

उत्तर प्रदेश UTTAR PRADESH

FF 192251

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I Rajeev Talwar S/o Mr. S L Talwar R/o B-2/17 Rajouri Garden, New Delhi-110027, Authorized Signatory of **JAYPEE INFRA TECH LTD.**, a Company duly incorporated and validly existing under the provisions of the Companies Act, 1956 and having its registered office at Sector 128 Noida (Hereinafter referred to as "JIL", which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors-in-title and permitted assigns) **SEND GREETINGS** :-

**WHEREAS:**

- A. The Government of U.P. constituted the Taj Expressway Industrial Development Authority, vide GoUP Notification No. 697 / 77 - 04 - 2001 - 3 (N) / 2001 dated 24.04.2001 (name changed to Yamuna Expressway Industrial Development Authority vide GoUP Notification No. 1165 / 77 - 04 - 08 - 65N/ 08 dated 11.07.2008), under the U.P. Industrial Area Development Act 1976, presently having its principal office at 1<sup>st</sup> Floor, Residential Group Housing Complex, Block-P-2, Sector-Omega-1, Greater Noida, District Gautam Budh Nagar-201308, U.P., for anchoring development of Taj Expressway (renamed as the Yamuna Expressway) vide GoUP Notification No. 1165/77-04-08-65N/08 dated 11.07.2008) which, *inter alia*, includes construction of six-lane, 160 Km long Yamuna Expressway with service roads and associated facilities connecting Noida and Agra (hereinafter referred to as the "Expressway").
- B. By an Agreement dated 07.02.2003, (hereinafter referred to as the "Concession Agreement") between Taj Expressway Industrial Development Authority (name changed to Yamuna Expressway Industrial Development Authority ("YEA"), and Jaiprakash Industries Ltd.



For Goodliving Infrastructure Pvt. Ltd.  
*Milind Dumbre*  
*Niraj Sahel*  
 Auth. Sign./Director



क्र.सं. 89 स्टाम्प विक्रय की तिथि 6 JAN 2020

स्टाम्प क्रय करने का प्रयोजन

स्टाम्प क्रय का नाम व पूरा पता

स्टाम्प की धनराशि

सदेश कुमार कर्षम (स्टाम्प विक्रेता)

ला.सं. 114/10 - 11 वैद्यता 31.03.2020

अप.सं. अधिक कार्यालय परिसर, नोएडा

M/s Goodliving Infrastructure  
Pvt Ltd  
Breet Vihar  
Delhi



(subsequently merged with Jaypee Cements Ltd. and subsequently name changed to **Jaiprakash Associates Ltd.**), was granted concession for arrangement of finances, design, engineering, construction and operation of the Expressway, and to collect and retain toll from the vehicles using the Expressway during the term of the Concession Period, which is 36 (thirty six) years commencing from the date of commencement of commercial operation of the Expressway plus any extensions thereto, in accordance with the Concession Agreement.

- C. In terms of Clause 18.1 of the Concession Agreement and the directives of YEA, JAL the then concessionaire, incorporated a Special Purpose Vehicle, namely **Jaypee Infratech Limited ("JIL")** for the implementation of the Expressway project. All the rights and obligations of JAL under the Concession Agreement were transferred to JIL by an **Assignment Agreement dated 19.10.2007** duly executed by and amongst YEA, JIL and JAL followed by Project Transfer Agreement dated 22.10.2007 executed between JAL and JIL, and therefore, JIL is now the concessionaire for the Expressway.
- D. In terms of the Concession Agreement, YEA agreed to transfer, on lease, to JIL, 25 (twenty five) million square meters of land, for commercial, amusement, industrial, institutional and residential development at five or more locations alongside the Expressway, including 5 (five) million square meters of land at Noida/Greater Noida.
- E. YEA, in part discharge of its obligations under the Concession Agreement, for transfer of 5 (five) million square meters of land for development at Noida/Greater Noida, transferred on lease, for a period of 90 (ninety) years, 498.94 Hect. (1232.38 acres) of land (hereinafter referred to as the "**Leased Land**") to **JAL/JIL** through various lease deeds at Noida, the details of which are provided in **Annexure - I** attached hereto (hereinafter referred to as the "**Lease Deeds**") as per the terms and conditions specified therein, and the balance 1.06 Hect. (2.62 acres) land for development is in the process of being transferred by YEA to the **JIL** to complete the transfer of 5 (five) million square meters of land at Noida.
- F. Out of 498.94 Hect. (1232.38 acres) of the Leased Land, 430.3141 Hect. (1062.84 acres) land (hereinafter referred to as the "**Subject Land**") falls in Sectors 128, 129, 131, 133 and 134 at Noida (named as "**Jaypee Greens Wish Town**", Noida) and which is delineated in "**blue**" boundary line, on the plan annexed and marked hereto as **Annexure - II**.
- G. **JIL** had prepared the layout plan including the land use plan, road network plan, landscape plan and area charts for the development of 453 acres situated in Sectors 128, 129, 131, 133 and 134 at NOIDA and the same was initially sanctioned by NOIDA vide letter NOIDA /CAP/07/472 dated 31st October, 2007. Subsequently, the said layout plans were revised and amended for an area admeasuring 1072.84 acres in Sectors 128, 129, 131, 133 and 134 at NOIDA and were sanctioned by NOIDA vide letter no. NOIDA/STP/2011/371 dated 23rd March, 2011. The said layout plans were again revised for development of land admeasuring 1062.84 acres i.e. the **Subject Land** and were



For Goodliving Infrastructure Pvt. Ltd.

