



सत्यमेव जयते

6908hahj  
INDIA NON JUDICIAL



IN-UK30243882246234W

Government of Uttarakhand

e-Stamp

₹16,55,000  
VERIFIED  
LOCKED

Certificate No.

: IN-UK30243882246234W

Certificate Issued Date

: 05-Jul-2024 11:39 AM

Account Reference

: NONACC (SV)/ uk1204804/ HARIDWAR/ UK-HD

Unique Doc. Reference

: SUBIN-UKUK120480467257815981689W

Purchased by

: GARVIT INFRA CONSTRUCTIONS LLP

Description of Document

: Article 5 Agreement or Memorandum of an agreement

Property Description

: KHATA NO.122 AND KHASRA NO.915, VILLAGE-SALEMPUR  
MAHDOOD-2, TEHSIL AND DISTRICT-HARIDWAR

Consideration Price (Rs.)

: 0  
(Zero)

First Party

: RAVI SINGH CHAUHAN ALIAS RAVI SINGH

Second Party

: GARVIT INFRA CONSTRUCTIONS LLP

Stamp Duty Paid By

: GARVIT INFRA CONSTRUCTIONS LLP

Stamp Duty Amount(Rs.)

: 16,55,000  
(Sixteen Lakh Fifty Five Thousand only)

₹16,55,000



Surendra Singh  
Stamp Vender  
Lic. No.: 101/2001  
Tehsil Campus Haridwar

Please write or type below this line



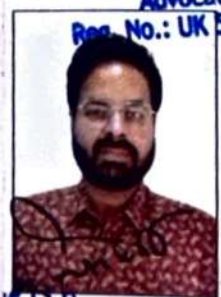
Shubham Singh  
Reg. No.: UK 531/2017

Shubham Singh  
Advocate  
Reg. No.: UK 531/2017



Garvit Infra Construc

Shubham Singh  
Advocate  
Reg. No.: UK 531/2017



Authorised Signatory

0001320015

Statutory Alert:

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





# Online Public Data Entry Summary

\*UKPDE2024075116437\*

DISTRICT NAME : हरिद्वार SRO : हरिद्वार, उत्तरांचल

5-Jul-2024

11:42:52AM

उत्तरांचल शासन

UKPDE2024075116437

Appointment Date: 05 Jul 2024

Appointment Time: 11:30 a.m to 12:30 p.m

Appointment TokenNo: 9

Deed/Article Type : Agreement with Possession

Sub-Deed/Sub-Article : Agreement with Possession

Village/Location For Index : अलेमपुर महपुर - 2

Village/Location/Road Selected for Circle Rate List : अलेमपुर महपुर - 2

Khewat : Khatoni

Khasra : 915

House/Flat No:

Area : 1.3700 इक्टेयर

Latitude

Land Value : 33,085,500.00

Transaction Value : 0.00

Advance : 0.00

Stamp Duty : 1,655,000.00

Pasting Fees : 144

Longitude : 0.0000000000

Construction Value : 0.00

Market Value : 33,085,500.00

Lease Period : 0.00

Avg. Rent : 0.00

Regn Fees : 25,000.00

Page : 72

व्यवसायिक निर्माण का विवरण		विवरण	
क्र.सं.	निर्माण का प्रकार	विवरण	
आवासीय निर्माण का विवरण			
क्र.सं.	निर्माण क्षेत्र	निर्माण का प्रकार	निर्माण तारीख
निर्बंधक शुल्क का विवरण			
क्र.सं.	वृत्तवर्ग की विधि	वृत्तवर्ग	संवर्धन क्रमांक
1	Cash	25,000.00	0
स्टाम्प शुल्क का विवरण			
क्र.सं.	वृत्तवर्ग की विधि	वृत्तवर्ग	संवर्धन क्रमांक
1	e-Stamp	1,655,000.00	0
		तारीख	स्टाम्प विवेका नईरी
		5-Jul-2024	

Appointment Date: 05 Jul 2024

Appointment Time: 11:30 a.m to 12:30 p.m

Appointment Token No: 9

पञ्चकार का प्रकार	पञ्चकार का विवरण	हस्ताक्षर	व्यवस्थापक	पैन नं	मोबाइल नं	पहचान पत्र संख्या
विक्रय / प्रथम पक्ष	बी रवि सिंह चौहान उर्फ बी रवि सिंह पुत्र बी करन सिंह निवासी गांव - भीतापुर, नजदीक शाहमरी स्कूल, ज्वालामपुर, हरिद्वार, उत्तराखंड - 249407		Self employed		9917100200	ADHAAR : 918551259426
क्रय / द्वितीय पक्ष	बी रवि सिंह इंफ्रा कंस्ट्रक्शंस एल०एम०पी०, (एनएमपीआईएन AAT-2066) द्वारा बी गौरव बाबू (पार्टनर) पुत्र बी राजीव कुमार निवासी ए-3, मिडार्थ कुंज अपार्टमेंट, प्लॉट नंबर 17, सेक्टर 7, द्वारका, पश्चिम-पश्चिम दिल्ली, दिल्ली - 110075		Self employed		9667223474	ADHAAR : 514765931615
क्रय / द्वितीय पक्ष	बी रवि सिंह इंफ्रा कंस्ट्रक्शंस एल०एम०पी०, (एनएमपीआईएन AAT-2066) द्वारा बी वितेन्द्र चौहान (पार्टनर) पुत्र बी अरविन्द चौहान उर्फ बी अरविन्द कुमार चौहान निवासी ए-105, आरोग्यम अपार्टमेंट, बडेरी राजपुतान, हरिद्वार, उत्तराखंड - 247667		Self employed		8954666165	ADHAAR : 478221458139
गवाह	बी महेश चंद्र बीबानसुख पुत्र बी रघुनाथ प्रसाद निवासी बकान नंबर बी/5, राज नगर कॉलोनी, डाकघर जेडक्यूए, हरिद्वार, उत्तराखंड		Self employed		9927673173	ADHAAR : 459316579474
गवाह	बी रिचम चौहान पुत्र बी रवि सिंह चौहान निवासी भीतापुर, हरिद्वार, उत्तराखंड		Self employed		0000000000	ADHAAR : 320592944131

Deed Writer / Advocate Name : Shubham Singhal, Advocate  
(Kotdwara)

(1)

## JOINT-DEVELOPMENT AGREEMENT

1. Valuation on the basis of Circle Rate of the Project Land : INR 3,30,85,500/-
2. Stamp duty paid : @5% of INR 3,30,85,500/- =  
INR 16,54,275/- or INR 16,55,000/-  
(Round off)
3. Circle Rate : As Per Page 47, Serial No. 4(D-2) of the  
Circle Rate List 2023, the Circle Rate of  
an agricultural Land is INR 2,30,00,000/-  
Per Hect.
4. Latitude of Project Land : 29.952044
5. Longitude of Project Land : 78.045563
6. Main Location : Khata No. 122 and Khasra No. 915 situated  
at Village - Salempur Mahdood - 2,  
Pargana - Roorkee, Tehsil & District -  
Haridwar, Uttarakhand  
Outside Nagar Palika Parisad
7. Total Area : 1.37 Hect. or 13,700 Sq.Mtr.
8. Covered area if any construction : N/A
9. Distance from the Main Road : Located at a Distance of more than 200  
Mtrs. from the Main Road
10. Nearest Road Area : < 5 Mtrs. but > 12 Mtr.
11. Description of Property : Agricultural Land
12. Consolidation going on or not : Outside the purview of consolidation



[Owner]

Garvit Infra Constructions LLP  
Authorised Signatory



[Developer]



(2)

This JOINT DEVELOPMENT AGREEMENT is made and executed on this 5<sup>th</sup> Day of July 2024 at Tehsil & District - Haridwar, Uttarakhand:

**BY AND BETWEEN**

**Mr. Ravi Singh Chauhan alias Mr. Ravi Singh, S/o Mr. Karan Singh, R/o Village - Sitapur, Near Primary School, Jwalapur, Haridwar, Uttarakhand - 249407**

Aadhar No. : 9185 5125 9426

PAN No. : AFCPC0406M

(hereinafter referred to as the "Owner" or "First Party");

(which expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective legal heirs, successors, legal representatives, administrators, executors and assigns) of the FIRST PART;

**AND**

**Garvit Infra Constructions LLP, (LLPIN AAT-2066) having its registered office at A3, CGHS, Siddhartha Kunj Apartment, Dwarka, South-West Delhi, New Delhi, Delhi India, 110075 through its Partners:**

**A. Mr. Gaurav Yadav, S/o Mr. Rajeev Kumar, R/o A-3, Siddharth Kunj Apartments, Plot No. 17, Sector 7, Dwarka, South-West Delhi, Delhi - 110075**

Aadhar No.: 5147 6593 1615

PAN No. : AEBPY6099N

**B. Mr. Jitendra Chauhan, S/o Mr. Arvind Chauhan alias Mr. Arvind Kumar Chauhan, R/o A-105, Arogyam Apartment, Badheri Rajputan, Haridwar, Uttarakhand - 247667**

Aadhar No.: 4782 2145 8139

PAN No. : AIWPC6037B

(hereinafter referred to as the "Developer")

(which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its Partners, Successors-in-Office, legal heirs/heirress, executors, administrators, legal representatives, and assigns) of the SECOND PART.

