

**THIS JOINT DEVELOPMENT AGREEMENT DATED 24.07.2024
SHOULD BE READ ALONG WITH THE ADDENDUM TO THE
SAID DEVELOPMENT AGREEMENT DATED 14.11.2024. THE
SAID ADDENDUM IS ATTACHED WITH THE DEVELOPMENT
AGREEMENT DATED 24.07.2024.**



INDIA NON JUDICIAL

PRADEEP GUPTA

Government of Uttar Pradesh



IN-UP22087137785919W

14, Tehsil Compound GZB (U.P.)

M.- 9810345181, 9718239239 e-Stamp

9265853289, 9099954289

13483

ROTHAS KUMAR GARG
LICENSE NO. 295
TEHSIL COMPOUND GZB

Certificate No. : IN-UP22087137785919W
 Certificate Issued Date : 24-Jul-2024 11:41 AM
 Account Reference : NEWIMPACC (SV)/ up16000904/ GHAZIABAD SADAR/ UP-GZB
 Unique Doc. Reference : SUBIN-UPUP1600090440640833176757W
 Purchased by : JOP INFRA PRIVATE LIMITED
 Description of Document : Article 5 Agreement or Memorandum of an agreement
 Property Description : LAND IN KHASRA NO.2099 M AND 2100 M VILLAGE BEHTA HAZIPUR LONI GZB
 Consideration Price (Rs.) :
 First Party : SARNA PROJECTS LLP
 Second Party : JOP INFRA PRIVATE LIMITED
 Stamp Duty Paid By : JOP INFRA PRIVATE LIMITED
 Stamp Duty Amount(Rs.) : 85,60,400
 (Eighty Five Lakh Sixty Thousand Four Hundred only)



Please write or type below this line

For SARNA PROJECTS LLP

Designated Partner

For JOP INFRA PVT LTD

Director

0015526514

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.ahelastamp.com' or using e-Stamp Mobile App of Statek Systems



INDIA NON JUDICIAL
Government of Uttar Pradesh



IN-UP22097903866816W

e-Stamp

SUMIT BANSAL
LICENCE NO. 351
TEHSIL, GHAZIABAD

Base Certificate No. : IN-UP22087137785919W
Certificate No. : IN-UP22097903866816W
Certificate Issued Date : 24-Jul-2024 11:44 AM
Account Reference : NEWIMPACC (SV)/ up14070604/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1407060440844889606747W
Purchased by : JOP INFRA PRIVATE LIMITED
Description of Document : Article 5 Agreement or Memorandum of an agreement
Property Description : LAND IN KHASRA NO.2099 M AND 2100 M VILLAGE BEHTA HAZIPUR
Consideration Price (Rs.) : LONI GZB
First Party :
Second Party : SARNA PROJECTS LLP
Stamp Duty Paid By : JOP INFRA PRIVATE LIMITED
Stamp Duty Amount(Rs.) : JOP INFRA PRIVATE LIMITED
100
(One Hundred only)



₹100

Please write or type below this line

For SARNA PROJECTS LLP

Designated Partner

For JOP INFRA PRIVATE LIMITED

Director

Statutory Alert:

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2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid
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3. In case of any discrepancy please inform the

DEVELOPMENT AGREEMENT

This "**DEVELOPMENT AGREEMENT**" (hereinafter referred to as "**Agreement**") is made and executed at Ghaziabad on 24th day of July, 2024 ("**Effective Date**")

BETWEEN

SARNA PROJECTS LLP, (Pan No. ADUFS6383F) a Limited Liability Partnership registered under the provisions of The Limited Liability Partnership Act, 2008 having its registered office at shop No. 7 CSC, DDA market C Block, Yojna Vihar, Delhi-110092, acting through its Partner **Mr. Yogender Kumar S/o Sh. Khadak Singh R/o House No 173, Tila Shahbazpur, Ghaziabad (Aadhar No. xxxxxxxx2011)**, authorised vide Resolution of the Partners dated 9th July 2024 which is annexed as Annexure-1, (hereinafter referred to as "**OWNER/First Party/Co-Promotor**") which expression shall mean and include, unless repugnant to the context or meaning thereof, its successors in business and assigns or its affiliates;

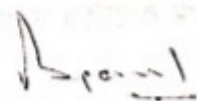
AND

JOP INFRA PRIVATE LIMITED (CIN:U68100DL2023PTC422950), (Pan No. AAGCJ2296Q) a Company incorporated under the provisions of Companies Act, 1956 having its registered Office at 45/77, West Punjabi Bagh, New Delhi-110026, acting through its Director **Mr. Bharat Agarwal S/o Sh. Bishamber Dayal Agarwal R/o House No. 45, Road No. 77, Near Iskcon Mandir, West Punjabi Bagh, West Delhi, Delhi-110026 (Aadhar No. xxxxxxxx6834)** duly authorized vide Resolution of Board of Directors dated 6th July 2024 which is annexed as Annexure-2, (hereinafter referred to as "**DEVELOPER/Second Party/Promotor**") which expression shall mean and include, unless repugnant to the context or meaning thereof, its successors in business and assigns or its affiliates.

For SARNA PROJECTS LLP



Designated Partner



Director

आवेदन सं०: 202401028037756

The above
collectively

अनुबंध विवेक(सामान्य)

वही सं०: 1

रजिस्ट्रेशन सं०: 13483

वर्ष: 2024

प्रतिफल- 122291960 स्टाम्प शुल्क- 8560500 बाजारी मूल्य - 0 पंजीकरण शुल्क - 1223000 प्रतिलिपिकरण शुल्क - 60 योग : 1223060

श्री जोष इन्फ्रा प्रा० लि० द्वारा
भरत अग्रवाल अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री विशम्भर दयाल अग्रवाल

व्यवसाय: अन्य

निवासी: हाउस नं० 45 रोड नं० 77 नियर इस्कॉन मंदिर चैत पंजाब बाग चैत दिल्ली दिल्ली

श्री जोष इन्फ्रा प्रा० लि० द्वारा

भरत अग्रवाल अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 25/07/2024 एवं

03:03:47 PM बजे

निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

डा० विजय देव
उप निबंधक : लोनी
गाजियाबाद
25/07/2024

सुगम कियोर .
निबंधक लिपिक
25/07/2024

प्रिंट करे

The abovementioned parties being hereinafter individually referred to as "Party" and collectively referred to as "Parties".

WHEREAS the OWNER is the absolute owner, seized and possessed of and well and sufficiently entitled to the land situated at Kh. No. 2099M & 2100M Village Behta Hazipur, Pargana, Loni, Ghaziabad admeasuring 4367.57 sq. meters. or thereabouts and more particularly described in the Schedule hereunder written having acquired the same through the duly registered documents (hereinafter referred to as "the Project Land");

AND WHEREAS the DEVELOPER has seen and examined the original title documents of the OWNER and has satisfied itself about the rights and title of the OWNER over the Project Land and the legal rights/entitlement of the OWNER to enter into the present Agreement.

AND WHEREAS the DEVELOPER is engaged in the business of development, construction and sale of the Commercial and Residential Complexes and represents that it has sufficient expertise in the real estate field.

AND WHEREAS the DEVELOPER has approached the OWNER to develop the project land into a commercial complex and the OWNER, on the basis of the representations made by the DEVELOPER, has agreed to enter into the present Agreement.

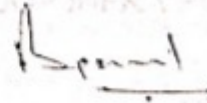
AND WHEREAS, the OWNER has agreed to grant to the DEVELOPER and the DEVELOPER has agreed to accept from the OWNER exclusive rights of development of the Project Land upon the terms and subject to the condition herein recorded in the present Development Agreement.

