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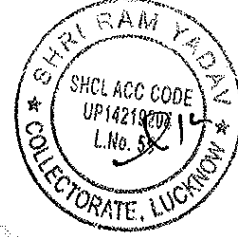


सत्यमेव जयते

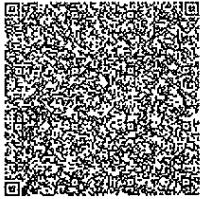
INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP02614492428104T
 Certificate Issued Date : 08-Jul-2021 12:03 PM
 Account Reference : NEWIMPACC (SV)/ up14219204/ LUCKNOW SADAR/ UP-LKN
 Unique Doc. Reference : SUBIN-UPUP1421920493357874121502T
 Purchased by : MAYANK TRIPATHI AND BABITA PATHAK
 Description of Document : Article 17 Cancellation
 Property Description : Cancellation
 Consideration Price (Rs.) :
 First Party : PINTAIL INFRACON LLP
 Second Party : MAYANK TRIPATHI AND BABITA PATHAK
 Stamp Duty Paid By : MAYANK TRIPATHI AND BABITA PATHAK
 Stamp Duty Amount(Rs.) : 220
 (Two Hundred And Twenty only)



STAMP PAPER USED

Sub-Registrar (MADRAS) LUCKNOW

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

PINTAIL INFRACON LLP

Authorised Signatory

PINTAIL INFRACON LLP

Authorised Signatory



Signature of Sumit



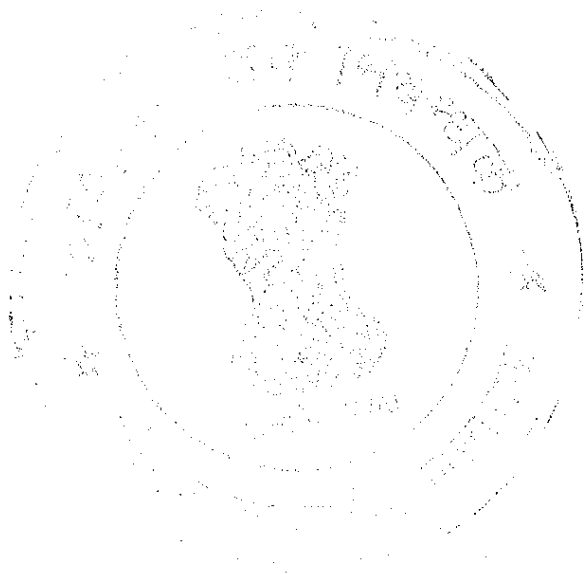
Signature of Babita Pathak

Babita Pathak



Statutory Alert:

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



2021-07-16 00:00:00

भाग 1
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक मोहनदास लखनऊ क्रम 2021232021570

आवेदन संख्या : 202100822018851

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2021-07-16 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम मयंक त्रिपाठी

लेख का प्रकार विक्रय अनुबंध विलेख का

प्रतिफल की धनराशि 6011844 / 0.00

1. रजिस्ट्रीकरण शुल्क 100
2. प्रतिलिपिकरण शुल्क 60
3. निरीक्षण या तलाश शुल्क
4. मुहत्तर के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. याचिक भत्ता

1 से 6 तक का योग 160

शुल्क वसूल करने का दिनांक 2021-07-16 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2021-07-16 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

9



<u>CANCELLATION AGREEMENT</u>			
1	Ward / Pargana	Mohanlalganj, Lucknow	
2	Village	Masternau	
3	Details of Property	Plot No: PCP-S4-P1-E045 Pintail Park City (Ph 1 Plots)	
4	Unit of measurement	Sq. Meters	
5	Size of Plot	200 Sq. meters	
6	Location	More than 200 meters from Sultanpur Road, Lucknow	
7	Total Sales Consideration	60,11,844.00	
8	Total amount paid by Allottee	44,12,640.86	
10	Bound By	East	18 Meter wide Road
		West	Plot No. PCP-S4-P1-E067
		North	Plot No. PCP-S4-P1-E046
		South	Plot No. PCP-S4-P1-E044

