshottam Das Gupta, Resident of
14/100(22), Civil Lines, Kanpur Nagar.

Nature of Document : BUILDER AGREEMENT

**Name of the First Party/
Land Owner :** VINAYAK SHREE REAL ESTATE
PRIVATE LIMITED
(CIN:U45201UP2005PTC029880) having its
Registered Office at Third Floor, S.G.M.
Plaza, 8/226, Arya Nagar, Kanpur Nagar;
through its **Director Shri Rajesh Kumar
Gupta**, adult, son of Shri Purshottam Das
Gupta, Resident of 14/100 (22), Civil Lines,
Kanpur Nagar-208001.

PAN No: AACCV0496N

Name of the Second Party/:
Builder

**SHREESRI BUILDTech PRIVATE
LIMITED**
(CIN: U45201DL2006PTC144675) having its
Registered Office at 6926, Jaipuria Mill,
Clock Tower, Subji Mandi, Delhi-110
007 and Administrative Office at Vinayak
Shree NRI City, Mainawati Marg, Katri
Khayora, Kanpur Nagar; through its
Director Shri Anand Bansal, adult, son of

For Vinayak Shree Real Estate (P) Ltd.
[Signature]
Director/Auth. Signatory

For Shreesri Buildtech Private Ltd.

[Signature]

Auth. Sign./Director



Shri Manoj Kumar Bansal, Resident of 13,
Tagore Road, Cantt, Kanpur Nagar-208011
and resident of 7/37 Flat No. 7 Adhar Shila
Tilak Nagar Kanpur Nagar.
PAN- AAJCS9291F

DESCRIPTION OF PROPERTY

1. Place : Vinayak Shree NRI City,
Katri Kheyora, Kanpur Nagar.

2. Plot Number : Part of Plot No. GH-1

3. Block Number : A-8

4. Area of Plot : 3762.13 Sq. Meters

5. Nature of Use : Residential

6. Width of Road : 7.50 Meter wide road

7. BOUNDARIES OF THE PROPERTY

North	:	7.50 Meter wide road thereafter Part of Plot No. GH-1
South	:	7.50 Meter wide road thereafter Part of Plot No. GH-1
East	:	7.50 Meter wide road thereafter Part of Plot No. GH-1
West	:	7.50 Meter wide road thereafter Part of Plot No. GH-1

DETAILS OF STAMP DUTY PAID

1. Circle Rate of land : Rs. 12,500/-Per Sq. Meter
for 2000 Sq. Meter
For Shree NRI City, Kanpur Nagar.

For Vinayak Shree Real Estate (P) Ltd.

[Signature]
Director/Auth. Signatory



Anand Bansal
Auth. Sign. Director

2.	Circle Rate of land w.e.f. 2001 Sq. Meter to 5000 Sq. Meter i.e. after deduction of 20%	: Rs. 12,500/- less 20% i.e. Rs. 2,500/- = Rs. 10,000/-Per Sq. Meter.
3.	Value of land for 2000 Sq. Meter	: Rs. 2,50,00,000/-
4.	Value of land for 1762.13 Sq. Meter:	Rs. 1,76,21,300/-
5.	Value of land	: Rs. 4,26,21,300/-
6.	10% Extra value of land for four side roads	: Rs. 42,62,130/-
7.	Total Value of land	: Rs. 4,68,83,430/-
8.	Stamp duty payable	: Rs. 32,81,880/-
9.	Total Stamp Paid	: Rs. 32,82,000/-

(e-Stamp paid vide Certificate No. IN-UP00883156102970N)

Note: There is Four side roads but no park facing the property.

**THIS BUILDER AGREEMENT MADE AND EXECUTED AT KANPUR
NAGAR.**

IN - BETWEEN

VINAYAK SHREE REAL ESTATE PRIVATE LIMITED, having its
Registered Office at Third Floor, S.G.M. Plaza, 8/226, Arya Nagar,
Kanpur Nagar; through its **Director Shri Rajesh Kumar Gupta**, adult,
son of Shri Purshottam Das Gupta, Resident of 14/100 (22), Civil Lines,

For Vinayak Shree Real Estate (P) Ltd.
[Signature]

Director/Auth. Signatory



For Shreesri Buildtech Private Ltd.