(Hereinafter the Parties of the First and Second Part shall collectively be referred to as the "Parties" and individually as "Party" as the context may require.)

[Owner]



Garvit Infra Constructions LLP

Authorised Signatory  
[Developer]

बही संख्या 1 रजिस्ट्रीकरण संख्या 6908 वर्ष 2024

Agreement with Possession  
Agreement with Possession

प्रतिफल रु0 : 0.00

मालियत रु0 : 33,085,500.00

अग्रिम धनराशि रु0:0.00

रजिस्ट्रेशन शुल्क  
रु0 25,000.00

प्रतिलिपि शुल्क  
रु0 144.00

इलेक्ट्रॉनिक प्रोसेसिंग शुल्क  
रु0 720.00

कुल योग  
रु0 25,864.00

शब्द लगभग  
7,000

श्री गर्वित इंफ्रा कंस्ट्रक्शंस एल०एल०पी०, (एलएलपीआईएन AAT-2066) द्वारा श्री गौरव यादव (पार्टनर) पुत्र श्री राजीव कुमार निवासी ए-3, सिद्धार्थ कुंज अपार्टमेंट, प्लॉट नंबर 17, सेक्टर 7, द्वारका, दक्षिण-पश्चिम दिल्ली, दिल्ली - 110075 ने आज दिनांक 05 Jul 2024 समय मध्य 1PM व 2PM को कार्यालय उपनिबन्धक हरिद्वार, प्रथम में प्रस्तुत किया।



*(Signature)*

गर्वित इंफ्रा कंस्ट्रक्शंस एल०एल०पी०,  
(एलएलपीआईएन AAT-2066) द्वारा श्री गौरव

*(Signature)*  
उपनिबन्धक  
हरिद्वार, प्रथम  
05-Jul-2024

इस लेख पत्र का निष्पादन विलेख में लिखित तथ्यों को सुन व समझकर श्री रवि सिंह चौहान उर्फ श्री रवि सिंह पुत्र श्री करण सिंह निवासी गांव - सीतापुर, नजदीक प्राइमरी स्कूल, ज्वालापुर, हरिद्वार, उत्तराखंड - 249407 ने अग्रिम धनराशि मुबलिय रु0 0.00 प्रलेखानुसार पाकर निष्पादन स्वीकार किया। इस लेखपत्र का निष्पादन द्वितीय पक्ष श्री गर्वित इंफ्रा कंस्ट्रक्शंस एल०एल०पी०, (एलएलपीआईएन AAT-2066) द्वारा श्री गौरव यादव (पार्टनर) पुत्र श्री राजीव कुमार निवासी ए-3, सिद्धार्थ कुंज अपार्टमेंट, प्लॉट नंबर 17, सेक्टर 7, द्वारका, दक्षिण-पश्चिम दिल्ली, दिल्ली - 110075 ने श्री गर्वित इंफ्रा कंस्ट्रक्शंस एल०एल०पी०, (एलएलपीआईएन AAT-2066) द्वारा श्री जितेन्द्र चौहान (पार्टनर) पुत्र श्री अरविन्द चौहान उर्फ श्री अरविन्द कुमार चौहान निवासी ए-105, आरोग्यम अपार्टमेंट, बडेरी राजपुतान, हरिद्वार, उत्तराखंड - 247667 ने भी स्वीकार किया।

जिनकी पहचान श्री महेश चंद्र श्रीवास्तव पुत्र श्री रघुनाथ प्रसाद लाल निवासी मकान नंबर बी/5, राज नगर कॉलोनी, हाकधर जेडब्ल्यूए, हरिद्वार, उत्तराखंड तथा श्री रिषभ चौहान पुत्र श्री रवि सिंह चौहान निवासी सीतापुर, हरिद्वार, उत्तराखंड ने की।



उपनिबन्धक  
हरिद्वार, प्रथम  
05-Jul-2024



(3)

**WHEREAS** as per the revenue records, Mr. Ashok Kumar, S/o Mr. Ramesh Chand was the sole and absolute owner of all that piece and parcel of land admeasuring about 2.667 Hect. forming part of Khata No. 122 and Khasra No. 915 situated at Village - Salempur Mahdood - 2, Pargana - Roorkee, Tehsil & District - Haridwar, Uttarakhand.

**AND WHEREAS** in the year 2004, Mr. Ashok Kumar sold the said 2.667 Hect. of land to Mr. Jugal Kishor Gupta, S/o Mr. Laxmi Narayan vide sale deed dated 23.08.2004, which is duly registered in the office of Learned Sub-Registrar Haridwar in Book No. 1, Jild No. 1530, Pages 203 to 206, Doc. No. 6112, on 23.08.2004. Thereby, Mr. Jugal Kishor Gupta became the sole and absolute owner of the said 2.667 Hect. of land with transferable rights thereon.

**AND WHEREAS** in the year 2022, vide order dated 17.01.2022 of Learned Tehsildar Haridwar in Case No. 555/2004 (filed U/S 34/35), *Jugal Kishore v. Satish and Ors.*, the names of the legal heirs of Mr. Jugal Kishor Gupta, namely, Mr. Ashok Kumar Gupta and Mr. Anil Kumar Gupta, were duly mutated in the revenue records.

**AND WHEREAS** later, in the year 2022, Mr. Ashok Kumar Gupta and Mr. Anil Kumar Gupta sold the said 2.667 Hect. of land to Mr. Madan Lal, S/o Late Mr. Kanhaiya Lal vide sale deed dated 18.11.2022, which is duly registered in the office of Learned Sub-Registrar First Haridwar in Book No. 1, Jild No. 6957, Pages 231 to 262, Doc. No. 11555, on 18.11.2022. Thereby, Mr. Madan Lal became the sole and absolute owner of the said 2.667 Hect. of land with transferable rights thereon.

**AND WHEREAS** the name of Mr. Madan Lal was also duly mutated in the revenue records vide order dated 08.05.2024 in case no. 4021/23-24.

**AND WHEREAS** further, out of the said 2.667 Hect. of land, Mr. Madan Lal, sold all that piece and parcel of land admeasuring about 1.37 Hect. or 13,700 Sq.Mtr. forming part of Khata No. 122 (as per Fasli Year 1424-1429) and Khasra No. 915 situated at Village - Salempur Mahdood - 2, Pargana - Roorkee, Tehsil & District - Haridwar, Uttarakhand (more fully described in a SCHEDULE OF PROPERTY) (hereinafter referred to as "**Project Land**") to the First Party/Owner through its POA, Mr. Rishabh Chauhan (authorized via Registered Power of Attorney dated 10.03.2022, which is duly registered in the office of Learned Sub-Registrar Haridwar in Book No. 4, Jild No. 301, Pages 281 to 296, Doc. No. 115, on 10.03.2022), vide sale deed dated 19.11.2022, which is duly registered in the office of Learned Sub-Registrar Second Haridwar in Book No. 1, Jild No. 6162, Pages 141 to 166, Doc.

