



INDIA NON JUDICIAL  
Government of Uttar Pradesh



IN-UP8352/0944/08879

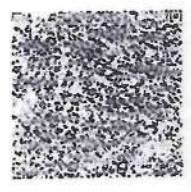


e-Stamp

20833/23

Certificate No. : IN-UP83527094448665V  
 Certificate Issued Date : 09-Aug-2023 02:56 PM  
 Account Reference : NEWIMPAGG (SV)/ up14008304/ GAUTAMBUDDH NAGAR 2/ UP-GBN  
 Unique Doc. Reference : SUBIN-UPUP1400830492608226688032V  
 Purchased by : MS.PARSVNATH DEVELOPERS LIMITED  
 Description of Document : Article-35 Lease  
 Property Description : COMMERCIAL PLOT NO-SLC/8/G/1,SECTOR-DELTA-02,GREATER NOIDA DISTT-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.) : 94,20,000  
 (Ninety Four Lakh Twenty Thousand only)

CERTIFICATE



20833  
 10/8/23  
 (सांगणिक)  
 प्रेस मोहरा प्रतिकर

For Parsvnath Developers Ltd.

*B...*  
 Authorised Signatory

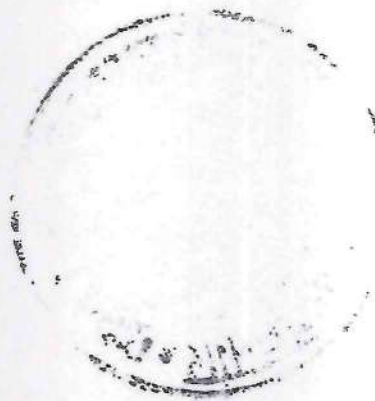
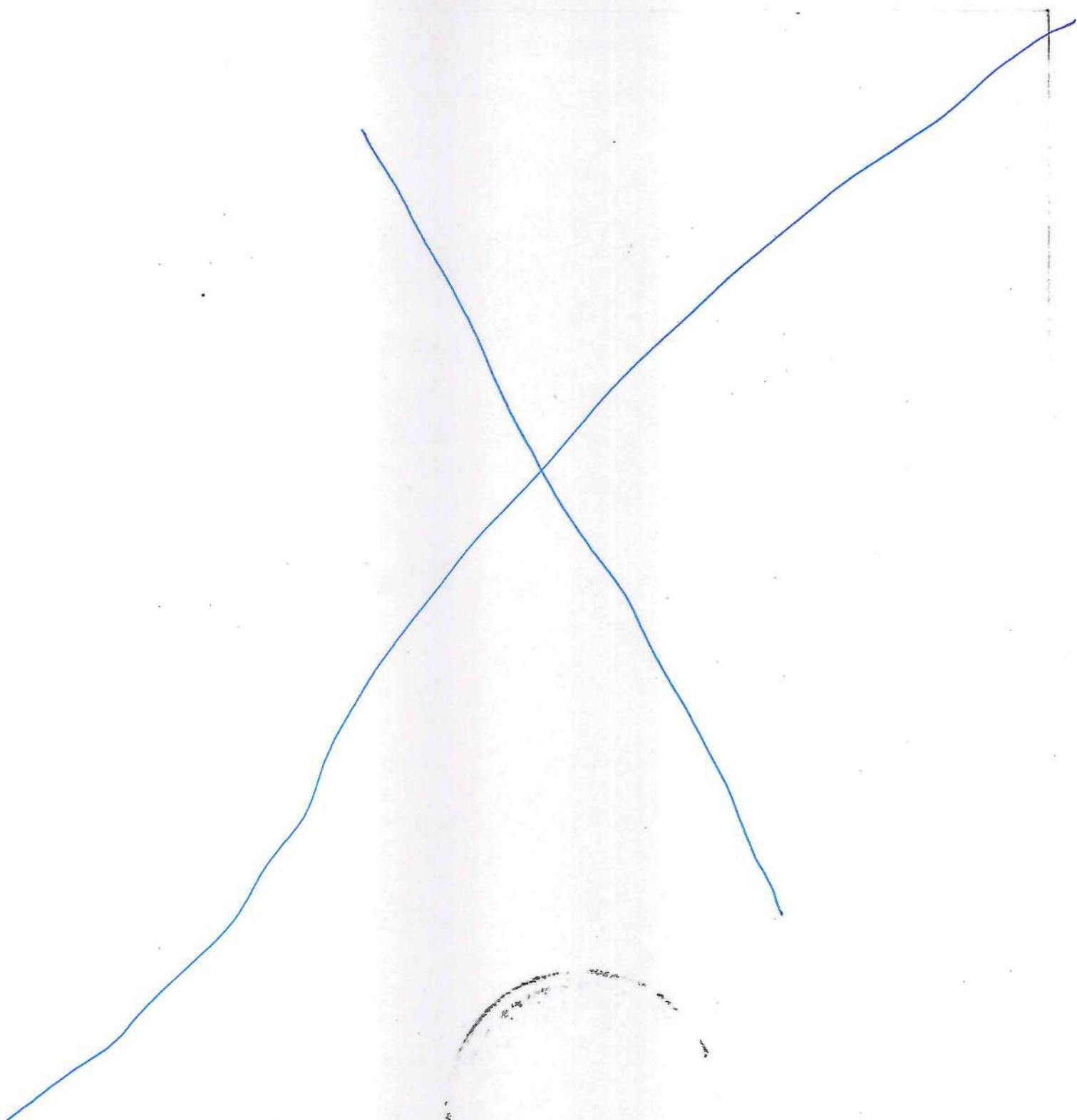
For Parsvnath Developers Ltd.