[Signature]

Auth. Sign./Director



Kanpur Nagar-208001; authorised by the Resolution dated 01.01.2015 passed by the Board of Directors of the said Company.

.....First Party/Land Owner

AND

SHREESRI BUILDTech PRIVATE LIMITED, having its Registered Office at 6926, Jaipuria Mill, Clock Tower, Subji Mandi, Delhi-7, and Administrative Office at Vinayak Shree NRI City, Katri Kheyora, Kanpur Nagar; through its **Director Shri Anand Bansal**, adult, son of Shri Manoj Kumar Bansal, Resident of 13, Tagore Road, Cantt, Kanpur Nagar-208011 and resident of 7/37 flat No. 7 Adhar Shila Tilak Nagar Knapur Nagar; authorised by the Resolution dated 01.01.2015 passed by the Board of Directors of the said Company.

.....Second Party/Builder
(The First Party/Land Owner and the Second Party/Builder shall mean and include their successors, successors-in-interest, transferees, representatives, attorneys, administrators, directors, executors and assignees etc.).

WHEREAS the First Party/Land Owner along with its Group/Associate Companies and certain Individual have purchased/acquired the land through various sale deeds and other modes

For Vinayak Shree Real Estate (P) Ltd.

[Signature]

Director/Auth. Signatory



For Shreesri Buildtech Private Ltd.

Anand Bansal

Auth. Sign./Director



from the erstwhile land owners in Village Katri Kheyora and Kheyora Kacchar, Pargana, Tehsil and District-Kanpur Nagar and mutual arrangements arrived among them and the part of Plot No. GH-1 Vinayak Shree NRI City, Katri Kheyora, Kanpur Nagar have been vested into the First Party/Land Owner in this manner the First Party/Land Owner has right and authority to enter into this Builder Agreement and to execute the same.

AND WHEREAS the First Party/Land Owner along with its Group/Associate Companies and certain Individuals decided to develop an Integrated Township namely 'Vinayak Shree NRI City' in Village Katri Kheyora, Kanpur Nagar and got the DPR approved and also sanctioned its Layout Plan by Kanpur Development Authority on its own cost and expenses, comprising of several plots of various sizes and dimensions as such residential, commercial, office purposes & group housing etc. forming part of the approved Layout Plan of the said Integrated Township and the First Party/Land Owner is developing the same.

AND WHEREAS the First Party/Land Owner has decided to construct High Rise Multi-storied Building Complex/Group Housing at 'Vinayak Shree NRI City', Katri Kheyora, Kanpur Nagar over the part of Plot No. GH-1 and developed the said plot by demarcating 17 Blocks

For Vinayak Shree Real Estate (P) Ltd.

[Signature]
Director/Auth. Signatory

For Shreesri Buildtech Private Ltd.

Anand Bansal

Auth. Sign./Director



therein to construct High Rise Multi-storied Building and for the said purpose got its Building Plan sanctioned from Kanpur Development Authority vide No. 185/942/Bhawan/2011-12 dated 03.11.2012 and Permit No. 942/Bhawan/2011-12 dated 02.11.2012, in which Kanpur Development Authority sanctioned 17 Blocks and the First Party/Land Owner wish to construct the same according to sanctioned plan.

AND WHEREAS the First Party/Land Owner is in possession of Block No. A-8 admeasuring 3762.13 Sq. Meter situated at Part of Plot No. GH-1 'Vinayak Shree NRI City', Katri Kheyora, Kanpur Nagar, described and bounded hereinbefore and also shown and delineated in the map annexed herewith, now hereinafter referred to as the "**Subject Property**".

AND WHEREAS **Subject Property** is free from all sorts of encumbrances, mortgages, charges, attachments, sale or any prior agreement to sell and the First Party/Land Owner has not been restrained by any order of any Court of Law or any Competent Authority from alienating, transferring, assigning the ownership rights in whole or any part thereof and First Party/Land Owner has legal, valid and subsisting rights over the **Subject Property**.

For Vinayak Shree Real Estate (P) Ltd.

[Signature]

Director/Auth. Secretary

For Shreesri Buildtech Private Ltd.