[Owner]



Garvit Infra Constructions LLP

[Developer]  
Authorized Signatory

बही संख्या 1 रजिस्ट्रीकरण संख्या 6908 वर्ष 2024



*Ravi Singh*

रवि सिंह चौहान उर्फ  
श्री रवि सिंह



*Garvit Infratech*

गर्वित इन्फ्रा कंस्ट्रक्शंस  
एल०एल०पी०,  
(एलएलपीआईएन)



*Garvit Infratech*

गर्वित इन्फ्रा कंस्ट्रक्शंस  
एल०एल०पी०,  
(एलएलपीआईएन)



*Mahesh Chandra*

महेश चंद्र श्रीवास्तव



*Rishabh Chohan*

रिषभ चौहान



प्रतिज्ञ एवं साक्षीगण भद्र प्रतीत होते हैं। सभी के अंगुष्ठ चिन्ह नियमानुसार लिये गये हैं।

रजिस्ट्रीकर्ता अधिकारी/  
उप-निबंधक, हरिद्वार, प्रथम  
05 Jul 2024



(4)

No. 9157, on 19.11.2022. Thereby, First Party became the sole and absolute owner in possession of the Project Land with transferable rights thereon.

**AND WHEREAS** the First Party hereby confirms and declares that the name of the First Party has not been duly mutated in the revenue records.

**AND WHEREAS** the First Party hereby confirms and declares that he is having the clear and marketable title over the Project Land and the same is completely free and clear of all Encumbrances (as defined hereinafter) such as prior sale, gift, mortgage, dispute, litigation, threatened litigation, easement rights, acquisition, attachment in the decree of court, attachment (of the Income Tax Department or any department of any government or authority or of any other person or entity), acquisition, requisition, or attachment, court injunction, will, trust, exchange, lease, legal flaws, claims, partitions, prior agreement to sell, MOU or development agreement, joint venture agreement or agreement of any nature whatsoever or any other legal impediment in respect of the Project Land. There is no notice of default or breach of any law, rules, regulations etc., the lease deed, in respect of the Project Land.

**AND WHEREAS** the Developer is a Limited Liability Partnership Firm established in the year 2020 and incorporated under Limited Liability Partnership Act, 2008 and is engaged in the business of real estate development and possesses adequate experience and expertise required for development of all kinds of real estate projects. The firm is registered with Ministry of Corporate (MCA) bearing LLPIN AAT-2066.

**AND WHEREAS** the Developer herein have approached the First Party with an intention to develop the Project Land from the First Party and pursuant to the negotiations by and between the parties hereto and subject to the necessary approval being granted by the Competent Authority under the provisions of Uttarakhand housing and Urban Development Authority which approval/sanction is agreed to be persuaded by the Developer at their own costs and expenses and also subject to the plan of the proposed development being sanctioned by the HRDA or RERA, which responsibility is agreed to be shouldered by the Developer herein as a result of which hereof the First Party are desirous of appointing the Developer as developer of the Project Land more particularly described in the Schedule I hereunder written for the consideration and upon the terms and conditions hereinafter appearing.

[Owner]



Garvit Infra Constructions LLP

Authorised Signatory

[Developer]



**AND WHEREAS** the First Party has assured that the Project Land absolutely belong to the First Party and the First Party has not done any act which will prohibit the First Party from entering into this Joint Development Agreement.

**AND WHEREAS** the First Party has in accordance with terms of this Development Agreement, agreed to grant and assign, simultaneously with the execution of this Development Agreement, the absolute and exclusive Development rights (as defined hereunder) to the Developer to construct and develop a plotted developing on the Project Land.

**NOW THEREFORE**, in consideration of the foregoing and also in consideration of the mutual covenants, terms and conditions and understandings set forth in this Development Agreement, it has been thought fit and proper to put into writing the terms and conditions as so mutually agreed upon by and between the Parties hereto:

**Now, it is agreed and declared:**

#### **1. DEFINITIONS AND INTERPRETATIONS:**

In this Development Agreement, unless the context otherwise requires, the following expression shall have the following meanings:

- A. **"Approvals"** shall include, with respect to the Project including all permissions/ approvals, no objection certificates, permits, sanctions relating to or pursuant to sanction of layout plans, sanctioned plans, commencement, certificates, occupation/completion certificate (by whatever name called), license, renewal of license, exemptions, fire clearances, NOCs, clearances, or any other approvals required from any Governmental Authority or from any other person, as the case may be, for the acquisition, construction, development, ownership, occupancy, operation, management, disposal, transfer of or creation of third party(ies) interest in the Project.
- B. **"Completion" or "Completed"**, in respect of the Project, shall mean the completion of the construction and development of the Project as per the plan, architectural design and relevant permission/approvals and as evidenced by relevant Approvals (i.e., completion / occupation certificate) with respect to the Project.

[Owner]



Garvit Infra Constructions Lt.

Authorised Signatory

[Developer]





C. **"Development Agreement"** shall mean this agreement including all Schedules and Annexures attached hereto or incorporated herein by reference, as may be amended by the Parties from time to time in writing.

D. **"Development Rights"** shall refer to the entire development rights of the Project and shall include (but not be limited to), inter Cilia, the right, power, entitlement, authority, sanction, and permission to:

- i. enter upon and take control of the Project Land and every part thereof for the purpose of developing the Project;
- ii. plan, conceptualize and design the Project;
- iii. exercise full, free, uninterrupted and irrevocable marketing, or sale rights in respect of the plots on the Project Land by way of allotment, or any other manner of transfer or creation of third-party rights therein, have control with respect to the pricing of the Saleable Area (defined hereinafter) to be constructed on the Project Land and enter into agreements with such transferees as it deems fit and on such marketing, licensing or sale, to receive the full and complete proceeds as per the terms herein and give receipts and hand over ownership (through Owner), possession (through Owner), use or occupation of the Saleable Area;
- iv. carry out the any construction for the development of the Project and remain in control of peaceful enjoyment of the Project Land or any part thereof until the Completion and marketing, or sale of the Saleable Area and every part thereof;
- v. undertake any and all of the First Party Obligations in the event of defaults in undertaking the same, within such timelines as may be required by the Developer, and to do all such acts, deeds and things that may be required for the Project or for compliance of the terms in this Development Agreement including applying for and obtaining the Approvals which are required to be obtained by First Party under this Development Agreement;
- vi. appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, labour, workmen, personnel (skilled and unskilled) or other persons to carry out the development work and to pay the wages, remuneration and salary of such persons;

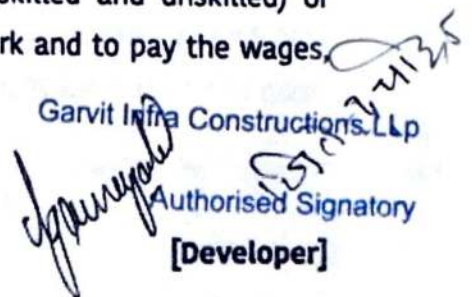
[Owner]



Garvit Infra Constructions LLP

Authorised Signatory

[Developer]



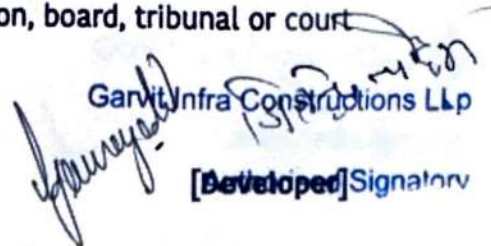
- vii. make payment and/or receive the refund of all other Charges (defined hereinafter) to and from all public or Governmental Authority(ies) or public or private utilities relating to the development of the Project Land paid by the Developer;
  - viii. carry out and comply with all the conditions contained in the Approvals as may be obtained from time to time;
  - ix. launch the Project for sale of the plots in the Project Land;
  - x. execute all necessary, legal and statutory writings, agreements and documentations for the exercise of the Development Rights and in connection with all the marketing or sale of the Subject Plot as envisaged herein;
  - xi. take appropriate actions, steps and seek compliances,
  - xii. Approvals and exemptions under the provisions of the Applicable Law;
  - xiii. demarcate the common areas and facilities, and the limited common areas and facilities in the Project in the sole discretion of the Developer, as per the lay out plan and Applicable Law and to file and register all requisite deeds and documents under the apartment ownership act with the competent authority;
  - xiv. do generally any and all other acts, deeds and things that may be required for the exercise of the Development Rights
- E. **"Encumbrances"** means any mortgage, pledge, equitable interest, assignment by way of security, conditional sales contract, hypothecation, right of other persons, claim, security interest, title defect, title retention agreement, voting trust agreement, interest, option, lien, charge, commitment, restriction or limitation of any nature, whatsoever, including restriction on use, voting rights, transfer, receipt of income or exercise of any other attribute of ownership, right of set-off, any arrangement (for the purpose of, or which has the effect of, granting security), or any other security interest of any kind whatsoever, or any agreement, whether conditional or otherwise, to create any of the same.
- F. **"Governmental Authority"** shall mean any government authority, statutory authority, government department, agency, commission, board, tribunal or court

[Owner]



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[Developer] Signatory





(8)

or any other law, rule or regulation making entity having or purporting to have jurisdiction on behalf of the Republic of India or any state or other subdivision thereof or any municipality, district or other subdivision thereof, including RERA and any municipal/local authority having jurisdiction over any matter pertaining to the construction and development of the Project;

- G. "Project Land" shall mean the total land including the area of Saleable plots as described in Schedule.
- H. "Saleable Area" means the area available in the Project Land for sale in open market to prospective buyer.

