

Annexure 7



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL79282576773666V
Certificate Issued Date : 22-Mar-2023 02:31 PM
Account Reference : IMPACC (IV)/ dl948903/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL94890330296717591099V
Purchased by : ANSAL PROPERTIES AND INFRASTRUCTURE LIMITED
Description of Document : Article 5-General Agreement
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : ANSAL PROPERTIES AND INFRASTRUCTURE LIMITED
Second Party : Not Applicable
Stamp Duty Paid By : ANSAL PROPERTIES AND INFRASTRUCTURE LIMITED
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

Ravi Kishor Pandey

For Ansal Properties & Infrastructure Ltd.

Authorised Signatory

Authorised Signatory

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcstestamp.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.
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.



SETTLEMENT AGREEMENT

This Settlement Agreement ['Settlement Agreement'] is entered at Lucknow on 19th day of March 2023 by and between following parties:

I. Ansal Properties & Infrastructure Ltd ['APIL'], a company incorporated under the Companies Act, 1956 with CIN No L45101DL 1967PLC004759 and having its registered office at 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi 110001, represented by Mr. Ashish Ojha Asst. General Manager – Sales and Marketing and Amit Arora Manager-A&F of APIL; duly authorized by the Board of APIL.

AND

II. Mr. Ram Kishor Panday S/o Late Dhunmun Panday R/o Village Tikhampur Post Tikhampur District Ballia , Uttar Pradesh.

(APIL) shall hereinafter be referred to as Party A. "Mr. Ram Kishor Panday" shall hereinafter be collectively referred to as Party B. The expression above shall, unless excluded by or repugnant to the content of this Settlement Agreement shall include their successors executors, administrators, legal representatives and assigns.]

WHEREAS:

A) APIL is engaged in the business of real-estate development including residential and commercial spaces as well as townships in various cities across India. One of its projects is at 'J-Blocks Plots' is located in their township Sushant Golf City at Lucknow (hereinafter referred to as the "Project").

B) Party B invested certain sum of amount in the aforesaid Project and was allotted **Unit No: 3502-0-J/02/0051 with Area 242 Sqmt.** (hereinafter referred to as the "Said Unit") but due to some contingencies there are certain differences between the parties and for the purpose of settling the disputes, the parties are entering into the present Settlement Agreement (hereinafter referred to as the "Said Agreement") for the aforesaid Unit.

C) In course of execution of the aforesaid terms some disputes and differences arose amongst the parties with respect to mutual rights and obligation under the Said Agreement. As a consequence of the said dispute and differences, the following complaints / proceedings were filed (if any):

Sl. No.	Complaint / FIR/Case	Pending Before
1.	FIR No. 564 OF 2022	PS-SUSHANT GOLF CITY (ACJM-2) LUCKNOW

D. Now, Party A and Party B have arrived at an amicable resolution and thereby have agreed to settle all their disputes in full and final in relation to the Said Unit.

E. The present agreement is therefore executed between the parties to record the terms of the settlement, as are hereinafter set forth.

F. That the Second Party had booked **3502-0-J/02/0051** admeasuring about **242 Sqmt.** by paying Rs.12,94,125/- to the First Party.

G. That in lieu of the booking amount paid by the Second Party, the first party is allotting alternative **0501-0-G/07/0022 measuring 300 sq mt** . The first party ensure the second party that the land on which the said plot will be build shall be free from all "hassle and encumbrance.

Ansal Properties & Infrastructure Ltd.

Authorized Signatory

Authorized Signatory



NOW THEREFORE THIS AGREEMENT WITNESSETH AND THE PARTIES MUTUALLY COVENANT WITH EACH OTHER AS UNDER

1. That the subject matter of the present agreement is settlement of all disputes and differences between the parties, as mentioned above. This Agreement shall come in effect and be binding on the Parties immediately upon execution of sale deed .

2. That the Parties endorse, particularly, Party **B** that this agreement is being entered into without any undue influence, coercion and force. The parties to this Settlement Agreement are entering into this Settlement Agreement at their free-will to amicably resolve their disputes, issues, concerns, pending litigation[s] in relation to the Said Unit / Flat. It is agreed between the parties that upon execution of this agreement, Party **B** undertakes that it shall not initiate, sustain or continue any action, claim or proceeding against **APIL** in relation to the Said Unit / Flat in any manner whatsoever.

