



INDIA NON JUDICIAL



Government of Uttar Pradesh

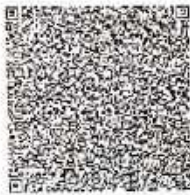
Mahesh Nagar  
Advocate  
Sub. Registrar Office Gr. Noida  
Mob. 9911484377

e-Stamp  
F-35343/2024



Certificate No. : IN-UP3009080232071W  
 Certificate Issued Date : 25-Oct-2024 02:37 PM  
 Account Reference : NEWIMPACC (S/R) up14043304/ GRU TAMBUDDH NAGAR 2/ UP-GBN  
 Unique Doc Reference : SUBIN-UPUP1404330470756243541431W  
 Purchased by : MAHALUXMI INFRAHOME PVT LTD  
 Description of Document : Article 5 Agreement or Memorandum of an agreement  
 Property Description : COMMERCIAL PLOT NO SLC/B/G/H SECTOR-DELTA-II GREATER NOIDA DISTT-G.B.NAGAR U.P  
 Consideration Price (Rs.) :  
 First Party : PARSVNATH DEVELOPERS LIMITED  
 Second Party : MAHALUXMI INFRAHOME PVT LTD  
 Stamp Duty Paid By : MAHALUXMI INFRAHOME PVT LTD  
 Stamp Duty Amount(Rs.) : 1,16,29,000  
 (One Crore Sixteen Lakh Twenty Nine Thousand only)

CERTIFICATE LOCKED



For Parsvnath Developers Ltd.

Authorized Signatory

Mahesh Nagar  
Advocate  
Sub. Registrar Office Gr. Noida  
Mob. 9911484377

Sub. Registrar Office Gr. Noida  
Mob. 9911484377

For MAHALUXMI INFRAHOME PRIVATE LIMITED

Director/Auth. Signatory

QE 0020376789

Statutory Alert:

- The authenticity of this e-stamp certificate should be verified at [www.shikshapam.com](http://www.shikshapam.com) or using e-Stamp Mobile App of Stock Holding Company (SHCIL) with details of this Certificate and its verification details available on the website [www.shikshapam.com](http://www.shikshapam.com).
- The online checking the legitimacy with the users of the certificate.
- In case of any discrepancy please inform the competent Authority.



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## JOINT DEVELOPMENT AGREEMENT

Total Value:- Rs. 23,25,70,000/-

Stamp Duty:- Rs. 1,16,29,000/-

THIS JOINT DEVELOPMENT AGREEMENT (hereinafter referred to as the "Joint Development Agreement") is executed at Gautam Buddha Nagar, Uttar Pradesh on this 25<sup>th</sup> day of October, 2024 ("Execution Date")

### BY & BETWEEN:

**PARSVNATH DEVELOPERS LIMITED**, a company incorporated under the Companies Act, 1956, and administered under the Companies Act, 2013, bearing Corporate Identification Number (CIN): L45201DL1990PLC040945, and having its registered address at Parsvnath Tower, Near Shahdara Metro Station, Shahdara, Delhi -110032, acting through its authorized representative Mr. Atul Jain, duly authorized by way of board resolution dated 14-February-2015 (hereinafter referred to as the "**Land Owner**" which expression shall, unless the context otherwise specifies, mean and include its successors and permitted assigns) of the **FIRST PART**;

### AND

**MAHALUXMI INFRAHOME PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, its Corporate Identification Number (CIN): U70100DL2014PTC272813, and having its registered address at 305, Nirmal Towers, Barakhamba Road, New Delhi- 110001, acting through its authorized representative Mr. Pawan Kumar, General Manager Accounts, duly authorized by way of board resolution dated 31-October-2023 (hereinafter referred to as the "**Developer**" which expression shall, unless the context otherwise specifies, mean and include its successors and permitted assigns) of the **SECOND PART**.

The **Land Owner** and the **Developer** may hereinafter individually be referred to as the "**Party**" and collectively as the "**Parties**".

### WHEREAS:


- A. The Land Owner is engaged in the business of real estate and construction and development of projects in India.
- B. Pursuant to a lease deed dated 10<sup>th</sup> August 2023 registered at document No.20833, in Book No. 1, Jild No. 43280 at Pages 153 to 202, duly registered in the office of Sub-Registrar Sadar, Greater Noida, Gautam Buddha Nagar on 11-Aug-2023 (hereinafter referred to as the "**Lease Deed**"), the Land Owner has acquired the leasehold rights, over a Commercial Plot bearing No. SLC/8/G/1, measuring 4,751 Sq. Mtrs., Delta-II, Greater Noida, Uttar Pradesh, the details of which are provided in **Schedule A** hereunder (hereinafter referred to as "**Project Land**") from the Greater Noida Industrial Development Authority (hereinafter referred to as "**GNIDA**") for development of a commercial complex for a term/period as mentioned under the Lease Deed. A copy of the Lease Deed along with an indicative map of the Project Land is enclosed herewith as **Annexure A** to this Joint Development Agreement.
- C. The Developer is part of Migsun Group and is engaged in the business of Real Estate and construction and development of projects in India and has expertise, resources and reputation in the field of real estate development. The Land Owner and Developer, have discussed and after negotiations at various meetings arrived at an understanding for development of a commercial complex (hereinafter referred to as "**Project**") on the Project Land on the terms and conditions

For Parsvnath Developers Ltd.

  
Authorized Signatory

1

For MAHALUXMI INFRAHOME PRIVATE LIMITED

  
Director/Auth. Signatory

अनुबंध विलेख(सामान्य)

बही सं०: 1

रजिस्ट्रेशन सं०: 35343

वर्ष: 2024

प्रतिफल- 232570000 स्टाम्प शुल्क- 11629000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 2325700 प्रतिलिपिकरण शुल्क - 160 योग : 2325860

श्री महालक्ष्मी इन्फ्राहोम प्राइवेट लिमिटेड द्वारा  
पवन कुमार अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री विजय कुमार  
व्यवसाय : अन्य  
निवासी: 305, निर्मल टावर्स, बारहाखम्बा रोड, नई दिल्ली



श्री, महालक्ष्मी इन्फ्राहोम प्राइवेट लिमिटेड द्वारा

पवन कुमार अधिकृत  
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 25/10/2024

एवं 03:30:21 PM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रेम प्रकाश सिंह

उप निबंधक :सदर ग्रेटर नोएडा

गौतम बुद्ध नगर

25/10/2024

आर० बी० दिवाकर

निबंधक लिपिक

25/10/2024

प्रिंट करें



as set out hereunder, and in this regard, the Land Owner has agreed to transfer the Development Rights (*as defined hereinafter*) in relation to the Project Land/Project to the Developer for a specified consideration.

- D. The Parties are executing the present Joint Development Agreement to record the detailed terms and conditions agreed between them for transfer of the Development Rights by the Land Owner to the Developer and for the development of the Project on the Project Land and their respective rights and obligations therein.
- E. The "Developer" herewith undertakes to develop the project namely "MIGSUN DELTA STREET" on the present site as per the maps, sanctions and layout approvals given by the Greater Noida Industrial Development Authority.

**NOW THEREFORE, THIS JOINT DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

## ARTICLE 1

### DEFINITIONS AND INTERPRETATIONS

#### 1.1 DEFINITIONS

"**Affiliate Companies**" shall mean to include all companies whether subsidiary, holding, or any other entity, whether or not with legal personality, which directly or indirectly controls, is controlled by or is under joint control and also include companies, firms and other entities under the common control and management.

"**Joint Development Agreement**" means this Joint Development Agreement, its Schedules and Annexures attached hereto and any amendments from time to time as may be mutually agreed by and between the Parties hereto in writing.

"**Applicable Laws**" shall mean any statute, law, regulation, ordinance, rule, judgment, rule of law, order, decree, ruling, bye-law, approval of any statutory or Governmental Authority (including but not limited to GNIDA), directive, guideline, policy, clearance, requirement or other governmental restriction or any similar form of decision of or determination by, or any interpretation or administration having the force of law of any of the foregoing by any Governmental Authority having jurisdiction over the matter in question, whether in effect as of the date of this Joint Development Agreement or thereafter including but not limited to RERA.

"**Approvals**" means any permission, approval, sanction, clearance, consent, license, layout plans, building plans, order, decree, authorization, authentication of, or registration, qualification, declaration or filing with or notification, exemption or ruling to or from any Governmental Authority required under any statute or regulation for designing, planning, construction, development, marketing, sub lease and sale of the Project or developed areas therein, contemplated under this Joint Development Agreement.

"**Common Areas and Facilities**" means and include all common open area roads, parks, driveways, security areas, basement, terrace(s), roof(s), areas where common facilities and equipment for provision of support services are installed, stairways, passage-ways, generator of sufficient capacity, pump and lighting for common spaces, pump room, tube-well, overhead water tanks, water pump and motor, water supply, power supply, drainage, sanitation, security systems, fire-fighting facilities and other facilities in the Project as may be provided for common

For Parsvnath Developers Ltd.

Authorised Signatory

2

For MAHALUXMI INFRAHOME PRIVATE LIMITED

Director/Auth. Signatory

वही सं०: 1

रजिस्ट्रेशन सं०: 35343

वर्ष: 2024

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

श्री पार्श्वनाथ डेवलपर्स लिमिटेड के द्वारा अतुल जैन , पुत्र श्री  
रमेश चन्द जैन

निवासी: पार्श्वनाथ टावर, नियर शाहदरा मेट्रो स्टेशन,  
शाहदरा दिल्ली

व्यवसाय: अन्य

क्रेता: 1



श्री महालक्ष्मी इन्फ्राहोम प्राइवेट लिमिटेड के द्वारा पवन  
कुमार , पुत्र श्री विजय कुमार

निवासी: 305, निर्मल टावर्स, बारहाखम्बा रोड, नई दिल्ली

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1



श्री हरीश भाटी , पुत्र श्री ओमवीर सिंह

निवासी: एच-164, गामा-02, ग्रेटर नॉएडा

व्यवसाय: अन्य

पहचानकर्ता : 2



श्री मनोज , पुत्र श्री नारायण सिंह

निवासी: एच-164, गामा-02, ग्रेटर नोएडा

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रेम प्रकाश सिंह

उप निबंधक : सदर ग्रेटर नोएडा

गौतम बुद्ध नगर  
25/10/2024

आर० बी० दिवाकर

निबंधक लिपिक गौतम बुद्ध नगर  
25/10/2024

ने की। प्रत्यक्षतः भर्तृ साक्षियों के निशान अनुबन्धनियमानुसार  
लिए गए हैं।  
टिप्पणी :



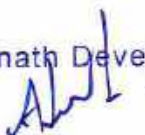
प्रिंट करें

use.


**“Development Rights”** shall mean the right to develop, construct and implement the Project on the Project Land subject to terms of this Joint Development Agreement and which shall include, the right to:

- (i) all the rights and interests transferred and assigned by the Land Owner in the Project Land and the Project to be developed thereon in favour of the Developer under and in terms of this Joint Development Agreement including obtaining and utilizing the additional FSI/FAR, as per the terms and conditions and policy(ies) of GNIDA;
- (ii) exclusive rights to the Developer to commence, carry out and complete the development and construction of the Project on the Project Land, solely at its own cost and expenses through its agents, contractors or assigns, and for this purpose to have unhindered access and possession to the Project Land including ingress and egress, and do all activities for construction and development thereupon;
- (iii) Name the Project developed on the Project Land and modify the same at its sole discretion, however, the Developer shall not use the word ‘Parsvnath’ and in any way infringe the trademark ‘Parsvnath’.
- (iv) manage the Project Land and service and maintain all the buildings, plant, equipment and machinery, as well as other facilities constructed/installed upon the Project Land;
- (v) enjoy all rights, privileges and benefits to units in the Project;
- (vi) to enter upon, deal and take the possession and control of the Project Land for construction and development of the Project thereon;
- (vii) to implement, design, construct and develop the Project on the Project Land and carry out all other necessary and ancillary activities in relation thereto;
- (viii) to make applications to the concerned Governmental Authority in respect of and to carry out all the infrastructure and related work or constructions for the Project, including leveling, water storage facilities, water mains, sewages, storm water drains, recreation garden, boundary walls, electrical sub-stations and all other Common Areas and Facilities for the total built up area to be constructed on the Project Land as may be required by any Approval(s), layout plan, or order of any Governmental Authority to be the sole and exclusive developer of the Project with the right to take all decisions relating to, in connection with, and in regard to, the construction, development, implementation, project management, design and development and landscaping of the Project;
- (ix) the right to own, alienate, transfer, sell, convey, sub-lease or otherwise assign or part with possession of the Saleable Area and other areas in the Project with proportionate and undivided rights in the Project Land and or other facilities at any time and to receive, retain and appropriate all proceeds therefore from any prospective buyers/transferees without limitation or lien in the name of the Developer;
- (x) to collect the Revenue from the Project in the name of the Developer;

For Parsvnath Developers Ltd.

  
Authorised Signatory

For MAHALUXMI INFRAHOME PRIVATE LIMITED

  
Director/Auth. Signatory





- (xi) the exclusive right to directly or indirectly transfer title in the units/spaces/areas comprised in the Saleable Area together with proportionate and undivided rights in the Project Land to the prospective buyers, by execution of suitable deeds and documents in respect thereto;
- (xii) the right to mortgage the Project/Project Land (without creating any liability of any nature whatsoever on the Land Owner) and to deal with Governmental Authority including to obtain permission to mortgage and to execute necessary documents for the same; and
- (xiii) the exclusive right to maintain the Project and pursuant thereto the right to enter into Joint Development Agreements with purchasers, occupiers and owners of the Units/Saleable Area in the Project and to receive all service charges and costs from them without any limitation or lien.
- (xiv) to collaborate or enter into any understanding, Joint Development Agreement, arrangement for the joint or mutual development of the project, either in full or in part, and also to take all such steps in this regard.

**"Encumbrance"** shall mean any right, title or interest existing by way of, or in the nature of sale, sub-lease, Joint Development Agreement to sell, sub-lease, including without limitation, any claim, mortgage, pledge, charge, security right, security interest, lien, hypothecation, deposit by way of security, bill of sale, option or right of pre-emption, beneficial ownership (including usufruct and similar entitlements), any provisional or executable attachment, non-disposal undertaking, right of first offer or first refusal, tenancy, co-ownership, disposal of beneficial interest or any other interest held by a third party.

**"FAR"** shall mean the floor area ratio;

**"Force Majeure"** shall have the meaning set forth in Clause 14.7;

**"FSI"** shall mean the floor space index;

**"General Power of Attorney"** shall have the meaning set forth in Clause 2.2 (b).

**"Governmental Authority"** shall mean any government or political subdivision thereof, or any ministry, department, board, authority, instrumentality, forum, agency, corporation, commission, court or tribunal whether central, state, local, municipal, judicial, quasi-judicial or administrative of the Government of India or any state government and any other statutory/non-statutory authority.

**"Land Owner's Consideration"** has the meaning set forth in Clause 4;

**"Project"** has the meaning given to it in Recital Cherein above which is proposed to be developed, constructed, marketed and sold by the Developer under the terms of the present Joint Development Agreement.

**"Project Land"** has the meaning given to it in Recital B herein above and detailed under Schedule A.

**"RERA"** shall mean the Real Estate (Regulation and Development) Act, 2016 along with rules

For Parsvnath Developers Ltd.

  
Authorised Signatory

For MAHALUXMI INFRAHOME PRIVATE LIMITED  
  
Director/Auth. Signatory



made thereunder as applicable to the state of Uttar Pradesh.

**"Representatives"** means the agents, servants, associates and any person lawfully claiming through or under any Party hereto.

**"Revenue"** shall mean all monies, cash flows, receipts and receivables by whatever name called, generated from the purchasers, pursuant to an allotment in their favour or sale or transfer/assignment or lease of Units or other Saleable Area in the Project to such end purchasers and shall include (but not be limited to) sale consideration, lease rentals and facility service charges and/ or any advance thereof of super built-up area (inclusive of all Common Areas and Facilities), car parking space, terraces, balconies, club membership fees (if any), preferential location charges and all other proceeds realized from the customers or purchasers including cancellation charges or damages, interest on delayed payment of installments, transfer fee or assignment charges collected from the customers or purchasers of super built-up area in the Project, and other amounts collected by the Developer. However, the term 'Revenue' shall exclude the following:

- (i) goods and service tax and other applicable indirect taxes recovered from the customers in relation to the Project;
- (ii) revenues, charges, cesses and levies which are of an onward nature payable to a Governmental Authority, or any other charges which are pass through in nature including amounts payable to the maintenance agency or apartment owners association;
- (iii) maintenance/management charges and other recurring and utility charges which are in the nature of onward payment to the amenities management agency for the maintenance of the complex, equipment, plants, etc., including but not limited to maintenance security deposits or any other refundable deposits, taxes, administrative charges, stamp duty and registration fee;
- (iv) amounts received and payable onwards to the Governmental Authorities or third parties towards stamp duty and registration of Units;
- (v) any extra ordinary receipt arising from any cost attached to the buyer finance e.g. subvention scheme.

**"Saleable Area"** shall mean and include in relation to the Project, area constructed and developed, including but not limited to the Units, commercial shops, built-up area, Common Areas and Facilities, terrace, basements, car parking and other area and facilities and any and all of the other developed area in the Project.

**"Units"** shall mean and include shops, offices, commercial premises, community facilities and other transferable areas to be constructed/ developed as part of the Project as the Developer deems fit.

**"UP-RERA"** shall mean Uttar Pradesh Real Estate Regulatory Authority.

1.2 **INTERPRETATIONS:** In this Joint Development Agreement, unless the context requires otherwise:

- (i) unless the context clearly indicates a contrary intention, a word or an expression denoting a natural person shall include an artificial person (and vice versa), any one gender shall include all other genders and the singular shall include the plural (and vice versa);

For Parsvnath Developers Ltd.