*AS...*  
 Authorised Signatory

0006172295

For MAHALUXMI INFRAHOME PRIVATE LIMITED

*[Signature]*  
 Director/Auth. Signatory



For Parsvnath Developers Ltd.

*AKH*

Authorised Signatory

For MAHALUXMI INFRAHOME PRIVATE LIMITED

*[Signature]*

Director/Auth. Signatory



**LEASE DEED**

PRAVEEN KUMAR SHARMA  
Gautam Budh Nagar  
Mod-93476633 88718431636

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/08/70, 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/Gadmeasuring 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.

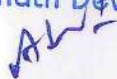
Authorised Signatory

For Parsvnath Developers Ltd

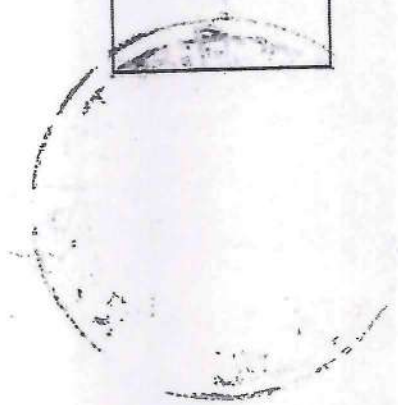
For MAHALUXMI IN...

Director/Auth. Signatory

For Parsvnath Developers Ltd.



Authorised Signatory



For MAHALUXMI INFRASTRUCTURE PRIVATE LIMITED



Director/Auth. Signatory

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:
- 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.
  - 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 where of 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					
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, GautamBudh Nagar) for execution of the Lease Deed in treasury of district GautamBudh Nagar and should produce a certificate to the affect in relevant department at

For Parsvnath Developers Ltd.

Authorised Signatory

For Parsvnath Developers Ltd.

For MAHALAKSHMI INFRA

Director/Auth. Signatory

आवेदन सं०: 202300743052303

पढा वलख(30 वर्ष से अधलक)

बही सं०: 1

रजलस्ट्रेशन सं०: 20833

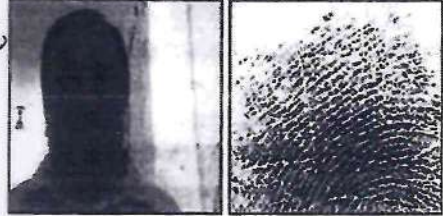
वर्ष: 2023

प्रतलफल- 188396000 स्टाम्प शुल्क- 9420000 बाजारी मूल्य - 188396000 पंजीकरण शुल्क - 1883960 प्रतलललपलकरण शुल्क - 120 योग : 1884080

श्री मै० पारुसुवनाथ डेवलपर्स लल० द्वाारा  
भारत भूषण वधवा अधलकृत पदाधलकारी/ प्रतललनलधल,  
पुत्र श्री मदन लाल वाधवा  
व्यवसाय : अन्य

नलवासी: पारुसुवनाथ टावर, नलयर शाहदरा मेट्रो स्टेशन, शाहदरा, दलल्ली-110032

Buzna



श्री, मै० पारुसुवनाथ डेवलपर्स लल० द्वाारा

भारत भूषण वधवा अधलकृत  
पदाधलकारी/ प्रतललनलधल

ने यह लेखपत्र इस कार्यालय में दिनांक 11/08/2023

एवं 04:05:33 PM बजे

नलबंधन हेतु पेश कलया।

रजलस्ट्रेशन अधलकारी के हस्ताक्षर

81

प्रेम प्रकाश सिंह

उप नलबंधक :सदर ग्रेटर नोएडा

गौतम बुद्ध नगर

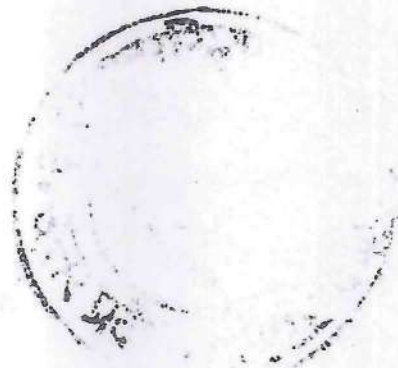
11/08/2023

क्षेत्रीय गुप्ता

नलबंधक ललपलक

11/08/2023

प्रलंट करे



For Parsvnath Developers Ltd.

AW

Authorised Signatory

For MAHALUXMI INFRAHOME PRIVATE LIMITED

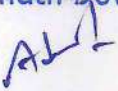
Director/Auth. Signatory


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 there after 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 installment shall not be changed in any case and Allottee/Lessee shall have to pay due installment 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/ex-gratia/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.

  
For Parsvnath Developers Ltd.

  
Authorised Signatory

For Parsvnath Developers Ltd.  


For MAHALUXMI INFRAHOME PRIVATE  


Director/Auth.

बही सं०: 1

रजिस्ट्रेशन सं०: 20833

वर्ष: 2023

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु प्रलेखानुसार उक्त

पट्टा दाता: 1

श्री ग्रे० नौ० औ० वि० प्रा० द्वारा जितेन्द्र बहादुर राम के द्वारा  
अवधेश शुक्ला, पुत्र श्री जे० पी० शुक्ला

निवासी: ग्रे० नौ० औ० वि० प्रा०

व्यवसाय: अन्य

पट्टा गृहीता: 1

*Awaadhern*



श्री मै० पार्वनाथ डेवलपर्स लि० के द्वारा भारत भूषण वधवा,  
पुत्र श्री मदन लाल वाधवा

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

व्यवसाय: अन्य

*Buzza*



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री अरुण, पुत्र श्री राम अजोरे

निवासी: मकान सं-बी-403, सैक्टर-5, वसुंधरा गाजियाबाद  
प्रवीण दत्त शर्मा

व्यवसाय: अन्य

पहचानकर्ता: 2

*A*



श्री प्रवीण दत्त शर्मा, पुत्र श्री वाई० के० शर्मा

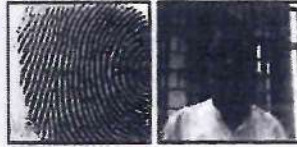
निवासी: जी-844, गामा-02, गेटर नोएडा

व्यवसाय: अन्य

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

टिप्पणी:

*PSM*



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*SP*

प्रेम प्रकाश सिंह

उप निबंधक : सदर गेटर नोएडा

गौतम बुद्ध नगर

11/08/2023

क्षमाछुप्ता

निबंधक लिपिक गौतम बुद्ध नगर

11/08/2023

For Parsvnath Developers Ltd.