For SARNA PROJECTS LLP



Designated Partner

For SARNA INFRA PVT LTD



Director

बही सं०: 1

रजिस्ट्रेशन सं०: 13483

वर्ष: 2024

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

श्री सरना प्रोजेक्ट्स एलएलपी के द्वारा योगेन्द्र कुमार, पुत्र श्री खड़क सिंह

निवासी: हाउस नं० 173 टीटा शाहबाजपुर गाजियाबाद

व्यवसाय: अन्य

क्रेता: 1



श्री जोप इन्फ्रा प्रा० लि० के द्वारा भरत अग्रवाल, पुत्र श्री विशम्बर दयाल
अग्रवाल

निवासी: हाउस नं० 45 रोड नं० 77 नियर इस्कॉन मंदिर वेस्ट पंजाब बाग
वेस्ट दिल्ली दिल्ली

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1



श्री टीकरम सिंह, पुत्र श्री पीतम सिंह

निवासी: हाउस नं० 527 ब्लॉक-डी गली नं० 1 दिवान कॉम्प्लेक्स हर्ष
विहार दिल्ली

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री विनोद कुमार, पुत्र श्री सुरजमान

निवासी: 220 ग्राउण्ड फ्लोर सुन्दर विहार दिल्ली

व्यवसाय: अन्य



रजिस्ट्रेशन अधिकारी के हस्ताक्षर

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

डा० विजय देव
उप निबंधक: लोनी
गाजियाबाद
25/07/2024

सुगम किशोर,
निबंधक लिपिक गाजियाबाद
25/07/2024

प्रिंट करें

AND WHEREAS, pursuant to the negotiations by and between the Parties, the Parties are desirous to enter into an agreement, which shall set forth their respective rights and obligations, and accordingly the Parties have agreed to enter into this Agreement, setting forth the respective rights and obligations of the Parties on the terms and conditions as recorded herein.

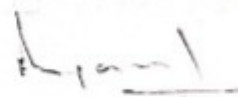
AND WHEREAS: -

- A. This Agreement is being entered into with respect to the development of the Project Land into a Commercial Unit/Project comprising of Shops, Banquets, Multiplex, Studio Apartments, etc.- (hereinafter referred to as the "Project")
- B. The OWNER is desirous of developing the Project Land as per the permissions and approvals granted by the competent authority. However, the OWNER is not fully equipped with technical know-how, and does not have basic infrastructure and sufficient financial resources for developing the Project of its own.
- C. The DEVELOPER, based on its professional expertise and experience, has agreed to undertake the development of the Project, as per the permissions and the approvals granted by the competent authority, subject to further approvals/permissions/modifications, if any as may be required from time to time at its own costs and resources.
- D. The OWNER has obtained the requisite Approvals/Permissions/Sanction Plan from the competent authority i.e. Ghaziabad Development Authority vide Letter No. GDA/BP/23-24/1229, Permit No. Commercial Building/07196/GDA/BP/23-24/1229/07062024, dated 28th June 2024, which has been seen by the DEVELOPER (hereinafter referred to as the Sanction Plan).

For SARNA PROJECTS LLP



Designated Partner




- E. The DEVELOPER shall develop the Project Land into a Project as per the Sanction Plan or any subsequent amendment as approved by the competent authority thereof and shall comply with all applicable laws/bye-laws as prescribed by the Ghaziabad Development Authority and/or any other authority concerning the Real Estate Project. The responsibility and the liability to get the requisite/ necessary approvals from RERA shall be of the DEVELOPER which shall obtain the same at the earliest and shall bear all costs and expenses in relation thereto.
- F. The OWNER will obtain the requisite Pollution Certificate from the concerned Pollution Department.
- G. The DEVELOPER shall be the 'Promoter' of the said Project and whereas the OWNER shall be the 'Co-Promoter' in the RERA registration of the project and the OWNER shall do all things necessary for first registering itself a Promoter in the UP-RERA and then be designated as Co-Promoter for the said project.

NOW, THEREFORE, THIS DEVELOPMENT AGREEMENT WITNESSETH: -

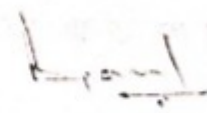
I. Project Land & the Project: -

- 1.1. The Project Land is Plot No. Gata/ ARAZI No.: Kh. No. 2099M, 2100M Village Behta Hazipur, Ghaziabad in the name of the OWNER namely SARNA PROJECTS LLP The Project shall be known as "JOP STELLA".
- 1.2. In pursuance of the obligations assumed by the DEVELOPER and subject to the terms and conditions mentioned under this Agreement, the OWNER has made available the Project Land and has placed the same at the disposal of the DEVELOPER for the purpose of development of the Project Land and construction of the Project. The cost of the land shall be the part and parcel of the total cost of the Project.

For SARNA PROJECTS LLP



Designated Partner



Director



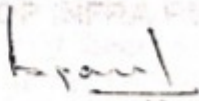
- 1.3. The OWNER has handed over the peaceful and vacant physical possession of the Project Land to the DEVELOPER for the purpose of carrying out the construction of the Project. However, advertising, marketing, allotment, sale, collection against allotment in the project shall commence from the date on which the requisite permission is granted by the RERA and the same shall be treated as "Commencement Date" of the Project.

2. Layout/Layout Plans: -

- 2.1. The OWNER has obtained the requisite approvals/permissions/sanction plan from the competent authority i.e. Ghaziabad Development Authority vide Letter No. GDA/BP/23-24/1229, Permit No. Commercial Building/07196/GDA/BP/23-24/1229/07062024 dated 28TH JUNE 2024 The constructions shall be completed strictly in accordance with the Sanction Plan or any changes duly authorized and approved by the Ghaziabad Development Authority and / or any relevant authority.
- 2.2. The DEVELOPER, in consultation with the OWNER, shall be entitled, to make any modifications, changes or amendments in the layout plans within the permissible framework of rules and byelaws and as may be permissible under RERA.
- 2.3. In the event of increase in FAR by the concerned authorities, the increased FAR shall be proportionately divided between the OWNER and the DEVELOPER as per the terms and conditions of this Agreement.
- 2.4. If at any stage, by any law, the OWNER is required to sign any document in relation to the project, the OWNER will sign and execute the said document as may be required and shall render all possible co-operation in this regard.

For SARNA PROJECTS LLP


Designated Partner


Director

3. Construction/Completion: -

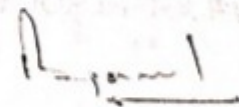
- 3.1. The DEVELOPER shall ensure that the Project on the Project Land is duly constructed and completed in accordance with the Sanction Plan as aforesaid or any changes duly authorized and approved by the Ghaziabad Development Authority and / or any relevant authority.
- 3.2. The commencement date for the constructions would be the date on which the requisite permission is granted by the RERA.
- 3.3. The constructions shall be completed by the DEVELOPER within a period of 42 months from the commencement date with a grace period of 06 months (hereinafter referred to as the Completion Date) and after completing the project in all respect, the completion certificate shall be applied by the DEVELOPER within the said period.
- 3.4. The construction shall be done by the DEVELOPER from its own funds/resources and from the funds collected from the prospective allottees/buyers in accordance with RERA. However, the DEVELOPER shall ensure that the OWNER's share to the extent of 48% of the total developed area as detailed hereinafter and the proportionate amount be deposited in the OWNER's account before 7th day of each calendar month beginning from the Commencement Date. It is understood between the parties that in accordance with the RERA provisions, the receipts from the buyers shall be deposited in "Collection Account" opened with the bank and the bank will inturn divide the said receipts in two parts i.e. 70% in "Separate Account" and remaining 30% in the "Project Transaction Account" of the Company in the same bank. It is made clear that the receipts in the RERA Account shall be utilized in accordance with RERA guidelines. From "Separate Account", and "RERA Transaction Account", 48% shall be transferred to the account of the OWNER towards the cost of the land before 7th day of each calendar month beginning from the Commencement Date. The Commission payable to the brokers on the sales done by them shall be shared in the proportion of 48:52 between the OWNER and the DEVELOPER. The OWNER's share shall be given after deducting the said commission. It is clarified that the GST shall be charged from the allottees and deposited with the GST Department (or any other department as may be notified by concerned government) by the DEVELOPER. It is further clarified that 48% share of the OWNER shall be determined subsequent to deduction of any GST component that is payable to the GST Department. However, in case, any payments are made to OWNER in lieu of

For SARNA PROJECTS LLP



Designated Partner

For SARNA PROJECTS PVT. LTD.



Designated Partner

its proportionate share without deduction of the GST component, the same shall be deducted by the DEVELOPER from OWNER'S proportionate share. It is clarified that the said payment of 48% shall be subject to the amount available for disbursement to the OWNER as per the restrictions of withdrawal from RERA account imposed by the Real Estate (Regulation & development) Act, 2016 and the related rules, regulations and notifications and if lower amount is disbursed due to compliance with the statutory provisions then any shortfall will due and payable to the OWNER in the subsequent month.