PINTAIL INFRACON LLP

Authorized Signatory

PINTAIL INFRACON LLP

Authorized Signatory



Babita Patra



MA2
Supathi





STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

ATTEST:

My Commission Expires _____

10/20/17

[Handwritten Signature]



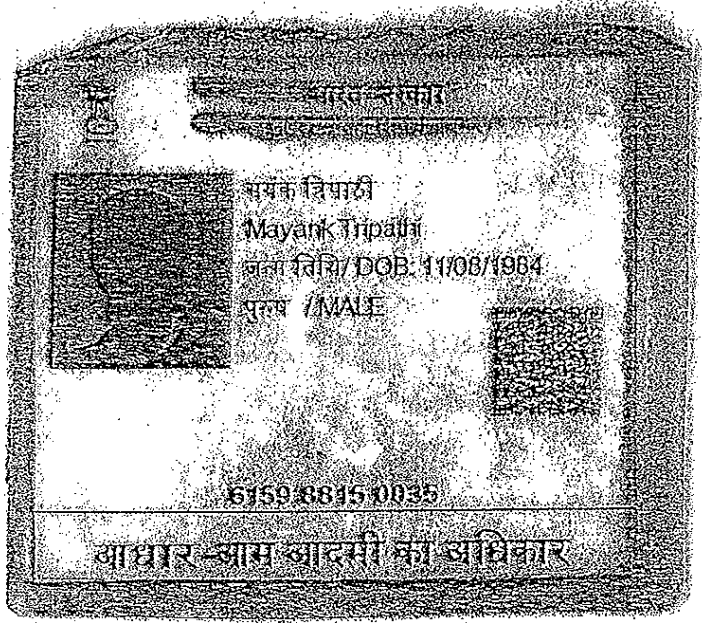
Sumit Jaiswal

Asst. Manager (Customer Service)
Employee Code : PIPL26

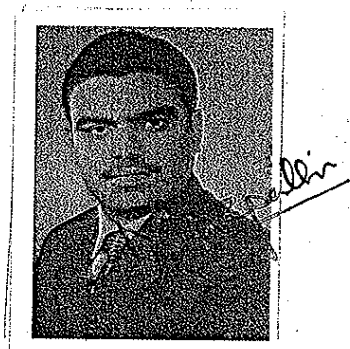
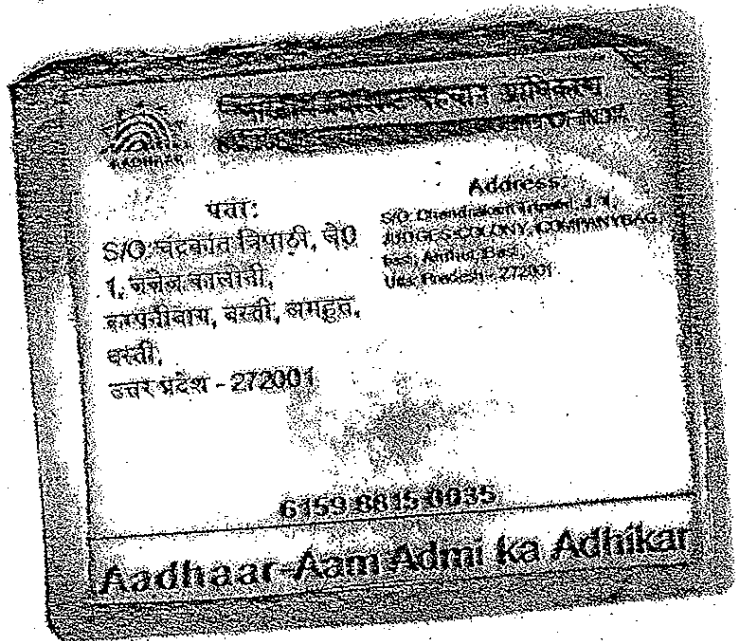
PINTAIL INFRACON LLP