## 2. PURPOSE OF THE AGREEMENT:

- A. The purpose of this agreement envisages development of the Project Land belonging to the Owner and plotting thereon as conceived by the Developer with the Developer's own investments and funds. The Developer has agreed for the development of plots in the Project Land in accordance and as per the approved plans on the terms and conditions mentioned hereinafter.
- B. The Developer is hereby appointed to execute the aforesaid purpose on the Project Land for and on behalf of itself and also on behalf of the Owner herein and for the purpose of enabling the Developer to take up such development for and on behalf of itself and also on behalf of the Owner, the Owner is hereby granting an exclusive right to the Developer for the purpose of construction and development of the commercial project for and on behalf of the Owner and the Developer hereby accepts such appointment from the Owner on the terms and conditions herein contained.
- C. With regard to such development, it is agreed, confirmed and clarified by and between the Parties hereto, that this agreement is not an agreement to sell and/or transfer of the Project Land or any part or portion thereof to the Developer but is merely an agreement authorizing the Developer to develop this project in all respects at the costs and expenses of the Developer as agreed hereinafter and also to enable and/or authorize the Developer to enter into contracts on its own behalf and also on behalf of the Owner on mutually agreed terms with prospective allottees/purchasers/transferee(s) for sale/transfer/and/or for otherwise dealing with the plots comprised with the Project Land.

[Owner]

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[Developer]

- D. It is explicitly agreed and confirmed that the Developer shall only possess the Development Right and other rights as specified in this Development Agreement, while the ownership rights remain with the Owner.

### 3. PROJECT NAME:

The Developer may develop the Project Land in the name and style of the "Palm City". The same can be changed at the mutual and amicable decision of both the parties as per the requirement.

### 4. EFFECTICE DATE & DURATION:

- A. This agreement shall be deemed to have commenced on and from the date of execution of this agreement ("**Effective Date**") and thereafter, shall remain in full force and effect for the period of 15 (Fifteen) Months ("**Project Term**"), unless terminated earlier in accordance with terms herein.
- B. Once the Project Term expires, this Development Agreement will be automatically terminated unless both Parties mutually and amicably decide to extend the Project Term.

### 5. POSSESSION/TITLE DEEDS:

That the Owner, shall be under obligation to produce all the documents in original pertaining to his title available with him, if required to be produced by the Developer before any competent authority.

### 6. GRANT OF DEVELOPMENT RIGHTS AND CONSTRUCTION AND DEVELOPMENT OF THE PROJECT:

- A. On and from the Effective Date, the Owner irrevocably grants, assigns, and transfers to the Developer all the Development Rights in respect of the Project Land subject to the conditions/restrictions/limitations as prescribed herein the agreement.
- B. The Owner fully agrees that from the Effective Date, the Developer shall have the right to enter upon the Project Land directly or through its nominees, agents, architects, consultants, representatives, contractors, to do all such acts and deeds required and/or necessary for, exercising the Development Rights or for the implementation and development of the Project.

[Owner]



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15/11/2023  
Authorised Signatory

[Developer]





**7. SCOPE OF WORK, COVENANTS, AND OBLIGATIONS OF DEVELOPER:**

A. **COST AND EXPENSES:** The Developer shall bear and pay all the expenses related to the execution of this project except those which are specifically agreed to be paid and/or borne by the Owner in this agreement.

B. **PLAN:**

i. The Developer shall undertake the responsibility of preparation of master planning, lay out, drawing, maps and all other details and specification of this project shall be done by the Developer. Further, the Developer shall get the commercial plan sanctioned and if necessary, have the same modified by addition and alteration thereof in respect of this project form the appropriate sanctioning authority(ies). It is agreed that the cost of such sanction including sanction fee shall be borne and paid by the Developer.

ii. The Developer takes the obligation of the development as required by the sanctioning authority and all other related miscellaneous work related to plotting as per approved plans.

iii. The Developer shall undertake to develop the Project as per the sanctioned plan and approved drawing and not otherwise.

C. **PERMISSIONS:** The Developer shall obtain all clearances and permissions required only for executing this commercial project. In this regards it is agreed that in case there is any requirement for obtaining 'conversion' of the land use of the Project Land non-agricultural or some other use by statutory authorities prior to or after the sanction of Plan, as the case may be them, and in such event, such conversion of the Project Land shall be caused to be affected and/or completed by the Developer.

D. **PAYMENTS:** Any payments made by any allottee towards allotment or the consideration to be received from the third parties/allottees in lieu of the execution of the sale deed or any conveyance deed of the developed Project Land shall be received into the Escrow Bank Account only.

E. **ESCROW/JOINT BANK ACCOUNT:**

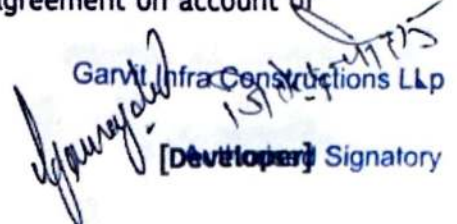
i. An Escrow/Joint bank account shall be opened by the Developer and Owner within 30 days from the date of execution of this agreement on account of

[Owner]



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[Developer] Signatory





this project with such bank as the Developer and Owner jointly thinks proper. The Escrow/Joint bank account will be operated on the basis of escrow agreement to be signed by the Developer, Owner, and escrow banker. All the amounts (including GST) as may from time to time received and/or realized towards Total Sale Proceeds including earnest money, part payments, and consideration amounts for and on account of sale or otherwise transfer/disposal or any other consideration that comes from this project and the same shall be deposited in such joint Escrow/Joint bank account.

- ii. The banker would be irrevocably authorized and instructed to disburse and distribute the amounts, which would from time to time be deposited in the Escrow/Joint bank account to transfer in the separate bank accounts of the Owner and Developer in the ratio of 85:15.
  - iii. No other bank account shall be used for deposit of the sale consideration for this project which in case will be considered as breach of this contract.
  - iv. The Parties shall on a quarterly basis (unless any other period is otherwise mutually agreed in writing), reconcile the accounts as regards the total sale proceeds and their respective entitlements in terms thereof and if any Party is found to have received more than its entitlement, such Party shall pay to the other Party the amount in excess so received.
- F. OCCUPANCY CERTIFICATE: The Developer shall obtain occupancy certificate from the sanctioning authority and all other certificates and permissions required for commencing occupation of the plots.

#### 8. SCOPE OF WORK, COVENANTS, AND OBLIGATIONS OF THE OWNER:

##### A. APPROACHING ROAD:

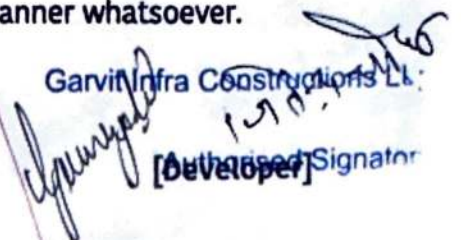
- i. The Owner takes an obligation for constructing 60 Ft. wide approaching road ("Approach Road") to the Project Land (starting after the main gate - passing over the bridge - to the Project Land) at his own cost and expenses out of his own land or other only after taking permission or approvals from the appropriate authorities and/or owners as required and further undertakes and represents that he shall approach road free from all sorts of encumbrances and disputes during and after the course and subsistence of the present Development Agreement without any disturbance hindrance in any manner whatsoever.