- 3.5. It is agreed and acknowledged by the DEVELOPER that in case the development of the project is delayed beyond the completion date subject to *force majeure*, the DEVELOPER shall be liable to pay Rs. 5,00,000/- (Rupees Five Lacs Only) per month to the OWNER in lieu of the delay caused in completion of the Project. The said amount shall be paid on or before 7th day of every calendar month succeeding the month for which delay occurs. The DEVELOPER shall exclusively be liable to pay any damages, interest, penalty or any amount as may be payable to the allottees/buyers and the OWNER shall not, in any manner, be liable for the same. However, in case of any delay on account of any applicable *force majeure*, the DEVELOPER shall not be liable to pay the above amount of Rs. 5,00,000/- for the period of such delay.

4. Completion Certificate: -

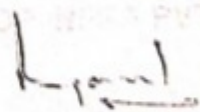
- 4.1. The DEVELOPER shall apply for and obtain a completion certificate of the Project at its own cost and expenses. Efforts shall be made to obtain completion/occupancy certificates in parts/phases as may be permissible under the law. The OWNER shall not be responsible and liable for obtaining the completion certificate. However, if under any law, the OWNER is required to sign any document in relation to this, the OWNER will sign and execute the said document as may be required and shall render all possible co-operation in this regard.
- 4.2. The DEVELOPER alone shall be responsible and liable for any deviations made from the approved plans and shall bear and pay all charges, fees and penalties that may be demanded or incurred for regularization or rectification of any deviations., The Charges for regularization of compoundable areas constructed beyond the sanctioned areas, if any, shall be treated as Project Cost and shall be borne by the DEVELOPER. Such compoundable Area shall be shared by OWNER and DEVELOPER in the ratio of 48:52.

For SARNA PROJECTS LLP



Designated Partner

For JOY HILLS PVT LTD



Director

5. **Work Force: -**

- 5.1. The DEVELOPER shall retain in its sole discretion the final decision on the selection and use of subcontractors and other vendors and shall remain fully responsible for their Work under the terms and conditions of this Agreement.
- 5.2. The DEVELOPER shall employ adequate number of qualified engineers, architects, consultants, skilled and unskilled workers to ensure due completion of the construction/ development under the terms of this Agreement.
- 5.3. It will be the obligation of the DEVELOPER to abide by all statutory provisions regarding the employment of such workers and payment of their dues on time including compliance of Labour Laws, payment of GST or any Tax including Labour Cess, PF, ESI etc. The DEVELOPER shall be liable for any Labour Cess and other related applicable charges post the approvals/permissions/sanction plan from the competent authority.
- 5.4. The DEVELOPER undertakes to keep the OWNER indemnified from any such claims/liabilities made by any worker or employee or by any third person against the OWNER regarding the construction/development of the Project Land.
- 5.5. If during construction/development, any injury or death is caused to any person(s) or property(ies), then the DEVELOPER alone will be responsible for the consequences and damages, if any, and in case the OWNER is made liable to pay any amount on this account, then the DEVELOPER shall be liable to reimburse the same to the OWNER immediately. The DEVELOPER shall keep the OWNER indemnified in this regard.

6. **Costs: -**

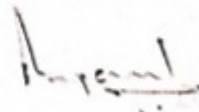
- 6.1. All costs and expenses including the fees of the Architects, Engineers, Consultants and staff/workforce employed at site or otherwise in connection with the Project shall be borne and paid by DEVELOPER alone.
- 6.2. All costs and expenses relating to construction/development of the Project Land including costs of materials, inputs, labour, supervision, installation of electric substations, transformers, generators, equipments, any facilities, amenities as approved, payment of Govt. dues/taxes shall be borne and paid by the DEVELOPER alone.

For SARNA PROJECTS LLP



Designated Partner

For JUP INFRA PVT LTD



Director

- 6.3. Any other or extra cost or expenses incurred by the DEVELOPER either by paying to the Brand Vendor or the leasing agent for acquiring the Brand Vendor for the said purpose or by incurring expense directly for the purpose of developing as per specifications of the Brand Vendor i.e. over and above the specifications agreed between the DEVELOPER and the OWNER as specified in the Schedule herein under in this Agreement shall be borne by the Parties in proportion of their respective shares i.e. 48:52 and the OWNER's share shall be deducted out of the amounts payable to it. However, all expenses incurred in promotion and marketing of the project including any advertisement of any sort or organizing of any event for the purpose of promoting the Project shall be borne exclusively by the DEVELOPER.

7. Assurances/Representations/Obligations: -

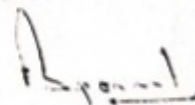
- 7.1. The OWNER has assured the DEVELOPER that the OWNER has not entered into any type of transaction in respect of any part of the Project Land with any third party and that the Project Land is free from all and any encumbrances, charges, liens etc. thereon.
- 7.2. The OWNER has good right, full power and absolute authority to grant exclusive rights to develop the said property described in the Schedule hereunder written to the DEVELOPER and the DEVELOPER shall be entitled to develop the Project Land subject to the terms and conditions herein contained.
- 7.3. The OWNER represents that it has obtained all requisite permissions, sanctions and approvals including renewals, where necessary, as required from all concerned Authorities, conversion of land use, LOI/License, and sanction of layout plans for the development and construction of the Project.
- 7.4. Further, the DEVELOPER shall have exclusive right and sole discretion in respect of decisions pertaining to architectural design, plans, drawings, specifications, structure, elevations etc. and all services related thereto. The OWNER shall have the right to provide suggestions to the DEVELOPER, however, the final decision shall vest exclusively with the DEVELOPER. The DEVELOPER shall adhere to the 'Sanction Plan'.
- 7.5. Upon the signing of this Agreement, the OWNER has handed over complete vacant possession of the Project Land to the DEVELOPER under an irrevocable license, subject to the terms and conditions of this Agreement.

For SARNA PROJECTS LLP



Designated Partner

For JOP INFRA PVT LTD



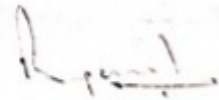
Director

- 7.6. Without prejudice to the aforesaid assurance, in case any obligation/liability to any third party has been undertaken by the OWNER with reference to the Project Land, the same shall be met and discharged solely by the OWNER and the DEVELOPER shall be kept indemnified against any such obligations/liabilities. On the other hand, the DEVELOPER shall be responsible and liable towards all third party claims including of allottees in relation to the development and construction of the said Project.
- 7.7. The OWNER has represented and assured the DEVELOPER that their right, title and interest in the Project Land are absolute, subsisting and marketable and free from all encumbrances or lien. The OWNER agrees to get defects, if any, in their title to the Project Land rectified at their own cost and to keep the DEVELOPER indemnified against any losses or damages as may be caused to the DEVELOPER.
- 7.8. The OWNER has given the DEVELOPER the exclusive right to market and sell the units in the said project to the prospective purchaser, on Ownership basis or otherwise and to appropriate the Sale Proceeds and distribute the same as per the share of the DEVELOPER as well as the OWNER although formal possession of the property shall be handed over to the buyer on execution of the Conveyance Deed. It is agreed that the DEVELOPER shall have the exclusive right to enter into contractual relationships/Agreement for sale with third-party Allottees/Unit Buyers.
- 7.9. The DEVELOPER shall register the said project with the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to "the said Act") and shall take all necessary steps in order to comply with the said Act and any other applicable laws at its own costs.
- 7.10. The DEVELOPER shall maintain 3 RERA Bank Accounts in its own name in order to comply with the relevant provisions of the said Act and shall be solely responsible and authorized to manage and operate the said Bank Account.