3. Obligations of APIL:

i. That the first party will execute sale deed and hand over the physical possession to second party according to settlement agreement.

ii. The above actions are being undertaken by **APIL** in lieu of and by way of full and final settlement of all **APIL**'s dues both past and present in this regard and towards the Unit / said Property as well as towards all claims and disputes that Party **B** may have against Party **A**.

iii. If there is any breach of the settlement agreement on the part of Party '**A**', then Party '**B**' shall be free to take legal action against Party '**A**' as per law.

4. Obligation of Party B:

i. At the time of execution of this Settlement Agreement, Party **B** will fully cooperate in signing and executing all such documents as are required for the immediate and complete withdrawal of all proceedings and actions initiated by Party **B**.

ii. Party **B** also agrees to sign/execute a Power of Attorney / Letter of Authorization/ Vakalatnama, as the case may be, in favour of a person nominated by Party **A**, authorizing such person to take all steps necessary for the withdrawal of all proceedings and actions initiated by Party **B** against **APIL**.

iii. Party **B** undertakes to co-operate with all steps for termination of the actions and proceedings initiated against **APIL** and the Party **B** shall not claim any delay compensation for the aforesaid units from Party **A**, in any case whatsoever.

iv. Further, Party **B** will withdraw any other complaint[s] and/or proceedings[s] initiated by it against **APIL** and/or any of its Directors and/or Shareholders, in relation to the Unit / said Property which may not be specifically mentioned in the present Settlement Deed.

v. Party **B** agrees not to initiate any future action, claim, proceeding or take any action whatsoever which are prejudicial to the interests and rights of **APIL**.

5. Binding nature of the Settlement Agreement:

Residential Properties & Infrastructure Ltd



1. This Settlement Agreement shall be binding on parties and parties shall perform their obligations under the Settlement Agreement in letter and spirit.

2. In case of breach of obligations under this Settlement Agreement, the aggrieved party shall be entitled to seek immediate relief against the defaulting party, including but not limited to injunction against the defaulting party and/or refund of any monies and/or specific performance.

6. Confidentiality:2. Both the Parties agree to keep all negotiations/ agreement on a confidential basis, including the existence and contents of this Settlement Agreement. If a disclosure is required by law, the disclosing party will do so after seeking prior written approval from the other Parties.

7. Amendment:

The parties may amend the terms of this Settlement Agreement by mutual consent in writing.

8. Governing Law and Jurisdiction:

This Settlement Agreement shall be governed by the laws of India. Any disputes arising out of or in connection with the validity, interpretation or implementation of this Settlement Agreement shall be subject to the exclusive jurisdiction of the courts of Uttar Pradesh.

9. Entire Agreement:

This Settlement Agreement and any definitive agreement entered into pursuant to the present Settlement Agreement constitutes the entire agreements, promises, assurances, warranties, representations and understandings between them, whether written or oral, relating to its subject matter and supersedes any other agreement, written communication, oral understandings and any other commitment agreed to between the parties prior to this Agreement.

10. Assignment:

The Parties cannot assign or transfer any of its rights and benefits under this Settlement Agreement except with the prior written consent of the other party.

11. Severability:

If any provision of this Settlement Agreement is or becomes illegal, invalid or unenforceable in any respect under the law of nay jurisdictions, such provision shall be deemed to be severed from this Settlement Agreement. The parties agree that the remaining provisions will remain in full force and be binding on all parties.

IN WITNESS WHEREOF THE PARTIES HAVE HERETO SET THEIR HANDS IN THE DAY AND YEAR FIRST WRITTEN ABOVE.

**FOR ANSAL PROPERTIES &
INFRASTRUCTURE LTD**

**RAM KISHOR PANDEY
S/O LATE DHUNMUN PANDAY
R/O VILLAGE TIKHAMPUR
POST TIKHAMPUR
DISTRICT BALLIA ,
UTTAR PRADESH**

Ansals Properties & Infrastructure Ltd.


Authorized Signatory

Authorized Signatory

(_____)
Party A

(Ram Kishor Pandey)
Party B

WITNESSES:

1. Shri Harendra Nath Pandey 
2. Shri. Binay Tuvare (Binay)