Anand Bansal

Auth. Sign./Director



AND WHEREAS due to preoccupations in other business, the First Party/Land Owner approached to the Second Party, a Builder Company to construct the High Rise Multi-storied Building/Group Housing Complex over the Block No. A-8 admeasuring 3762.13 Sq. Meter situated at Part of Plot No. GH-1 'Vinayak Shree NRI City', Katri Kheyora, Kanpur Nagar, i.e. **Subject Property**, which is in the shape of open plot of land more particularly detailed and bounded as aforesaid and also shown and delineated in the map annexed herewith and the Second Party/Builder has agreed and is ready to construct the same. The parties to this Builder Agreement have mutually agreed and settled the terms and conditions but to avoid any future dispute and complication the same are reduce in writing as hereunder.

THEREFORE THIS BUILDER AGREEMENT WITNESSETH AS UNDER:-

1. That the subject matter of this Builder Agreement is Block No. A-8 admeasuring 3762.13 Sq. Meter situated at Part of Plot No. GH-1 'Vinayak Shree NRI City', Katri Kheyora, Kanpur Nagar, i.e. **Subject Property**, which is in the shape of open plot of land more particularly detailed and bounded as aforesaid and also shown and delineated in the map annexed herewith.

For Vinayak Shree Real Estate (P) Ltd.

[Signature]
Director/Auth. Signatory

For Shreesri Buildtech Private Ltd.

Anand Bansal
Auth. Sign./Director



2. That the First Party/Land Owner has assured regarding its right, title, interest and possession over the **Subject Property** is absolute and marketable in all respect and this assurance of the First Party/Land Owner is accepted by the Second Party/Builder and is the basis of this Builder Agreement.
3. That the First Party/Land Owner got sanctioned the Building Plan for the construction of High Rise Multi Storied Complex from Kanpur Development Authority vide No. 185/942/Bhawan/2011-12 dated 03.11.2012 and Permit No. 942/Bhawan/2011-12 dated 02.11.2012, in which Kanpur Development Authority approved Block No. A-8 within Plot no. GH-1 situated at 'Vinayak Shree NRI City', Katri Kheyora, Kanpur Nagar for construction over the **Subject Property**. The First Party/Land Owner has delivered the actual vacant and physical possession of the **Subject Property** to the Second Party/Builder along with the execution of this Builder Agreement. The First Party/ Land Owner shall provide the road for ingress & egress upto the **Subject Property**.
4. That the Second Party/Builder shall obtain No Objection Certificate(s)/ Permission(s), as and when required, from the

For Vinayak Shree NRI City, Katri

[Signature]
Director/Auth. Signatory

For Shree NRI Builders Pvt. Ltd.

[Signature]
Auth. Signatory



concerned departments i.e. Kanpur Development Authority, Kanpur Nagar Nigam, Jal-Kal, Kesco, Ground Water Resources Department, Fire Department, Department of Environment etc. as may be required for construction of the **Subject Property** at its own cost and expenses and the First Party/Land Owner shall co-operate in all respects and shall sign all the relevant papers, applications, affidavits, documents etc. in this regard and the First Party/Land Owner will also make personal appearance's before the concerned authorities to give its consent, if required.

5. That the First Party/Land Owner has not encumbered or charged or mortgaged the **Subject Property** in any manner. In case any loss is suffered by the Second Party/Builder or it is made to make any payment due to any defect in the title and possession of the **Subject Property** or charge etc., the First Party/Land Owner shall be bound to repay the same to the Second Party/Builder. If any litigation and/or claim arises against the First Party/Land Owner in respect of title and possession of the whole or any part of the **Subject Property**, the same including the cost and expenses incurred in defending any action, legal proceedings or otherwise or meeting or

For Vinayak Shree Real Estate (P) Ltd.

[Signature]

Director/Auth. Signatory

For Shreesri Buildtech Private Ltd

[Signature]

Auth. Sign./Director

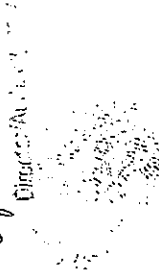


satisfying the liability, shall be the liability of the First Party/Land Owner.