Authorised Signatory

For MAHALUXMI INFRAHOME DEVELOPERS LIMITED

Director/Authorised Signatory




- (ii) reference to any individual shall include his/ her legal representatives, successors, legal heirs, executors and administrators;
- (iii) reference to any article, clause, section, schedule or annexure shall be deemed to be a reference to an article, a clause, a section, a schedule or an annexure of this Joint Development Agreement;
- (iv) Headings in this Joint Development Agreement are inserted for convenience only and shall not be used in its interpretation;
- (v) The recitals, schedules, annexure, appendices, if any, to this Joint Development Agreement shall be deemed to be incorporated in and form an integral part of this Joint Development Agreement;
- (vi) References to the words "include" or "including" shall be construed as being suffixed by the term "without limitation";
- (vii) Reference to a law shall be a reference to that law as amended, re-enacted, consolidated, supplemented or replaced;
- (viii) Reference to any Joint Development Agreement, deed, document, instrument, rule, regulation, notification, statute or the like shall mean a reference to the same as may have been duly amended, modified or replaced; and
- (ix) The Parties acknowledge that they and their respective counsel have read and understood the terms of this Joint Development Agreement and have participated equally in the negotiation and drafting. Accordingly, no court or arbitrator construing this Joint Development Agreement shall construe it more stringently against one Party than against the other.

## ARTICLE 2 GRANT OF DEVELOPMENT RIGHTS

- 2.1 In lieu of and subject to the receipt of Land Owner's Consideration as prescribed in Clause 4.1 of this Joint Development Agreement, the Land Owner hereby irrevocably and unconditionally grants, transfers and assigns to the Developer, the sole and exclusive Development Rights, including rights, authority and entitlement to plan, design, construct and develop the Project on the Project Land solely at the Developer's own cost and expenses, together with all right to market, sell, assign sub-lease, transfer and convey and/ or dispose of the Saleable Area and other areas of the Project, together with right to convey proportionate undivided right, title, share and interest in the Project Land along with all and every other right which the Land Owner has or might possess in relation to the project land or as a lessee thereof, in accordance with terms and conditions stated in this Joint Development Agreement and the Developer hereby acquires the exclusive and irrevocable Development Rights in terms of this Joint Development Agreement.
- 2.2 Simultaneously with the execution of this Joint Development Agreement, the Land Owner shall issue an irrevocable and unconditional General Power of Attorney ("General Power of Attorney"/ "GPA"), in respect of the Project Land, in the format annexed herewith as **Annexure B**, permitting and authorizing the Developer to solely, and at its own cost and expenses, exercise all powers referred herein and to use the Development Rights granted herein

For Parsvnath Developers Ltd.

  
Authorised Signatory

6

For MAHALUXMI INFRAHOME PRIVATE LIMITED

  
Director/Auth. Signatory



to fulfill all its rights and obligations as mentioned in this Joint Development Agreement for the development of the Project, but without creating any liability or responsibility of any nature whatsoever upon the Land Owner under any circumstances. The Developer shall submit copy of the documents executed by it on the basis of the said GPA with the Land Owner upon execution.

- 2.3 The Developer shall develop the Project on the Project Land at its own costs and expenses in accordance with the Approvals and compliance of Applicable Laws in terms hereof at its sole discretion without any reference or hindrance from the Land Owner.
- 2.4 The Lease Deed and other title documents in relation to the Project Land, including but not limited to the allotment letter and possession letter in relation to the Project Land, complete file of correspondences with GNIDA, payment receipts in relation to payments made to GNIDA shall be handed over by the Land Owner to the Developer simultaneously with the execution of the present Joint Development Agreement.
- 2.5 That the "Developer" will be developing the project namely "MIGSUN DELTA STREET" on the present site as per the sanctions, maps, layout approvals given by the Greater Noida Industrial Development Authority", Gautam Buddha Nagar, Uttar Pradesh.

### ARTICLE 3 DEVELOPMENT AND CONSTRUCTION OF PROJECT

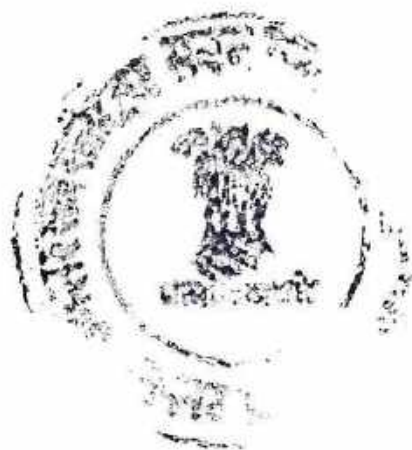
- 3.1 The Developer has agreed to develop the Project on the Project Land where under:
- (i) On the Execution Date, subject to the payment of the amount of the Land Owners Consideration in terms of Article 4, the Land Owner has handed over the vacant physical possession of the Project Land, free from all Encumbrances to the Developer.
  - (ii) The Developer shall be entitled to obtain the Approvals for construction and development of the Project on the Project Land in its name from the concerned authorities under Applicable Laws, solely at its own cost, risk and expenses.
  - (iii) The Developer shall be entitled to undertake construction and development of the Project at its own costs and expenses on the Project Land in accordance with the Approvals, the Applicable Laws and as per the terms and conditions of this Joint Development Agreement.
- 3.2 The scope of development of the Project includes planning, designing, construction and development of shops, commercial units, offices, including car parking, Common Areas and Facilities and incidental and related amenities on the Project Land at the cost of the Developer.
- 3.3 The Developer is exclusively authorized to plan, design, construct and develop the Project on the Project Land based, at its own cost and expenses.
- 3.4 The Land Owner hereby grants in favor of the Developer and the Developer hereby accepts from the Land Owner the Development Rights including the exclusive right to develop, construct and implement the Project in its own name at its own risk, cost and expense and to book, market and allot the Units and other Saleable Areas and transfer, sub-lease and convey the Units / Saleable Area of the Project, in terms of the Applicable Laws and to do all such other act as may be found necessary by the Developer.

For Parsvnath Developers Ltd

  
Authorized Signatory

For MAHALUXMI INFRAHOME PRIVATE LIMITED

  
Director/Authorized Signatory





- 3.5 The Land Owner hereby represents that the currently available FAR on the Project Land is 1.50, and there is an additional purchasable FAR of 2.50 ("**Purchasable FAR**") from GNIDA (thereby making the total available FAR of 4.0 on the Project Land). The Developer shall be responsible for obtaining/ purchasing the Purchasable FAR from GNIDA solely at its own cost and expenses. The Land Owner undertakes to take all such steps, as may be required, including but not limited to execution of documents, undertakings, affidavits, applications, etc., for this purpose as and when demanded by the Developer.
- 3.6 The Developer shall be entitled to engage any contractors, architects, engineers, designers, service providers, sub-contractors, consultants and workmen for construction and development of the Project at its discretion.
- 3.7 The Land Owner shall sign, execute and deliver all papers, documents, deeds, letters, affidavits, no-objection certificates, authorizations, undertaking and take such other actions as may be required for the purposes of construction and development of the Project and booking, marketing, allotment, transfer and/or sub lease of the Saleable Area in the Project and Units constructed and/or to be constructed therein and to receive consideration and proceeds thereof in the name of the Developer, and as may be required and requested by the Developer to consummate more effectively the purposes or subject matter of this Joint Development Agreement, but without creating any liability or responsibility upon the Land Owner in any manner whatsoever, under any circumstances.
- 3.8 The Land Owner shall sign and deliver to the Developer all relevant documents, as may be required to be signed by the Land Owner, for filing the various applications and for obtaining the Approvals pursuant thereto for the construction and development of the Project, without creating any liability or responsibility upon the Land Owner in any manner whatsoever, under any circumstances.
- 3.9 Notwithstanding Clause 3.8 and 3.9above, the Developer shall be authorised to execute the documents on behalf of the Land Owner on the basis of the GPA, in accordance with this Joint Development Agreement.
- 3.10 The Developer shall be free to develop the Project in such manner as it may deem fit and in accordance with the Applicable Laws.
- 3.11 The Land Owner shall under no circumstances be responsible for any delay in obtaining any approval / clearance and also completion of the Project due to any reasons by the Developer.
- 3.12 The Land Owner shall not prevent and/or cause any hindrance or obstruction in the designing, planning, construction and development of the Project by the Developer in any manner. The Land Owner shall not create any hindrance or obstruction in marketing, booking, allotment, sale or sub leasing of the Saleable Area in the Project. The Developer shall exclusively be entitled in its sole discretion to book, allot, sale/ sub-lease of the Units /Saleable Area and to enter into Joint Development Agreement to sell/ sub-lease / flat buyer Joint Development Agreements with prospective purchasers for transfer of the same together with proportionate, undivided right, share, interest and title in the Project Land. The Land Owner shall not be entitled to revoke the Development Rights transferred herein to the Developer under any circumstances.

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- 3.13 All the land premium, lease rent/annual lease rent, accrued and payable, in respect of the Project Land upto the date of registration of the Lease Deed, along with any interest or penalty for the delay in payment of the same (hereinafter "GNIDA Dues") shall be the exclusive liability of the Land Owner and the same shall be exclusively borne by the Land Owner. However, all amounts including any statutory dues, additional/farmer compensation (if any), annual lease rent, penalty, interest, etc. payable in relation to Project Land for the period after the date of registration of the Lease Deed shall be solely borne and paid by the Developer.
- 3.14 The Developer shall be entitled to receive a refund of all security deposits or advances paid by it to the concerned authorities upon completion of the Project or otherwise.

**ARTICLE 4**  
**CONSIDERATION FOR GRANT OF DEVELOPMENT RIGHTS**

- 4.1 In consideration of the Land Owner providing and making available to the Developer the Project Land and granting the exclusive and irrevocable Development Rights to the Developer with right to sell, transfer, sub-lease/license and convey the Units comprised in Saleable Area together with right to sub-lease/license or convey, proportionate undivided right, share, interest and title in the Project Land to the prospective purchasers and receive consideration therefrom in its own name and account, the Developer shall pay consideration of Rs. 23,25,70,000/- [Rupees Twenty Three Crores Twenty Five Lakhs Seventy Thousand Only] (hereinafter referred to as "Land Owner's Consideration").
- 4.2 The Land Owner accepts, acknowledges and confirm the following receipts against the total payment of the Land Owner's Consideration:

- (i) Rs. 2,00,00,000/- through RTGS via UTR no. INDBR32023101200459749 dated 12.10.2023;
- (ii) Rs. 2,00,00,000/- through RTGS via UTR no. INDBR32023101300486820 dated 13.10.2023;
- (iii) Rs. 4,00,00,000/- through RTGS via UTR no. INDBR32023101600529492 dated 16.10.2023 dated
- (iv) Rs. 4,00,00,000/- through RTGS via UTR no. INDBN17105587559 dated 17.10.2023
- (v) Rs. 4,00,00,000/- through RTGS via UTR no. INDBR32023101900625615 dated 19.10.2023
- (vi) Rs. 2,43,08,811/- through RTGS via UTR no. INDBR32023102000650696 dated 20.10.2023
- (vii) Rs. 1,63,68,457/- through RTGS via UTR no. INDBR32023102000650646 dated 20.10.2023
- (viii) Rs. 1,47,34,316/- through RTGS via UTR no. INDBR32023110300971242 dated 03.11.2023
- (ix) Rs. 1,71,58,416/- through RTGS via UTR no. INDBR32023110400995873 dated 04.11.2023

The total of (i) to (ix) being equivalent to the total agreed Land Owner's Consideration of Rs. 23,25,70,000/- [Rs. Twenty Three Crores Twenty Five Lakhs Seventy Thousand Only]

- 4.3 The GNIDA Dues up to the date of registration of the Lease Deed shall be borne by the Land Owner. However, after the registration of the Lease Deed, any/all dues payable to GNIDA or

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any other government agency in relation to the Project Land, shall be solely borne and paid by the Developer.

- 4.4 The Land Owner hereby agrees and confirms that it shall neither have any share in the Revenue of the Project, nor it shall have any share/entitlement in the Saleable Area, Units and/or any developed area of the Project.
- 4.5 Any GST payable on the Land Owner's Consideration, including any implication of GST payable on this Joint Development Agreement, shall be solely paid and borne by the Developer.


#### **ARTICLE 5 RIGHTS AND OBLIGATIONS OF THE DEVELOPER**

- 5.1 The Developer shall be solely responsible and entitled to obtain all the Approvals required to develop the Project on the Project Land and shall be entitled to develop the Project in accordance with the Approvals, the Applicable Laws and in accordance with the terms hereof, at its own risk, cost and expenses.
- 5.2 The Developer shall have the right to engage on its own accountants, managers, contractors, architects, engineers, supervisors, consultants, staff and workmen for supervision and execution of the construction works and marketing of the Project.
- 5.3 The Developer shall have the right to conceive the concept of the Project and abide by the building plans, design and arrange preparation of architectural, structural and other drawings from the architects and other consultants based on the approved sanctioned drawings and shall develop the Project, as per the Applicable Laws.
- 5.4 The Developer shall have the right to construct, develop the Project and shall be solely entitled to market, sell and sublease the Saleable Area. The Developer shall also be entitled to execute conveyance/sub-lease/license deed(s) for the Saleable Area together with proportionate undivided right, share, interest and title in the Project Land. The Land Owner shall provide its complete support and assistance to the Developer in this regard; however, the Land Owner shall not assume any liability or responsibility towards the same under any manner/circumstances.
- 5.5 The Developer shall run, operate and maintain the Project either itself or through third party agencies.
- 5.6 The Developer or any agency nominated by the Developer shall have the sole right to maintain the completed building(s) of the Project and other areas/ facilities as per the provisions of the Applicable Laws.
- 5.7 The Developer shall have a right to amend or revise the plans of the Project in accordance with the Applicable Laws.
- 5.8 The Developer shall be entitled to develop the Project in a single or multiple phases at its sole discretion.
- 5.9 The Developer shall exclusively bear all penalties, fines, compounding and regularization charges, and any other expenses and/or demands which may be levied, incurred and/or imposed

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with respect to any matter concerning the construction, development, sales, marketing of the Project.

**ARTICLE 6  
RIGHTS AND OBLIGATIONS OF THE LAND OWNER**

- 6.1 The Land Owner has handed over the vacant physical possession of the Project Land to the Developer on the Execution Date.
- 6.2 The Land Owner shall not be entitled to create any Encumbrances on the Project Land, save and except as requested/approved by the Developer (without assuming any liability or responsibility for such Encumbrances).
- 6.3 Subject to compliance of terms of this Joint Development Agreement by the Developer, the Land Owner shall not disturb, prevent or interrupt the construction and development activities carried out by the Developer for the development of the Project and/or commit any act or omission that may result in stoppage or delay of the construction activity to be undertaken pursuant to and in accordance with this Joint Development Agreement.
- 6.4 The Land Owner hereby give its express consent to the Developer to borrow or raise any loan or funds from Banks/financial institutions or a third party against the security of the Project Land and the Development Rights of the Developer for development of the Project Land. However, the cost, responsibility and liability for raising the said finance shall be solely borne by the Developer and the Developer shall keep the Land Owner fully indemnified against any such mortgage/charge created by the Developer on the Project Land. The Land Owner, if required, shall execute all documents to facilitate such mortgage, however, without being exposed to any liability or demands whatsoever. The Land Owner neither shall act as a Borrower nor a Guarantor to the aforementioned borrowings/mortgage.

The entire cost of the funding/construction finance raised by the Developer, including mortgage and any personal guarantee, if required, would be borne only by the Developer. The Land Owner will not have any responsibility or obligation for the said borrowings.

**ARTICLE 7  
RIGHT TO BOOK, ALLOT, ASSIGN AND MAINTAIN AND FUNDING FOR THE PROJECT**

- 7.1 The Developer shall at all times hereinafter have the sole right to market, make advance bookings, allot, assign, transfer, sell, let, sub lease or license the Units or area comprised in the Saleable Area and other areas of the Project to the prospective buyers/ transferees at its discretion, but without creating any liability and/or responsibility upon the Land Owner under any manner whatsoever. The Developer shall also be entitled to execute conveyance/sub-lease/transfer/license deed(s) for the Saleable Area together with proportionate undivided right, share, interest and title in the Project Land.
- 7.2 The Developer shall have the exclusive right to collect and receive the Revenue in relation to the Project and deal the same in accordance with law.
- 7.3 The Developer or any agency nominated by it shall have the sole right to maintain the completed building(s) of the Project and other areas/ facilities as per the provisions of the Applicable Laws and in accordance with the prevailing market practice and collect such CAM

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charges as may be deemed fit. The Land Owner shall have neither any right to maintain the Project or any share in the CAM or any other charges collected by the Developer, or any agency nominated by it.

## ARTICLE 8 BRANDING OF THE PROJECT

- 8.1 The Project shall be branded by the Developer at its sole discretion. However, the Developer shall not use the word 'Parsvnath' and in any way infringe the trademark 'Parsvnath'.