For SARNA PROJECTS LLP



Designated Partner



Director

- 7.11. The DEVELOPER shall have right to sell or deal with the Project in any manner as it may deem fit and proper. The DEVELOPER shall have the right to transfer the proportionate share of the DEVELOPER and the OWNER in the Project Land or/and create third-party rights such as, lease, license, sale, etc. and accordingly execute all necessary, legal and statutory writings, Agreements, deeds, documents including without limitation, letter of allotments, Agreement for sale, sale deeds/conveyance deed, no objection certificates to mortgage, permission to transfer, default notices, tripartite Agreement with the banks/financial institutions for funding/mortgage, possession notice, possession letter tenancy or any other Agreement in relation to the Project only with regard to the proportionate undivided interest of the DEVELOPER in the Project Land on which the Project is developed, in accordance with this Agreement. However, DEVELOPER shall not mortgage his share of property in the project for taking loans before getting completion certificate of the project.
- 7.12. In case where required, the OWNER shall affix their signatures or execute such documents/Agreements in order to convey, allot, transfer and register the flat/apartment (as the case maybe) in the name of the third-party Allottee.
- 7.13. The DEVELOPER shall be solely responsible for third party liabilities created during the development and construction of the project and these liabilities shall include but not be limited to all liabilities to allottees, buyers, suppliers, contractors, employees, consultants, architects and service providers.

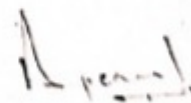
8. Indemnities: -

- 8.1. The DEVELOPER shall observe and comply with all rules, regulations, terms and conditions of license, layout plans and other statutory provisions including RERA compliances. The DEVELOPER shall keep the OWNER indemnified against any losses, damages, consequences arising out of any violations by the DEVELOPER of any statutory provisions.
- 8.2. All claims whatsoever made by any party concerned with respect to construction/development of the Project by the DEVELOPER including suppliers of materials, equipments to be used in the construction/development and completion of the Project under this Agreement shall be borne and paid by the DEVELOPER. The DEVELOPER shall keep the OWNER fully indemnified against any such claims and demands whatsoever.
- 8.3. OWNER shall keep the DEVELOPER indemnified against losses or damages as may be caused to the DEVELOPER on account of any defects in OWNER' title to the Project Land or due to existence of any encumbrances thereon.

For SARNA PROJECTS LLP



Designated Partner



9. **Bank Guarantees: -**

- 9.1. Any bank guarantee(s) required under the terms of the License, or any other obligation required by any authority, shall be furnished by the DEVELOPER out of his own resources. All costs, expenses, margin money and collateral security to obtain any Bank Guarantee in this regard shall be met by the DEVELOPER.

10. **Security Deposit /Refund: -**

The DEVELOPER shall deposit an amount of Rs. 2,50,00,000/- (Rupees Two Crore Fifty Lacs Only) towards 'Interest Free Refundable Security Deposit' with the OWNER. The said security deposit shall be refunded to the DEVELOPER after issuance of the completion certificate by the competent authority in relation to the entire Project. The OWNER shall be entitled to adjust any of its pending dues from the said Security Deposit. The DEVELOPER shall be entitled to recover Rs. 1,50,00,000/- (Rupees One Crores Fifty Lakhs) towards the Interest Free Refundable Security Deposit first hand from the OWNER proportionate share i.e. 48% (from the funds received/collected from prospective buyers) before depositing or paying the OWNER its respective share. However, the said Security Deposit or OWNER's right to adjust its pending dues from the Security Deposit, shall not be a reason for the DEVELOPER for not paying the proportionate share(s) of the OWNER under this Agreement from time to time in accordance with the terms and conditions of this Agreement.

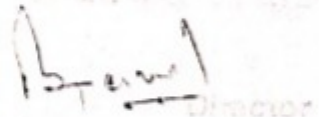
11. **Considerations: -**

- 11.1. The consideration on the part of DEVELOPER in terms of this Agreement, inter alia, includes carrying out development and construction/development of the Project at their own cost and all sums of money spent by them in connection with the Project including the Fees towards RERA Registration Fees. The consideration on the part of DEVELOPER also includes obtaining of completion certificate of the Project.
- 11.2. No dues with respect to EDC, IDC, land conversion charges, Scrutiny fee and any other fees is to be paid by the DEVELOPER since the same have already been paid by the OWNER to the relevant authorities.

For SARNA PROJECTS LLP



Designated Partner



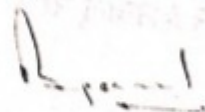
12. Sharing of the Project Land: -

- 12.1. That in consideration of the contributions and development of the Project undertaken by the DEVELOPER, and, in consideration of the contribution of Land by the OWNER in the Project under this Agreement, the share of parties shall be as under:-
- i. OWNER's Share: 48% of the total developed area of the project.
 - ii. DEVELOPER's Share: 52% of the total developed area of the project.
- 12.2. That in compliance with the RERA Regulations, the Sale Proceeds received from the unit buyers will be divided into two parts in the ratio of 70:30, wherein, 70% of the sale proceeds will be deposited in the RERA Separate Account as provided in this Agreement and the remaining 30% of the amount received will be deposited into the RERA Transaction Account of the DEVELOPER.
- 12.3. It is agreed that out of the 70% as deposited in the RERA Separate Account, 48% of the total amount lying in the said RERA Separate Account (having 70%) shall be transferred to the OWNER towards cost of Land, subject to the statutory restrictions as detailed hereinabove.
- 12.4. Further, it is agreed that the 30% amount deposited in the RERA Transaction Account of the DEVELOPER shall be distributed between the OWNER and the DEVELOPER in the ratio of 48:52 after deducting the commission/brokerage payable on the sale of the units and / or brokerage for leasing / renting and any other additional expenses incurred in procurement of brands at the Project Land.
- 12.5. The DEVELOPER shall ensure that the OWNER's share of 48% in the developed area and the proportionate amount received from time to time be deposited in the OWNER's account before 7th day of each calendar month beginning from the Commencement Date, subject to the statutory restrictions as detailed hereinabove.
- 12.6. It is agreed and acknowledged by both the Parties that the GST received by the DEVELOPER from the Unit buyers shall not be transferred to the OWNER and the same shall be deposited directly by the DEVELOPER on the GST Portal. Thus, the said GST amount will be deducted before transfer of any amounts by the DEVELOPER to the OWNER.

For SARNA PROJECTS LLP



Designated Partner



For SARNA PROJECTS LLP

- 12.7. It is agreed between the parties in case of cancellation of any unit and consequent refund of the amount to the allottee, the OWNER will refund the proportionate amount received qua the said unit. If the unit is further sold after the cancellation of the unit and consequent refund, the 48% share of the OWNER shall be given as per the terms and conditions of this agreement.

13. Marketing: -

- 13.1. That, subject to provisions of this Agreement, the DEVELOPER shall be entitled to book/sell the areas/units and receive advance payments in the accounts as mentioned above.
- 13.2. All expenses incurred in promotion and marketing of the project including any advertisement of any sort or any event organized for the same shall be borne exclusively by the DEVELOPER.
- 13.3. All necessary documents/Agreements, conveyance deeds for bookings/sales/leasing shall be prepared by the DEVELOPER to maintain uniformity of general terms including maintenance of the buildings.

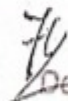
14. Maintenance of the Project: -

- 14.1. All the common areas and facilities of the Project shall be maintained by the DEVELOPER and/or its nominees till the time the same is handed over to a Apartment Owner's Association of the buyers. All the buyers of the areas allocated to both parties shall pay maintenance charges, replacement fund, security deposits etc. at such rates as may be fixed by the DEVELOPER and/or the Association of Buyers, as the case may be.

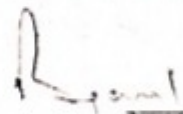
15. Taxes/Levies/Charge: -

- 15.1. All types of tax liabilities or any other type of financial obligations of the OWNER in relation to the Project Land prior to the date of execution of this Agreement which might be incurred by them shall be met and discharged by the OWNER. The OWNER undertakes to keep the DEVELOPER completely indemnified and hold the DEVELOPER harmless against any such liability or financial obligations of the OWNER. After the execution of this agreement, all costs and taxes leviable on the project shall be considered as cost of the project and shall be paid by the DEVELOPER.

For SARNA PROJECTS LLP


Designated Partner

For JOP INFRA PVT LTD


Director

- 15.2. If after completion of the project and issuance of completion certificate, any inventory remains unsold and any property tax or any other tax or cess becomes leviable, the same shall be shared between the owner and the developer in the ratio of 48:52.