*AB*

Authorised Signatory

For MAHALUXMI INFRAHOME PRIVATE LTD.

*SP*

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

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

SIGN POSSESSION TAKEN OVER ALLOTTEE	SIGN POSSESSION HANDED OVER		
LEASE PLAN FOR PLOT NO-SLC-8/G/1 LECTOR DELTA-2 GREATER NOIDA	PROJ DEPT LAND DESIGNED LAW DEPT PLNG DEPT	Signed by Subash Singh Lectrdar 11/21 16:11:24	Signed by Rashmi Singh ASSISTANT LAW 08/11/21 15:59:49
		Signed by Uendra Gautam TEHSILDAR 01/11/21 16:25:21	Signed by Shy. Raj Singh DEPUTY LAW OFFICE 08/11/21 15:08:15



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

162

(वाणिज्यिक)

ग्रेंटर नोएडा प्राधिकरण

For Parsvnath Developers Ltd

Authorised Signatory

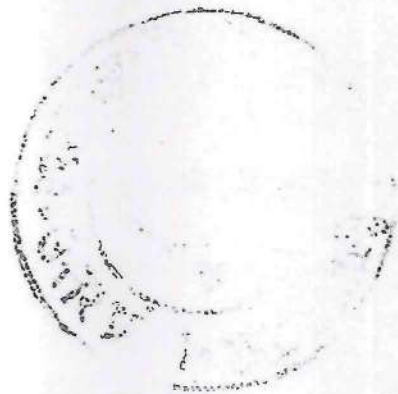
For Parsvnath Developers Ltd.

Authorised Signatory

For MAHALUAMI

Director/Auth.

A long, thin, blue diagonal line drawn across the page.



For Parsvnath Developers Ltd.

*AWI*  
Authorized Signatory

For MAHALAKSHI...

*[Signature]*  
Director/Author. Sign.

### 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. 36,94,027/- 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% (penal 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.

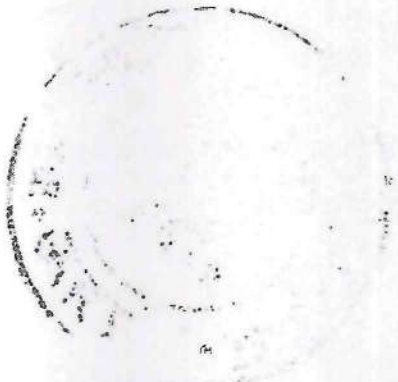
Authorised Signatory

For Parsvnath Developers Ltd.

For MAHALUXMI

Director/Auth. Signatory

A long, thin, blue diagonal line drawn across the page.



For Parsvnath Developers Ltd.

*[Handwritten signature]*

Authorised Signatory

For MAHALUXMI

*[Handwritten signature]*

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.

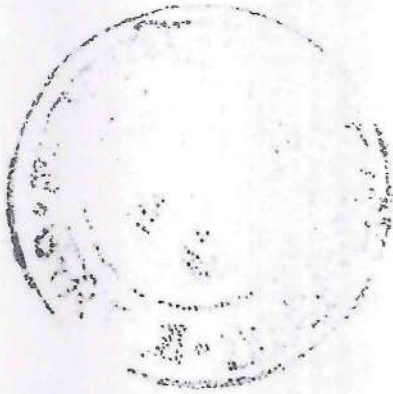
For Parsvnath Developers Ltd.

Authorised Signatory

For MAHALUXMI INFRAHOME PVT. LTD.

Director/Auth. Signatory

*[A long, thin, blue diagonal line is drawn across the page.]*



For Parsvnath Developers Ltd.

*[Handwritten signature]*

Authorised Signatory

For MAHALUXMI INFRAHOME PRIVATE LIMITED

*[Handwritten signature]*

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

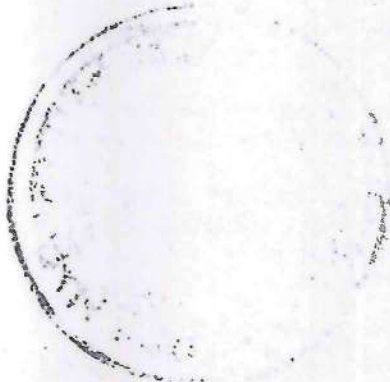
For Parsvnath Developers Ltd

For Parsvnath Developers Ltd.

Authorised Signatory

For MAHALAXMI INFRAHOME PRIVATE LIMITED  
Director/Auth. Signa

*[A large, faint blue scribble or signature mark is present across the upper and middle sections of the page.]*



For Parsvnath Developers Ltd.