## ARTICLE 9 REPRESENTATIONS AND WARRANTIES

- 9.1 The Land Owner hereby represents and warrants as follows:

- (i) The Land Owner is the lawful owner of leasehold rights and in vacant, peaceful and physical possession of the Project Land, with all rights appurtenant thereto.
- (ii) The Project Land is free from all encroachments and the Encumbrances.
- (iii) No receiver, trustee or manager has been appointed over the whole or any part of the Project Land.
- (iv) There are no tenants, occupants or squatters on the Project Land.
- (v) The Land Owner has not collected any amount(s) from any third parties for sale, sub-lease, license, transfer, assignment etc. of any part or portion of the Project Land or the Project.
- (vi) The Land Owner has not entered into any Joint Development Agreement(s) for sale, sub-lease or alienation in any manner whatsoever or any other arrangement(s) for development or otherwise of the Project Land with any other Person(s), nor have they issued any power(s) of attorney or any other authority, oral or otherwise empowering any other Person(s) to deal with the Project Land in any manner howsoever.
- (vii) The Project Land or any part thereof is not subject to any acquisition and there are no acquisition proceedings, pending or threatened. Further, the Project Land is not subject to any attachment by any Governmental Authority or lender or creditor or other person, including any revenue authority.
- (viii) The Project Land is not subject to any litigation, arbitration, prosecution, proceedings, dispute, investigation or the subject matter of any other legal dispute. Further, the Land Owner is not in receipt of any notice relating to any investigation or enquiry, nor has it received any notice of any order, decree, decision or judgment of, any court, tribunal, arbitrator, quasi-judicial authority, Governmental Authority or regulatory body, in relation to the Project Land.

- (ix) There is no litigation, disputes, or Encumbrances of any nature on the Project Land and

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the Owner has not received any notice from any statutory body or Governmental Authority or GNIDA which affects or may affect the Project Land and there is no prohibitory order or orders of attachment on the Project Land and from any other Governmental Authority for taxes, rates, levies or cesses, lawfully payable.

- (x) The Land Owner shall not: (i) deal with the Project Land in any manner except as per the terms of this Joint Development Agreement; (ii) initiate, solicit or consider, whether directly or indirectly, any competitive bids from any third party whatsoever, for the development of the Project Land (or any part thereof); and (iii) negotiate or discuss with any person or entity the financing, transfer, mortgage of the Project Land (or any part thereof).
- (xi) The Lease Deed is valid and subsisting, and the same has not been terminated or rescinded, and the Land Owner has not received any notice from GNIDA regarding cancellation of the Lease Deed.
- (xii) The Land Owner is fully competent to sign, deliver and perform this Joint Development Agreement without having recourse to any other person(s) and no consent, permission, sanction or approval of any third party is required for this purpose.
- (xiii) On the Execution Date, there are no prohibitory, statutory or restrictive orders of any nature which would restrict the Developer from entering into this Joint Development Agreement and alienating the Project Land.
- (xiv) That the Land Owner shall fully cooperate and do all such acts and things as may be reasonably required from it as a Lessee of the subject plot for seeking approval / Permission to Mortgage (PTM) from the GNIDA. The Developer may be required to obtain construction finance / loan for the Project, the Land Owner being the recorded lessee agrees to cooperate with the Developer in the said regard at the cost and expenses of the Developer. However, neither the Land Owner will be required to act as a Borrower/Guarantor nor shall be exposed to any liability / risks whatsoever. It is further agreed that the Land Owner shall not file any charge for the said construction finance in any manner whatsoever.
- (xv) The Land Owner further warrants that it shall not ever initiate any steps or take any actions for the surrender of the lease of the subject plot to GNIDA or do any such act which may be prejudicial to the interests of the Developer or the confirming party.
- (xvi) The Land Owner shall handover all records, papers, documents, permissions, sanctions, approvals, Joint Development Agreements, leases, receipts, allotment letters etc. concerning the subject plot in original to the Developer which are and/or may come in its possession and which shall be retained by the Developer.
- (xvii) On the Execution Date, there are no religious structures (i.e., temples, dargahs, mosques etc.) tomb, burial ground and/or cremation structure on the Project Land and there is no burial ground and/or cremation structure in the vicinity of 100 meters of the Project Land.
- (xviii) That this Joint Development Agreement has been drafted by mutual consultation and Joint Development Agreement of the Parties and hence, any rule of statutory interpretation or construction interpreting Joint Development Agreements against a party primarily

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responsible for drafting an Joint Development Agreement shall not be applicable to this Joint Development Agreement.

9.2 The Developer hereby represents and warrants as follows:

- (i) The Developer shall construct, develop, market and sub-lease the Project in the manner and in accordance with the terms and conditions of this Joint Development Agreement, Lease Deed and as per the Applicable Laws.
- (ii) There are no actions, suits, proceedings or investigations pending or, to its knowledge threatened against the Developer at law or in equity before any court or before any other judicial, quasi-judicial or other authority, the outcome of which may result in breach of this Joint Development Agreement, or which may result in any material impairment of ability of the Developer to perform its obligations under this Joint Development Agreement.
- (iii) Developer has not committed any act of bankruptcy or insolvency or passed any resolution for or otherwise entered into any liquidation, winding up or administrative order under the laws of India or any other applicable jurisdiction.

9.3 The Land Owner and the Developer hereby represent and warrant to each other that:

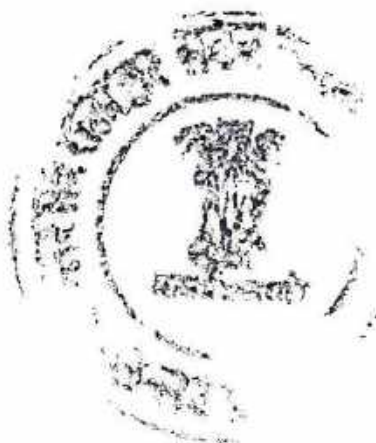
- (i) Each Party has full power, authority, legal right and capacity to enter into and perform its obligations under this Joint Development Agreement and to consummate the transactions contemplated hereby. This Joint Development Agreement has been duly executed and delivered by each Party and constitutes its legal, valid and binding obligation enforceable against it, in accordance with its respective terms.
- (ii) Each Party is duly incorporated and validly existing under the laws of the jurisdiction of its incorporation and that each Party has full power and absolute authority to execute, deliver and perform this Joint Development Agreement.
- (iii) Each of the representations and warranties made by each of the Parties, in terms as aforesaid, is separate and independent and none of the aforesaid representations and warranties shall be treated as qualified by any actual or constructive knowledge on the part of the other Parties or any of their respective agents, Representatives, officers, employees or advisers.
- (iv) This Joint Development Agreement constitutes a legal, valid and binding obligation, and is enforceable against each Party in accordance with its terms.
- (v) The execution, delivery and performance of this Joint Development Agreement will not conflict with, result in the breach of, or constitute a default under any covenant, Joint Development Agreement, understanding, decree or order to which such Party is a party or by which such Party or any of its properties or assets is bound or affected and does not result in a violation of any Applicable Laws.
- (vi) Each Party has no knowledge of any violation or default or any order, writ, injunction or decree of any court or any legally binding order of any relevant authority empowered by

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Applicable Laws which may result in any material adverse effect on such Party's ability to perform its obligations under this Joint Development Agreement.

- (vii) All information furnished by each Party in connection with this Joint Development Agreement, does not contain any untrue statement or omit to state any fact, the omission of which makes any statements made therein in the light of the circumstances under which they are made, misleading, and each Party is not aware of any material facts or circumstances that have not been disclosed to the other Parties which might, if disclosed, adversely affect the decision of a Person considering whether or not to enter into this Joint Development Agreement.


#### ARTICLE 10 SALES AND MARKETING

- 10.1 The Developer shall be entitled to book, allot, sell or sublease the Saleable Area of the Project at a time and in a manner decided by it in accordance with Applicable Laws.
- 10.2 All Joint Development Agreements/documents for sale/lease of the Saleable Area including the unit buyer Joint Development Agreements, sub-lease/license Joint Development Agreements and conveyance, sub-lease deeds for the Saleable Area shall be executed in favour of the prospective buyers by the developer only and the Developer shall ensure that no obligations, liability and responsibility shall lie upon the Land Owner under any circumstances.

#### ARTICLE 11 INDEMNIFICATION

- 11.1 The Land Owner agrees to indemnify and hold harmless the Developer, its officers, employees, shareholders, directors and affiliates from any actual and direct losses, liabilities, claims, costs, charges, actions, proceedings, third party claims, damages, that have arisen from claims resulting from or relating to or arising out of or in connection with the defect in the title of the Land Owner to the Project Land or any willful act of omission or commission, breach, misrepresentation, misconduct or negligence by the Land Owner, as the case may be, of any covenant, representation, warranty or other obligation contained in this Joint Development Agreement.
- 11.2 The Developer hereby agrees to indemnify and hold harmless the Land Owner, its officers, employees, shareholders, directors and affiliates from any actual and direct losses, liabilities, claims, costs, charges, actions, proceedings, third party claims, damages, that have arisen from claims resulting from or relating to or arising out of or in connection with:
- (i) Any breach, inaccuracy or incorrectness of any of the representations, warranties, statements, and covenants made by the Developer;
  - (ii) Any material breach of the terms and conditions of this Joint Development Agreement by the Developer;
  - (iii) Any breach and/or non-compliance of Applicable Laws, including RERA by the Developer;

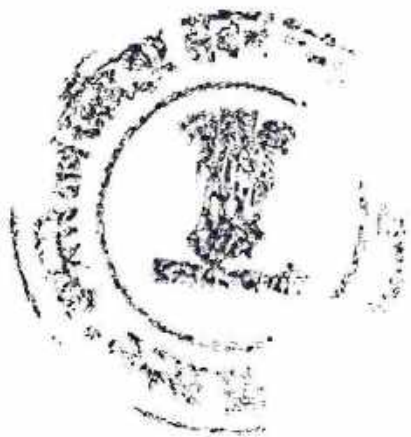
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- (iv) Failure to obtain all governmental permissions, Approvals, and consents from the relevant Governmental Authority, for the construction and development of the Project and comply with all the conditions stipulated under such approvals or regulatory action initiated against the Land Owner in relation thereto;
- (v) On account of the Funding raised by the Developer for the Project, including due to creation of mortgage over the Project Land and execution of various documents in favour of the prospective lender(s) in accordance with terms of this Joint Development Agreement;
- (vi) Any action, notice, proceedings, litigation, disputes, claims raised by any customer, vendor, supplier, contractors, etc. in relation to the Project and/or development of the Project;
- (vii) Disputes in relation to the labours and workman engaged in relation to the Project;
- (viii) Any defects in the structure of the Project of any nature whatsoever, including without limitation, on account of the quality of the construction materials utilized for the purposes of construction and, or any repairs/ rectifications required and not undertaken;
- (ix) Any claim/demand raised by UP RERA in relation to the Project.

Provided that the Developer shall not be liable to indemnify the Land Owner if any such loss is suffered by the Land Owner on account of any defect in the title of the Project Land.

## ARTICLE 12 DISPUTE RESOLUTION, GOVERNING LAW & JURISDICTION

**12.1 Amicable Settlement:** In case of any dispute or claim arising out of or in connection with or relating to this Joint Development Agreement, the Parties shall attempt to first resolve such dispute or claim through amicable discussions.

**12.2 Arbitration:** If the Parties fail to resolve such dispute or claim amicably, such dispute or claim shall be finally settled by arbitration. For the purpose of such arbitration, the Land Owner shall appoint 1 (one) arbitrator and the Developer shall also appoint 1 (one) arbitrator. The 2 (two) arbitrators so appointed shall then jointly appoint a third arbitrator, who shall serve as chief/presiding arbitrator. The arbitration proceedings shall be conducted in accordance with the Arbitration and Conciliation Act, 1996 and any amendment/ modification thereof. All arbitration proceedings shall be conducted in the English language and the seat of arbitration shall be Delhi. The Arbitration award shall be final and binding on the Parties and the Parties agree to be bound thereby and to act accordingly. The Parties shall continue to perform such of their respective obligations under this Joint Development Agreement that do not relate to the subject matter of the dispute, without prejudice to the final determination in accordance with the provisions under this Clause.

**12.3 Governing Law & Jurisdiction:** This Joint Development Agreement shall be governed by and construed in accordance with the laws of the India and shall, subject to the provisions of dispute resolution mechanism stated herein above, be subject to the exclusive jurisdiction of the appropriate courts in Gautam Buddha Nagar, Uttar Pradesh only.

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**ARTICLE 13**  
**MISCELLANEOUS PROVISIONS**

- 13.1 No Partnership:** The Parties have entered into this Joint Development Agreement on principal-to-principal basis and that nothing stated herein shall be deemed or construed as a partnership between them nor shall it be construed as association of persons in any manner, nor will the same bind them except to the extent specifically stipulated herein.
- 13.2 Waiver:** No waiver of any of the terms of this Joint Development Agreement shall be effective unless made in writing and no waiver of any particular term shall be deemed to be a waiver of any other term.
- 13.3 Taxes:** Each Party hereto shall pay and discharge their respective tax liabilities and all their personal debts and shall indemnify and keep indemnified and harmless the other from and against all claims, charges, proceedings, penalties in respect of any default or failure to pay or discharge such liabilities and debts.
- 13.4 Costs, Stamp Duty & Registration:** The Parties shall get this Joint Development Agreement registered. The cost of registration and stamp duty payable thereon shall be solely borne and paid by the Developer. However, it is agreed that non-registration of this Joint Development Agreement shall not take away or affect any rights of the Developer or the Land Owner. Further, the Developer shall keep the Land Owner fully indemnified against any liability or penalty imposed by any authority(ies) in relation to stamping and registration of this Joint Development Agreement.
- 13.5 Notice:** All notices and other writings to be filed, delivered or served on the other Party pursuant to this Joint Development Agreement shall be in writing and shall be delivered by speed post, registered mail, return receipt requested. Any notice shall be deemed to have been duly given and received upon receipt. Notices to the Parties shall be addressed as follows:

**To Land Owner:**

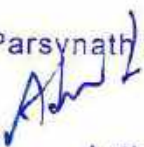
Attention: Sh. Sanjeev Kumar Jain  
Address: Parsvnath Tower , Near Shahdara Metro Station ,  
Shahadara , Delhi-32  
Email: md@parsvnath.com  
Contact No.: 9810019122

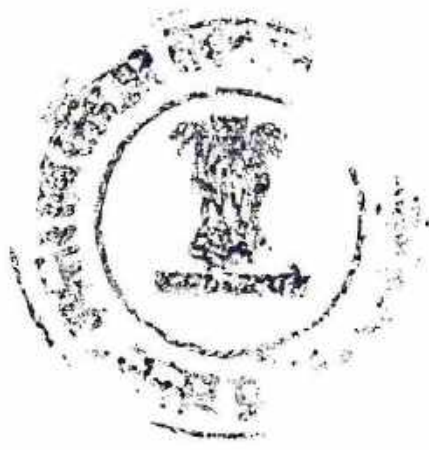
**To Developer:**

Attention: Sh. Pawan Kumar  
Address: C-1 & C-2 ,Mahaluxmi Metro Tower , Sector-4  
Vaishali ,Ghaziabad ,Uttar Pradesh -201010  
Email: p.kumar@migsun.in  
Contact No.: 9999310379

- 13.6 Severability:** Each and every obligation under this Joint Development Agreement shall be treated as a separate obligation and shall be severally enforceable as such and in the event of any obligation or obligations being or becoming unenforceable in whole or in part shall not affect

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the validity of the balance Joint Development Agreement provided the fundamental terms of the Joint Development Agreement are not altered. If any requirement, restriction or undertaking herein is (i) found by any court or other competent authority to be void or unenforceable; or (ii) requires any authorization, Approval or consent which is not granted, the Parties shall negotiate in good faith to replace such void or unenforceable requirement, restriction, undertaking or lack of Approval, consent or authorization with a valid provision which, as far as possible, has the same commercial effect as that which it replaces.

- 13.7 Force Majeure:** The time limits provided in this Joint Development Agreement shall not apply in case of Force Majeure Events i.e., events which are beyond the control of any Party and the said time limits shall be extended by the period of the said Force Majeure Events. For the purposes of this Joint Development Agreement, the Force Majeure Events means and includes without limitation (a) acts of God, including earthquake, storm, flood, tempest, fire, lightning, and other natural calamities; (b) civil commotion, war, act of public enemy; (c) riots or terrorists attacks, sabotage, epidemic, Covid-19 pandemic or any similar pandemic; (d) the promulgation of or any amendment in any law or policy of the Governmental Authority which prevents the construction and development to proceed as agreed in this Joint Development Agreement including any order from National Green Tribunal (NGT); (e) any defect in the title of the Project Land; or (f) any other event or circumstance analogous to the foregoing.
- 13.8 Assignment:** Neither Party shall be entitled to assign its rights and obligation under this Joint Development Agreement to any third party without prior written consent of the other Party.
- 13.9 Termination:** This Joint Development Agreement shall be irrevocable and shall not be terminated by either of the Party.
- 13.10 Specific Performance:** The Parties hereby acknowledges and confirm that the Project Land is a special property and breach of any conditions of this Joint Development Agreement shall cause an irreparable injury to the other Party and accordingly this Joint Development Agreement shall be specifically enforceable in accordance with the terms hereof, at the instance of either of the Parties. Further, the Development Rights granted/ transferred herein are of the nature that in event of any bankruptcy, liquidation, and/or winding up proceedings or event leading to the same for the Land Owner, the rights and entitlements of the Land Owner shall be restricted to the residuary rights in the Project Land, i.e., the amount of outstanding amount of the Land Owner's Consideration (if any) under the present Joint Development Agreement. The rights and entitlements of the Developer under this Joint Development Agreement including the interest in the Project Land by virtue of this Joint Development Agreement shall not be affected in any manner in case of any bankruptcy, liquidation, and/or winding up proceedings relating to the Land Owner or event leading to the same.
- 13.11 Entire Joint Development Agreement:** This Joint Development Agreement sets forth the entire Joint Development Agreement and understanding between the Parties relating to the subject matter herein and supersede any and all prior discussions, communications, negotiations, understanding, Joint Development Agreements, or contracts, whether written or oral. No modification of, or amendment to, this Joint Development Agreement, nor any waiver of any rights under this Joint Development Agreement, will be effective unless in writing signed by the

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**13.12 Counterparts:** This Joint Development Agreement may be executed in one or more counterparts including counterparts transmitted by facsimile, each of which shall be deemed an original, but all of which signed and taken together, shall constitute one document.