6. That the Second Party/Builder shall construct the **Subject Property** on its own cost and expenses including Labour Cess and other incidental taxes relating to construction and shall also arrange all the building material, equipments, engage labour, supervisors, Engineers, Architects etc. The Second Party/Builder shall be entitled to raise construction either itself or through some other agencies, who shall work for the Second Party/Builder, whose charges shall be payable by the Second Party/Builder alone. The Second Party/Builder shall be principal employer for all purposes.
7. That the First Party/Land Owner shall not be responsible for any incident or accident happening on the site of construction, and the Second Party/Builder shall be solely responsible for all the acts and deeds done by it. The Second Party/Builder hereby undertakes to comply with all applicable laws, rules, regulations, bye-laws, enactments, orders etc. of any Authority, Corporation, Government, Court, Tribunal, Statute etc. and in case any loss is suffered by the First Party/Land Owner or it is made to make any payment on behalf

Anand Bansal

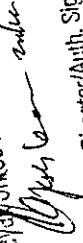
for Village of School No. 17 Ltd.
Open to all



of the Second Party/Builder, the Second Party/Builder will indemnify and compensate to the First Party/Land Owner to that extent.

8. That the Second Party/Builder shall construct the High Rise Multi-storied Building Complex Comprising of Block No. A-8 over the **Subject Property**. The Second Party/Builder shall construct High Rise Multi-storied Building as per Building Plan approved by the Kanpur Development Authority comprising of Lifts, staircases etc. and shall provide parking space required and all other common amenities and facilities therein within the **Subject Property** like water, sewer, electric connection and provide all the necessary common facilities and amenities and also connect such services with the main lines at its own cost and expenses.
9. That the Second Party/Builder shall adhere to Government policies and the relevant BIS/IS codes, Guidelines and practices relating to Earthquake Resistant Construction in the Development and Construction works.
10. That the Second Party/Builder shall arrange its own funds for constructions etc. and for the said purpose the Second Party/Builder may obtain loan from any person/s, bank or other Financial

For Vineyard Shree Real Estate (P) Ltd.



Director/ Auth. Signatory

For Shreesri Buildtech Private Ltd.



Auth. Sign./Director



Institution at its own guarantee and liability and the Second Party/Builder shall be solely liable to repay the same along with the interest thereon. The First Party/Land Owner shall not be responsible and shall not provide any guarantee/security/charge on its asset except the **Subject Property**.

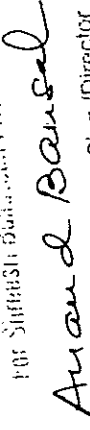
11. That the Second Party/Builder shall construct the parking on Ground Floor, First Floor, Second Floor, Third Floor & Fourth Floor i.e. upto Five Floors and thereon flats from Fifth Floor to Twentieth Floor i.e. Sixteen Floors, thus building will be constructed upto Twenty One Floors and the First Party/Land Owner shall be entitled to get 30% (Thirty Percent) saleable area of the flats and likewise the Second Party/Builder shall be entitled to get 70% (Seventy Percent) saleable area of the flats. If above the twentieth Floor, others floors shall be constructed the same shall be shared between the First Party/Land Owner and Second Party/Builder in proportion of aforesaid ratio i.e. 30% (Thirty Percent) & 70% (Seventy Percent) respectively.

12. That the First Party/Land Owner shall be the absolute owner of following 29 flats :-

For First Party/Land Owner

 Anand Bansal
 Auth. Sign./Director



For Second Party/Builder

 Anand Bansal
 Auth. Sign./Director



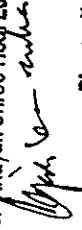
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13. That the Second Party/Builder shall be the absolute owner of following 66 flats :-

502, 503, 504, 505, 506, 601, 602, 603, 701, 702, 703, 704, 706, 801, 802, 803, 901, 902, 903, 904, 905, 1001, 1002, 1003, 1004, 1005, 1006, 1101, 1102, 1105, 1106, 1201, 1202, 1401, 1402, 1403, 1404, 1405, 1406, 1501, 1502, 1503, 1504, 1601, 1602, 1603, 1604, 1606, 1701, 1702, 1801, 1802, 1804, 1901, 1902, 1904, 2001, 2002, 2004, 2005, 2101, 2102, 2103, 2104, 2105, 2106.

14. That the constructed area including car parking, terrace, common areas and other assets etc. so constructed over the **Subject Property**, which comes out to be final at the end after the completion of the constructions over the **Subject Property** shall be shared as per agreed ratio 30:70 of the whole building, if could not be shared as per agreed said ratio of 30:70, the First Party/Land Owner and Second Party/Builder shall settle the difference of its share between them mutually either in cash or in kind.