*[Handwritten signature in blue ink]*

Authorised Signatory

For MAHALUXMI INFRAHOME PRIVATE LIMITED

*[Handwritten signature in blue ink]*

Director/Auth. 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 a "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

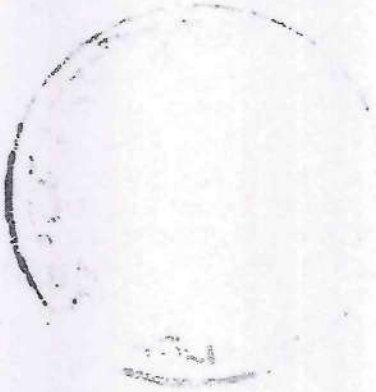
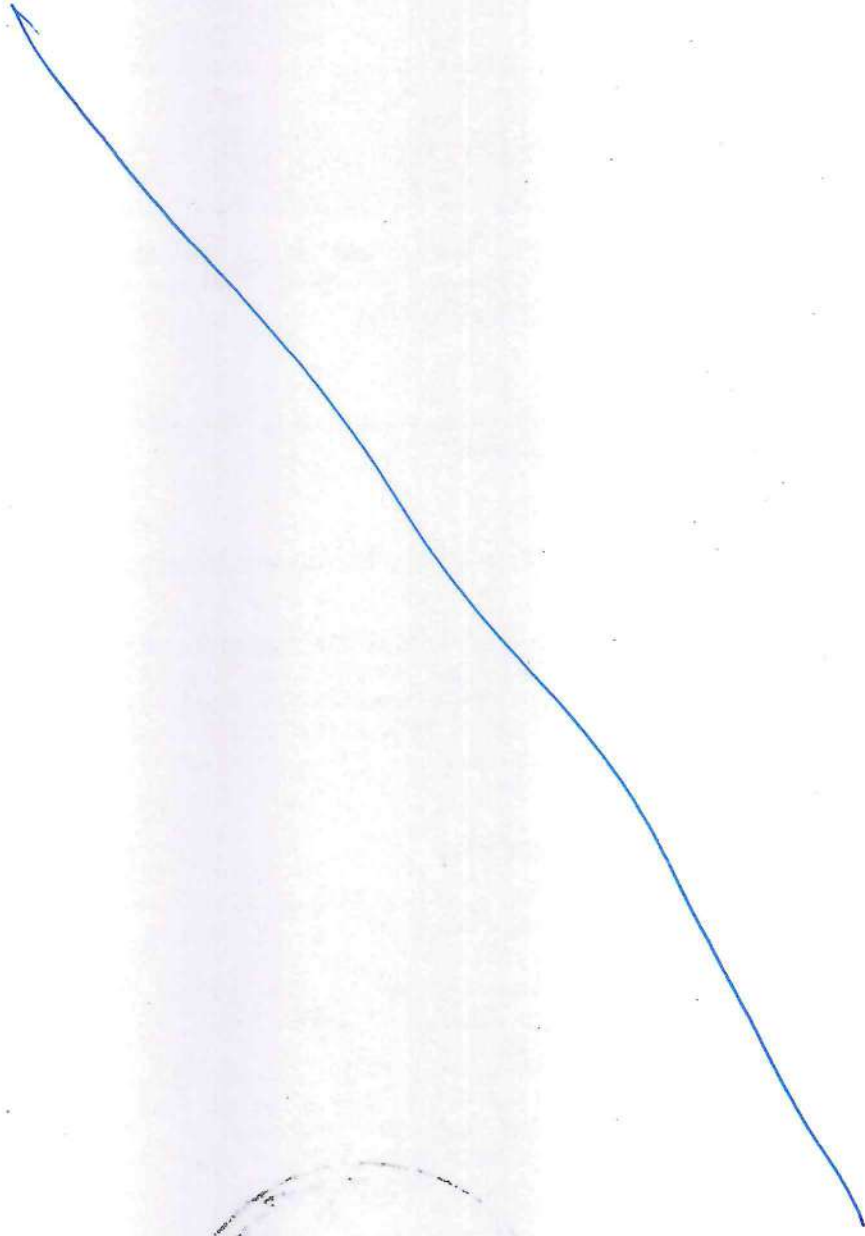
For Parsvnath Developers Ltd.

For Parsvnath Developers Ltd.

Authorised Signatory

Authorised Signatory  
For MAHALUXMI

Director/Auth. Signat



For Parsvnath Developers Ltd.

*[Handwritten signature]*

Authorised Signatory

For MAHALUXMI INF...

*[Handwritten signature]*


Director/Auth. Signatory

### 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%

  
(वाणिज्यिक)  
संयुक्त नगरपालिका प्राधिकरण

For Parsvnath Developers Ltd.

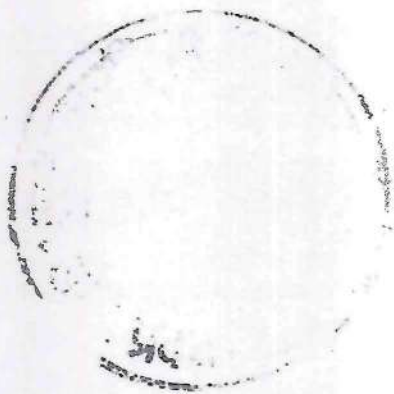
Authorised Signatory

For Parsvnath Developers Ltd

For MAHALUXMI INFRAHOME PRIVATE LTD

Director/Auth. Sign

A long, thin, blue curved line, possibly a signature or a mark, extending diagonally across the page.



For Parsvnath Developers Ltd For MAHALUXMI INFRASTRUCTURE PRIVATE LIMITED

*Abhishek*  
Authorised Signatory

*[Signature]*  
Director/Auth. Signatory

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:
  - i. payment of prescribed fees/charges,
  - ii. clearance of all up to date dues, and
  - iii. 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.

*Jay*  
(Signature)

For Parsvnath Developers Ltd.

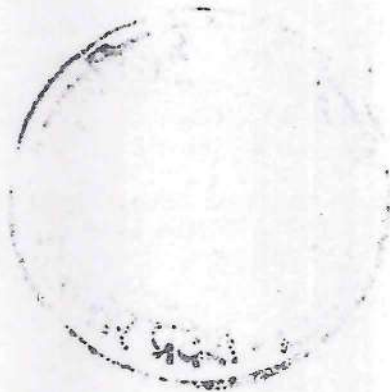
For Parsvnath Developers Ltd.