[Owner]



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[Developer]





- ii. The Owner further undertakes and represents that the Owner shall give or arrange the access of the main road (i.e., Starting From Shivam Autotech - Main Gate - Bridge - Project Land) ("**Access Road**") to the Developer to reach the Project Land and shall keep same free from all sorts of encumbrances and disputes during and after the course and subsistence of the present Development Agreement without any disturbance hindrance in any manner whatsoever. The Owner has assured that there are no reservations or bar of any law affecting the Project Land, Approach road, and Access road and there are no impediments in sanctioning of plans and carrying out plotting thereon.
- B. **ELECTRICITY LINE:** The Owner takes an obligation to provide a required working electricity line at the Project Land (From Main Poll to the Project Land) at his own cost and expenses. This will exclude any electricity line within the Project Land.
- C. **POSSESSION:** the Owner shall not obstruct the peaceful and vacant possession of the Developer over the Project Land.
- D. **OTHER OBLIGATIONS:**
  - i. The Owner takes an obligation to get his name duly mutated in the revenue records at his own cost and expenses.
  - ii. The Owner further undertakes not to create any hindrance or obstruction to the Developer during or in execution of this project.

#### **9. ALLOTMENTS/EXECUTION OF SALE DEEDS/ POWER AND AUTHORITIES:**

- A. **SALES AND MARKETING:** The Developer will be responsible for Sales and Marketing, Collection of Sales proceeds into the RERA Account, and other incidental activities in its own brand name.
- B. **ALLOTMENT AND EXECUTION OF SALE DEED:**
  - i. It is expressly agreed, confirmed, and clarified that the Developer shall be solely entitled to negotiate with the intending acquirers/allottees and to sell/transfer such portions at such rates/prices as determined and mutually decided by both the Parties.
  - ii. The Developer undertakes to deal with all issues, claims, complaints, and litigation related to Allotment and sale of Project Land including Saleable Area or any issue raised by any of the allottee(s).

[Owner]



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[Developer]



- iii. In case there is any issue with regard to the title of the land the same shall be liability and responsibility of the Owner.
- iv. The Developer shall initially execute allotment letter in favour of the proposed allottee(s) and thereafter, Developer and Owner shall execute the sale deed in their favour. The allotment letters and sale deeds shall include therein a reference to this agreement. Each allotment letter and sale deed shall be signed by both the Parties herein in favour of the proposed allottee(s). The First Party in the capacity of Owner as and the Developer in the capacity of the developer.
- v. Both the Parties shall not execute any sale deed of the Saleable Area in the Project Land without the written consent of other Party and both the Parties shall always be a signing authority in the sale deed of all the plots/ Saleable Area in the Project Land including receipts, allotment letter, registered or unregistered agreement to sell. If any of the mentioned documents are found to be unsigned by any of the Parties, those documents will be considered null and void.
- vi. Both Partners of the Developer will be the signing authority.
- C. Both the parties agree and covenant both shall perform its entire obligation mentioned in the Development Agreement.

#### 10. CONSIDERATION AND PAYMENTS:

- A. In consideration of developing the Project Land, the Owner agrees to divide or share the consideration amount with the Developer of all the sale/transfer proceeds (i.e., any conveyance deed) of all the Salable Area/Plots within the Project Land or any other consideration that comes from this project as received from the prospective purchasers/allottees/any other persons in the following Ratio:
- The Owner: 85%
  - The Developer: 15%
- B. The aforementioned ratio can be changed only at the mutual and amicable decision of both the Parties.

[Owner]



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[Developer]



- C. It is explicitly agreed, confirmed, and clarified that all the sale deeds or any other conveyance deeds of all the Saleable Area/Plots shall not be executed below the prevailing circle rate.

# 11. DEVELOPER'S ASSURANCES /REPRESENTATIONS:

- A. The Developer undertakes to sale all the Saleable Area within the Project Term.
- B. In any case, if the Developer delays or fails to complete this project or sale all the Saleable Area/plots within this project within the agreed time frame and/or the Project Term inspite of the Owner fulfilling all their obligations and no other liability or encumbrance being found in respect of the Project Land then in such event, the remaining Saleable Area will be divided between the Owner and Developer in the ratio of 85:15 within 15 days thereof. Further, Developer will not claim any of the Development cost from the Owner.
- C. The Developer shall not be regarded to have committed any breach of terms herein if the Developer is prevented from discharging any of its obligations due to:
- i. any delay on part of the Owner;
  - ii. defect in title of the Project Land;
  - iii. any encumbrances, disputes, or disturbance hindrance in any manner whatsoever found during the course and subsistence of the present Development Agreement;
  - iv. any conditions amounting to 'force majeure' as defined under the relevant law(s). In addition to such force majeure circumstances and notwithstanding such circumstances the Developer shall not be considered to be in default for delay caused due to any circumstances that is beyond the Developer's control such as tempest, earthquake, fire, civil commotion, riot, strike, or lockdowns due to pandemic or epidemic such as Covid-19, and any legislation, regulation ruling or any relevant government or court orders affecting the continuance of the obligation of the Developer.
- D. The Party claiming to be prevented or delayed in the performance of any of its obligations under this Development Agreement by reason of an event of Force Majeure shall use all reasonable endeavors to bring the event of Force Majeure

[Owner]



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to a close or to find a solution by which the Development Agreement may be performed despite of the event of Force Majeure.

**12. OWNER'S ASSURANCES /REPRESENTATIONS:**

- A. The Owner has declared and assured the Developer that the Project Land is free from all sorts of encumbrances, i.e., mortgage, charges, gifts, wills, exchanges, attachments, injunction notice prior agreement to sell/collaboration agreement etc.
- B. The Owner hereby declare that he is the sole and absolute owner of the Project Land and now seized and possessed of or otherwise well and sufficient entitled thereto without any disturbance hindrance in any manner whatsoever.
- C. The Owner further undertakes and represents that he shall keep the Project Land free from all sorts of encumbrances during the course and subsistence of the present agreement.
- D. There is no notice of default or breach on the part of the Owner or its predecessors in interest of any provisions of law in respect of the Project Land.
- E. The Owner hereby agreed that he will not grant lease, mortgage, charge or encumber the Project Land in any manner whatsoever during the existing/ substance of this agreement without prior written consent of the Developer and also undertakes that for the betterment of the Project shall acquire and to produce all the relevant papers documents and copy of the order if any from the competent Court Authority Concern.
- F. The Owner hereby agrees to sign, execute Registered Power of Attorney and also all the petitions, Affidavit, Deeds, Complaints, written objection, proposed site plan, , Completion Plan, Declaration of Amalgamation, Deed of Amalgamation, and all other necessary Documents in favour of the Developer for betterment of the plotting/development over the Project Land and adjacent land and also for the betterment of title over the Project Land and the Owner also agreed to pay all the costs and expenses of the documents in up-to-date condition and for betterment of title of the Project Land of the Owner herein.
- G. The Owner shall be liable and responsible for litigation, if any arose due to defects on his part or with regard to title in respect of the Project Land or any boundary, approaching road, and access road dispute and if any restraining order comes into

[Owner]



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[Developer]  
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force due to act of any third party or contagious land owners, then the Developer will be entitled to get cost of litigation from the Owner, which will be incurred by the Developer during such litigation. Be it mentioned that if there any type of litigation is found or arose due to any order of the competent Court Authority concern or any other competent authority concern, then the delay in respect of Project shall not be considered the delay on the part of the Developer.

### 13. MAINTENANCE OF THE PROJECT:

- A. Both the Parties have agreed that after completion of the development of the entire Project shall be maintained by the Developer for initial Twelve (12) months and after that may be maintained by maintenance agency nominated by the Developer, the charges of which shall be payable by the ultimate customers.
- B. It will be the liability of the Developer to form the resident welfare association at the cost and expenses of an ultimate customers.