Office Address :
7th Floor, Eideco Corporate Tower
Vibhuti Khand, Gomti Nagar, Lucknow - 226 010
Ph. : 0522-4963000 | E-mail : info@pintail.co.in
Website : www.pintail.co.in





M. Tripathi



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MAYANK TRIPATHI

CHANDRAKANT TRIPATHI

11/08/1984

Permanent Account Number

AGAPT5795R


M. Tripathi


Signature




07092007

*MA 2
Tripathi*


 दशमं पाठक
Babita Pathak




जन्म तिथि / DOB: 05/01/1965
 लिंग / Female



3197 4182 5364

आधार - आम आदमी का अधिकार




Babita Pathak


 भारतीय जनता पार्टी
 भारतीय जनता पार्टी

पता: श्रीमती. अमन विपरीत
 14, गोपी लाल रोड पोस्ट ऑफिस के पास
 फर्स्ट-स्टेज कुलुवाकर
 इलाहाबाद-224304

Address: 14/0, Mayank
 Road, 14, Gandhi Nagar,
 Near Road Post Office,
 Padraun, Kustnagar,
 (Farakka, Uttar Pradesh),
 224304

3197 4182 5364



Babita Pathak

आयकर विभाग

INCOME TAX DEPARTMENT

BABITA PATHAK

SHRI CHANDRA PATHAK

05/01/1985

Permanent Account Number

CCKPP2127F

Babita Pathak

Signature



भारत सरकार


GOVT OF INDIA



Babita Pathak

Babita Pathak

CBA **GENERAL SECRETARY**



Name: SAMRAT MISHRA LAL
Fathers Name: SHRI K. L. MISHRA
CBA LEG.No.: S-682
Bar Council No: 4324/2008
Mobile No.: 9335220408

GENERAL SECRETARY



Samrat Mishra Lal

CENTRAL BAR ASSOCIATION

ADDRESS

555GA/128, SUBHASH NAGAR,
LUCKNOW



भारत सरकार

Government of India



अमित कुमार सिंह
Amit Kumar Singh
जन्म तिथि / DOB : 12/06/1983
पुरुष / Male



3732 9837 2173

आधार - आम आदमी का अधिकार



आधार

Unique Identification Authority of India

पता:
आत्मज: अरुण कुमार सिंह, 10 /
239, सेक्टर - 10, इंदिरा नगर,
लखनऊ, इंदिरा नगर, उत्तर प्रदेश,
226016

Address:
S/O: Arun Kumar Singh, 10 / 239,
Sector - 10, Indira Nagar,
Lucknow, Indira Nagar, Uttar
Pradesh, 226016

3732 9837 2173

1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



Arun Kumar Singh
For Postal Infracom 24

CANCELLATION AGREEMENT

THIS CANCELLATION AGREEMENT along with its annexures (hereinafter referred to as the "CF Agreement") is made and executed at Lucknow, Uttar Pradesh on this 16th day of Jul'2021.

BETWEEN

1. **Pintail Infracon LLP**, a limited liability partnership incorporated/registered under the LLP Act 1628, having its principal place of business at G-40, Jangpura Extension, Birbal Park, New Delhi – 110014, (PAN AATFP8087D), acting through its authorized signatory Mr. Sumit Jaiswal s/o Sh. G. D. Gupta, authorized vide Authorization Letter dated 11-08-2018 hereinafter referred to as the "Developer" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the designated partners for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns) **OF THE FIRST PART.**
2. Mr. Mayank Tripathi (PAN No. AGAPT5795R), S/o Mr. Chandrakant Tripathi, aged about 36 years, residing at 14, Gandhi Nagar, Near Head Post Office, Padrauna, Kushinagar, Uttar Pradesh- 274304 hereinafter called the "**Allottee 1**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns) **OF THE SECOND PART.**
3. Mrs. Babita Pathak, (PAN No. CCKPP2127F) W/o Mr. Mayank Tripathi aged about 35 years, residing at 14, Gandhi Nagar, Near Head Post Office, Padrauna, Kushinagar, Uttar Pradesh- 274304 hereinafter called the "**Allottee 2**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns) **OF THE SECOND PART.**
4. The entities specified in Schedule 1 hereto (hereinafter called the "**Owners**", which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their respective, successors-in-interest and permitted assigns) **OF THE THIRD PART.**
5. M/s Pintail Realty Developers Ltd, a company incorporated under the Companies Act, 1956, having its registered office at Room on 3rd Floor, 9B, Lal Bazar Street, Kolkata, WB - 700001 (hereinafter referred to as the "**Licensee**", which expression shall, unless repugnant to the context, be deemed to mean and include its representatives, nominees, successors and permitted assigns), **OF THE FOURTH PART.**