**IN WITNESS WHEREOF,** the Parties have caused this Joint Development Agreement to be executed and delivered as of the date set forth above.

<p>Signed and delivered by-Land Owner: <b>PARSVNATH DEVELOPERS LIMITED</b></p> <p>For Parsvnath Developers Ltd.</p> <p> Name: Atul Jain Designation: Authorised Signatory</p>	<p>Signed and delivered by the Developer: <b>MAHALUXMI INFRAHOME PRIVATE LIMITED</b></p> <p>For MAHALUXMI INFRAHOME PRIVATE LIMITED</p> <p> Name: Pawan Kumar Designation: Authorised Signatory</p>
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**WITNESSES:**

1.

2.





**SCHEDULE 'A'**


**DESCRIPTION OF THE PROJECT LAND**

A lease hold Commercial Plot bearing No. [●], admeasuring 4,751 Sq. Mtrs., situated at LSC, 8G, Delta- II, Greater Noida, Uttar Pradesh.

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Director/Auth. Signatory

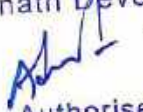


ANNEXURE 'A'

Copy of the Lease Deed

Enclosed

For Parsvnath Developers Ltd.

  
Authorised Signatory

For MAHALUXMI INERANOME PRIVATE LIMITED

  
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INDIA NON JUDICIAL

Government of Uttar Pradesh



IN-UP83527004423003V



e-Stamp

Certificate No. : IN-UP83527004423003V  
 Certificate Issued Date : 08-Aug-2023 02:58 PM  
 Account Reference : NEWIMPACC (SV)/ up14008304/ GAUTAMBUDDH NAGAR 2/ UP-GBN  
 Unique Doc. Reference : SUBIN-UPUP1400830492608228688032V  
 Purchased by : MS. PARSVNATH DEVELOPERS LIMITED  
 Description of Document : Article 95 Lease  
 Property Description : COMMERCIAL PLOT NO-SLO/5/G/1,SECTOR-06I TA-02,GREATER NOIDA DIST-G.B.NAGAR  
 Consideration Price (Rs.) :  
 First Party : GNIDA  
 Second Party : MS. PARSVNATH DEVELOPERS LIMITED  
 Stamp Duty Paid By : MS. PARSVNATH DEVELOPERS LIMITED  
 Stamp Duty Amount (Rs.) : 84,20,000  
 (Ninety Four Lakh Twenty Thousand only)

CERTIFICATE



10/8/23  
Handwritten signature and date

For Parsvnath Developers Ltd.

Handwritten signature  
Authorized Signatory

For Parsvnath Developers Ltd.

Handwritten signature  
Authorized Signatory

0006172295

For MAHALAXMI INFRASTRUCTURE PRIVATE LIMITED

Handwritten signature  
Director/ Auth. Signatory

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**LEASE DEED**

PRAVEEN KUMAR SHARMA  
GRUN  
MOB-930-XXXX-XXXX

This Lease Deed is executed on 10<sup>th</sup> August, 2023 at Greater Noida, District Gautam Budh Nagar, Uttar Pradesh

**BETWEEN**

**GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY**, an Authority constituted under the provisions of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) (hereinafter called the Lessor) which expression shall unless the context does not so admit, include its successors of the One Part;

**AND**

**M/s. PARSVNATH DEVELOPERS LIMITED** a Company incorporated under the provisions of the Indian Companies Act, 1956 / 2013, having its registered office at Parsvnath Tower, Near Shahdara Metro Station, Shahdara, Delhi - 110032 through its Authorized Signatory Mr. Bharat Bhushan Wadhwa (Addl. Vice President (Sanctions) who is duly authorized vide Resolution dated 15.05.2023 passed by its Board of Directors, being a Company, (hereinafter called the "Lessee" which expression shall, unless the context does not so admit, include its administrators, executors, representatives and permitted assigns) of the Other Part.

WHEREAS the land hereinafter described forms part of the land acquired under the Land Acquisition Act, 1894 and developed by the Lessor for the purpose of planned integrated Industrial and Urban Township.

AND WHEREAS where as vide Letter bearing No. Comm. Plot/05/70, Dt. 04.03.2008 the lessee has been allotted Commercial Plot No. SLC/8/G/1, Area 4,751.16 sqm (against 18,632 sq.m\* on the basis of original scheme document), Delta 2, Greater Noida (U.P.) for the purpose of Development of Commercial activities such as showrooms, retail outlets, restaurants, offices such as other commercial uses.

**NOW THIS LEASE DEED WITNESSETH AS UNDER:**

**I Plot Details**

\*The scheme for Commercial Plot No. SLC-8/G measuring 18,632 sq.m was floated on 1<sup>st</sup> August 2007 and M/s. Parsvnath Developers Limited was allotted the said plot. However, based on the project settlement policy (PSP) of Greater Noida Industrial Development Authority, 4,751.16 sq.m. (as per lease plan), renamed as Plot No. SLC-8/G/1 was allotted and balance area was surrendered back to the Authority.

That in consideration of the premium paid in part and the remaining agreed to be paid by the LESSEE at the time and in the manner hereinafter provided AND also in consideration of the rent hereby reserved AND observance of the covenants, provisions and the stipulations hereinafter contained and on the part of the LESSEE to be respectively paid, observed and performed, the LESSOR doth hereby demise and lease to the Lessee, all the land of Commercial Plot No. SLC/8/G/1, Area 4,751.16 sqm., Delta 2, Greater Noida (U.P.) to be the same a little more or less and bound as under:

On the North by : As per Lease Plan attached

On the South by : As per Lease Plan attached

For Parsvnath Developers Ltd.

Authorised Signatory

For Parsvnath Developers Ltd

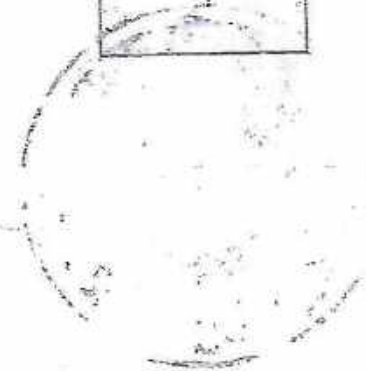
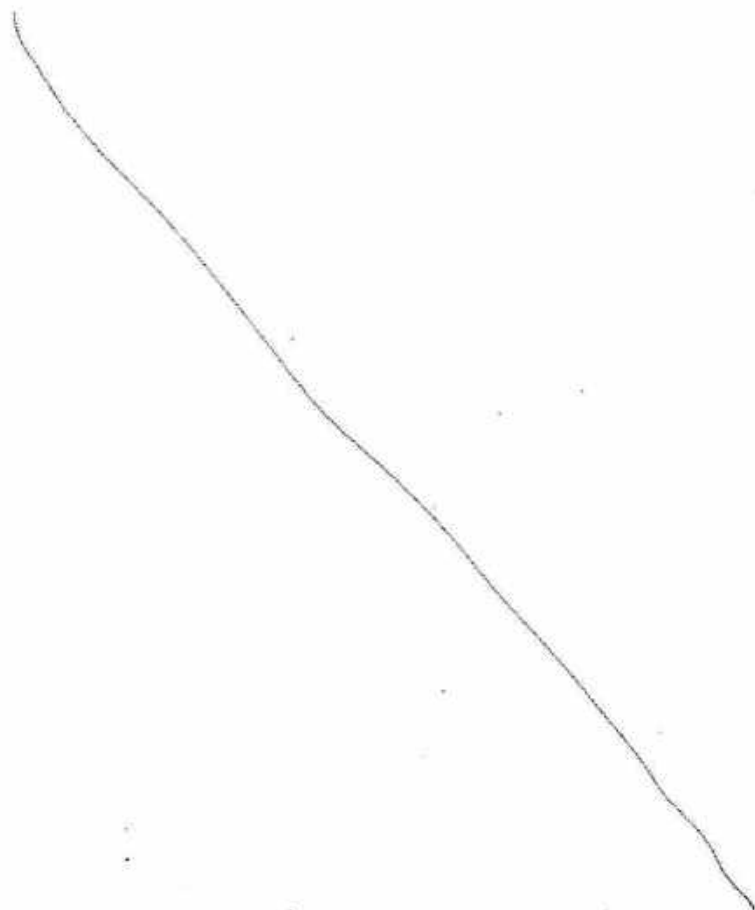
For MAHALAKSHMI INFRA

Director/Auth. Signatory

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For Parsvnath Developers Ltd.

*[Handwritten Signature]*

Authorised Signatory

For MAHALAKSHI INFRASTRUCTURE PVT. LTD.

*[Handwritten Signature]*

Director/Author. Signatory

15



On the East by: As per Lease Plan attached

On the West by: As per Lease Plan attached

1.1 Which plot is more clearly delineated and shown in the attached lease plan (hereinafter referred to as "the Demised Premises") with their appurtenances to the LESSOR for the term of 90 years commencing from the date of execution of this lease deed, except and always reserving to the LESSOR:

i. A right to lay water mains, drains, sewers or electrical wires under or above the demised premises, if deemed necessary by the Lessor in developing the area.

ii. Full rights and title to all mines and minerals, coals, washing gold's, earth oils, quarries, in or under the Demised Premises and full right and power at the time to do all acts and things which may be necessary or expedient for the purpose of searching for, working and obtaining, removing and enjoying the same without providing or leaving any vertical support for the surface of the plots or for the structure time being standing thereon provided always, that the LESSOR shall make reasonable compensation to the LESSEE for all costs incurred, loss of profits and other damages directly or indirectly occasioned by exercise of the rights hereby reserved. The decision of the Chief Executive Officer of the lessor on the amount of such compensation will be final and binding on the LESSEE.

## 2. Premium of the Plot & Payment Schedule:

2.1 The total premium of the plot is 14,77,61,076/- (Rs. Fourteen Crore Seventy-Seven Lakh Sixty-One Thousand and Seventy Six Only) which has been paid by the Lessee to the Lessor (the receipt whereof the Lessor doth hereby acknowledge).

Instalment	Due date	Payable Premium	Payable Interest	Total payable instalment	Balance premium
Instalment No.1					
Instalment No.2					
Instalment No.3				Fully paid	
Instalment No.4					
Instalment No.5					
Instalment No.6					

Note: \* This rate of interest may be revised by the LESSOR from time-to-time which revision shall be binding on the LESSEE (N/A)

2.2 Premium referred to in this document means total amount payable to the Authority for the allotted plot. Payments can be made with any of the listed banks via DD or online through Authority's website @ [www.GreaterNoidaauthority.in](http://www.GreaterNoidaauthority.in). Provided that intimation of every payment made by the Lessee, shall have to be communicated in writing to the Lessor within 30 days of such payment, so that the account status of the leased plot is kept updated.

2.3 The Lessee/Allottee shall be liable to pay stamp duty. (Stamp duty calculation should also be verified from the concerned sub registrar, Gautam Budh Nagar) for execution of the Lease Deed in treasury of district Gautam Budh Nagar and should produce a certificate to the effect in relevant department at

For Parsvnath Developers Ltd.

Authorised Signatory

For Parsvnath Developers Ltd.

For Parsvnath Developers Ltd.

Director/ Auth. Signatory

2000



आवेदन सं०: 202300743052363

पट्टा बिलेड(30 वर्ष से अधिक)

पृष्ठ सं०: 1

रजिस्ट्रेशन सं०: 20833

वर्ष: 2023

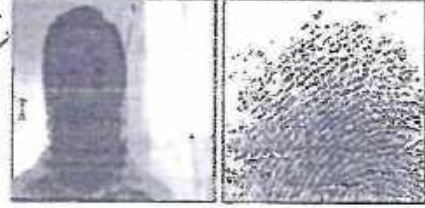
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श्री. सी० पार्वनाथ डेवलपर्स लि० द्वारा  
भारत भूषण दधवा अधिकृत पदाधिकारी/ प्रतिनिधि,  
भुव श्री मदन लाल दाधवा

कार्यस्थल: अन्य

निवासी: पार्वनाथ दावर, नियर शाहदरा मेट्रो स्टेशन, शाहदरा, दिल्ली-110032

*B. M. S.*



श्री. सी० पार्वनाथ डेवलपर्स लि० द्वारा

भारत भूषण दधवा अधिकृत  
पदाधिकारी/ प्रतिनिधि

से यह लेखपत्र इस कार्यालय में दिनांक 11/06/2023

एवं 04:01:33 PM बजे

निर्वाहन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*SP*

प्रेम प्रकाश सिंह

उप निबंधक : सदर रोटर नोएडा

गौतम बुद्ध नगर

11/06/2023

दीर्घा गुप्ता

निबंधक लिपिक

11/06/2023

सिद्ध करे

For Parsvnath Developers Ltd.

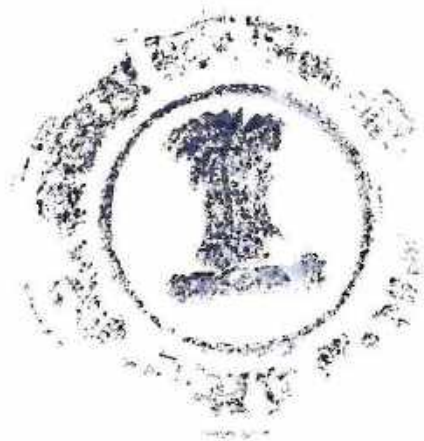
*A. J.*

Authorised Signatory

For MAHARAJA INDRACHANDRA PRASAD LIMITED

*Dee*

Director/ Auth. Signatory



GNIDA within 180 days from the issue of allotment letter

- 2.4 After depositing the instalment with the designated scheduled bank, the Lessee/Allottee shall intimate the same to GNIDA through a written intimation along with the copy of challan of amount deposited or through an email. (N/A)
- 2.5 In case of default in payment, an interest of 3% (penal interest as per current policy) + currently 10% (MCLR rate applicable from time to time) per annum compounded every half yearly for the entire default period shall be applicable. This rate will change as per interest rate revision by GNIDA.
- 2.6 In case of default in three or more instalments, allotment/lease shall be cancelled by the Authority. However, in exceptional circumstances an extension of time for payment of instalment may be granted by the CEO for which Allottee/Lessee shall have to pay the penal interest as mentioned in Clause 2.5. (N/A)
- 2.7 The payment made by the Allottee/Lessee will first be adjusted towards the penal interest & interest due, if any, and thereafter the balance will be adjusted towards the Lease Rent payable and then towards premium due.
- 2.8 The Allottee/Lessee shall not claim/entitled for any benefit/relaxation on the ground that the contiguous land has not been made available/handed over. In such an event, the due date of payment of instalment shall not be changed in any case and Allottee/Lessee shall have to pay due instalment along with interest on due date.
- 2.9 In case of allotment of additional land, the payment of the premium of the additional land shall be made in lump sum within 30 days from the date of communication of the said additional land as per prevailing policy of GNIDA on the rate as applicable on the date of allotment of additional land. The rate calculated by GNIDA will be final and binding on the Allottee.
- 2.10 In case of any increase in the rate of land acquisition/land purchase cost/ceiling/No-litigation incentive to the farmers by order of the Court, by the Authority or by the State Government or by way of any settlement, the Allottee/Lessee shall be bound to pay such additional amount proportionately as the cost of the land and all the terms and conditions prevalent at the time of allotment shall be applicable.
- 2.11 In case the Allottee selects payment option 2, the Allottee shall have to register charge, as per Section 77 of Companies Act and submit Certificate of Registration of Charge within 60 days of execution of lease Deed. In case of default, the Authority may impose penalty or take appropriate action as per the prevailing policy of the Authority.

*ASD*  
For Parsvnath Developers Ltd.

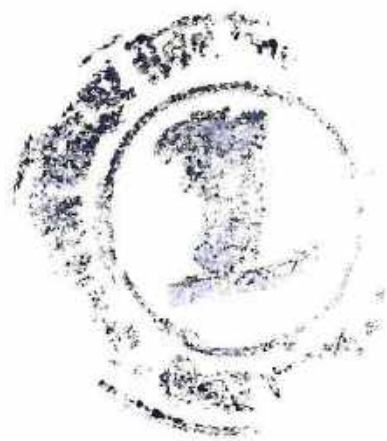
*ASD*  
Authorised Signatory

For Parsvnath Developers Ltd.

*ASD*  
For MAHALAKSHMI INFRAHOME PRIVATE

*ASD*  
Director/Author

21





दही सं.: 1

रजिस्ट्रेशन सं.: 20633

वर्ष: 2023

निष्पादन लेखन कादम सुनने व समझने मजसुम व प्राप्त धनराशि क प्रवेक्षणुसार उक्त

पट्टा दाता: 1

श्री वे० मी० श्री० दि० प्रा० द्वारा जितेन्द्र बहादुर राम के द्वारा  
अवधेश सुबला, पुत्र श्री जे० पी० सुबला

निवासी: वे० मी० श्री० दि० प्रा०

व्यवसाय: अन्य

पट्टा गृहीता: 1

*Awasthyan*



श्री मै० पार्वरनाथ डेवलपर्स लि० के द्वारा भारत भूषण बधवा,  
पुत्र श्री गदल लाल दासदा

निवासी: पार्वरनाथ टावर, निगर शाहदरा मेट्रो स्टेशन, शाहदरा,  
दिल्ली-110032

व्यवसाय: अन्य

मे निष्पादन स्वीकार किया | जिनकी पहचान

पहचानकर्ता : 1

*Bhawan*



श्री अरुण, पुत्र श्री राम अजारे

निवासी: मकान सं-बी-403, सैक्टर-3, वसुंधरा गाजियाबाद  
प्रवीण दत्त शर्मा

व्यवसाय: अन्य

पहचानकर्ता : 2

*A*



श्री प्रवीण दत्त शर्मा, पुत्र श्री वार्डे० के० शर्मा

निवासी: जी-8/4, गामा-02, रोटर नोएडा

व्यवसाय: अन्य

ने सी। प्रत्यक्षतः भद्र साक्षियों के विशिष्ट अंगूठे निबन्धनुसार  
तिर गये हैं।

टिप्पणी :



रजिस्ट्रेशन अधिकारी के हस्ताक्षर

*SP*  
प्रेम प्रकाश सिंह  
उप निबंधक : रोटर नोएडा  
गीताम बुद्ध नगर  
11/08/2023  
निबंधक  
निबंधक लिपिक गीताम बुद्ध नगर  
11/08/2023

For Porsvagh Developers Ltd.