### 14. UNDERSTANDING WITH REGARD TO RERA:

- A. The Developer being "Promoter" under RERA shall endeavor to procure registration of the Project under RERA after all the approvals for construction and development of the project including the environment clearance has been procured and makes such filing etc. under RERA related to the Project as may be required from time to time.
- B. The Owner hereby agrees and undertakes to forthwith provide all documents/information/undertakings and support as may be required for the registration of the Project under RERA. Each Party agrees to forthwith rectify any and all defects from their end that may in any way impede the process of registration of the Project under RERA.
- C. Developer agrees to undertake all obligations under this Agreement in a manner that the Project is compliant with RERA at all times, any penalty or implication or consequence due to non-compliance of the provisions of RERA in respect of the Project shall be borne and met by the Developer. Unless until the same is for the default of the Owner.
- D. This agreement shall not be treated as a partnership between the Owner and the Developer.

[Owner]



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[Developer]



**15. SEVERABILITY:**

If any provision of this Development Agreement shall be determined to be void or unenforceable under any Applicable Law, such provisions shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Development Agreement and to the extent necessary to conform to said Applicable Law, and the remaining provisions of this Development Agreement shall remain valid, and enforceable as applicable at the time of execution of this Development Agreement.

**16. SUCCESSORS AND ASSIGNS:**

This Development Agreement shall ensure to the benefit of and be binding upon each of the Parties and their respective successors or legal heirs.

**17. INDEMNITY:**

Without prejudice to the rights of the Parties under any other provision of this Development Agreement or any other remedy available to the Parties under law or equity, the Parties shall indemnify, keep indemnified, defend and hold harmless the aggrieved Party against any and all losses, expenses, claims, costs and damages (excluding any indirect or consequential losses) suffered, arising out of, or which may arise in connection with any misrepresentation or any breach of any representation or warranty or obligations of either Party contained in this Development Agreement and Other Documents.

**18. ENTIRE AGREEMENT:**

This agreement contains all the terms and conditions that have been agreed to between the Parties and shall supersede and replace all prior agreements and understandings, oral or written, between the Parties. On the execution of this agreement, all other documents, offers and proposals contained in other documents which are not expressly made a part of this agreement shall be deemed to have been cancelled and are not to be referred to or relied upon in any way or used for purpose of interpreting the terms of this contract and the rights of the Parties hereunder. All documents which are approved post execution of this Development Agreement such as the business plan, sale agreement, settlement agreement, agreement, the power of attorney(s), sale deed etc. shall form part and parcel of this Development Agreement.

[Owner]



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12/11/24  
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**19. SURVIVAL:**

Any termination as mentioned above shall not affect the accrued rights of the Parties hereunder.

**20. REPRESENTATIONS AND WARRANTIES:**

Each of the Parties hereby represents warrants and undertakes to the other Party that:

- i. It has the full power and authority to enter into, execute and deliver this Development Agreement and any other deeds, documents or agreements, including GPA, and consents, contemplated hereunder or pursuant hereto (the "Other Documents");
- ii. The execution and delivery of this Development Agreement and Other Documents and the performance of the transaction contemplated herein and under Other Documents has been duly authorised by all necessary corporate or other action of the Party; the execution, delivery and performance of this Development Agreement or any Other Document by such Party and the consummation of the transaction contemplated hereunder or under any Other Document shall not: (i) conflict with or result in any material breach or violation of any of the terms and conditions of, or constitute (or with notice or lapse of time or both will constitute) a default under, any instrument, contract or other agreement to which it is a party or by which it is bound; (ii) violate any order, judgment or decree against, or binding upon it or upon its respective securities, properties or businesses.

**21. Further Acts:**

Each Party will without further consideration sign, execute and deliver any document and shall perform any other act which may be necessary or desirable to give full effect to this Development Agreement and each of the transactions contemplated under this Development Agreement, Without limiting the generality of the foregoing, if the Approvals of any Government Authority is required for any of the arrangements under this Development Agreement to be effected, each Party will use all reasonable endeavors to obtain such Approvals.

[Owner]



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[Developer]



**22. NOTICES:**

Unless otherwise stated, all notices, Approvals, instructions and other communications for the purposes of this Development Agreement shall be given in writing and shall be send via email or through speed post addressed to the Party concerned at the address stated below and/ or any other address subsequently notified to the other Parties for the purposes of this Clause and shall be deemed to be effective in the case of personal delivery or delivery by courier at the time of delivery

**A. If to the Owner -**

Address: Flat No. 202, Petal Wood Apartments, Delhi-Haridwar Highway, Near HP Petrol Pump, Haridwar, Uttarakhand

Mobile No: +91 9917100200

Email: ravichauhan6633@gmail.com

**B. If to the Developer -**

Address: A-605, Arogyam Apartment, Badheri Rajputan, Opposite Crystal World, Haridwar- 249405

Mobile No: +91 8954666165; +91 9667223474

Email: garvitinfraconstructions@gmail.com

**23. GOVERNING LAW AND DISPUTE RESOLUTION:**

- A. The Development Agreement shall be governed by, and construed in accordance with, laws of India.
- B. In the case of any dispute, controversy or claim arising out of or in connection with this Development Agreement, including any question regarding its existence, validity, existence, interpretation, implementation or alleged breach of any provision of this deed or in the event of any controversy, dispute or difference arising out of or in connection with or in relation to any term of this Deed, the

[Owner]



[Developer]

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Party raising the dispute shall issue a written notice for settlement of the Dispute to the other Party through amicable discussions between the Parties.

- C. If the Dispute is not resolved by an amicable settlement within 30 (Thirty) days or such extended time as may be mutually agreed, from the date on which the written notice for settlement of such Dispute has been served by one Party on the other Party, then any of the Parties may within 15 (Fifteen) days after the conclusion of amicable settlement, by written notice to the other Party, refer the Dispute to arbitration.
- D. The arbitral tribunal shall be composed of a sole arbitrator.
- E. The Parties agree to appoint the sole arbitrator with the mutual consent of both the Parties within 15 (Fifteen) days after the initiation of arbitration.
- F. The seat of the arbitration shall be at Haridwar, Uttarakhand and the proceedings may be conducted through virtual mode.
- G. The language of arbitration shall be Hindi.
- H. The arbitration shall be in accordance with the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof. The award of the Arbitrator shall be final and binding on the Parties.
- I. Each party shall bear its own legal fees, expenses, and costs incurred in connection with the dispute resolution process. The costs of arbitration, including arbitrators' fees and administrative fees, shall be borne equally by the parties unless the arbitrator(s) determine otherwise.
- J. While any dispute is pending, the disputing Parties shall continue to perform such of their obligations under this Development Agreement as do not relate to the subject matter of the dispute, without prejudice to the final determination of the dispute.

**24. GENERAL:**

- A. No Partnership: Nothing contained in this Development Agreement shall constitute or be deemed to constitute an agency or partnership or association of persons between the Parties hereto. The responsibilities, rights, liabilities and obligations of the Owner and the Developer under this Development Agreement are not joint, but separate, limited and specific and the Parties shall be

[Owner]



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Independently entitled to their respective benefits and entitlements as provided under this Development Agreement.

B. Limited Liability: The Owner shall have limited liability being a landowner up to the land and all the related and ancillary approvals relating to project land. Further, all liability relating to development, marketing and sale shall be of developer.

C. Variation: No variation of this Development Agreement shall be binding on any Party unless such variation is in writing and signed by each Party.

25. In pursuance of the mutual agreement by the Parties the earlier signed agreements (if any) relating to the Project Land stand revoked on the date of signing of this Joint Development Agreement.