For Vinayak Shree Real Estate (P) Ltd.



Director/Author, Signatory

For Shreesri Buildtech Private Ltd.

Anand Bansal

Author/Sign /Director



15. That the First Party/Land Owner and Second Party/Builder shall have right to exchange the flats mutually, if so, the same shall be reduced in writing.
16. That the First Party/Land Owner and Second Party/Builder against their respective shares/flats shall have right to book/allot flats/units to the prospective purchaser/s.
17. That the First Party/Land Owner being the land owner of the **Subject Property** has already paid External Development charges (EDC) to Kanpur Development Authority, hence herewith, notwithstanding the abovementioned sharing ratio, EDC to be charged from the prospective buyers shall be first reimbursed to the First Party/Land Owner and surplus remained, if any, shall be shared between the Parties in the following proportion:-
- | | | |
|------------------------|---|-----------------------|
| First Party/Land Owner | - | 30% (Thirty Percent) |
| Second Party/Builder | - | 70% (Seventy Percent) |
18. That marketing and advertisement expenses, incurred in respect to the Flat(s)/Unit(s) so constructed over the **Subject Property** by the Second Party/Builder, shall be borne by the First Party/Land Owner and Second Party/Builder according to their respective share ratio

For Mahesh Shree Real Estate (P) Ltd.

[Signature]
Authorized Signatory



For Shreesh Buildtech Private Ltd.

Anand Bansal

Auth. Sign./Director



, subject to maximum of 2.50 percent of total revenue of this project. The brokerage/commission shall be payable by the First Party/Land Owner and Second Party/Builder on actual basis for the sale of their respective shares as per para 11 of this agreement.

19. That the Second Party/Builder shall construct the **Subject Property** as per sanctioned Building Plan and shall put its effort to use maximum permissible FAR. The Second Party/Builder's right to construction is restricted only over the **Subject Property**. The First Party/Land Owner shall fully bear the cost and expenses of purchasable FAR from the concerned Authority, in case, it would be practically viable and agreed by the parties mutually.
20. That after completing the High Rise Multi-storied Building/Group Housing Complex over the **Subject Property**, the Second Party/Builder shall obtain no objection/ completion certificate from the concerned departments/ Authority as may be required on its own cost and responsibility.
21. That the First Party/Land Owner shall not intervene or cause any disturbance on site in the construction work, however, shall have right to check/examine whether the construction work is in progress

For Vinayak Shree Real Estate (P) Ltd.

Director/Auth. Signatory

For the Second Party/Builder
Anand Bansal
Director

or not as per agreed terms and conditions and according to standard quality.

22. That the Second Party/Builder shall complete the constructions over the **Subject Property** within 48 months from the date of execution of this builder agreement and the said time of 48 (Forty Eight) months may be extended up to 12 (Twelve) months in special circumstances and further as mutually decided by First Party/Land Owner and Second Party/Builder. In case the work is stopped due to force majeure or natural calamity beyond the control of the Second Party/Builder, in that case such period shall be excluded from the stipulated period of completion of the constructions over the **Subject Property**.

23. That after completion of the construction and receiving of Completion Certificate from the Competent Authority, all dues, rent, municipal taxes, labour cess, service tax and other related taxes etc. of any authority or body shall be borne by the First Party/Land Owner and Second Party/Builder for their respective shares till the same is sold out and/or transferred in any manner to the other Parties/Prospective Buyers and recovered in full or part, from such other parties/ prospective Buyers.

For Vinodh Shree Real Estate (P) Ltd.

Vinodh Shree

By _____
Authorized Signatory

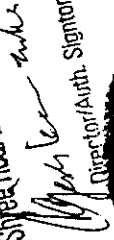
For Shreesri Builders Private Ltd.