The Allottees, the Developer, the Owners and the Licensee are hereinafter individually referred to as "**Party**" and collectively as "**Parties**".

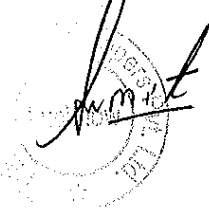
WHEREAS:

- A. The Developer is in the process of developing an integrated township on a land parcel admeasuring 200 acres under the name and style of "**PINTAIL PARK CITY**". However, the current phase being plotted development of Pintail Park City project shall be developed over a parcel of land admeasuring approximately 111.44 acres (hereinafter referred to as "**the Land**") which is being acquired and shall be known as "**Pintail Park City (Phase 1 Plots)**".

PINTAIL INFRACON LLP

Authorized Signatory

Authorized Signatory



Babita Pathak

Page 2 of 8

M. J. Tripathi



- B. The Allottee had applied for purchase of a plot admeasuring 239.20 sq. yards / 200 sq. meters in Pintail Park City (Phase 1 Plots) vide application no. 113, dated 10.04.18 and was allotted the plot bearing no. PCP-S4-P1-E045, (hereinafter referred to as "the Demised Plot") vide allotment / Confirmation letter dated 07.06.2018.
- C. Subsequently, an Agreement for sale (AFS) dated 14.09.2018, (hereinafter referred to as "the Agreement for Sale") respect of the Demised Plot was executed, inter alia, between, the Allottee and the same was registered with the office of registrar of sub- assurances, Tehsil - Mohanlalganj, Lucknow as document Sr. no. 17168, at Mohanlalganj, Lucknow, Uttar Pradesh.
- D. The Allottee has made an aggregate payment of INR 44,12,640.86/- (Indian Rupees, Forty-Four Lakhs Twelve Thousand Six Hundred Forty & Eighty-Six Paisa Only) (hereinafter referred to as "Booking Amount") towards purchase price of the Demised Plot.
- E. The Allottee has agreed to transfer all its rights, title and interest in the Demised Plot in favour of Mrs. Devanshi Sinha & Alok Singh under co-ordination of the FIRST PART (hereinafter referred to as "New Allotees").
- F. The Allottee has requested the Developer to cancel / terminate the Agreement for Sale and cancel / terminate the allotment of the Demised Plot in his favour. The Allottee represents and warrants to the Developer that the Demised Plot is free and clear of all encumbrances. It has been further requested by the Allottee that since he has agreed to transfer its all rights, title and interest in the Demised Plot in favour of the New Allottee and the Developer shall adjust Rs. 44,12,640.86/- towards purchase consideration which the New Allottee is required to be pay to the Developer for the Demised Plot.
- G. Based on the request and representations of the Allottee, the Developer has agreed to terminate the Agreement for Sale and cancel / terminate the allotment of the Demised Plot in his favour on terms more particularly set out herein under.