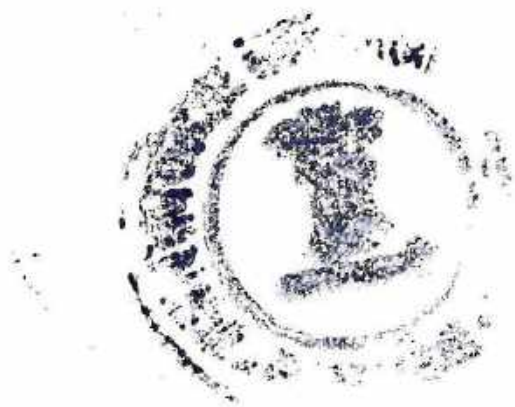
*Signature*

Authorised Signatory

For MAHAJAN DEVELOPERS PVT. LTD.

*Signature*

Director/ Auth. Sign



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PLOT NO-SLC-8/G/1

PLOT NO-88 TO 95

PLOT NO-SLC-8/G/2

60.00 M WIDE ROAD

60.00 M WIDE ROAD

AREA=4751.16 SQM

SIGN POSSESSION TAKEN OVER ALLOTTEE

SIGN POSSESSION HANDED OVER

LEASE PLAN FOR PLOT

PROJ DEPTT

LAND DEPTT

LAW DEPTT

PLNG DEPTT

Signed by: Rashmi Singh, ASSISTANT LAW OFFICER, 01/11/21 16:25:21

Signed by: Ujjendra Ghulam, TEHSILDAR, 01/11/21 15:25:21

Signed by: [Signature], DEPTT LAY. OFFICE, 09/11/21 15:25:15



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

For Parsvnath Developers Ltd

For Parsvnath Developers Ltd

For Parsvnath Developers Ltd

Authorised Signatory

For M&E...

Director/Auth.



### 3 Lease Rent

- 3.1 In addition to the premium of plot, the lessee shall have to pay yearly Lease Rent in the manner given below.
- I. The Lease Rent will be 2.5% of the premium of the plot per year for the first 10 year from the date of execution of the Lease Deed. The lessee has paid a sum of Rs. 36,04,027/- towards the lease rent for the first year which amount the LESSOR hereby acknowledges.
  - II. After every ten years from the date of execution of the Lease Deed, the Lease Rent shall be automatically increased @50% and the rate will be applicable for the next ten years and this process of enhancement will continue for future.
  - III. The Lease Rent shall be payable in advance every year. First such payment shall fall due on the date of execution of Lease Deed and thereafter, every year, on or before the last date of previous financial year.
  - IV. In case of failure to deposit the due Lease Rent by the due date, interest of 3% (pocul interest as per current policy) + currently 10% (MCLR rate applicable from time to time), compounded every half yearly for the entire default period, on the defaulted amount shall be payable. This rate will change as per interest rate revision by GNIDA.
  - V. The Allottee/ Lessee has the option to pay Lease Rent equivalent to 11 years Lease Rent (i.e. 11 years @2.5% = 27.5% of the total premium of the plot) as One Time Lease Rent unless the Authority decided to withdraw this facility. On payment of one-time Lease Rent, no further annual Lease Rent would be required to be paid for the balance lease period, this option may be exercised at any time during the lease period, provided the Allottee has no outstanding lease rent arrears. It is made clear that Lease Rent already paid and / or outstanding will not be eligible for adjustment in the amount payable towards One Time Lease Rent.

### 4 Implementation & Extension:

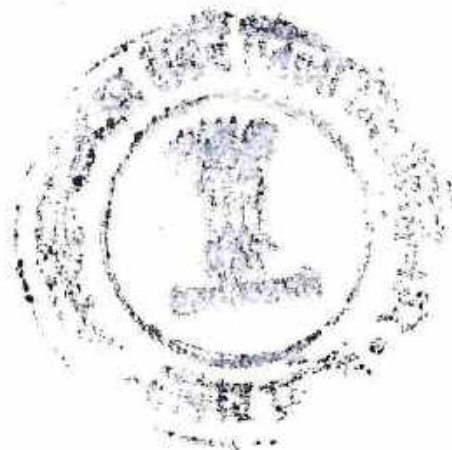
- 4.1 Development Norms shall be as per the prevailing Building Regulations/ Byelaws of GNIDA on the last day of Bid submission. In case of discrepancy between Building Byelaws/Regulations and development norms as mentioned in this Scheme document, then Building Byelaws/Regulations as existing on the last date of Bid Submission of GNIDA shall prevail. It is made clear that in case there is any upward revision of FAR or Ground Coverage or Density etc. in the building byelaws/regulations after the allotment is made then the same shall not be available to the Allottee / Lessee except, inter-alia on payment of charges, if at all under the prevailing policy of Authority. All other provisions, not specified above, shall be in accordance with the Building Regulations and directions of Greater Noida Authority and the amendments made there in from time to time.
- 4.2 The Allottee will commence the construction after taking over physical possession of the plot as per duly approved building plan and inform in writing to GNIDA about timely completion of the approved project.
- 4.3 The Lessee/Allottee will adhere to the schedule of construction and completion of the project within three year and six months from the date

For Parsvnath Developers Ltd.

Authorised Signatory

For MAHALAXMI

Director/Authorised Signatory



of execution of lease deed.

- 4.4 Extension for Completion: Normally, no extension for completion would be granted. However, in exceptional circumstances, extension may be granted by the Authority as per the prevailing policy of GNIDA at the time of submission of extension request letter by the Allottee and after payment of prescribed fees/charges. The current extension charges applicable for construction period for reference of the Applicant are as follows:

S.N.		Time extension charges
1	For first year the penalty shall be	2% of the total Premium
2	For second year the penalty shall be	3% of the total Premium. This will be in addition to the charges levied for the first year

Note: After this period, the allotment may be cancelled. All permission of extension and penalties will be calculated from due date of execution of lease deed.

- 4.5 The Allottee / lessee expressly agrees that no layout and / or building plan shall be approved and communicated unless all outstanding towards premium, lease rent etc. as on the date of submission of application and up to the date of approval have been duly paid to the Authority. Likewise, no Completion Certificate or Occupancy Certificate shall be issued by the Authority until all outstanding towards premium lease rent etc. have been duly paid to the Authority.
- 4.6 The Allottee / lessee shall not put any of its Allottee of flat/built-up space into possession for any reasons whatsoever whether for fitment etc. prior to issue of Completion Certificate / Occupancy Certificate AND without clearing all dues.
- 4.7 The Allottee / lessee shall not be entitled to seek change / alteration under approved layout plans except in line with applicable byelaws and all applicable statutory provisions like RERA etc.
- 4.8 The Lessee shall be required to complete the construction on allotted plot as per approved layout plan and get the completion certificate issued from Planning Department of the GNIDA phase wise as per the building regulations and directions of the GNIDA for minimum built-up area as per table mentioned below:

Minimum requirement for sanction/completion: Minimum covered area required for completion shall be as follows:

Sr. No.	Plot Area (in Sqm)	Min. Built-up as percentage of total FAR
1	4000 - 10,000	40%

- 4.9 The Lessee shall not put any of its Allottee of flat space into possession for any reasons whatsoever whether for fitment etc. prior to issue of Completion Certificate / Occupancy Certificate AND without clearing all dues.
- 4.10 The Lessee shall not be entitled to seek change / alteration under approved layout plans except in line with applicable bye-laws and all applicable

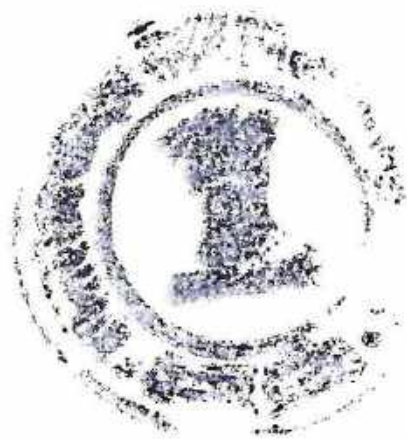
For Parsvnath Developers Ltd.

For Parsvnath Developers Ltd.

Authorized Signatory

For MAHALLADWA INFRAZONE Pvt.

Director/ Auth. Signatory





statutory provisions like RERA etc.

5 List of activities permissible on the plot

- 5.1 Development of Commercial Complex(s) for commercial activities such as Retail outlet/shops and service shops, Grocery, Milk and Vegetable Outlet, Beauty Parlour, Restaurant, Banks and other such commercial activities as permitted in the zonal regulations and Phase I Master Plan 2021 of GNIDA, subject to the condition that the activities considered to be a public nuisance/hazardous shall not be carried out.

6 Development Norms:

- 6.1 The Allottee can do development for as per the prevailing Building Regulations/Byelaws of the Authority on the last day of Bid Submission. The prevailing Building Regulations for reference of the Applicant are as follows:

Maximum permissible Floor Area Ratio (FAR)	150
Maximum permissible Ground Coverage	30%
Maximum permissible Height	No limit

7 Permissible Norms

- 7.1 All the infrastructural services within the plot area only shall have to be provided by the Allottee.
- 7.2 All clearances/approvals must be obtained by the Allottee from the respective competent statutory authorities prior to the commencement of the construction work.
- 7.3 Provisions related to the fire safety shall be strictly observed and the necessary approvals shall be obtained from the respective competent statutory Authority(ies).
- 7.4 The Area/ Dimensions of the site are subject to any change/modification as per the actual measurements at the site.
- 7.5 All other provisions, not specified above, shall be in accordance with the Building Regulations and directions of Greater Noida Authority and the amendments made there in from time to time.
- 7.6 The Lessee/Allottee will commence the construction within a period not exceeding 42 months after taking over physical possession of the plot in accordance with duly approved building plan and inform in writing to Lessor about timely completion of the approved project.
- 7.7 The Lessee expressly agrees that no layout and / or building plan shall be approved and communicated unless all outstanding towards premium, lease rent etc. as on the date of submission of application and upto the date of approval have been duly paid to the Lessor. Likewise, no Completion Certificate or Occupancy Certificate shall be issued by the Lessor until all outstanding towards premium lease rent etc. have been duly paid to the Lessor.
- 7.8 The Lessee/Allottee will adhere to the schedule of construction and completion of the project within 3 Years and 6 months from the date of

For Parsvnath Developers Ltd

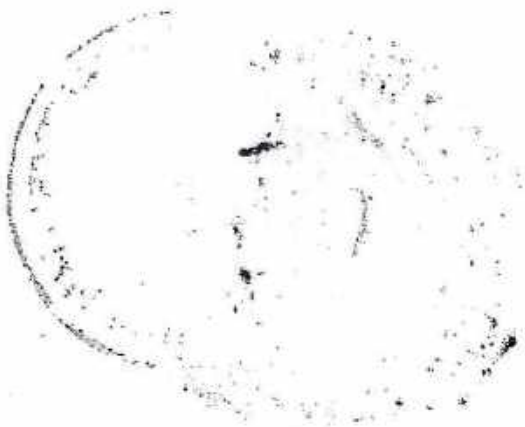
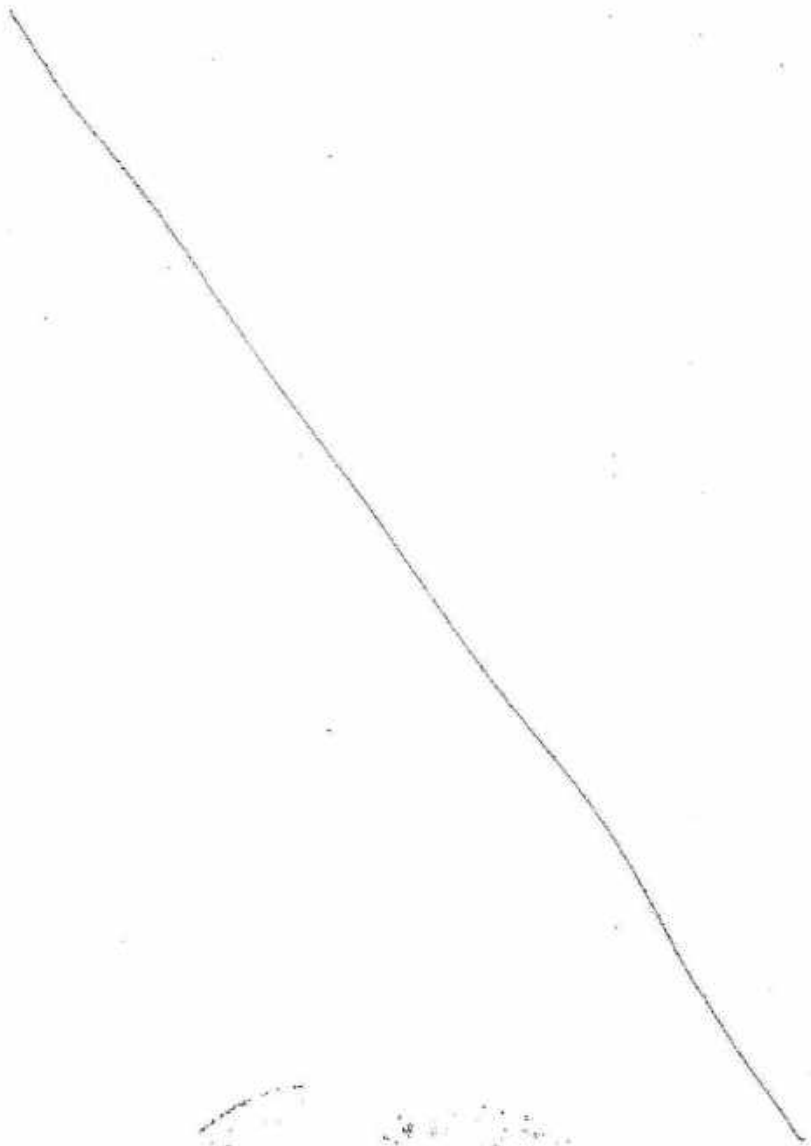
For Parsvnath Developers Ltd,

Authorised Signatory

For GNDA/Authority/Regulator/Inspector

Director/Authority, GNDA





For Parsvnath Developers Ltd.

Authorised Signatory

FOR MAHARAJA MEDICAL STORES LIMITED

Director/Author. Signatory



execution of lease deed.

- 7.9 All revisions/ amendments introduced by GNIDA/ State Government/ Central Government or any relevant Authority shall be applicable from time to time.

8 ESCROW Account

- 8.1 As per the regulations of GNIDA, every allottee must open an ESCROW account in agreement with GNIDA wherein, 100% of the project receivables from Allottees / Sub-lessees / Buyers must be deposited.
- 8.2 Opening of the ESCROW account must be before execution of Lease Deed. The conditions and details of the ESCROW account shall as per the prevailing policy of GNIDA.

9 Location charges

- 9.1 These charges have been built in to the reserve price as per the scheme brochure document.

10 Possession of the Plot

- 10.1 Date of execution of Lease Deed shall be considered as the date of possession of the Plot.
- 10.2 Execution of Lease Deed(s) can be done only after a minimum payment of 30% of premium and one-year Lease Rent, in advance. On the date of execution of the Lease Deed there remains no outstanding amount payable to the GNIDA whether on account of installment towards the premium or any account head whatsoever. *(In this case the entire premium and lease rent for one year has been paid)*

11 Variation in actual area of allotted plot

- 11.1 The Area of the commercial plots stated in the Brochure is approximate. The Bidder/Applicant whose Bid is accepted, shall have to accept any variation, up to 10% either way in the area of the commercial plot, for which the Bid has been offered. The premium of the commercial plot will accordingly be calculated due to such variation in the area.
- 11.2 If the variation is more than 10%, on choice offered by GNIDA, the Applicant will have the option to accept or reject the allotment. If not accepted by the Applicant, GNIDA will return the money deposited by Applicant without any interest for first 6 months (from exercise of the option by Applicant and 4% interest after 6 months).

12 As is where basis/ Lease period

- 12.1 The plots are offered for allotment on "as is where is basis" on a lease for a period of 90 years starting from the due date of execution of the lease deed. The Allottee shall be responsible for appropriate due diligence by visiting the plot before Bid submission. No claim whatsoever is admissible on account of physical status of the land of the plot offered for allotments.