16. Irrevocable Power of Attorney: -

- 16.1. The OWNER do hereby appoint, nominate and constitute the DEVELOPER and its nominees, Mr. Bharat Agarwal Director of JOP Infra Private Limited of the DEVELOPER as their true and lawful attorney to do all or any of the following acts, deeds and things in their name and on their behalf in respect of the Project and Project Land.

That it is mutually agreed between the Parties that DEVELOPER shall have the right to solely execute the sale/ lease/ sub-lease/ conveyance deed, as per requirement, in favor of the respective allottees, buyers, lesser, etc. for transfer of the title of their respective apartment/ unit along with undivided share of land. OWNER has executed a registered irrevocable Power of Attorney in favor of DEVELOPER to, transfer the title, sign conveyance deeds for transfer of units to the allottees/ buyers and do all things incidental thereto on behalf of the OWNER

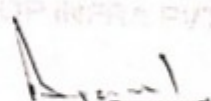
- i. To sign/execute all applications including application on all documents, affidavits, undertakings, indemnity bonds, Agreements, bilateral Agreement and all other deeds and documents as may be required or necessary for obtaining approvals and for the implementation of this Agreement.
- ii. To obtain all requisite approvals, and in that connection to submit any applications, affidavits, undertakings and to deposit any fees, charges etc.
- iii. To sell, book, allot the whole or any part of the areas and to enter into Agreements and to receive consideration in the name of the DEVELOPER in the designated accounts.
- iv. To solely apply to and obtain from all Competent Authorities and statutory/ government bodies for complying with statutory requirements/ obtaining NOCs or seeking amendment to maps or for obtaining completion certificate/ occupancy certificate or equivalent.

For SARNA PROJECTS LLP



Designated Partner

For JOP INFRA PVT LTD



Director


- v. And also, to do all act and deeds as mentioned the power of attorney.
- vi. Copy of the registered irrevocable power of attorney executed between the Parties for the above is provided herewith as Annexure-1.

16.2 Notwithstanding the above, the OWNER agrees to execute or sign any document or do any acts as required for statutory compliances during the construction and development of the project or for obtaining its completion or conveying the units to the allottees/ buyers.

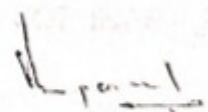
17. Force Majeure: -

The DEVELOPER agrees and understands that timely construction and completion of the Project and the common areas with all specifications, amenities and facilities with completion of all phases of project, as the case may be, is the essence of the Agreement. The DEVELOPER assures to complete the Project within the period as specified under this Agreement, unless there is delay or failure due to War, Agitation, Flood, Drought, Fire, Cyclone, Earthquake or any other calamity caused by nature, pandemics affecting the regular development of the Real Estate Project (referred to as the "Force Majeure"). If, however, the completion of the Project is delayed due to the Force Majeure conditions, then the OWNER agrees that the DEVELOPER shall be entitled to the extension of time for the lost period due to Force Majeure for completion of the Project, provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The DEVELOPER assures to complete the Project as per agreed terms and conditions unless the DEVELOPER is prevented from carrying out constructions and development activities due to "Force Majeure", Court Orders, Government Policy/Guidelines & Decisions affecting the regular development of the Real Estate Project. If, the completion of the project is delayed due to the above reasons, then the OWNER agrees that the DEVELOPER shall be entitled to the extension of time for completion of the Project for the lost period on account of above reasons.

For SARNA PROJECTS LLP



Designated Partner



Director

18. Miscellaneous: -

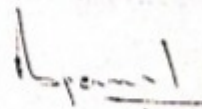
- 18.3. The name of the Project shall be "JOP STELLA" or as may be amended from time to time by both the parties.
- 18.4. This Agreement contains all the terms and conditions that have been agreed to between the parties. On the execution of this Agreement, all other documents, offers and proposals contained 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.
- 18.5. No amendment or modification in this Agreement shall become operative or binding on the parties unless they are agreed to in writing by authorized representatives of each party and such writings are expressly stated and accepted as being an amendment to the Agreement.
- 18.6. The parties to this Agreement acknowledge and agree that this Agreement shall become binding on the parties immediately upon execution thereof by such party and that this Agreement shall be and remain irrevocable by any party.
- 18.7. If any provision of this Agreement is determined to be void or unenforceable under any applicable law at any time, such provisions shall be deemed to be deleted or amended in so far as reasonably consistent with the purpose of this Agreement and to the extent necessary to conform to the applicable law and the remaining provisions of this Agreement shall remain valid and enforceable in accordance with their terms.
- 18.8. The OWNER and the DEVELOPER have entered into this Agreement on principal-to-principal basis and that nothing stated herein shall be deemed or construed as a partnership or as a joint venture or as an agency between the OWNER and the DEVELOPER nor shall the OWNER and the DEVELOPER in any manners construe it is an association of persons unless and except to the extent specifically recorded herein.
- 18.9. Parties shall be liable for their own capital gains and income tax and any other tax liabilities. Each party shall keep the other indemnified from and against the same.
- 18.10. Neither party shall be deemed to have waived any right under this Agreement, unless such party has delivered to the other party a written waiver signed by that party or a duly authorized person. No delay or omission in the exercise of any right or remedy shall be construed to be waiver of any default or acquiescence therein or of the right thereafter to enforce such right or remedy.

For SARNA PROJECTS LLP



Designated Partner

For JOP STELLA PVT. LTD.



- 18.11. All communications/notices between the parties shall be sent through Registered A/D Post at the addresses of the parties given above or against receipt by hand.
- 18.12. The parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.
- 18.13. That in case any stamp duty is levied upon this Development Agreement, the same shall be shared between the parties hereto in the ratio in which the area of the Project is to be shared by them.
- 18.14. All sale proceeds/receivables shall be received in Escrow accounts as per the provisions laid down by UP RERA.
- 18.15. That the OWNER and DEVELOPER have represented to each other that they are duly authorized and competent to enter into this Agreement and this Agreement has been duly entered into between them of their own free will.

19. SEVERABILITY

If any provision of this Agreement shall be held to be illegal, invalid, or unenforceable, in whole or in part, under any enactment or Applicable Law, such provision or part shall to that extent be deemed not to form part of this Agreement, and the legality and enforceability of the remainder of this Agreement shall not be affected. If any section or provision of this Agreement is in violation of any Applicable Law, the Parties shall take all steps to replace such section/ provision of this Agreement with an appropriate provision reflecting the understanding of the Parties.

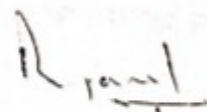
20. Waiver

No waiver of any of the terms of this Agreement shall be effective unless made in writing. Further, the waiver of any default or breach under this Agreement by any Party shall not constitute a waiver of the right to terminate this Agreement or otherwise exercise rights or remedies for any subsequent default of a similar nature or under any other terms and conditions of this Agreement.

For SAKHA PROJECTS LLP



Designated Partner




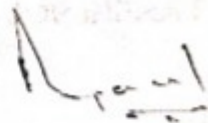
Designated Partner

21. **Dispute Resolution: -**

- 21.3. The parties shall attempt in good faith to resolve or cure any matter or dispute or difference of whatever nature, howsoever arising under, out of or in connection with this Agreement mutually before initiating any legal action or attempting to enforce any rights or remedies hereunder, at law or in equity.
- 21.4. **Arbitration:** - Any disputes that may arise between the parties with respect to this Agreement, or interpretation of terms, or its performance or execution shall be settled by reference to Arbitration as per the provisions of Arbitration & Conciliation Act, 1996 of India. The parties agree that this Agreement will be governed by and construed and interpreted in accordance with the laws of India. The arbitration shall be conducted by a Sole Arbitrator mutually appointed by the parties. In case the parties fail to mutually agree on the appointment of a Sole Arbitrator, the same shall be done in accordance with the provisions of Arbitration and Conciliation Act, 1996. The venue of the arbitration shall be Ghaziabad and the same shall be conducted in English Language
- 21.5. During the pendency of any dispute resolution by conciliation or any arbitration, both the parties shall continue to perform their respective obligations which are not under dispute.
- 21.6. **Jurisdiction:** - This Agreement shall be subject to the jurisdiction of Ghaziabad Courts only.