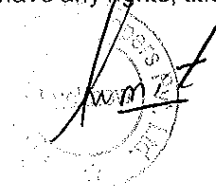
NOW THEREFORE, in consideration of the terms and conditions set forth hereinafter, the Parties to this CF Agreement intending to be legally bound hereby agree as under:

1. Subject to the terms and conditions set out in this CF Agreement, the Parties agree that on execution and registration of this CF Agreement, the Agreement for Sale shall stand terminated and all rights and obligations of the Parties thereunder shall also stand extinguished. It is also agreed amongst the Parties that the allotment of Demised Plot in favour of the Allottee shall stand cancelled / terminated simultaneously with the execution of this CF Agreement.
2. The Allottees shall, seven (7) days, prior to the proposed date of execution and registration of this CF Agreement return all original receipts, allotment letter, agreement for sale, and other documents exchanged between the Allottees and the Developer in respect of the Demised Plot.
3. The Parties agree that Indian Rs. 44,12,640.86/- (Indian Rupees, Forty-Four Lakhs Twelve Thousand Six Hundred Forty & Eighty-Six Paisa Only) shall be adjusted towards purchase consideration which the New Allottee is required to pay towards purchase consideration of the Demised Plot to the Developer.
4. The Allottee hereby confirms and assures that on and from the execution and registration of this CF Agreement, it shall not have any rights, title, interest and obligations in or related to the Demised

PINTAIL PARK CITY

Authorized Signatory

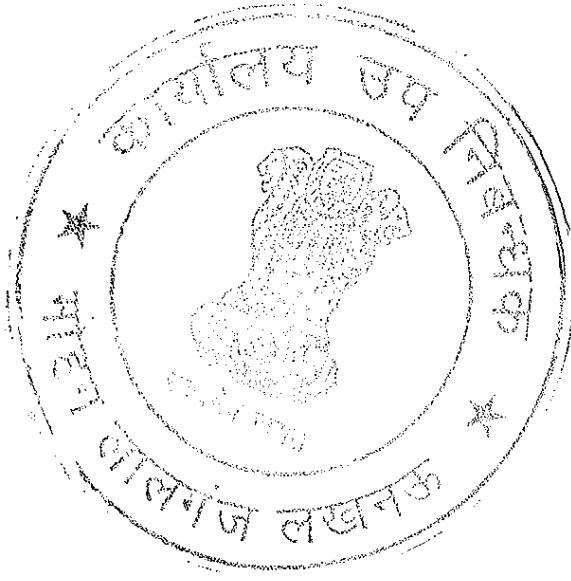
Authorized Signatory



Babity Pathak

Page 3 of 8

Mrs. Devanshi Sinha & Alok Singh



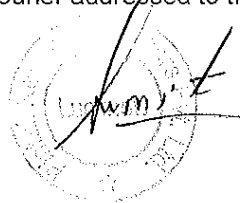
Plot and all its rights, title, interest and obligations in or related to the Demised Plot shall stand terminated / cancelled. This clause is the essence of this CF Agreement.