For Parsvnath Developers Ltd. For MAHALUXMI INFRAHOME PRIVATE LIM

*AB*  
Authorised Signatory

*AB*  
Director/Auth. Sign

A long, thin, blue diagonal line drawn across the page.



For MAHALUXMI INFRAHOME PRIVATE LIMITED

For Parsvnath Developers Ltd.

AWJ

Director/Auth. Signatory

Authorised Signatory

- 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.
- 17.5 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-

  
(व्यक्तिगत)  
ग्रैंड नोस्ट्रा प्राइवेट लिमिटेड

For Parsvnath Developers Ltd.

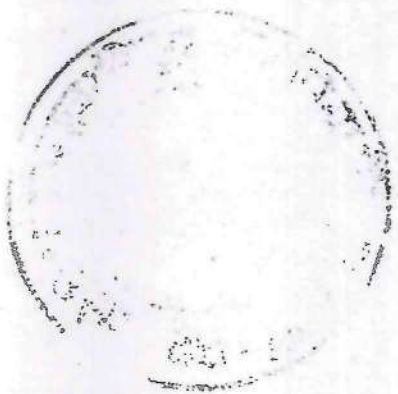
  
Authorised Signatory

For Parsvnath Developers Ltd.

For MAHALUXMI INFRAHOME PRIVATE LIM

  
Director/Auth. Sign

*[A long, wavy blue line, possibly a signature or a decorative element, spans across the upper half of the page.]*



For Parsvnath Developers Ltd.

*[Handwritten signature]*

Authorised Signatory

For MAHALUXMI...

*[Handwritten signature]*

Director/Authorised Signatory

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.

  
(आधिकारिक)

पारसनाथ डेवलपर्स लि.

For Parsvnath Developers Ltd.

For Parsvnath Developers Ltd.

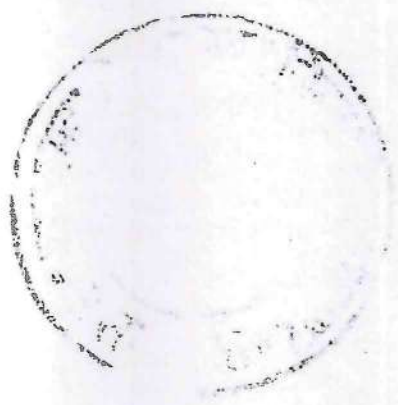


Authorised Signatory

  
For MAHALUXMI INFRAHOME PRIVATE LIMITED

  
Director/Auth. Signator

*[A long, thin, curved blue line, possibly a signature or a mark.]*



For Parsvnath Developers Ltd.

*[Handwritten signature]*

Authorised Signatory

For MAHALUXMI INFRAHOME PRIVATE LIMITED

*[Handwritten signature]*

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, quarries 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 leaving 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.

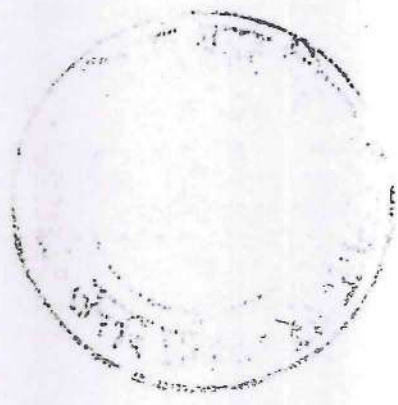
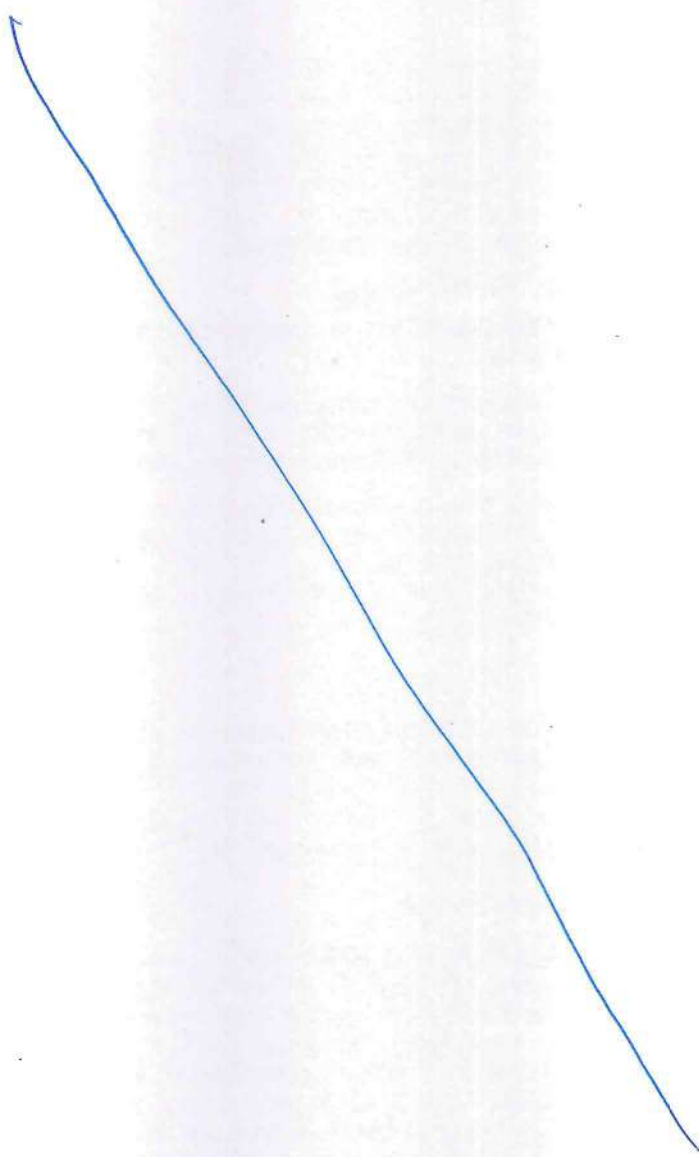
For Parsvnath Developers Ltd.