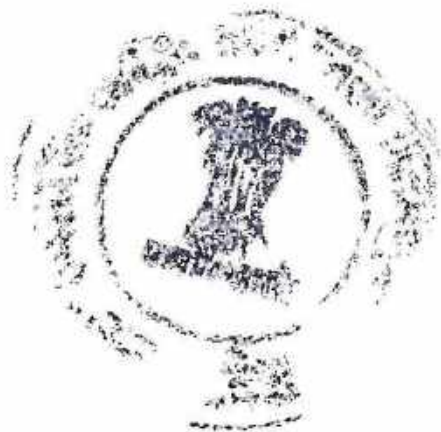
For Parsvnath Developers Ltd

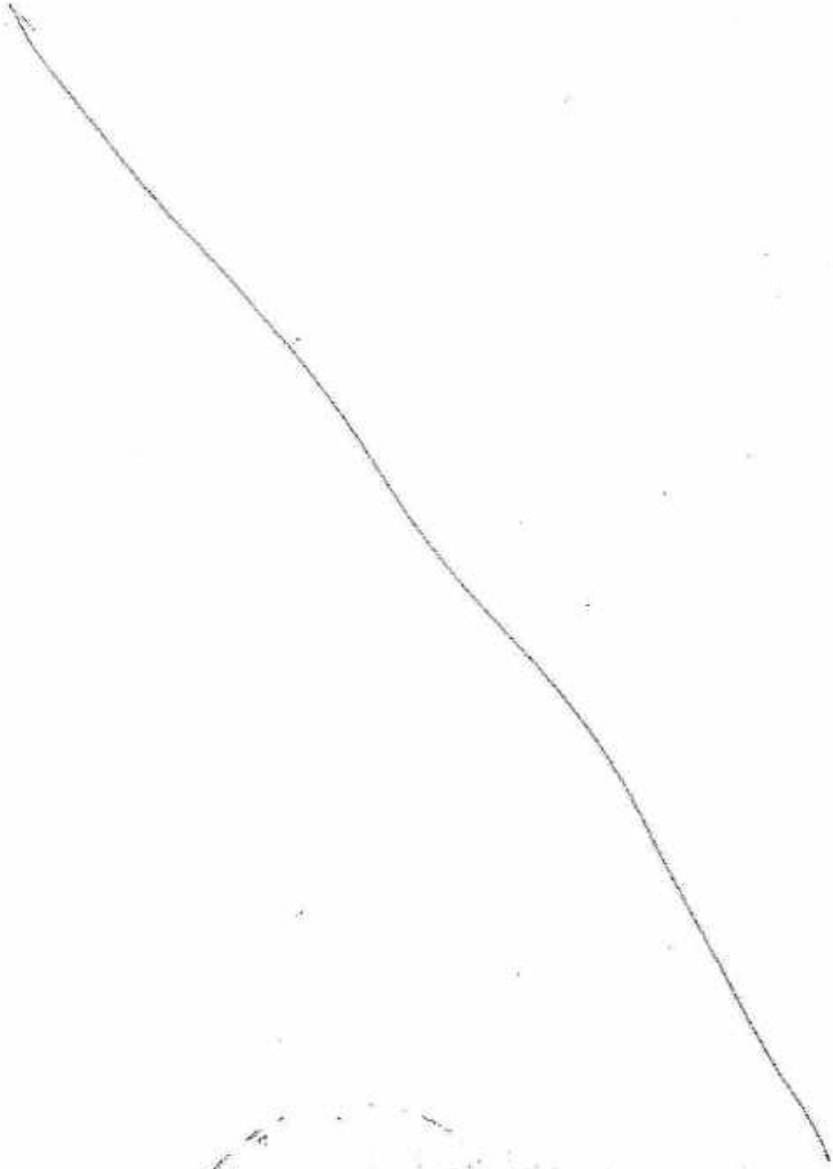
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### 13 Surrender


- 13.1 Surrender may be allowed by the GNIDA as per the prevailing policy of the Authority at the time of submission of surrender request letter by the Allottee. The current prevailing policy for reference of the Applicant is as follows:
- 13.2 The Allottee can surrender the allotment with an online application within 30 days from the date of allotment. In such case, Earnest Money / Registration Money deposited will be forfeited in total and the balance, if any, deposited against the premium of plot, will be refunded without interest.
- 13.3 In case the allotment is surrendered after 30 days from the date of allotment but before the execution of Lease Deed, the total deposited amount or 15% of total premium after e-auction, whichever is less, will be forfeited and the remaining amount after adjustment of all dues of authority if any, will be refunded without interest. However, the amount deposited towards lease rent, interest, penal interest, extension charges etc. shall not be refundable at any stage.
- 13.4 In case the allotment is surrendered within one year of Lease Deed execution, the total deposited amount or 20% of total premium after e-auction, whichever is less, will be forfeited and the remaining amount after adjustment of all dues of authority if any, will be refunded without interest. However, the amount deposited towards lease rent, interest, penal interest, extension charges etc. shall not be refundable at any stage.
- 13.5 In case the allotment is surrendered after one year of Lease Deed execution, the total deposited amount or 25% of total premium after e-auction, whichever is less, will be forfeited and the remaining amount after adjustment of all dues of authority if any, will be refunded without interest. However, the amount deposited towards lease rent, interest, penal interest, extension charges etc. shall not be refundable at any stage.
- 13.6 The date of surrender in the above case shall be the date on which the application for surrender is received online via email "authority@gnida.in". No subsequent claim on the basis of any postal certificate etc. will be entertained. The Allottee has to execute surrender deed, if Lease Deed/Transfer Deed has been executed then all the original legal documents are to be surrendered unconditionally to GNIDA.

### 14 Change in Constitution (CIC)

- 14.1 Change in Constitution may be allowed by the Lessor/GNIDA as per the prevailing policy of the Lessor/GNIDA as prevailing on the date of submission of CIC request letter by the Lessee and upon payment of prescribed fees / charges and compliance of all required formalities.
- 14.2 In case of Change in Constitution of the Lessee/Allottee or the Consortium or any of the consortium member, the Lessee/Allottee must submit the application to the Authority within 45 days of implementation of the change. In case the Lessee/Allottee fails to submit the application within 45 days, Lessee shall be subjected to penalties as per the prevailing policy.
- 14.3 Members of the Consortium shall have to maintain 100%

  
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For Parsvnath Developers Ltd.

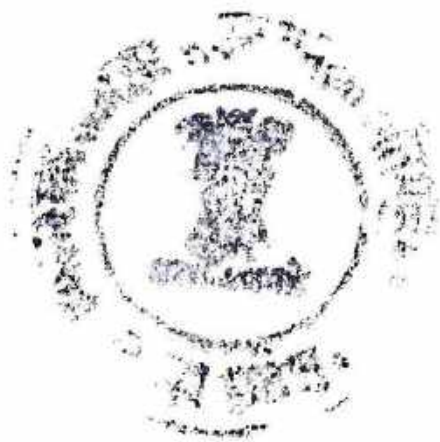
For Parsvnath Developers Ltd.

  
Authorised Signatory

For Parsvnath Developers Ltd.

For MAHALAKSHMI INFRAHOME PRIVATE LTD

  
Director/Part. Sig



shareholding/ownership till Completion Certificate for the entire project has been obtained from GNIDA/Lessor.

#### 15 Change in Shareholding (CIS)

- 15.1 Change in Shareholding may be allowed by the Lessor/GNIDA as per the prevailing policy of the Authority at the time of submission of CIS request letter by the Lessee/Allottee and after payment of the prescribed Fees/charges.
- 15.2 In case of Change in Shareholding of the Lessee/Allottee or the Consortium or any of the consortium member, the Lessee/Allottee must submit the application to the Authority within 45 days of implementation of the change. In case the Lessee/Allottee fails to submit the application within 45 days, Lessee shall be subjected to penalties as per the prevailing policy.
- 15.3 Members of the Consortium shall have to maintain 100% shareholding/ownership till Completion Certificate for the entire project has been obtained from GNIDA/Lessor.

#### 16 Transfer of Plot

- 16.1 No transfer of Allotment / leased plot / Lease Deed can take place except with prior written permission of Lessor/GNIDA.
- 16.2 Transfer of plot may be allowed by the GNIDA as per the prevailing policy of the Authority, if at all, at the time of submission of transfer request letter through ERP system or via email "authority@gnida.in") by the Allottee and after the following:
- payment of prescribed fees/charges,
  - clearance of all up to date dues, and
  - overdue installment towards premium of land.
- 16.3 The Allottee / Lessee expressly agrees that in the event any application for transfer is made and the Lessor grants permission therefor, then the same by itself shall not result in any extension of time for completion of the project. The approved transferee shall have to complete the project within the time prescribed by the Lease Deed.
- 16.4 No Transfer shall be allowed till Completion Certificate for the entire project has been obtained from GNIDA/Lessor.

#### 17 Role of GNIDA as per IBC 2016

- 17.1 Under the provisions of IBC (Insolvency and Bankruptcy Code) 2016, GNIDA will be treated a Secure Financial Creditor and this lease deed shall be a Financial /Capital Lease Deed.
- 17.2 Under the circumstances, where the Lessee/Allottee is declared Bankrupt and the liquidation process through CIRP (Corporate Insolvency Resolution Process) begins, Lessor will be treated as Secure Financial Creditor and the dues (including penalties) of the Lessee/Allottee shall be recovered through this procedure, treating Lessor/GNIDA as a Secure Financial Creditor.

For Parsvnath Developers Ltd

For Parsvnath Developers Ltd. For MAHALAKSHMI INFRA-RENE POWER CO. LTD

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- 17.3 All amounts that are payable by the Lessee/Allottee to the Lessor/GNIDA under this Deed, whether towards the outstanding premium or lease rent or any other account whatsoever shall constitute a financial debt within the meaning of the IBC, 2016 AND the same shall constitute a charge on the leased property within the meaning of T.P. Act and /or IBC, 2016.
- 17.4 The Lessee/Allottee expressly agrees that till such time all dues payable to the Lessor/GNIDA under these presents, whether on account of unpaid premium or lease rent or any other account are duly paid and so acknowledged by the Lessor/GNIDA, the leased premises shall remain a valuable security in the hands of the Lessor/GNIDA so as to secure due payment under Lease Deed. The premium and lease rent and all other amounts payable under this lease is deferred payment with interest and constitute time value of money within the meaning of IBC, 2016. The Lessee/Allottee agrees that possession of lease land is given, which premium and lease rent remain pending, therefore, every amount outstanding and or raised by the Lessee/Allottee from its allottees shall be deemed to be an amount having the same effect as that for commercial borrowing etc. within the meaning of IBC.
- 17.6 The Lessor/GNIDA shall always have first charge over the leased premise in contrast to every financial institution or Bank from whom the Lessee/Allottee may borrow funds for completion of the project on the leased premise or any allottee of the Lessee/Allottee.
- 17.6 The lessee shall be bound to disclose to buyers, prior to confirmation of allotment of any unit/flat/Built-up space to be constructed or already constructed, about the outstanding towards the Lessor/GNIDA and that such outstanding constitute a priority compared to the allottees in the construction or to be constructed flat/ built-up space.

## 18. Maintenance

- 18.1 The Lessee at his own expense shall take permission for sewerage, electricity and water connections from the concerned departments of Lessor or from the competent authority in this regard.
- 18.2 The Allottee/Lessee/Sub-Lessee(s) shall keep the demised premises and buildings, the available facilities and surroundings etc. in a state of good and substantial repairs, safe neat & clean and in good and healthy sanitary conditions to the satisfaction of the Lessor and to the convenience of the inhabitants/occupants of the place. The Lessee shall make such arrangements as are necessary for maintenance of the buildings and common services developed on the leased plot. If the buildings and the common services are not maintained properly, the Lessor shall have the right to get the maintenance done and recover the amount so spent from the Lessee and/or Sub-Lessee. The Lessee and Sub-Lessee(s) will be personally and severally liable for payment of the maintenance amount. In case of default of the amount, the dues shall be recovered as arrears of land revenue.
- 18.3 No objection on the amount spent on maintenance of the buildings and the common services, will be entertained by the Lessor and the decision of Lessor in this regard shall be final and binding on the Lessee or its Allottees / Sub-lessee(s).
- 18.4 The Allottee/Lessee/Sub-Lessee(s) shall abide by all the regulations, bye-

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For Parsvnath Developers Ltd.

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For Parsvnath Developers Ltd.

For MANALAXMI INVESTMENTS LTD

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laws, directions and guidelines of Greater Noida Industrial Development Authority framed/issued under the U.P. Industrial Area Development Act 1976 and Rules made therein, and any other Act and Rules, from time to time.

18.5 In case of non-compliance of these terms of conditions and any other directions of Lessor, Lessor shall have the right to impose such penalty as it may consider just and/or expedient.

#### 19 Permission to Mortgage

19.1 Permission to mortgage may be allowed by the Lessor as per its prevailing policy as on the date of submission of such permission by the Lessee and after payment of prescribed fees / charges. No Permission to mortgage shall be issued in case of there are outstanding payable to the Lessor/ Gnida on the date permission is granted.

19.2 In the event any Permission to mortgage is issued by the lessor, then this Lessor shall always hold the first charge and will remain Secured Financial Creditor as per definitions of IBC (Insolvency and Bankruptcy Code), 2016 in contrast of the Bank / Financial Institution or Allottee of flat/built-up space.

#### 20 Issue of Mutation Letter

20.1 Application for approval can be submitted by the Transferee at the concerned department along with the following documents:

- i. A certified copy of the Transfer Deed duly executed by the Transferor.
- ii. Copy of original challan against payment of transfer charges in one of the Authorized Bank shall be required.

#### 21 Misuse, Additions, Alterations, etc.


21.1 The Lessee/Allottee shall not use the plot for any purpose other than that for which it has been allotted / leased. The Lessee shall not be entitled to divide the plot or amalgamate it with any other plot. In case of violation of the above conditions, allotment shall be liable to be cancelled and possession of the premises along with structure thereon, if any shall be resumed by the Authority without any payment.

21.2 The Lessee/Sub-Lessee will not make any alteration or additions to the said building on the demised premises, erect or permit to erect any new building on the demised premises without the prior written permission of the Lessor and in case of any deviation from such terms of plan he/she shall immediately upon receipt of notice from the Lessor requiring him to do so, correct such deviations as aforesaid.

21.3 If the Lessee/Sub-Lessee fails to correct such deviations within a specified period of time after the receipt of such notice, then it will be lawful for the Lessor to cause such deviation to be corrected at the expense of the Lessee/Sub-Lessee who shall bound agrees to reimburse by paying to the Lessor such amounts as may be determined and demanded by Lessor/GNIDA in this regard.

  
Authorized Signatory

For Parsvnath Developers Ltd.

  
Authorized Signatory

For Parsvnath Developers Ltd.

For MANALUXMI INFRAHOME P.L. (MEMBER)

  
Director/Auth. Signatory





## 22 Indemnity

- 22.1 The Allottee / Lessee shall be wholly and solely responsible for the implementation of the Project and also for ensuring the quality of development/construction, subsequent Operations and maintenance of facilities and services, till such time that an alternate agency for such work is identified and legally appointed by the Lessee. The Lessee shall execute an indemnity bond, indemnifying the Lessor/Authority and its officers and employees against all disputes arising out of
- i. The non-completion of work
  - ii. The quality and validity of development, construction, operations and maintenance
  - iii. Any dispute or claim whatsoever arising out of any accident during construction or during maintenance or working / functioning or inhabitation of the constructed building to any guest or sub-lessee.
  - iv. Any dispute or claim arising out of any allegation of infringement of any Intellectual Property Rights etc. in the designing etc. of the building to be constructed by the lessee.
  - v. Any legal dispute arising out of allotment, lease and/or sub-lease to the final purchaser

## 23 Liability to Pay Taxes

- 23.1 The Lessee/ its Allottee will be liable to pay all rates, taxes, charges, user fee and assessment of every description imposed by the Lessor or any other Statutory Authority empowered in that behalf, in respect of the plot, whether such charges are imposed or may be imposed in future on the plot or on the building constructed thereon, from time to time.

## 24 Overriding Power over Dormant Properties

- 24.1 Lessor/GNIDA reserves the right to all mines, minerals, coals, washing gold, earth oils, queries in or under the plot and full right and power at any time to do all acts and things which may be necessary or expedient for the purpose of searching for, working and obtaining, removing and enjoying the same, without providing or leasing any vertical support for the surface of the plot(s) or for the structure time being standing thereon, provided that, the Lessor shall make reasonable compensation to the Allottee /Lessee for all damages directly occasioned by exercise of the rights hereby reserved. The decision of the CEO of GNIDA on the amount of such compensation will be final and binding on the applicant

## 25 Consequences of mis-representation

- 25.1 If the allotment / lease have been found to be obtained by any misrepresentation, concealment, suppression of any material facts by the Applicant/ Bidder/ Lessee/Allottee/ Lessee/ Sub-Lessees, the allotment of plot shall be cancelled and/ or lease shall be determined, as the case may be. In addition, the entire money deposited by the Bidder/Applicant/ Lessee/Allottee/ Lessee/ Sub-Lessees shall be forfeited and legal action for such misrepresentation, concealment, suppression of material facts shall also be taken

For Parsvnath Developers Ltd.

Authorised Signatory

For Parsvnath Developers Ltd.

Authorised Signatory

For MANJALAKKUNTA PARSVNATH DEVELOPERS

Director/Authorised Signatory

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## 26 Cancellation of Lease Deed

- 26.1 Cancellation of Lease Deed shall be as per the prevailing policy of the Lessor/GNIDA. The current prevailing policy for reference of the Applicant is as follows:
- 26.2 In addition to the other specific clauses relating to cancellation/determination, GNIDA, will be free to exercise its right of cancellation/ determination of the allotment/ the lease of commercial plot in case of the following-
- i. Allotment having been obtained through misrepresentation, by suppression of material facts, false statement and/or fraud
  - ii. Any violation of the directions issued or of the rules and regulations framed by GNIDA or by any other statutory body.
  - iii. In case of default on the part of the Bidder/Applicant/Allottee/Sub-Lessee(s) or any breach/violation of the terms and conditions of the Bid. Scheme Document, allotment, lease and/or non-deposit of the allotment amount, installments or any other dues.
- 26.3 If the allotment is cancelled on the grounds mentioned in Clause 26.2 (i) above, the entire amount deposited by the Bidder/ Applicant/ Allottee/ Lessee/ Sub-Lessee(s) till the date of cancellation/determination, shall be forfeited by GNIDA and no claim, whatsoever, shall be entertained in this regard.
- 26.4 If the allotment is cancelled on the grounds mentioned in Clause 26.2 (ii) or Clause (iii) above, 30% of the total premium of plot or total premium deposited (whichever is less) together with due lease rent, interest, extension charges till the date of cancellation shall be forfeited in favour of GNIDA. Balance amount, if any, after forfeiting the amount as indicated above, will be refunded without interest and no separate notice shall be given in this regard.
- 26.5 After forfeiture of the amount as stated above, possession of the plot will be resumed by GNIDA, along with the structure thereupon, if any, and the Bidder/ Applicant/ Allottee/ Lessee/ Sub-Lessee(s) will have no right to claim any compensation thereon.