5. The Allottee confirms and assures that it does not have any claim against the Developer in respect of the Demised Premises and even if it had any claim against the Developer, the same stands extinguished simultaneously with the execution of this CF Agreement without recourse. The Allottee further confirms and assures that the Developer is not obligated to make payment of any monies to it consequent to cancellation of the Allotment of the Demised Plot.
6. The Allottee agrees and undertakes not to raise any claims / disputes against the Developer pursuant to the Agreement for Sale, allotment of Demised Plot or this CF Agreement in any manner whatsoever.
7. The Parties represent and warrant to each other that they are legally entitled to enter into and perform their part of the bargain as set out in this CF Agreement and such performance shall not lead to violation of any applicable law or their charter documents, if any.
8. That if any provision of this CF Agreement is determined to be void or unenforceable by a court of competent jurisdiction, such provisions shall be deemed to be amended or deleted in so far as reasonably inconsistent with the purpose of this CF Agreement and to the extent necessary to conform to applicable law and remaining provisions of this CF Agreement shall remain valid and enforceable in accordance with their terms.
9. The costs in respect of stamp duty, registration charges and all miscellaneous charges incidental thereto (if applicable) in respect of the CF Agreement shall be borne and paid solely by Allottee and it shall keep the Developer indemnified for the same.
10. The Allottee shall keep the Developer Indemnified and keep the Developer harmless against all claims, losses, costs, expenses, penalties, charges and payments which the Developer suffers / had to bear due to breach by the Allottee of their respective covenants / obligations / representations / assurances contained in this CF Agreement.
11. The Parties agree that civil courts at Lucknow alone shall have jurisdiction in all matters arising out of and/or concerning this CF Agreement.
12. No waiver of any breach of any provision of this CF Agreement shall constitute a waiver of any prior, concurrent or subsequent breach of the same or of any other provisions hereof, and no waiver shall be effective unless made in writing and signed by an authorised representative of the waiving Party.
13. No variation of this CF Agreement shall be binding on any Party unless such variation is in writing and signed by each Party.
14. This CF Agreement may be executed in any number of originals or counterparts, each in the like form and all of which when taken together shall constitute one and the same document, and any Party may execute this CF Agreement by signing any one or more of such originals or counterparts.
15. Unless otherwise stated, all notices, approvals, instructions and other communications for the purposes of this CF Agreement shall be given in writing and may be given by personal delivery or by sending the same by courier addressed to the Party concerned at the address stated in this CF

PRINTED HEADINGS

Authorised Signatory

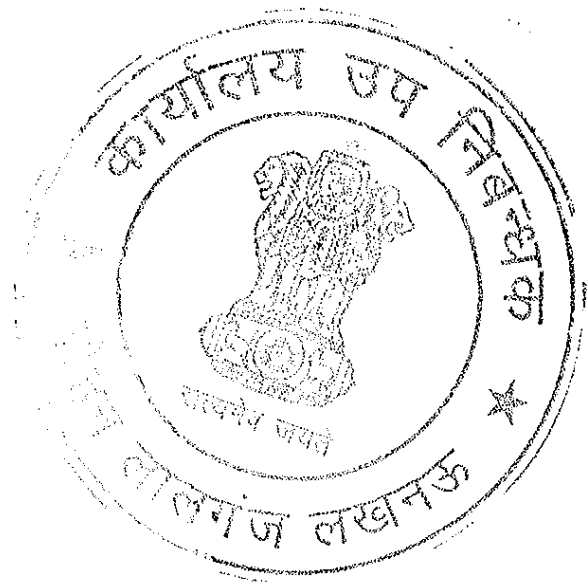
Authorised Signatory



Babji Pathak

Page 4 of 8

M. S. Gupta

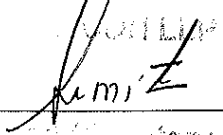


Agreement or any other address subsequently notified to the other Party for the purposes of this CF Agreement.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SET THEIR HANDS AND SEAL TO THESE PRESENTS ON THE DAY, MONTH & YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESSES:

SIGNED AND DELIVERED BY THE WITHIN NAMED PROMOTER

For, Pintail Infracon LLP



(Signature)

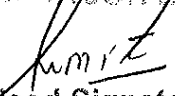


For, M/s. Pintail Infracon LLP
(Name)

Corp Office: 705-708, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow, UP
(Address)

SIGNED AND DELIVERED BY THE WITHIN NAMED OWNERS

For the Owners by their respective duly constituted Attorney M/s Pintail Infracon LLP



Authorized Signatory
(Signature)

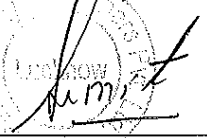


For, M/s. Pintail Infracon LLP
(Name)

Corp Office: 705-708, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow, UP
(Address)

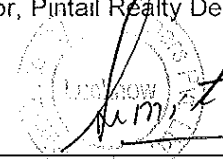
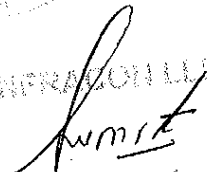
SIGNED AND DELIVERED BY THE WITHIN NAMED LICENSEE

For, Pintail Realty Developers Pvt. Ltd.