Authorised Signatory

Authorised Signatory

For MAHALUXMI INFRAHOME PRIVATE LIMITED

Director/Auth. Signatory



For Parsvnath Developers Ltd.

*Handwritten signature*

Authorised Signatory

For MAHALUXMI INFRAHOME P.L.

*Handwritten signature*

Director/Auth. Signat

## 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-
- Allotment having been obtained through misrepresentation, by suppression of material facts, false statement and/or fraud
  - Any violation of the directions issued or of the rules and regulations framed by GNIDA or by any other statutory body.
  - 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:
- The application of restoration of plots shall be made within 60 days from the date of cancellation.
  - 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.

महानगर नॉएडा प्राधिकरण

For Parsvnath Developers Ltd.

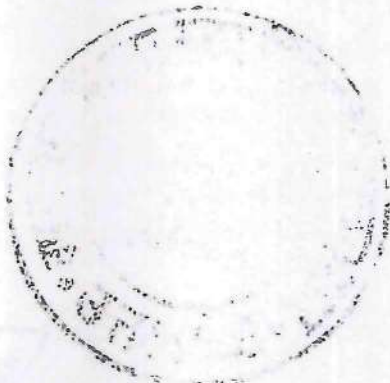
Authorised Signatory

For Parsvnath Developers Ltd.

Authorised Signatory  
For MAHALUXMI INFRAHOME PRIVATE LI

Director/Auth. Si

*[A long, curved blue line, possibly a signature or a mark, spanning across the upper half of the page.]*



For Parsvnath Developers Ltd.

Authorised Signatory

For MAHALAXMI INFRAHOME PRIVATE LIMITED

*[Handwritten signature]*  
Director/Auth. Signatory

- 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 act, 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

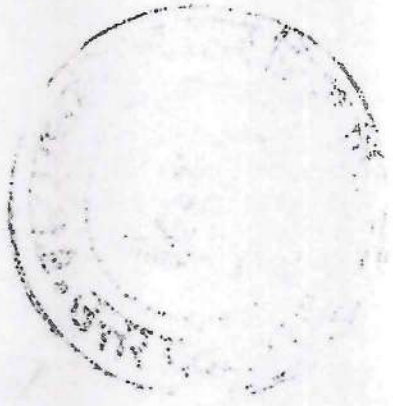
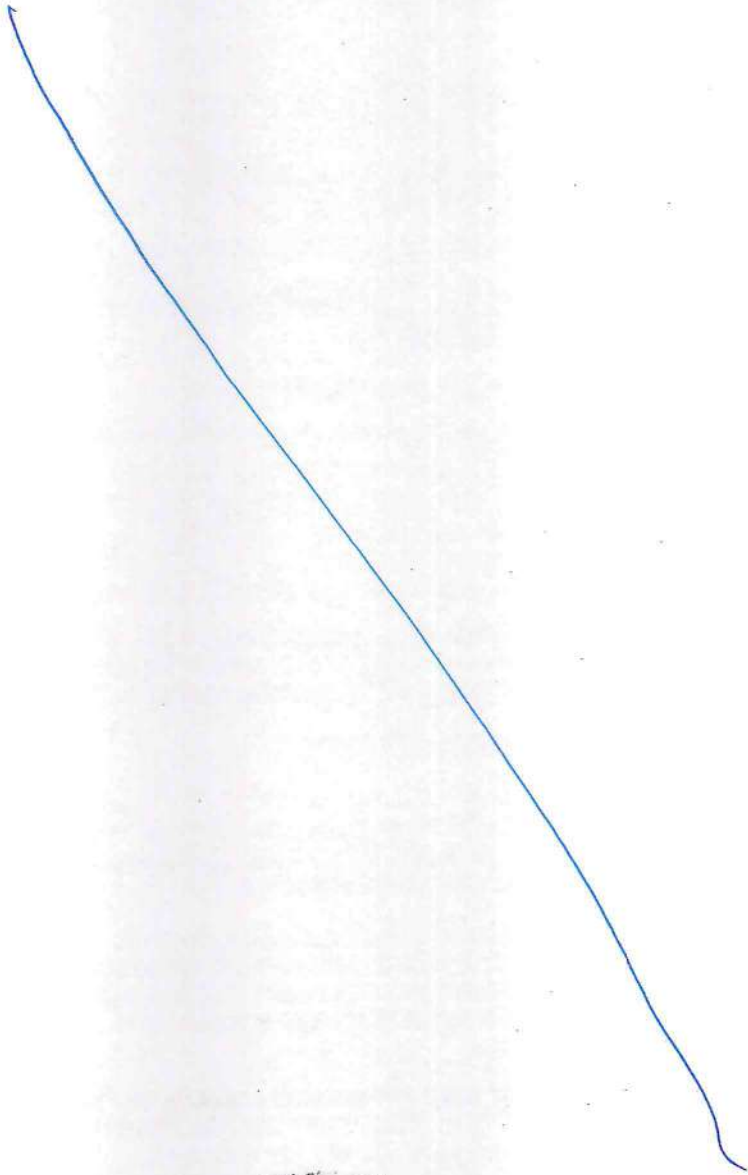
For Parsvnath Developers Ltd.

Authorised Signatory

For Parsvnath Developers Ltd.