## 27 Restoration

- 27.1 Lessor/GNIDA can exercise cancellation of plots for breach of Terms and Conditions of Allotment letter /Lease Deed/Transfer Deed. However, CEO or Authorised Officer of Lessor/GNIDA, can restore the plots as per the prevailing policy of the Authority as the time of submission of request letter after payment of applicable fees and charges.
- 27.2 The current prevailing policy for reference of the Applicant is as follows: The restoration will be subject to the following conditions:
- i. The application of restoration of plots shall be made within 60 days from the date of cancellation.
  - ii. The decision about the restoration of the plots will be taken by the CEO or Authorised Officer of GNIDA within a period of 6 months after the date of cancellation.

For Parsynath Developers Ltd.

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- iii. The Allottee shall have to pay restoration charges @10% of the total premium of the plot at prevailing rate calculated on the date of restoration.
- iv. If restoration is due to court order, the Allottee has to close the case first.
- v. The Allottee will have to make up to date payment of all dues, penalties & interest etc. as applicable.
- vi. The Allottee has to pay time extension charges as per terms of allotment / lease.
- vii. The Allottee has to submit Performance Bank Guarantee (PBG) of timeline given in Schedule, which shall be valid for a duration of 3 months more than the Project Implementation Schedule and the value of PBG will be 10% of the prevailing price of the plots.
- viii. No Court case is pending on the Allottee.
- ix. All legal expenses would be borne by the Allottee.
- x. In case allotment has been cancelled due to illegal/unauthorized/non-permissible activities the restoration of the plots shall only be considered on submission of affidavit undertaking for non-carrying out the illegal/unauthorized/non-permissible activities in future and closure/removal of illegal/unauthorized/non-permissible activities.
- xi. In case of restoration in prepossession cases, the Allottee shall be required to get the occupancy/completion certificate as per terms of the Lease Deed. In such case, they will have to comply with the clause as stated above.

28 Duty of Lessee to get, provide information etc.

- 28.1 The Lessee/Allottee agrees that it shall provide quarterly statement regarding the construction / to be constructed, allotment of flat/built-up space, together with the name of such allottee, flat no. and the terms of every such allotment of constructed flat space to the Lessor.
- 28.2 The Lessee/Allottee shall execute a Tripartite Sub Lease Deed of the superstructure and proportionate undivided interest in the land in favour of its allottee. The consideration therefor shall be receivable solely by the Lessee. The format of Tripartite instrument shall have to be got approved in writing from the Lessor.
- 28.3 In the event, there are outstanding payable to Lessor/GNIDA, then after receipt of 50% of consideration from the allottee of flat/built-up space, the Lessee and its allottee of flat space shall have to deposit the balance 50% consideration in an Escrow account so as to safeguard the interest of the Lessor and the buyer of flat/built-up space.
- 28.4 To ensure that the terms of this Brochure & Lease Deed and the sanctioned plans are always disclosed to its proposed allottees of flat/built-up space against written acknowledgement. The same shall also form part of terms of allotment of flat/built-up space. The flat/built-up space buyers shall have to acknowledge that they have read and understood the contents of the Lease Deed and agree to abide by the same.

29 Other Clauses

- 29.1 The Lessor reserves the right to make any amendments, additions, deletions

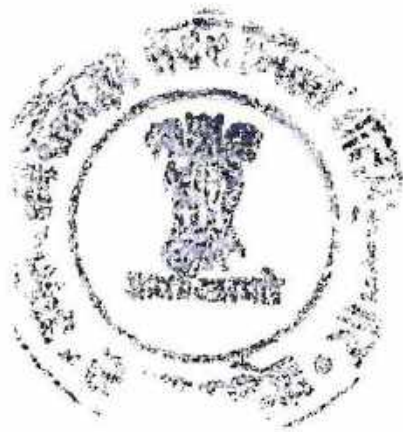
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and alterations in the terms and conditions of allotment, lease, Building Regulations as it finds expedient and such amendments, addition, deletion and alterations shall be binding on the Lessee/Allottee.

- 29.2 If due to unavoidable circumstances/force majeure, the Lessor is unable to allot the plot, the earnest money deposited by applicant would be refunded. However, in case the period of deposit exceeds one year then the amount shall be refunded along with simple interest @ 4% per Annum.
- 29.3 In case of any dispute in the interpretation of any word or terms and conditions of the allotment / Lease, the decision of the CEO of Lessor/GNIDA shall be final and binding on the Allottee / Lessee and his / her / their successor.
- 29.4 In case there is any change of reserve price of allotment from any order of honorable High Court/Supreme Court or Government/Board of Uttar Pradesh, the Allottee/ Lessee and his / her / their successor shall be responsible to bear the additional cost. The decision shall be final and binding on the Allottee/ Lessee and his / her / their successor.
- 29.5 Lessor/GNIDA will monitor the implementation of the project. Applicants who do not have a firm commitment to implement the project within the time limits prescribed are advised not to avail the allotment.
- 29.6 The Lessee and his / her / their successors shall abide by the provisions of the U.P. Industrial Area Development Act 1976 (U.P. Act No. 6 of 1976) and such rules, regulations or directions as are issued there under from time to time.
- 29.7 Any dispute between the Lessor and Lessee / Sub-Lessee shall be subject to the territorial jurisdiction of Civil Courts at Gautam Budh Nagar or the High Court at Allahabad (Prayagraj).
- 29.8 The allotment will be accepted by the Allottee on "As is where is basis". The Allottee is advised to visit the site before applying. No claim whatsoever shall be entertained by the Authority in regard to the situation, location of physical status of the demised plot.
- 29.9 Provisions related to the fire safety, environmental clearance, NGT directives shall be observed by the Allottee. Necessary approvals shall be obtained from the competent authority by the Lessee/Allottee. Non-receipt or any delay in receipt of such approvals shall not be a ground to claim extension in time schedule of the implementation of project, either with or without charges.
- 29.10 In case an existing link road comes anywhere in the plot area, it shall be managed by the Allottee /Lessee till an alternate arrangement is made by Lessor/GNIDA.
- 29.11 All arrears towards premium, lease rent or any other dues payable to the AUTHORITY shall constitute a charge (within the meaning of the T.P. Act) on the leased plot and dues shall be recovered as arrears of land revenue.
- 29.12 The Lessee/ sub-Lessee(s) shall not be allowed to assign or charge his role, otherwise the Lease may be cancelled and entire money deposited shall be forfeited.

For Parsvnath Developers Ltd.

FOR PARSVNATH DEVELOPERS LTD.

For Parsvnath Developers Ltd.

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29.13 Lessor/GNIDA in larger public interest has the right to take back the possession of the land/ building by making payment at the prevailing rate after giving the Allottee/Lessee an opportunity of being heard. However, the decision of the CEO of GNIDA shall be final and binding on the Allottee/Lessee, its sub-allottees / lessees.

29.14 The Allottee / Lessee shall have to make sufficient provision of parking in the plot itself. Parking on the road will not be permitted. Any breach in this regard shall constitute breach of the terms of the Lease Deed.

29.15 The Lessee / its allottee / sub-Lessee shall follow all the rules and regulations of RERA and the Rules, Regulations and Directions of Building Bye Laws of the Lessor.

29.16 All other conditions of the Scheme Brochure shall be applicable to the Allottee, Lessee & sub-lessee.

29.17 In case of any differences or inconsistency between conditions as occurring in this lease deed and Scheme Brochure, then the conditions of this lease shall override and shall be binding on the Lessees, its allottees / sub-lessees.

IN WITNESS WHEREOF the parties have set their hands on the day and in the year herein first above written.

In presence of:

Witnesses:

1. Witness Address  
Prasanna  
B-403,  
Sector-5, Gurgaon, Haryana  
9958602200

2. Witness Address  
PRAVEEN KUMAR SHARMA  
ADVOCATE  
Gurgaon, Haryana  
Mob-9311023010, 9215931030

10/8/23  
For and on behalf of the LESSOR  
मेटर नोएडा प्राधिकरण

For Parsvnath Developers Ltd.

For and on behalf of the LESSEE

(प्रतिपाद्यक)  
मेटर नोएडा प्राधिकरण

For Parsvnath Developers Ltd.

Authorized Signatory

For MAHALAKSHMI INFRASTRUCURE PRIVATE LIMITED

Director/Authorized Signatory



आवेदन नं: 202300743052300

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20833 पर दिनांक 11/08/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रेम प्रकाश सिंह

उप निबंधक : सदर ग्रेटर नोएडा

बौतम बुद्ध नगर

11/08/2023

प्रिंट करे



For Persynoth Developers Ltd.

Authorized Signatory

For MAHALAXMI INFRASTONE PRIVATE LIMITED

Director/Auth. Signatory





**CERTIFIED TRUE COPY OF RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF MAHALUXMI INFRAHOME PRIVATE LIMITED HELD ON FRIDAY, 25<sup>TH</sup> DAY OF OCTOBER, 2024 AT 10:30 A.M. AT REGISTERED OFFICE OF THE COMPANY SITUATED AT 305 NIRMAL TOWERS BARAKHAMBHA ROAD, NEW DELHI, INDA, 110001.**

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**"RESOLVED THAT** consent of the Board of Directors of the Company be and is hereby accorded for executing a **"Development Agreement"** between the Company, viz Mahaluxmi Infrahome Private Limited (**"Developer"**) and Parsvnath Developers Limited (**"Land Owner"**) having its Registered Office at Parsvnath Tower, near Shahdara Metro Station, Shahdara, Delhi-110032 in respect of the development and construction of the Project on the land admeasuring 4.751 Sq. Mtrs. Situated at SLC/8/G/1, Delta-II, Greater Noida, Uttar Pradesh."

**"RESOLVED FURTHER THAT** the draft of the aforesaid Development Agreement to be executed is taken on record and approved."

**"RESOLVED FURTHER THAT** Mr. Pawan Kumar, General Manager, Accounts of the Company be and is hereby authorized to execute the aforesaid Development Agreement for and on behalf of Company and to obtain the requisite approvals, licenses, registrations etc. required for the project from the concerned authorities and to execute sale documents for and behalf of the Company with prospective customers, and further authorized to present the foregoing executed documents for registration before the concerned sub-registrar, represent the Company for registration of the documents and to do all incidental acts in relation thereto and to do all such acts/deeds as may be considered necessary for the purpose of giving effect to the foregoing resolution."

**"RESOLVED FURTHER THAT** a copy of the foregoing resolutions duly certified as true by any of the Directors of the Company be furnished to the person concerned or interested in this matter."

**CERTIFIED TRUE COPY  
For MAHALUXMI INFRAHOME PRIVATE LIMITED**

For MAHALUXMI INFRAHOME PRIVATE LIMITED  
**SURENDER ARORA**   
(Director) Director/Auth. Signatory  
DIN: 08662249







**COPY OF THE RESOLUTION PASSED BY THE MANAGEMENT COMMITTEE OF THE BOARD OF DIRECTORS OF PARSVNATH DEVELOPERS LIMITED ("COMPANY") IN ITS MEETING HELD ON 05<sup>TH</sup> DECEMBER, 2023 AT THE REGISTERED OFFICE OF THE COMPANY AT PARSVNATH TOWER, NEAR SHAHDARA METRO STATION, SHAHDARA, DELHI 110 032**


**"RESOLVED THAT** the consent of the Management Committee of the Board of Directors of the Company be and is hereby accorded for executing a **"Development Agreement"** between the Company, viz. Parsvnath Developers Limited (**"Land Owner"**) and Mahaluxmi Infrahome Private Limited, having its Registered Office at 305, Nirnal Towers, Barakhamba Road, New Delhi-110001 (**"Developer"**) in respect of the development and construction of the Project on the land admeasuring 4.751 Sq. Mtrs. situated at SLC/8/G/1, Delta-II, Greater Noida, Uttar Pradesh.

**RESOLVED FURTHER THAT** the draft of the aforesaid Development Agreement to be executed, is taken on record and approved.

**RESOLVED FURTHER THAT** Mr. Anil Jain, Asst. General Manager (Marketing) of the Company be and is hereby authorized to execute the aforesaid Development Agreement for and on behalf of the Company and to execute a General Power Of Attorney's in favour of the Developer to undertake the development of the Project, obtain the requisite approvals, licenses, registrations, etc. required for the Project from the concerned authorities and to execute sale documents for and on behalf of the Company with prospective customers, and he is further authorised to present the foregoing executed documents for registration before the concerned sub-registrar, represent the Company for registration of the documents and do all incidental acts in relation thereto and to do all such acts/deeds as may be considered necessary for the purpose of giving effect to the foregoing.

**RESOLVED FURTHER THAT** a certified true copy of the foregoing resolutions be furnished, as may be required, under the signatures of the Company Secretary of the Company."

Certified true copy  
For Parsvnath Developers Limited

  
(Mandan Mishra)  
Company Secretary  
Membership No. A14374



**Parsvnath Developers Limited**

CIN: L45201DL1990PLC040945

Registered & Corporate Office : Parsvnath Tower, Near Shahdara Metro Station, Shahdara, Delhi-110032, Ph : 011-43050100, 43010500, Fax : 011-43050473

E-mail : mail@parsvnath.com, Visit us at : www.parsvnath.com

Handwritten marks and numbers in the top right corner, possibly a page number or date.





ANNEXURE 'B'

Format of the General Power of Attorney

**GENERAL POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS THAT WE, PARSVNATH DEVELOPERS LIMITED, a company incorporated under the Companies Act, 1956/2013, bearing its Corporate Identification Number (CIN) [●], and having its registered address at [●], acting through its authorized representative Mr. [●], duly authorized by way of board resolution dated [●] (hereinafter referred to as the "EXECUTANT", which expression shall mean and include its administrators, successors and permitted assigns).

**WHEREAS:**

- A. The EXECUTANT has the leasehold rights, over a Commercial Plot bearing No. [●], admeasuring 4,751 Sq. Mtrs., situated at LSC, 8G, Delta- II, Greater Noida, Uttar Pradesh, the details of which are provided in **Schedule A** hereunder (hereinafter referred to as "Project Land").
- B. Pursuant to the Joint Development Agreement dated [●], 2023 ("Joint Development Agreement"), executed between the EXECUTANT and MAHALUXMI INFRAHOME PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, its Corporate Identification Number (CIN) U70100DL2014PTC272813, and having its registered address at 305, Nirmal Towers, Barakhamba Road, New Delhi- 110001 ("Developer"), the EXECUTANT has transferred the entire Development Rights in relation to the Project Land in favour of the Developer and the Developer is undertaking the development, construction, sale and marketing of a commercial project and/or any other nature of development as may be decided by the Developer ("Project") over the Project Land. Capitalized terms used herein but not defined shall have the meaning assigned to such terms in the Joint Development Agreement.
- C. In terms of the Joint Development Agreement, it has been agreed that the EXECUTANT shall execute an irrevocable general power of attorney, in favour of Mr. [●] and/or Mr. [●] and/or any person nominated by the Developer to undertake the construction and development of the Project and to execute the Joint Development Agreement to sell/lease deed/sub lease deed and/or transfer deed in respect of Units in the Project and to carry out registration of the Joint Development Agreement to sell/lease deed/sub lease deed and/or transfer deed before the appropriate Sub Registrar and to do all acts, deeds, actions, matters and things, as and when required, and to exercise all powers and authorities as may be necessary or expedient, from time to time, for the purposes of execution of the Joint Development Agreement to sell/lease deed/sub lease deed and/or transfer deed for sale/convey/transfer/lease/sub lease of its rights, title and interest in the units in the Project/Project Land in favour of the Developer or its nominees and for undertaking such tasks as specified in this general power of attorney, in terms of the Joint Development Agreement.