For SARNA PROJECTS LLP


Designated Partner


Director



योगेन्द्र कुमार
Yogender Kumar
जन्म तिथि/DOB: 01/03/1966
पुरुष/ MALE

5070 7821 2011

VID : 9147 0320 3868 5244

आयकर विभाग, सीएनआई

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

A DUFS6383F



स/Name
ARNA PROJECTS LLP

गमन / गमन की तिथि
Date of Incorporation / Formation
11/2018

06122018



योगेन्द्र कुमार
Yogender Kumar
जन्म तिथि/DOB: 01/03/1966
पुरुष/ MALE

5070 7821 2011

VID : 9147 0320 3868 5244

आयकर विभाग, सीएनआई

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

A DUFS6383F



स/Name
ARNA PROJECTS LLP

गमन / गमन की तिथि
Date of Incorporation / Formation
11/2018

06122018



भारत सरकार
Government of India



भारत अग्रवाल

Bharat Agarawal

जन्म तिथि / DOB : 10/05/1964

पुरुष / Male



6305 0080 6834

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता: S/O: विशम्बर दयाल अग्रवाल,
नक्कात न-45, रोड न-77, इस्कॉन
मंदिर के पास, वेस्ट पंजाबी बाग,
पंजाबी बाग, पंजाबी बाग, पश्चिम
दिल्ली, पंजाबी बाग, दिल्ली, 110026

Address: S/O: Bishamber Dayal Agarwal,
House No-45, Road No-77, Near Iskon
Mandir, West Punjabi Bagh, Punjabi Bagh,
Punjabi Bagh, West Delhi, Punjabi Bagh,
Delhi, 110026

6305 0080 6834



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1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that JOP INFRA PRIVATE LIMITED is incorporated on this TWENTY SECOND day of NOVEMBER TWO THOUSAND TWENTY THREE under the Companies Act, 2013 (18 of 2013) and that the company is Company limited by shares

The Corporate Identity Number of the company is U68100DL2023PTC422950

The Permanent Account Number (PAN) of the company is AAGCJ2296Q*

The Tax Deduction and Collection Account Number (TAN) of the company is DELJ17902D*

Given under my hand at Manesar this TWENTY SECOND day of NOVEMBER TWO THOUSAND TWENTY THREE

Signature Not Verified

Digitally signed by
DS MINISTRY OF CORPORATE
AFFAIRS 10
Date: 2023.11.23 05:13:01 IST

Pankaj Srivastava

Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

JOP INFRA PRIVATE LIMITED

45/77 G/F B/P PUNJABI BAG, Punjabi Bagh Sec - III, New Delhi, West Delhi- 110026, Delhi

*as issued by Income tax Department





भारत सरकार
GOVERNMENT OF INDIA



विनोद कुमार
Vinod Kumar

जन्म वर्ष / Year of Birth : 1966
पुरुष / Male



9678 6305 2807

आधार — आम आदमी का अधिकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O सूरजभान, २२० ग्राउंड फ्लोर
अम्बिका विहार, भाटिया ग्लोबल
हॉस्पिटल के पास, पश्चिम विहार,
सुन्दर विहार एस.ओ, वेस्ट दिल्ली,
दिल्ली, 110087

Address:

S/O Surajbhan, 220 Ground
Floor Ambica Vihar, Near
Bhatia Global Hospital,
Paschim Vihar, Sunder Vihar
S.O, West Delhi, Delhi,
110087

Handwritten signature



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1800 180 1947



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www.uidai.gov.in



P.O. Box No.1947,
Bengaluru-560 001



भारत सरकार

GOVERNMENT OF INDIA



टिक्रम सिंह

Tikram Singh

जन्म तिथि/DOB: 01/07/1978

पुरुष/ MALE

Mobile No: 9312347353

7785 2486 8435



मेरा आधार, मेरी पहचान



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

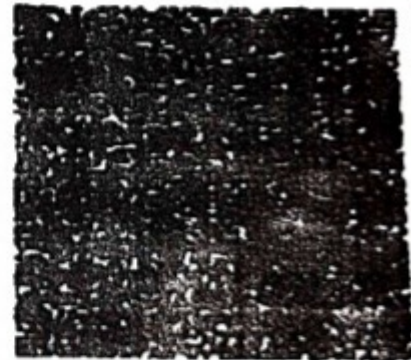
Download Date: 20/08/2018

पता:

S/O पितम सिंह, मकान न 527, डी-ब्लॉक, गली न. 1, दीवान
कॉम्प्लेक्स, हर्ष विहार, दिल्ली, उत्तरी पूर्वी,
दिल्ली - 110093

Address :

S/O Pitam Singh, H.No.527, D-Block, Gali
No.1, Diwan Complex, Harsh Vihar, Delhi,
North East,
Delhi - 110093



Generation Date: 02/08/2018

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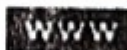


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P.O. Box No. 1947,
Bengaluru-560 001

Tikram Singh

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SARNA PROJECTS LLP

Registered office: Shop No. 7, CSC, DDA Market, C-Block, Yojna Vihar, Delhi-110092
Email ID: yogendermavi@yahoo.com; Contact No. 9811152582

LLPIN: AAN-6144

**CERTIFIED TRUE COPY OF RESOLUTION PASSED IN THE MEETING OF PARTNERS OF SARNA PROJECTS
LLP HELD ON 9TH JULY 2024 AT 11.00 AM AT SHOP NO. 7, CSC, DDA MARKET, C-BLOCK, YOJNA VIHAR,
DELHI-110092**

RESOLUTION:

AUTHORISATION FOR EXECUTION OF COLLABORATION AGREEMENT

"RESOLVED THAT Mr. Yogender Kumar, Designated partner of the LLP be and is hereby authorized to execute the MOU with M/s JOP Infra Private Limited (CIN: U68100DL2023PTC422950), a company incorporated under Companies Act 2013 having its registered office at 45/77 G/F B/P Punjabi Bagh Sec - III, Delhi-110026 for collaboration agreement for development of the Project Land situated at Khasra No. 2099M & 2100M Village Behta Hajipur, Loni Ghaziabad Uttar Pradesh with land area of 4367.57 Sq. Mtr. and present himself before the sub-registrar for registration on behalf of the LLP."

"RESOLVED FURTHER THAT Mr. Yogender Kumar, Designated Partner of the LLP, be and is hereby severally authorized to take all such steps as may be necessary, proper or expedient to give effect to this Resolution and to execute, sign the collaboration agreement/ General Power of Attorney/other papers required for the purpose".

Certified True Copy.

For SARNA PROJECTS LLP


YOGENDER KUMAR
Designated Partner
DIN: 00066504


VIKRANT MAVI
Designated Partner
DIN: 06744332

CERTIFIED TRUE OF RESOLUTION PASSED IN THE BOARD MEETING OF THE MEMBERS OF THE JOP INFRA PRIVATE LIMITED HELD ON TUESDAY 09TH DAY OF JULY, 2024 AT 10.15 AM AT "45/77 G/F B/P PUNJABI BAG, PUNJABI BAGH SEC - III, WEST DELHI, NEW DELHI, DELHI, INDIA, 110026IN TO TRANSACT THE FOLLOWING BUSINESSES:

RESOLUTION NO.1

"RESOLVED THAT pursuant to provision of the Companies Act, 2013, and any other applicable laws, the board of Directors hereby appoint and authorize **Mr. Bharat Agarwal** [Din: 00405850] for entering in Joint Venture (JV) on behalf of the Company with the M/s **SARNA PROJECTS LLP** situated at Kh.No. 2099M & 2100M Village Behta Hazipur, Pargana, Loni, Ghaziabad as measuring 4367.57 sq. meters.

RESOLVED FURTHER THAT for the purpose of giving effect to the above resolutions, **Bharat Agarwal** the Directors of the Company be and is hereby authorised on behalf of the Company to do and perform all such acts, matters, deeds and things as it may at its discretion deem necessary, desirable, proper, expedient or incidental for the implementation of the above resolutions including but not limited to, delegation of all or any of the powers herein conferred to any Director or any other officer(s) of the Company to implement the above resolutions, to sign, seal and execute all deed(s), application(s), document(s) etc. that may be required on behalf of the Company or to settle any questions, difficulties or doubts that may arise in regard to the above resolutions, without being required to seek any further clarification, consent or approval of the members or otherwise to the end and intent that the members shall be deemed to have given their approval thereto expressly by the authority of the resolution."