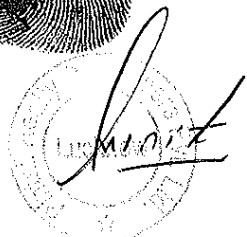


(Signature)




PINTAIL INFRACON LLP


Authorized Signatory



Babity Pathak

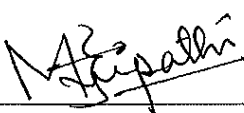
M. S. Gupta



For, Pintail Realty Developers Pvt. Ltd.
(Name)

Correspondence Address: 705-708, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow, UP
(Address)

SIGNED AND DELIVERED BY THE WITHIN NAMED ALLOTTEE(S)
Allottee 1

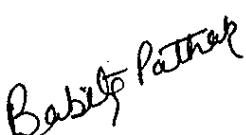


Signature



Mr. Mayank Tripathi
(Name)

14, Gandhi Nagar, Near Head Post Office, Padrauna, Kushinagar, Uttar Pradesh- 274304
(Address)

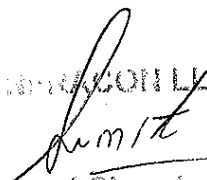
Allottee 2


Signature


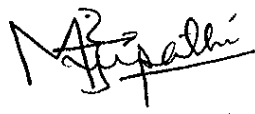


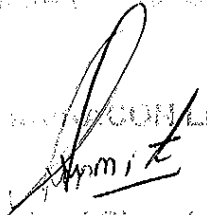
Mrs. Babita Pathak
(Name)

14, Gandhi Nagar, Near Head Post Office, Padrauna, Kushinagar, Uttar Pradesh- 274304
(Address)

PINTAIL REALTY DEVELOPERS LLP

Authorized Signatory



PINTAIL REALTY DEVELOPERS LLP

Authorized Signatory

आवेदन सं०: 202100822018851

विक्रय अनुबंध विलेख का निरस्तीकरण

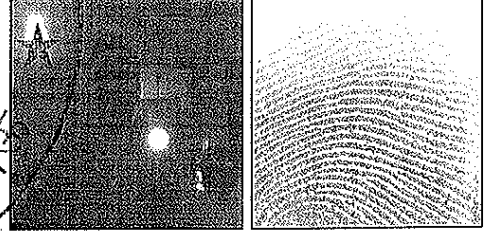
बही सं०: 1

रजिस्ट्रेशन सं०: 14719

वर्ष: 2021

प्रतिफल- 6011844 स्टाम्प शुल्क - 120 बाजारी मूल्य - 20 पंजीकरण शुल्क - 100 प्रतिनिधिकरण शुल्क - 60 योग : 160

श्री मयंक त्रिपाठी,
पुत्र श्री चन्द्रकान्त त्रिपाठी
व्यवसाय : नौकरी
निवासी: 14, गांधी नगर, नियर हेड पोस्ट ऑफिस, पडरौना, कुशीनगर, उ०प्र०-274304



ने यह लेखपत्र इस कार्यालय में दिनांक 16/07/2021 एवं 12:38:25 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अशोक कुमार गुप्ता प्रभारी
उप निबंधक : मोहनलालगंज
लखनऊ

16/07/2021

अशोक कुमार गुप्ता
निबंधक लिपिक

At Lucknow, on 16-07-21 in the presence of:

WITNESSES:



1. Signature _____

Name: Mr. Amit Kumar Singh

S/o Sh. Arun Kumar Singh

Address: 10/239, Indira Nagar, Lucknow, UP

Mobile: 8400088008



2. Signature _____

Name: Advocate Samrat Mishra


S/o: Late. K.L. Mishra

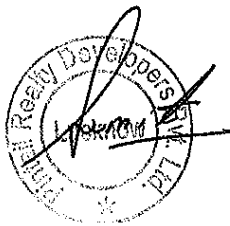
Address: Collectorate, Lucknow, Uttar Pradesh