26. That the stamp duty is being paid, as computed below:

<b>PARTICULARS</b>	<b>TOTAL AREA</b>	<b>@RATE(INR)</b>	<b>VALUE(INR)</b>
<b>(A) Land:</b>			
1. Total Land Area:	1.37 Hect.	2,30,00,000/-	3,30,85,500/-
2. Road Width of Land:	< 5 Mtr.	+ 5% =	
3. Total Circle rate of Land as per Road Width:	-	2,41,50,000/-	
		-	
<b>(B) Stamp Duty Payable @5% of A</b>			16,54,275/- or 16,55,000/- (Round off)

27. The Stamp Duty and Registration Fee is being borne and paid by the Developer.

#### **SCHEDULE OF THE PROPERTY**

All that piece and parcel of land admeasuring about 1.37 Hect. or 13,700 Sq.Mtr. forming part of Khata No. 122 and Khasra No. 915 situated at Village - Salempur Mahdood - 2, Pargana - Roorkee, Tehsil & District - Haridwar, Uttarakhand Bounded and butted as under:

East:  
West

Other Land;  
Other Land;

[Owner]



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[Developer]





North  
South:

Road;  
Other Land

**IN WITNESS WHEREOF, THE OWNER AND DEVELOPER HEREUNTO HAVE SET THEIR HANDS TO THIS DEED WITH THEIR FREE WILL AND SOUND MIND AND AFTER UNDERSTANDING THE CONTENTS OF THIS DEED IN BOTH HINDI AND ENGLISH LANGUAGES ON THIS, MONTH AND YEAR FIRST ABOVE MENTIONED IN THE PRESENCE OF THE FOLLOWING WITNESSES.**

*(FINGERPRINTS AS PER SECTION 32A OF THE REGISTRATION ACT 1908)*

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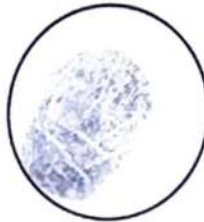
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**Middle-finger**

**Ring Finger**

**Little-finger**



**RIGHT HAND:**

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**Ring Finger**

**Little-finger**



**(Owner)**

*(FINGERPRINTS AS PER SECTION 32A OF THE REGISTRATION ACT 1908)*

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**Middle-finger**

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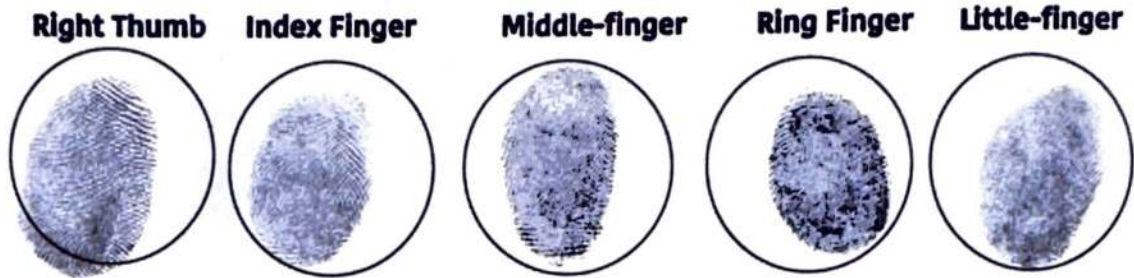
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**[Developer]**

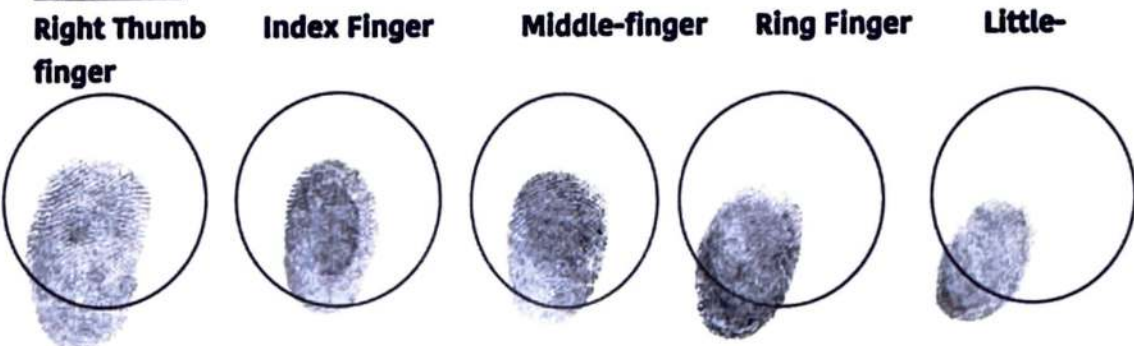
**RIGHT HAND:**



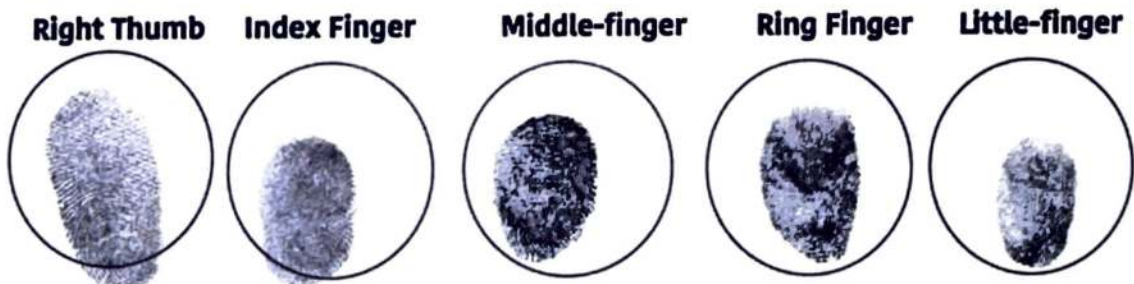
(Developer)

(FINGERPRINTS AS PER SECTION 32A OF THE REGISTRATION ACT 1908)

**LEFT HAND:**



**RIGHT HAND:**



(Developer)

**WITNESSES:**

1. Mr. Mahesh Chandra Srivastava, S/o Mr. Raghunath Prasad Lal, R/o Makan No. B/5, Raj Nagar Colony, Post Office JWA, Haridwar, Uttarakhand (Aadhar No. 4593 1657 9474)



(Signature)

[Owner]



Garvit Infra Constructions LLP  
Authorized Signatory  
[Developer]



  
भारत सरकार  
Government of India

  
रवि सिंह चौहान  
Ravi Singh Chauhan  
जन्म तिथि/ DOB: 01/08/1972  
पुरुष / MALE



**9185 5125 9426**

**आधार-मेरा आधार, मेरी पहचान**

  
आधार

भारतीय प्रिण्टिड पहचान प्राधिकरण  
Unique Identification Authority of India

पता:  
S/O करन सिंह, गांव सीतापुर,  
नजदीक प्राइमरी स्कूल, ज्वालापुर,  
हरिद्वार, हरिद्वार,  
उत्तराखंड - 249407

Address:  
S/O Karan Singh, Village Sitapur,  
Near Primary School, Jwalapur,  
Hardwar, Haridwar,  
Uttarakhand - 249407

**9185 5125 9426**

 1047  
1800 300 1047

 help@uidai.gov.in

 www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT

  
भारत सरकार  
GOVT. OF INDIA

RAVI SINGH  
KARAN SINGH  
01/08/1972  
Permanent Account Number  
AFCPC0406M

  
Signature

  
22/06/2015



भारत सरकार  
Government of India

आधार

गौरव यादव  
Gaurav Yadav  
जन्म तिथि / DOB : 03/08/1991  
पुरुष / Male

5147 6593 1615

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान अधिकरण  
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पता: S/O राजीव कुमार, ए-3 सिद्धार्थ कुंज  
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वेस्ट दिल्ली, दिल्ली, 110075  
Address: S/O Rajeev Kumar, A-3  
SIDDHARTH KUNJ APARTMENTS PLOT  
NO.17, SECTOR 7 DWARKA, South West  
Delhi, Delhi, 110075

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आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

GAURAV YADAV  
RAJEEV KUMAR  
03/08/1991  
Permanent Account Number  
AEBPY6099N

10092009



भारत सरकार  
Government of India

आधार

जितेन्द्र चौहान  
Jitendra Chauhan  
जन्म तिथि/DOB: 16/08/1982  
पुरुष/ MALE

4782 2145 8139  
VID: 9116 1045 1120 3187

मेरा आधार, मेरी पहचान

भारत सरकार  
Government of India

आधार

पता:  
द्वारा: अरविन्द कुमार चौहान, ए-105, आरोग्य अपार्टमेंट,  
बडहरी राजपुतान, हरिद्वार,  
उत्तराखण्ड - 247667

Address:  
C/O: Arvind Kumar Chauhan, A-105,  
AROGYAM APPARTMENT, Badheri Rajputan,  
Haridwar,  
Uttarakhand - 247667

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आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

JITENDRA CHAUHAN

ARVIND CHAUHAN

16/08/1982

Permanent Account Number  
AIWPC6037B

जितेन्द्र चौहान

Signature

जितेन्द्र चौहान

भारत सरकार  
Government of India

महेश चंद्र श्रीवास्तव  
Mahesh Chandra Srivastava  
पिता : रघुनाथ प्रसाद लाल  
Father : Raghunath Prasad Lal  
जन्म तिथि / DOB : 03/11/1972  
पुरुष / Male