For and on behalf of the Board of Directors of
JOP INFRA PRIVATE LIMITED

Place: Delhi
Date: 09/07/2024

Shyama Agarwal
Shyama Agarwal
Director
DIN: 00405920

JOP Infra Pvt. Ltd.

Regd. Office : 45/77, West Punjabi Bagh, New Delhi-110026

Corp. Office : 32, 2nd floor NWA club Road Punjabi Bagh New Delhi 110026, Tel : 011-47323166, +919811808234

Email : info@jopgroup.in, Website : www.jopgroup.in

SITE PLAN OF LAND ON KHASRA NO.- 2099 M & 2100 M
VILLAGE - BEHTA HAJIPUR, PARGANA - LONI
TEHSIL - LONI, DISTT.- GHIAZIABAD (U.P.)

AREA- 4367.57 SQ. MT.



OWNER LAND

OWNER LAND

SITE

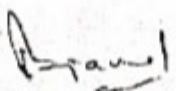
LAND OTHERS

ROAD

For SARNA PROJECTS LLP

For JOP INFRA PVT LTD


Designated Partner
FIRST PARTY SIGN.


Director
SECOND PARTY SIGN.

HARSHIT SINGH
ARCHITECT
TEHSIL COMPOUND
GHIAZIABAD

SCHEDULE

Description of the Project Land: -

SARNA PROJECTS LLP

Kh. No. 2099M & 2100M Village Behta Hazipur, Pargana, Loni, Ghaziabad admeasuring 4367.57 sq. meters

Valuation of Property (As per Rate List SR-I, Page No.34, Serial No.1, V.Code 564.

Sector rate as per DM Circle rate list Rs.28,000/- per sq.mtr.

Cost as per Sector Rate 12,22,91,960/-

Stamp Duty @ 7% =85,60,500

For SARNA PROJECTS LLP

Designated Partner

For JCP INFRA PVT LTD

Director



IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED THIS AGREEMENT IN THE PRESENCE OF WITNESSES ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

OWNER

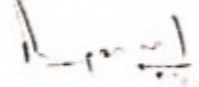
For SARNA PROJECTS LLP



Designated Partner

DEVELOPER

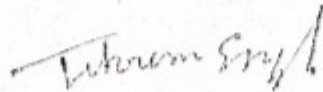
For KUP INTRA PVT LTD



Director

WITNESSES: -

1.

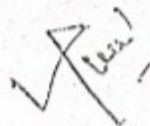


Mr. Tikram Singh S/o Sh. Pitam Singh

H.No. 527, Block-D, Gali No.1, Diwan Complex

Harsh Vihar Delhi-110093


2.



Mr. Vinod Kumar S/o Sh. Surajbhan

220, Ground Floor, Ambika Vihar,

Paschim Vihar, Sunder Vihar Delhi,


PRAADEP GUPTA

Advocate

14 Tehsil Compound Ghaziabad (U.P.)

M.- 9810345181, 9718239239

9205853289, 9999953289



INDIA NON JUDICIAL
BRADEEP GUPTA
Government of Uttar Pradesh



IN-UP60380479350389W
ANIL KUMAR GARG
LICENCE No. 32
TEHSIL GHAZIABAD

14. Tehsil Compound
(M) 9718239239, 9810345181

Certificate No.

: IN-UP60380479350389W

₹100

Certificate Issued Date

: 14-Nov-2024 10:07 AM

Account Reference

: NEWIMPACC (SV)/ up14010604/ GHAZIABAD SADAR/ UP-GZB

Unique Doc. Reference

: SUBIN-UPUP1401060417536030453808W

Purchased by

: JOP INFRA PRIVATE LIMITED

Description of Document

: Article 34A Instrument Correcting a purely Clerical Error

Property Description

: Not Applicable

Consideration Price (Rs.)

:

First Party

: SARNA PROJECTS LLP

Second Party

: JOP INFRA PRIVATE LIMITED

Stamp Duty Paid By

: JOP INFRA PRIVATE LIMITED

Stamp Duty Amount(Rs.)

: 100
(One Hundred only)

सत्यमेव जयते

₹100



Locked By

Sub Registrar
Please write or type below this line

IN-UP60380479350389W

Distt. Ghaziabad

For SARNA PROJECTS LLP

Designated Partner

For JOP INFRA PVT LTD

Director

FIRST ADDENDUM TO THE DEVELOPMENT AGREEMENT

This Addendum to the Development Agreement (hereinafter referred to as the "**Addendum**") is made and executed on this 14th Day of November, 2024 at Loni, Ghaziabad, Uttar Pradesh:

BETWEEN

SARNA PROJECTS LLP, (Pan No.**ADUFS6383F**) a Limited Liability Partnership registered under the provisions of The Limited Liability Partnership Act, 2008 having its registered office at shop No. 7 CSC, DDA market C Block, Yojna Vihar, Delhi-110092. acting through its Partner **MR.YOGENDER KUMAR** S/o Sh. Khadak Singh R/o House No 173, Tila Shahbazpur, Ghaziabad (Aadhar No.**xxxxxxxx2011**), authorised vide Resolution of the Partners dated 9th July 2024 which is annexed as Annexure-1, (hereinafter referred to as "**OWNER/First Party/Co-Promotor**") which expression shall mean and include, unless repugnant to the context or meaning thereof, its successors in business and assigns or its affiliates;

AND

For **SARNA PROJECTS LLP**


Designated Partner

For **JOP INFRA PVT LTD**


Director

शुद्धिपत्र

वर्ष: 2024

वही सं०: 1

रजिस्ट्रेशन सं०: 10821

प्रतिफल: 0 स्टाम्प शुल्क, 100 साक्षरी मूल्य, 0 फंजीकरण शुल्क, 100 प्रतिनिधिकरण शुल्क, 100 योग: 200

श्री जोप इंफ्रा प्राइवेट लिमिटेड द्वारा
भारत अग्रवाल अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री बिशम्बर दयाल अग्रवाल
व्यवसाय: अन्य
निवासी: भकान न० 45, रोड न० 77, नियर इस्कॉन मंदिर, वेस्ट पंजाबी बाग, वेस्ट दिल्ली, दिल्ली



श्री. जोप इंफ्रा प्राइवेट लिमिटेड द्वारा

भारत अग्रवाल अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 14/11/2024 एवं

01:08:29 PM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुगम किशोर प्रभारी
उप निबंधक: लोनी
गाजियाबाद
14/11/2024

सुगम किशोर,
निबंधक लिपिक
14/11/2024


प्रिंट करें



JOP INFRA PRIVATE LIMITED (CIN:U68100DL2023PTC422950), (Pan No **AAGCJ2296Q**) a Company incorporated under the provisions of Companies Act, 1956 having its registered Office at 45/77, West Punjabi Bagh, New Delhi-110026, acting through its Director **MR. BHARAT AGARWAL** S/o Sh. Bishamber Dayal Agarwal R/o House No. 45, Road No. 77, Near Iskcon Mandir, West Punjabi Bagh, West Delhi, Delhi-110026 (Aadhar No. ~~xxxxxxxx~~**6834**) duly authorized vide Resolution of Board of Directors dated 6th July 2024 which is annexed as Annexure-2, (hereinafter referred to as "**DEVELOPER/Second Party/Promotor**") which expression shall mean and include, unless repugnant to the context or meaning thereof, its successors in business and assigns or its affiliates.

The Owner and Developer are also individually referred to as '**Party**' and collectively referred to as '**Parties**' for the purpose of this Development Agreement.