For MAHALAXMI INFRA

Director/Auth.



For Parsvnath Developers Ltd.

*Abh*

Authorised Signatory

For MAHALUXMI INFRAHOME PRIVATE LIMITED

*Abh*

Director/Auth. Signatory

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 GautamBudh 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 as 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 change his role, otherwise the Lease may be cancelled and entire money deposited shall be forfeited.

For Parsvnath Developers Ltd.

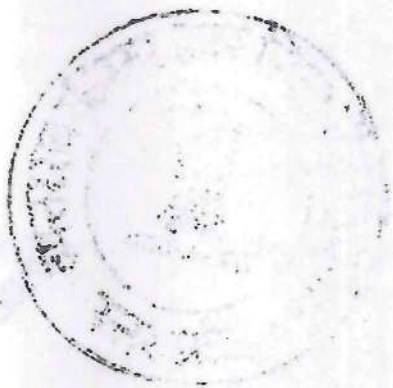
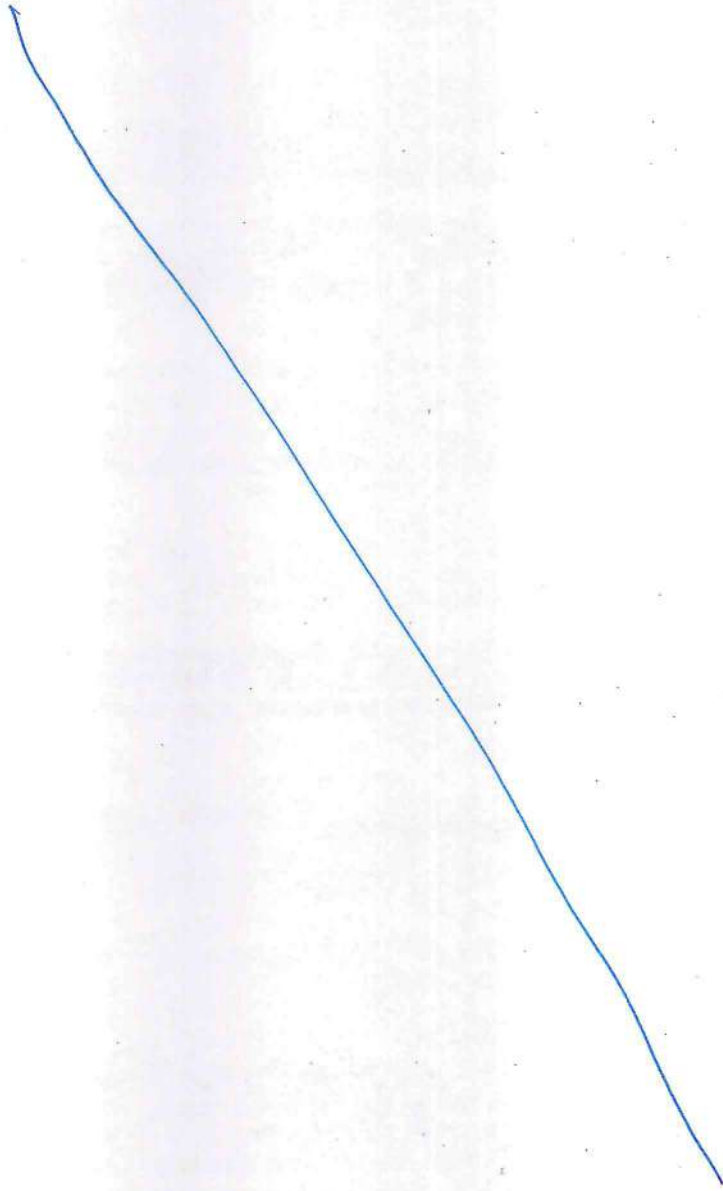
प्रेसर नॉएडा प्राणिकरण

For Parsvnath Developers Ltd.

Authorised Signatory

For MAHALUXMI INFRASTRUCTURE

Director/Auth. Si



For Parsvnath Developers Ltd.

AW

Authorised Signatory

For MAHALUXMI INFRAHOME PVT. LTD. (PVT.)

Director/Auth. Signatory

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  
*[Signature]*  
Anurkumar  
B-403, Ivory Tower  
Sector-5 Vasant Vihar, Ghaziabad  
9958602200

2. Witness Address  
**PRANEEN BUTT SHARMA**  
ADVOCATE  
Gautam Budh Nagar (I)  
Mob-9311823016, 8218931638

*262*  
*10/8/23*  
For and on behalf of the LESSOR  
ग्रेटर नोएडा प्राधिकरण

For Parsvnath Developers Ltd.  
*[Signature]*  
For and on behalf of the LESSEE  
Director/Authorized Signatory

*[Signature]*  
ग्रेटर नोएडा प्राधिकरण

For Parsvnath Developers Ltd.

*[Signature]*  
Authorized Signatory

For MAHALUXMI INFRAHOME PRIVATE LIMITED  
*[Signature]*  
Director/Authorized Signatory

आवेदन सं: 202300743052303

बही संख्या 1 जिल्द संख्या 43280 के पृष्ठ 153 से 202 तक क्रमांक  
20833 पर दिनांक 11/08/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रेम प्रकाश सिंह

उप निबंधक : सदर ग्रेटर नोएडा

गौतम बुद्ध नगर

11/08/2023

प्रिंट करें



For Parsvnath Developers Ltd.