4593 1657 9474

आधार - आम आदमी का अधिकार

भारत सरकार  
GOVERNMENT OF INDIA

रिषभ चौहान  
Rishabh Chauhan  
जन्म वर्ष / Year of Birth : 1999  
पुरुष / Male

3205 9294 4131

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता :  
मकान नं. 8/5, राज नगर कालोनी,  
पोस्ट ऑफिस जवा, हरिद्वार,  
जवालापुर, उत्तराखण्ड, 249407

Address:  
MAKAN NO.8/5, RAJ NAGAR  
COLONY, POST OFFICE JWA,  
Hardwar, Jwalapur, Haridwar,  
Uttarakhand, 249407

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भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता : S/O रवि सिंह चौहान, सोलापुर, हरिद्वार, उत्तराखण्ड, 249407

Address : S/O Ravi Singh Chauhan, Solapur, Haridwar, Uttarakhand, 249407

Aadhaar - Aam Aadmi Ka Adhikaar

*Rishabh*



Google Maps 29°57'07.4"N 78°02'44.0"E



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29°57'07.4"N 78°02'44.0"E

29.952044, 78.045563



Directions



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Salem Pur Mahdood, Uttarakhand



X22W+R68 Haridwar, Uttarakhand

Photos

Garvit Infra Constructions LLP

Authorised Signatory

# Ministry Of Corporate Affairs

Date : 20-04-2024 1:41:41 pm

## LLP Information

LLPIN	AAT-2066
LLP Name	GARVIT INFRA CONSTRUCTIONS LLP
ROC Name	ROC Delhi
Date of Incorporation	03/08/2020
Email Id	*****v.yadav03081991@gmail.com
Number of Partners	0
Number of Designated Partners	2
Registered Address	A3 CGHS SIDDHARTHA KUNJ APARTMENT DWARKA, South West Delhi, NEW DELHI, Delhi, India, 110075
Total Obligation of Contribution	10,000
LLP Status	Active
Strike off/amalgamated/transferred date	-
Status under CIRP	-

## Accounts and Solvency Filing Information

Date of filing	Financial Year
03/31/2023	03/31/2023

## Annual Returns Filing Information

Date of filing	Financial Year
	31-03-2021

Jurisdiction

Garvit Infra Constructions LLP

Authorised Signatory



ROC (name and office)

ROC Delhi

RD (name and Region)

RD, Northern Region

### Index of Charges

No Records Found

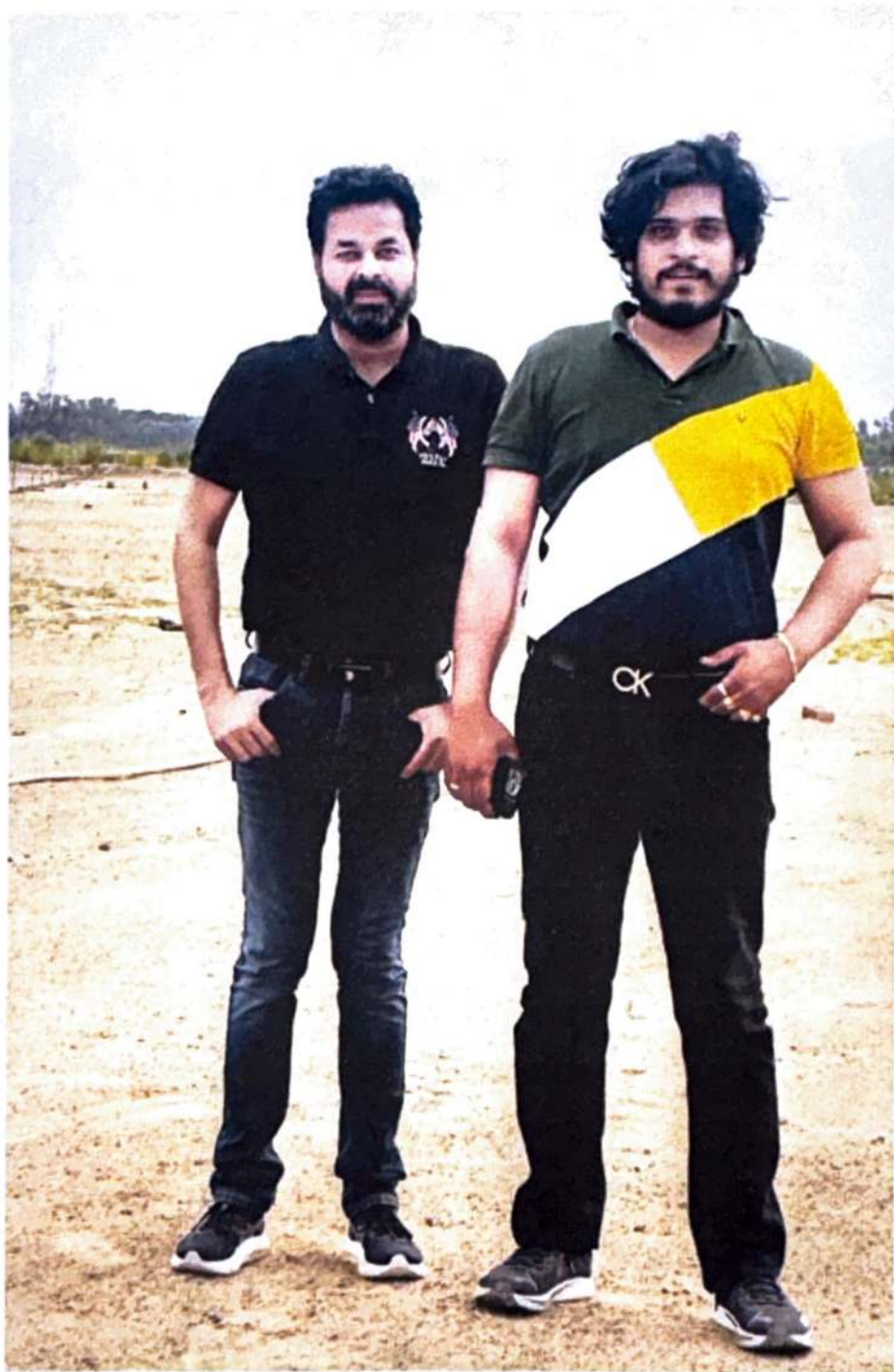
### Director/Signatory Details

Sr. No	DIN/PAN	Name	Designation	Date of Appointment	Cessation Date	Signatory
1	08820679	GAURAV YADAV	Designated Partner	03/08/2020	-	Yes
2	09453776	JITENDRA CHAUHAN	Designated Partner	19/04/2024	-	Yes



Garvit Infra Constructions Ltd  
Authorised Signatory





*[Handwritten signature]*

Garvit Infra Constructions LLP  
*[Handwritten signature]*  
Authorized Signatory



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAVFG4989K



नाम / Name

GARVIT INFRA CONSTRUCTIONS LLP

30082020

निगमन / गठन की तारीख  
Date of Incorporation / Formation  
03/08/2020

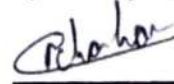


Garvit Infra Constructions LLP

Authorized Signator

(24)

2. Mr. Rishabh Chauhan, S/o Mr. Ravi Singh Chauhan, R/o Sitapur, Haridwar, Uttarakhand (Aadhar No. 3205 9294 4131)



(Signature)

**Drafted by me as per instructions of the Parties hereto-**

  
Shubh Singh  
Advocate  
Reg. No.: UK 531/2017



[Owner]

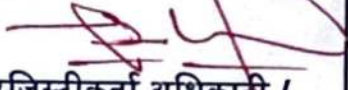
  
Garvit Infra Constructions LLP  
Authorised Signatory  
[Signature]

[Developer]



बही संख्या 1 जिल्द 8,392 के पृष्ठ 223 से 294 पर क्रमांक 6908

पर आज दिनांक 05 Jul 2024 को रजिस्ट्रीकरण किया गया।

  
रजिस्ट्रीकर्ता अधिकारी /  
उप-निबंधक, हरिद्वार, प्रथम  
05 Jul 2024