For SARNA PROJECTS LLP


Designated Partner

For JOP INFRA PVT LTD


Director

पृष्ठ सं०: 1

रजिस्ट्रेशन सं०: 19831

वर्ष 2024

निष्पादन लेखक वरुण सुनने व समझने मजबूत व प्राप्ता धनराशि रु प्रलेखानुसार उक्त

प्रथम पक्ष: 1

श्री सरना प्रोजेक्ट्स एल०एल०पी० के द्वारा योगेन्द्र कुमार, पुत्र श्री सडक सिंह

निवासी: मकान न० 173, टीला शहबाजपुर, गाजियाबाद

व्यवसाय: अन्य

द्वितीय पक्ष: 1



श्री जोप इंफ्रा प्राईवेट लिमिटेड के द्वारा भारत अग्रवाल, पुत्र श्री विशम्बर दयाल अग्रवाल

निवासी: मकान न० 45, रोड न० 77, नियर इस्कॉन मंदिर, वेस्ट पंजाबी बाग, वेस्ट दिल्ली, दिल्ली

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

श्री यशपाल मावी, पुत्र श्री प्रेम राज मावी

निवासी: विलेज टीला शहबाजपुर, लोनी, गाजियाबाद

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री नरेश कुमार, पुत्र श्री कालीचरन

निवासी: 153, शाहपुर बम्हेटा गाजियाबाद

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

सुगम किशोर प्रभारी
रूप निबंधक: लोनी
गाजियाबाद
14/11/2024

सुगम किशोर,
निबंधक लिपिक गाजियाबाद
14/11/2024

प्रिंट करें

WHEREAS the Parties have entered into a Development Agreement dated 24.07.2024 to collaborate and develop the project "JOP STELLA" (hereinafter referred to as "**The Project**") situated at Plot No. Gata/ ARAZI No.: Kh. No. 2099M, 2100M Village Behta Hazipur, Ghaziabad with total land area of 4367.57 sq. m.

WHEREAS the Parties have mutually decided to delete and revise some other important clauses to the already existing Development Agreement dated 24.07.2024 by way of this Addendum to the said Development Agreement.

For SARNA PROJECTS LLP


Designated Partner

For JOP INFRA PVT LTD



Director



NOW THIS ADDENDUM WITNESSETH AS UNDER:

1. THAT the Second Party represents that this addendum agreement shall be considered as an integral part and parcel of the said Development Agreement dated 24.07.2024 executed between the Parties above named, modifying only those terms as have been specifically mentioned hereinbelow, all other terms and conditions of the Development Agreement dated 24.07.2024 shall remain unaltered and unaffected.

For SARNA PROJECTS LLP


Designated Partner

For JOP INFRA PVT LTD


Director



THAT clause no. 3.4 of the Development Agreement dated 24.07.2024, Book No.1, Jild 6047 on pages 53/68 in Sr.No.13483 on 25-07-2024 the office of Sub-Registrar-I, Loni, Ghaziabad.

2. hereby stands deleted and the revised clause 3.4 is inserted which is as follows:

The construction shall be done by the DEVELOPER from its own funds/resources and from the funds collected from the prospective allottees/buyers in accordance with RERA. However, the DEVELOPER shall ensure that the OWNER's share to the extent of 48% of the total developed area as detailed hereinafter and the proportionate amount be deposited in the OWNER's account as per availability of cashflow. The Commission payable to the brokers on the sales done by them shall be shared in the proportion of 48:52 between the OWNER and the DEVELOPER. The OWNER's share shall be given after deducting the said commission. It is clarified that the GST shall be charged from the allottees and deposited with the GST Department (or any other department as may be notified by

For SARNA PROJECTS LLP


Designated Partner

For JOP INFRA PVT LTD


Director



भारत सरकार
Government of India



Issue Date: 13/09/2013



योगेंद्र कुमार
Yogender Kumar
जन्म तिथि/DOB: 01/09/1966
पुरुष/ MALE

5070 7821 2011
VID : 9147 0320 3868 5244

मेरा आधार, मेरी पहचान



भारत सरकार
GOVERNMENT OF INDIA



यशपाल मावि
Yashpal Mavi
जन्म तिथि/DOB: 01/01/1976
पुरुष/ MALE
Mobile No: 9810997427

6355 6256 2808
VID : 9140 5980 3889 4554



मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Download Date: 10/11/2022

पता:
खडक सिंह, म न 173, टीला शहबाजपुर, गाजियाबाद,
उत्तर प्रदेश - 201102
Address:
KHADAK SINGH, H NO 173, Tila Shahbazpur,
Ghaziabad,
Uttar Pradesh - 201102



5070 7821 2011
VID : 9147 0320 3868 5244

1847 | help@uidai.gov.in | www.uidai.gov.in



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Download Date: 01/10/2019

पता:
C/O प्रेम राज मावि, विलेज- टीला, शहबाजपुर, लोनी
देहात, गाजियाबाद,
उत्तर प्रदेश - 201102
Address:
C/O Prem Raj Mavi, Village- Teela
Shahbazpur, Loni Dehat, Ghaziabad,
Uttar Pradesh - 201102



6355 6256 2808
VID : 9140 5980 3889 4554



UIDAI

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यशपाल मावि



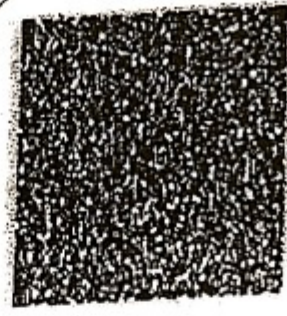
भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/Enrolment No.: 0013/69015/01730

To
नरेश कुमार
Narash Kumar
C/O: Kalicharan,
H No. 32,
Chami Vihar,
VTC: Chhapraula,
PO: Chhapraula,
Sub District: Dadri,
District: Gautam Buddha Nagar,
State: Uttar Pradesh,
PIN Code: 201009,
Mobile: 9873863895

(Signature)



आपका आधार क्रमांक / Your Aadhaar No. :

3432 6787 2790

VID: 9101 9358 7488 4377

मेरा आधार, मेरी पहचान



नरेश कुमार
Narash Kumar -
जन्म तिथि/DOB: 07/02/1978
लिंग/MALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण या क्यूआर कोड/
ऑफलाइन एक्सएमएल की स्कैनिंग) के साथ किया जाना चाहिए।
Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online
authentication, or scanning of QR code / offline XML).

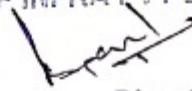
3432 6787 2790

concerned government) by the DEVELOPER. It is further clarified that 48% share of the OWNER shall be determined subsequent to deduction of any GST component that is payable to the GST Department. However, in case any payments are made to OWNER in lieu of its proportionate share without deduction of the GST component, the same shall be deducted by the DEVELOPER from OWNER'S proportionate share. That the withdrawals from the RERA Accounts shall be as per the restrictions of withdrawal from RERA account imposed by the Real Estate (Regulation & development) Act, 2016, the related rules, regulations and notifications including the Real estate Project (Maintenance and Operations of Project Bank Accounts) Directions, 2020 as revised in November, 2023 vide Notification No. 14297/Separate Account/ F&A/2023/24 dated 29.11.2023 along with its future amendments if any.

For SARNA PROJECTS LLP


Designated Partner

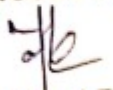
For JOP INFRA PVT LTD


Director



In witness whereof, all the Parties hereinabove have signed this Addendum after understanding its contents which they admitted as true and correct, on the date, month and year written hereinabove, in the presence of the following witnesses.

For SARNA PROJECTS LLP


Designated Partner

For JOP INFRA PVT LTD


Director

FOR OWNER

Sarna Projects LLP

FOR DEVELOPER

JOP Infra Private Limited

Witnesses:

1.

Mr. Yashpal Mavi S/o Mr. Prem Raj Mavi
Village Teela Shahbajpur, Loni Dehat, Ghaziabad.

2.

Naresh Kumar S/o Kali Charan
R/o 153, Shahpur, Bamheta, Gzb



Dated: 14-11-2024

Drafted by: **PRADEEP GUPTA, ADVOCATE**

OFFICE : Chamber no. 14, Tehsil Compound, Gandhi Nagar behind

Navrang Cinema, GT Road GZB.

CONTACT : 9810345181, 9999953289, 9205853289

PRADEEP GUPTA
Advocate
14, Tehsil Compound GZB. (U.P.)
(M) 9718239239, 9810345181

आवेदन सं०: 202401028056460

बही संख्या 1 जिल्द संख्या 6400 के पृष्ठ 141 से 172 तक क्रमांक 19821 पर दिनांक 14/11/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुगम किशोर प्रभारी
उप निबंधक : लोनी
गाजियाबाद
14/11/2024