Authorised Signatory

For MAHALUXMI INFRAHOME PRIVATE LIMITED

Director/Auth. Signatory

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सबर ग्रेडर सौतम बुद्ध नगर क्रम 2023145048720  
आवेदन संख्या : 202300743052303

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2023-08-11 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम भारत भूगण बंधवा  
वय का प्रकार नया विनियम (30 वर्ष से

प्रतिफल की धनराशि 188396000 / 188396000.00

1. रजिस्ट्रीकरण शुल्क 1883960

2. प्रतिनिधिकरण शुल्क 120

3. निरीक्षण या तलाश शुल्क

4. मुस्तार के अधिग्रहणीकरण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भत्ता

1 से 6 तक का योग 1884080

शुल्क वसूल करने का दिनांक 2023-08-11 00:00:00

दिनांक अथवा लेख प्रतिनिधि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2023-08-11 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

For Parsvnath Developers Ltd.

Authorized Signatory

For MAHALUXMI INFRAHOME PRIVATE LIMITED.

Director/Auth. Signatory

**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, Nirmal 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. Atul 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



**MIGSUN**

MAHALUXMI INFRAHOME PRIVATE LIMITED

MAHALUXMI INFRAHOME PRIVATE LIMITED  
305 Nirmal Towers, Barakhamba Road  
New Delhi New Delhi DL 110001 IN  
CIN: U70100DL2014PTC272813  
E-mail: info@migsun.in

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF MAHALUXMI INFRAHOME PRIVATE LIMITED HELD ON TUESDAY ON 31<sup>ST</sup> DAY OF OCTOBER 2023 AT THE REGISTERED OFFICE OF THE COMPANY AT 305, NIRMAL TOWERS, BARAKHAMB ROAD, NEW DELHI -110001 IN AT 12:30 P.M.

AUTHORISATION TO MR. PAWAN KUMAR, GENERAL MANAGER ACCOUNTS OF THE COMPANY FOR THE PURPOSE OF SIGNING OF AGREEMENT RELATING TO SETTLEMENT/ADJUSTMENT OF THE VALUE OF CREDIT NOTES TO BE EXECUTED BETWEEN THE COMPANY AND PARSVNATH DEVELOPERS LIMITED AND OTHER CONFIRMING PARTIES

"RESOLVED THAT the consent of the Board be and is hereby accorded for the authorisation of Mr. Pawan Kumar, General Manager Accounts of the company for the purpose of signing of the Agreement relating to Settlement/Adjustment of the value of credit notes to be executed between the company, Ghaziabad Real Estate Private Limited, Mahaluxmi Buildtech Consortium Private Limited, Mahaluxmi Realtech Private Limited, Mridula Engineering Private Limited, SJP Hotels & Resorts Private Limited, Yamuna Buildtech Private Limited and Parsvnath Developers Limited.

RESOLVED FURTHER THAT Mr. Pawan Kumar, General Manager Accounts of the company be and is hereby authorized to do all such acts, matters, deeds and things and to take all such steps and give directions as may be required, necessary, expedient or desirable for giving effect to the said resolution.

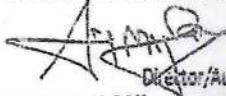
RESOLVED FURTHER THAT the aforesaid power entrusted to the said official shall be valid and effective unless revoked earlier by the Board or shall be exercisable by him so long as he is in the concerned to the Company.

RESOLVED FURTHER THAT a copy of this resolution 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



Director/Auth. Signatory

SUNIL MIGLANI  
DIRECTOR  
DIN: 01442517

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 Agreement dated [●], 2023 ("**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 Agreement.
- C. In terms of the 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 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 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 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 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- 110001 (hereinafter collectively referred to as the "**ATTORNEY**") as our true and lawful general power of

For Parsvnath Developers Ltd.

Authorised Signatory

22

For MAHALUXMI INFRAHOME PRIVATE LIMITED

Director/Auth. Signatory

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, 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 Land or any part thereof which forms an integral part of the Project, to obtain sanctions

For Parsvnath Developers Ltd.

AA

Authorised Signatory

23

For MAHALAXMI INFRAHOME PRIVATE LIMITED



Director/Auth. Signatory

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, 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 Agreement in relation to the development of Project;
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

For Parsvnath Developers Ltd.

Authorised Signatory

For MAHA LUXMI INFRA

Director/Authorised Signatory

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 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 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;

  
Authorised Signatory

25

For MAHALUXMI INFRAHOME PRIVATE LIMITED  
  
Director/Auth. Signatory

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, Zildar, 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 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

For Parsvnath Developers Ltd.

26

Authorised Signatory

For MAHALUXMI INFRAHOME PRIVATE LIMITED

Director/Auth. Signatory

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 deem 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 Agreement including but not limited to undertaking endorsement of Unit Buyer Agreement, Agreement to Sell, Sale Deed, Conveyance Deeds, Sub Lease deeds, Lease Deeds, Transfer Deeds, any collaboration agreement, 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 Agreement, Agreement to Sell in relation to Units of the Project, Sale Deeds, Conveyance Deeds, Lease Deeds, Transfer Deeds, Sub Lease Deeds any collaboration agreement, 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;

For Parsvnath Developers Ltd.

27

Authorised Signatory

For MAHALUXMI INFRAHOME PRIVATE LIMITED

Director/Auth. Signatory

38. To execute from time to time all the 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/ 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 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 agreement to sell/lease deed/sub lease deed and/or transfer deed of Project (or part thereof), in accordance with the Collaboration 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.

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 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.

For Parsvnath Developers Ltd.

*AV*

Authorised Signatory 28

For MAHALUXMI INFRA.

*[Signature]*  
Director/Auth. Sign.

**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  
Parsvnath Developers Limited

\_\_\_\_\_  
Through  
Authorized Signatory

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

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

**WITNESSES:**

1.

2.

For Parsvnath Developers Ltd  


Authorised Signatory  
29

For MAHALUXMI INFRAHOME PRIVATE LIMITED  
  
Director/Auth. Signatory

**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.



Authorised Signatory

For MAHALUXMI INFRAHOME



Director/Auth. Signatory