Anand Bansal

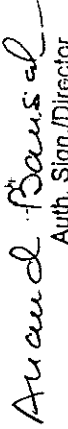
Auth. Sign./Director



24. That the First Party/Land Owner alongwith shall sign as Land owner and the Second Party/Builder shall sign as construction owner in the Agreements to Sale, Sale Deeds, Lease Deeds or any other transfer deed for the Flats/units which shall be executed in favour of prospective purchaser/s and/or transferee/s.
25. That the parties to this Builder Agreement shall indemnify to keep each other harmless.
26. That the First Party/Land Owner and the Second Party/Builder agree that in the development of the **Subject Property** there shall be enhancement of specifications, provisions, amenities and quality in the flats that shall eventually be delivered as compared to the flats/constructions covered in the Builder agreement vide document no. 2454 of 2011. Since in doing so the cost contribution of the Second Party/Builder shall increase, the First Party/Land Owner assures the Second Party/Builder to reimburse @ Rs.15,000/- per sq. mt., the sum agreed upon by mutual consent by both parties, in lieu of the increased costs of constructions towards the 30% share held by the First Party/Land Owner for the superior quality of materials, provisions of various appliances and

For Vinayak Shree Real Estate (P) Ltd.

 Director/Authorizing Signatory

For Shreesri Buildtech Private Ltd.


 Auth. Sign./Director



fitments in the flats and provision of various added common facilities, in the **Subject Property**, as laid down and described towards commitments, claims, responsibilities and liabilities in the printed sale brochure prepared for the **Subject Property**.

27. That if the Second Party/Builder abandons the construction work on the site and is unable to complete the same, in that case the First Party/Land Owner shall have the right:-

- (i) To claim the damages of marketable loss and/or;
- (ii) To value the construction work done by the Second Party/Builder on the site from registered valuer and shall pay valued cost after taking into account the encumbrances on the construction and amount received from the prospective purchasers / customers of the same to the Second Party/Builder and/or;
- (iii) Continue the construction work either itself or through any other agency at the cost of the Second Party/Builder.

28. That this Builder Agreement has been entered into by the parties hereto on principal to principal basis and it shall not be treated as a Partnership Agreement or as Association of the Persons.

29. That if any dispute arises between the First Party/Land Owner and Second Party/Builder the same shall be referred to the arbitration and

For First Party/Land Owner

 Director/Managing Director

For Second Party/Builder
 Anand Bansal
 Authorised Signatory



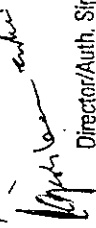
the First Party/Land Owner and Second Party/Builder to this agreement shall each have right to appoint one arbitrator and the appointed arbitrators shall choose a third arbitrator. However, in case the First Party/Land Owner and Second Party/Builder agree upon, they can appoint a sole arbitrator and in any case the decision of the arbitrators/sole arbitrator shall be binding upon the parties to this Builder Agreement.

30. That the terms and conditions of this Builder Agreement may be altered, changed and added with mutual consent of the First Party/Land Owner and Second Party/Builder in writing, if any further terms and conditions are settled between the First Party/Land Owner and Second Party/Builder the same shall be read as part of this Builder Agreement and shall be binding upon the parties.

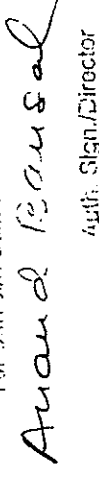
31. That the entire expense for the execution and registration of this Builder agreement is being borne 30% by the First Party/Land Owner and 70% by the Second Party/Builder.

IN WITNESS WHEREOF the parties to this Builder Agreement with their respective free-will without any undue influence or coercion after taking due advice from their well-wishers and advisors and after reading

For Vinayack Shree Real Estate (P) Ltd.


Director/Auth. Signatory

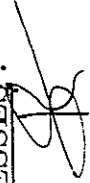
For Shree Shree Builders Private Ltd.


Auth. Sign./Director

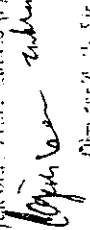


and understanding the terms and conditions written hereinabove have signed and put their left thumb impression in this Builder Agreement in the presence of witnesses on the day, month and year first above written.

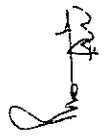
WITNESSES :-

1-  Shailesh Kumar Shukla
Advocate

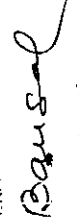
FIRST PARTY/LAND OWNER

For Vinayak Shakti Real Estate (P) Ltd.

Date: 20/07/2018

2-

 Anand Bansal
Advocate

SECOND PARTY/BUILDER

 Anand Bansal



DRAFTED BY ME AND PRINTED IN MY OFFICE.



SHYAM JI RASTOGI, Advocate
Chamber No. 15/192 old, New 15/1072
Civil Court Compound, Kanpur Nagar.
Mob. No. 9839085763