Mobile: 9335220408


Drafted by:
Shashikant Mishra
(Advocate)
Collectorate, Lucknow, UP

PINTAIL INFRACON LLP


Authorised Signatory



PINTAIL INFRACON LLP


Authorised Signatory

बही सं०: 1

रजिस्ट्रेशन सं०: 14719

वर्ष: 2021

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
विक्रेता: 1

श्री पिटेल इन्फ्राकान एलएलपी के द्वारा सुमित जायसवाल,
पुत्र श्री जी.डी. गुप्ता

निवासी: जी-40, जंगपुरा एक्सटेंशन, बीरबल पार्क,
नई दिल्ली-110014

व्यवसाय: नौकरी

क्रेता: 1

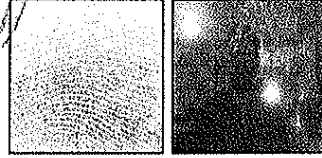


श्री मयंक त्रिपाठी, पुत्र श्री चन्द्रकान्त त्रिपाठी

निवासी: 14, गांधी नगर, नियर हेड पोस्ट ऑफिस, पडरौना,
कुशीनगर, उ०प्र०-274304

व्यवसाय: नौकरी

क्रेता: 2



श्रीमती बबिता पाठक, पत्नी श्री मयंक त्रिपाठी

निवासी: 14, गांधी नगर, नियर हेड पोस्ट ऑफिस, पडरौना,
कुशीनगर, उ०प्र०-274304

व्यवसाय: नौकरी

ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

श्री अमित कुमार सिंह, पुत्र श्री अरुण कुमार सिंह

निवासी: 207/10, मानस एन्क्लेव, फरीदी नगर, इन्दिरा
नगर, लखनऊ-226016

व्यवसाय: नौकरी

पहचानकर्ता: 2



श्री एडवोकेट सम्राट मिश्रा, पुत्र श्री स्व.के.एल.मिश्रा

निवासी: कलेक्ट्रेट कोर्ट, लखनऊ

व्यवसाय: वकालत



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

अशोक कुमार गुप्ता प्रभारी
उप निबंधक: मोहनलालगंज
लखनऊ

अशोक कुमार गुप्ता
निबंधक लिपिक

Schedule 1

Description of the Owners

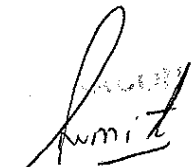
- [1] Aadesh Constructions Pvt. Ltd.
- [2] Ajay Kumar s/o Late Jagdish Prasad
- [3] Bliss Constructions Pvt. Ltd.
- [4] Dinesh s/o Phenku Ram
- [5] Krishna Infracity Pvt. Ltd.
- [6] Mahal Constructions Pvt. Ltd.
- [7] Milaap Constructions Pvt. Ltd.
- [8] Pintail Builders LLP
- [9] Pintail Constructions LLP
- [10] Pintail Infracon LLP (Power of Attorney holder for the Owners)
- [11] Pintail Infraheights LLP
- [12] Pintail Projects LLP
- [13] Pintail Realty Developers Pvt. Ltd.
- [14] Prasiddhi Constructions Pvt. Ltd.
- [15] Prayatna Constructions Pvt. Ltd.
- [16] Raj Kumar s/o Paltan
- [17] Satyendra Kumar s/o Late Jagdish Prasad
- [18] Sunder Lal s/o Ram Gopal
- [19] Vakratund Infrastructure Pvt. Ltd.


Authorised Signatory



Babita Pathap

M. B. Bapat


Authorised Signatory

आवेदन सं०: 202100822018851

बही संख्या 1 जिल्द संख्या 12962 के पृष्ठ 323 से 340 तक क्रमांक
14719 पर दिनांक 16/07/2021 को रजिस्ट्रीकृत किया गया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अशोक कुमार गुप्ता प्रभारी
उप निबंधक : मोहनलालगंज
लखनऊ
16/07/2021