NOW KNOW ALL THAT THESE PRESENTS WITNESSETH THAT WE, THE EXECUTANT do hereby nominate, constitute and appoint Mr. [●] and/or Mr. [●] and/or any person nominated by MAHALUXMI INFRAHOME PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, its Corporate Identification Number (CIN) U70100DL2014PTC272813, and having its registered address at 305, Nirmal Towers, Barakhamba Road, New Delhi-

For Parsvnath Developers

  
Authorized Signatory

For MAHALUXMI INFRAHOME PRIVATE LIMITED  
  
Director/Auth. Signatory



110001(hereinafter collectively referred to as the "ATTORNEY") as our true and lawful general power of attorney holder to do, jointly or severally, the following acts, deeds and things solely at their own risk, cost and expenses, in our name and on our behalf (but without creating any liability, responsibility and obligations whatsoever upon us under any circumstances) in respect of the following:

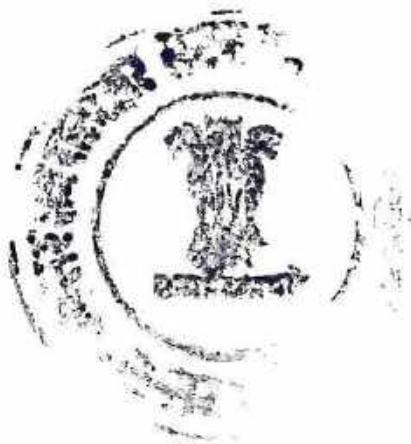
1. To enter upon the Project Land, survey the same, prepare layout and building plans, detailed drawings, etc., for the purpose of commencing, continuing or completing the construction and development of the Project Land.
2. To undertake development of the Project Land either itself or through contractors/ sub-contractors/ agents and to enter into contracts in relation thereto.
3. To deal with and correspond with the concerned statutory, local, central, state, governmental and other authorities in respect of matters relating to grant of licenses, approvals, sanctions, consents, registrations and renewals/ extensions thereof under applicable laws, rules, regulations, license, orders, notifications, for and in respect of the development of the Project Land and in particular the following, viz:
  - a. to apply for, submit and follow up the application for obtaining Approvals in pursuance thereof for development of the Project Land;
  - b. to submit layout plans, building plans and zoning plans, to apply for and obtain sanction plans or the revalidation and/or revision of the plans sanctioned or to be sanctioned, with alterations and additions, as the Attorney may desire;
  - c. to apply for and obtain commencement certificate and/or occupation certificate and/or building completion certificate (including part thereof) and any like certificates or permissions that may be required by the applicable law, issue declarations or undertakings and obtain all necessary permissions, sanctions, approvals and no-objections from the aforesaid authorities and its department(s);
  - d. to appear and represent the Executant before all concerned authorities and parties as may be necessary in connection with the proper and effective development of the Project Land;
  - e. generally to do all other acts and matters in connection with or relating to or in respect of the planning, designing, construction, development, completion, marketing and occupation of buildings, structures for development of the Project Land; and
  - f. to submit all undertakings, Joint Development Agreements, affidavits, declarations, applications, bonds, etc., on behalf of the Executant, as required from time to time in connection therewith.
4. To enter upon the Project Land, take possession of the Project Land, survey the same, prepare layout and plans, drawings etc. and to sign and apply and follow up with all the concerned government authority(ies) / competent authority(ies) / statutory authority(ies) / regulatory authorities, the matters relating to grant of Approvals (including without limitation approvals, LoI, development license, sanctions, consents, building plans, and registrations) under Applicable Laws for and in respect of the Project and the Project

For Parsvnath Developers Ltd.

Authorised Signatory

For MAHALUXMI INFRASTRUCTURE PRIVATE LIMITED

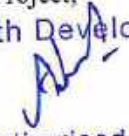
Director/Auth. Signatory



Land or any part thereof which forms an integral part of the Project, to obtain sanctions and approvals of modifications to the sanctioned plans, building plans, zoning plans, occupation certificates, completion certificates, if permitted under Applicable Law(s) for the Project or any part thereof, as required under Applicable Laws, rules, regulations, orders, notifications from time to time;

5. To take all actions for the implementation and development of the Project on the Project Land;
6. To do all such acts, deeds and things as may be required to landscape the Project Land or carry out, or cause to be done, all technical and engineering activities for the purposes of the development, implementation and construction of the Project on the Project Land;
7. By itself or through third party contractors, to dig, build, erect, develop, launch, market, sell, construct and complete the buildings, structures for the Project comprising of commercial / retail / entertainment and/or mixed land use development (as per the Applicable Laws) for which the Approvals are granted by the concerned government authority(ies) / competent authority(ies) / statutory authority(ies) / regulatory authorities, as allowed and/or may be allowed under Applicable Laws and to submit all undertakings, Joint Development Agreements, affidavits, declarations, applications, instruments, letters, bonds, for and on behalf of the Executant, as required from time to time in connection therewith;
8. To do all necessary acts, deeds and things towards development, implementation and construction of the Project, the completion of the development of the Project including, without limitation, appointing architects, engineers, workmen, Contractors, agents, consultants, advisers and other personnel, obtaining necessary Approvals including, without limitation, approvals for the modification of the sanctioned plan, the commencement certificate, clearances, permissions, approvals, consents and no-objection certificates for the Project, wherever applicable;
9. To deposit any fee or any other amounts which may have to be paid to any concerned government authority(ies) / competent authority(ies) / statutory authority(ies) / regulatory authorities for the sanction of the layout and architectural plans, granting all permissions and consents for execution of the Project;
10. To prepare, consolidate, sign, furnish and file all relevant data(s), applications, undertakings, affidavits, bonds, applications, deeds and documents, in the prescribed format for grant of all Approvals (including without limitation approvals, permissions, clearances, sanctions, consents, and registrations) from the concerned authorities for development of the Project;
11. To sign, execute, affirm, declare, verify, file, submit, furnish all applications and documents, deeds, information before various concerned government authority(ies) / competent authority(ies) / statutory authority(ies) / regulatory authorities and departments of the relevant government wherein applications, deeds, documents, letters, undertakings, declarations and instruments or any other document as may be required to be filed in connection with the Joint Development Agreement in relation to the development of Project;

For Parsvnath Developers Ltd.

  
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For MAHALUXMI INFRAHOME PRIVATE LIMITED

  
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12. To apply for and obtain such certificates and other permissions and clearances, including, certificates and/ or permissions from the concerned Urban Land Ceiling Authorities, if applicable, Land Conversion Authorities and other authorities as may be required for sanction of the layout and architectural plans and execution of the Project on the Project Land;
13. To sign, execute, modify, cancel, alter, draw, approve all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and in connection with the sanction of the plans and execution of the Project on the Project Land;
14. To apply for and obtain water, drainage, sewerage, electricity, telephone and/or connections of any other utilities, permits for lifts and also the completion and other certificates from the concerned government authority(ies) / competent authority(ies) / statutory authority(ies) / regulatory authorities and for that purpose, to sign all papers and documents and/ or representations as may be thought necessary by the Attorney and to pay all charges in connection therewith. To pay prescribed government fee and/or charges for obtaining any sanctions, approvals, consents, permissions, water and/or electricity connections, to the concerned governmental department/authority;
15. To apply for and obtain environmental approvals and all other consents and approvals as may be required in connection with the development on the Project Land;
16. To apply for and obtain any license, renewals of license, Approvals, sanctions, consents and registrations and to apply for and obtain transfer of any Approvals, sanctions, consents, and in this regard to make various applications, execute undertakings, affidavits and such other deeds, documents and writings as may be required by the concerned government authority(ies) / competent authority(ies) / statutory authority(ies) / regulatory authorities, including without limitation, Jal board, electricity board, pollution control board and other statutory authorities under Applicable Laws;
17. To apply for additional FAR/ FSI at its own costs and expenses and to execute necessary documents, application, affidavits, undertakings and other documents to obtain the additional FAR/ FSI.
18. To develop the Project Land for the Project and to take necessary steps in this regard to encumber, exploit, mortgage of the Project including mortgage of the commercial units forming part of the Project, in favour of banks/financial institutions/non-banking financial companies or any other Person(s) / company(ies) / entity(ies) for any purposes including securing its rights under the Joint Development Agreement, charge, lease, license, sell or otherwise deal with the buildings/units thereon in any manner as it may deem fit in its absolute discretion;
19. To obtain permission to mortgage from GNIDA and to sign necessary applications and documents in this regard;
20. To raise loans and/or other financial assistance by mortgaging Project Land as security to such banks/financial institutions/non-banking financial companies/ any Person and execute and register the mortgage deed / charge / memorandum of entry or any other deed or document for creation of any charge or mortgage or encumbrances on the Project

For Parsvnath Developer's Ltd.

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For MAHALUXMI INFRAHOME PRIVATE LIMITED

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Land with concerned Governmental Authority(ies) / Competent Authority(ies) / Statutory Authority(ies) / regulatory authorities / semi-Governmental authority or any department thereof and to deposit title deeds of the Project Land for such mortgage for obtaining construction finance for the Project Land;

21. To mortgage, encumber, lien or create charge over the Project Land, in favour of any person for obtaining finance facilities from any person, banks / Financial Institutions / FII and any RBI / SEBI Approved PE / VC Fund/Fund houses/FII/FPI, for undertaking the construction and development of the Project, including execution of necessary documents, undertakings, applications or affidavits for the said purposes;
22. To handle and undertake all dealings and transactions with customers / Purchaser(s) / allottees / lessees / licensees etc. pertaining to Marketing, selling, handover and allotment / allocation / lease / licensing etc. of all / any of the Units/ spaces in the Project or any part thereof, including negotiating the prices, issuing allotment letters, formulating and deciding the Marketing and sales strategy/policy, setting up customer care centres, site offices for dealing with customers / Purchaser(s) / allottees / lessees / licensees etc.;
23. To receive and pay and/ or deposit all moneys, including court fees and receive refunds and to receive and grant valid receipts and discharges in respect thereof in relation to Project;
24. To make and file for insurance claims and other compensations, in respect of the Project Land or any part thereof, at its own cost;
25. To sign and move applications and other documents for obtaining mutation of land, rectification of existing records recording extent of land in the local land records maintained by all concerned authority(ies) including but not limited to revenue, tehsil, Zileedar, Patwari, Assessor & Collector, GNIDA/Gautam Buddha Nagar and the like, concerned Governmental Authority(ies) / Competent Authority(ies) / Statutory Authority(ies) / regulatory authorities / semi-Governmental authority or any department thereof in relation to the Project;
26. To deal, correspond and coordinate with GNIDA for the purposes of creating Encumbrance/mortgage over the Project/Project Land and the receivables therefrom and to obtain and procure the permission to mortgage from GNIDA in this regard. To draft and submit all writings, applications, forms, affidavits, declarations and other documents before GNIDA in this regard.
27. To file any suit, proceedings, papers etc. and to any legal action or proceedings in relation to the Project and/or the Project Land and for the purpose engage any lawyer/solicitor, senior counsel, finalize and execute the plaint verification, interim application, affidavits, rejoinders, replies and/or file appeals and do all such acts, deeds, matters and things as may be deemed necessary to pursue the suit/legal proceedings and to settle the suit/legal proceeding subject to such terms and conditions as may be thought fit and proper with respect to the Project Land and to represent the Executant before any forum / court in this regard;
28. To collect booking amounts, earnest money, sale proceeds, advances, lease rentals, license fee, hire charges, deposits etc. with respect to the Project and to give a valid and

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For MAHALUXMI INFRA PRIVATE LIMITED

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effective discharge in relation to the receipt of the sums received pursuant hereto;

29. To collect fixture charges, maintenance charges and/or any other payments to be received from the customer / allottees / occupants of the developed Units in the Project and to give a valid and effective discharge in relation to the receipt of the sums received pursuant hereto;
30. To appear before the concerned authorities for registration and/or stamping and/or mutation for any and all developments in the Project at its own costs and expenses, and to do various acts, deeds, matters, things and to sign and deliver all writings, applications, forms, affidavits, declarations and other documents in relation to the Project;
31. To appear before the concerned government authority(ies) / competent authority(ies) / statutory authority(ies) / regulatory authorities and/ or officers and also all other state, executive, judicial or quasi-judicial, municipal and other authorities, including the Registering Authority, Sub-Registrar of Assurances, stamping authorities, notary public for all matters connected with the Project;
32. To appear before notary publics, District Registrars, Sub-Registrars, Registrar of Assurances, Metropolitan and Executive Magistrates and all other officer or officers or other Governmental Authority in connection with the registration of the aforesaid documents and enforcement of all powers and authorities as contained herein and execute documents, get the documents registered, at its own cost and expense;
33. To pay all outgoings, including municipal tax, rent, revenue and other charges whatsoever, payable for and on account of the Project Land and receive refunds and other moneys, including, compensation of any nature, including, those for requisition and/ or acquisition and to grant valid receipts and/or discharges therefore;
34. To give undertakings, assurances and indemnities, as be required for the purposes aforesaid;
35. To sell, transfer, convey, assign the Units/Saleable Area forming part of the Project or any part thereof to any third party/entity and to receive the consideration amount in the name of the Developer and appropriate the same in any manner that the Attorney may deems fit and proper and to appear before and deal with the Registrar and/or any appropriate authority in this regard;
36. To execute Unit Buyer Joint Development Agreement including but not limited to undertaking endorsement of Unit Buyer Joint Development Agreement, Joint Development Agreement to Sell, Sale Deed, Conveyance Deeds, Sub Lease deeds, Lease Deeds, Transfer Deeds, any collaboration Joint Development Agreement, Joint Development Agreement(s) of other nature, general power of attorney, special power of attorney or any other ancillary documents required for assignment, sale, transfer and conveyance of the units forming part of the Project and/or any part thereof in favour of the prospective buyers/purchasers;
37. To appear before any government authorities, including Sub-Registrar Office/Registrar of Assurances, for the execution, stamping and registration of all the writings/ deeds/documents, (on behalf of the Executant) including but not limited to Unit Buyer

For Parsvnath Developers Ltd.  
  
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For MAHALUXMI INFRAHOME PRIVATE LIMITED

  
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Joint Development Agreement, Joint Development Agreement to Sell in relation to Units of the Project, Sale Deeds, Conveyance Deeds, Lease Deeds, Transfer Deeds, Sub Lease Deeds any collaboration Joint Development Agreement, Joint Development Agreements of other nature, general power of attorney, special power of attorney or any other ancillary documents required for assignment, sale, convey, lease/license and transfer of the Units forming part of the Project and/or any part thereof in favour of the prospective buyers/purchasers, solely at its own risk, cost and expenses;

38. To execute from time to time all the Joint Development Agreements/ deeds/ documents on and in any other manner in respect of the Units in the Project and also to execute and sign sale, allotment, lease, sub-lease, license, sub-license, conveyance and transfer deeds/ Joint Development Agreements for sale, of the Units in the Project in favour of prospective allottee(s)/ transferees, as the Attorney may deem fit.
39. To collect and receive from the allottees, lessees, acquirers, occupants, transferees or purchasers of the Units of the Project, the entire allotment consideration, lease rentals, license fees, sale consideration, charges or price as aforesaid in the name of the Developer/Attorney and appropriate the same and also to receive and collect or demand the rent/ license fee, in case of lease/ license, and maintenance charges from the occupants in the name of the Developer/Attorney and to sign and execute and/or give proper and lawful discharge for the receipts thereof.
40. To handover the possession of Units of the Project and/or any part thereof to the prospective buyers/purchasers.
41. The Executant hereby ratifies and confirm and agree to ratify and confirm all that the Attorney does or causes to be done by virtue of this GPA, in terms of the Collaboration Joint Development Agreement. However, the Attorney shall submit the copy of each document(s) executed by the Attorney through the said GPA (on behalf of Executant), with the Executant before execution of such document by the Attorney. Any failure on the part of Attorney in submitting the copies of documents as aforesaid, will entitle the Executant to revoke/reject the said document executed by the Attorney.

AND, generally to do any and/or all such other acts, deeds, matters and things which the ATTORNEY think necessary and expedient for the purposes mentioned above in respect to the construction and development of the Project, sale of units comprised in the Project and execution stamping and registration of the Joint Development Agreement to sell/lease deed/sub lease deed and/or transfer deed of Project (or part thereof), in accordance with the Collaboration Joint Development Agreement.

AND, the EXECUTANT do hereby agree to confirm and ratify all those acts, deeds, matters and things done and/or cause to be done by the ATTORNEY shall be construed as acts, deed matters and things done by the EXECUTANT personally as if present and shall be binding on the EXECUTANT.

AND, the Land Owner does hereby agree and confirm that this Power of Attorney is granted for consideration, the receipt and sufficiency of which the Land Owner does hereby acknowledge, and as such shall to this intent and purpose be governed by the provisions of Section 202 of the Indian Contract Act, 1882.

For Parsvnath Developers Ltd.

Authorised Signatory

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For MAHALUXMI INFRAHOME PRIVATE LIMITED


Director/Auth. Signatory



This power of attorney is in the nature of agency coupled with interest and is hence irrevocable and undisputable and the powers and authorities granted by the Land Owner in favour of the Developer constituted hereunder shall be subsisting and fully binding and any change in the legal capacity and/or legal status quo the Land Owner *vis-à-vis* the Project Land during the term of the Joint Development Agreement or thereafter shall not in any manner affect or alter the powers and authority granted to the Developer under this power of attorney and the execution of this power of attorney or the terms and conditions herein shall not be challenged or questioned or disputed by us in any manner whatsoever.

**IN WITNESS WHEREOF, the EXECUTANT through its duly authorised representative has set forth their hands to this writing on this \_\_\_\_\_**

Signed, Sealed and Delivered  
For and on behalf of the EXECUTANT  
Parsvath Developers Limited  
For Parsvath Developers Ltd.

  
\_\_\_\_\_  
Authorised Signatory


Through  
Authorized Signatory

\_\_\_\_\_  
Accepted by

Accepted by Mahaluxmi Infrahome Private Limited  
Through its Authorised Signatory :  
Designation:

WITNESSES:

1. 2.

  
Harish Bhati s/o Omveer Singh  
H-164 Gamma-II Greater Noida

Mohali Nagar  
Adv. Office  
Mob. 9611484377

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For MAHALUXMI INFRAHOME PRIVATE LIMITED  
  
Director/Auth. Signatory

आवेदन सं०: 202400743090944

बही संख्या 1 जिल्द संख्या 45826 के पृष्ठ 185 से 250 तक क्रमांक  
35343 पर दिनांक 25/10/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



प्रेम प्रकाश सिंह

उप निबंधक : सदर ग्रेटर नोएडा

गौतम बुद्ध नगर

25/10/2024

प्रिंट करें






**SCHEDULE 'A'**

**Details of the Project Land**

A leasehold Commercial Plot bearing No. [●], admeasuring 4,751 Sq. Mtrs., situated at LSC, 8G, Delta-II, Greater Noida, Uttar Pradesh.

For Parsvnath Developers Ltd.

  
Authorized Signatory

For MAHALUXMI INFRAHOME PRIVATE LIMITED

  
Director/ Auth. Signatory