*[Handwritten Signature]* *[Handwritten Signature]*  
Auth. Sign./Director  
*[Handwritten Signature]*



आवेदन सं० : 202000743001626

## मुख्तारनामा आम

वही सं० : 4

रजिस्ट्रेशन सं० : 27

वर्ष : 2020

प्रतिफल- 0 स्टाम्प शुल्क- 100 बाजारी मूल्य - 0 पंजीकरण शुल्क - 500 प्रतिलिपिकरण शुल्क - 120 योग : 620

श्री राजीव तलवार,  
पुत्र श्री एस एल तलवार  
व्यवसाय : अन्य  
निवासी: बी 2/17, राजौरी गार्डन, नई दिल्ली-110027



ने यह लेखपत्र इस कार्यालय में दिनांक 06/01/2020 एवं 03:22:28 PM वजे निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राजेश कुमार,  
उप निबंधक :सदर प्रथम  
गौतम बुद्ध नगर  
06/01/2020

राजीव कुमार बरोलिया  
निबंधक लिपिक



sanctioned by NOIDA vide memo no. NOIDA/CAP/2015/774 dated 20th February, 2015 (hereinafter referred to as the "**Development Plans**")

- H. By several **Lease Deeds**, the **Subject Land**, including land falling under part of group housing cluster no. **B-58** in Sector 128 Noida, has been transferred to **JAL/JIL** by the Yamuna Expressway Industrial Development Authority (therein referred to as "the Lessor"). **YEA** has transferred the leasehold rights in respect of the Subject Land, in favour of **JAL**, now **JIL**, for a period of ninety (90) years, on the terms and conditions mentioned therein (hereinafter collectively referred to as the "**said Lease Deeds**").
- I. **YEA** has granted rights in favour of **JIL** to transfer whole or part of the **Subject Land**, whether developed or undeveloped; by way of plots or constructed properties; or otherwise dispose of its interest in the Subject Land or part thereof, to any person in any manner whatsoever, without requiring any consent or approval of **YEA** or of any other relevant authority.
- J. By virtue of the Assignment Agreement dated 06.01.2020, **JIL & JAL** have assigned its development rights over non-agricultural **land having area of 6,168 Sq Mtrs on part of group housing cluster No. B-58**, which is more particularly described in the Schedule mentioned hereunder and hatched in "red" lines, on the plan annexed and marked hereto as **Annexure – III**, alongwith **FAR**, out of the Subject Land ("**Development Land**"), to **Goodliving Infrastructure Pvt Ltd** (hereinafter referred to as the "**Developer**") vide Assignment Agreement dated ~~06.01.2020~~ <sup>06.01.2020</sup> duly registered under book no. **1**, volume no. ~~9804~~ <sup>9804</sup>, page no. ~~223~~ <sup>223</sup> to ~~312~~ <sup>312</sup>; serial no. ~~134~~ <sup>134</sup>, on ~~06.01.2020~~ <sup>06.01.2020</sup> ("**said Agreement**"), for development of a project as per **Development Plan**.
- K. The **Developer** shall construct and develop project on the **Development Land** as per **Development Plan**, which will include the sale and transfer of the units constructed thereon, to the prospective purchasers/buyers ("**Project**"). Upon construction of the entire Project, the **Developer** shall transfer the Development Land to the association of the unit purchasers by executing a Deed of Conveyance/Sub-Lease.
- L. By virtue of the rights conferred upon JAL vide the said Lease Deeds, JAL, being the lessee of the Development Land, can further sub-lease the Development Land to any person/s, in any manner whatsoever, without requiring any consent or approval of or payment of any additional charges, to TEA or any other relevant authority.
- M. Pursuant to the said Lease Deeds and the said Agreement, we propose to appoint, nominate and constitute, Ashish Bhutani S/o Prem Bhutani R/o D-124, Near Durga Mandir, Preet Vihar, New Delhi-110092, Kunal Chhabra S/o Maya Dass R/o House No. 724, Nitikhand 1, Indrapuram, Ghaziabad (U.P.), and Nikhil Sachdeva S/o Yashpal Sachdeva R/o B-101, Dayanand Colony, Lajpat Nagar-4, New Delhi-110024 Authorized Signatory(s) of **Goodliving Infrastructure Pvt Ltd**, the Developer (acting through any of its duly authorized representative/s) as our true and lawful Attorney (hereinafter referred as the "**said Attorney**") with full power to do and execute the following acts, deeds and things, on our



For Goodliving Infrastructure Pvt. Ltd.

Auth. Sign./Director

Nikhil Sachdeva

आवेदन सं० : 202000743001626

बही सं०: 4

रजिस्ट्रेशन सं०: 27

वर्ष: 2020

निष्पादन लेखपत्र वाद मुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

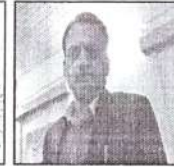
मुख्तार कर्ता: 1

श्री राजीव तलवार, पुत्र श्री एस एल तलवार

निवासी: वी 2/17, राजौरी गार्डन, नई दिल्ली-110027

व्यवसाय: अन्य

मुख्तार: 1



श्री मैसर्स गुडलिविंग इन्फ्रास्ट्रक्चर प्राईवेट लिमिटेड के द्वारा आशीष भूटानी, पुत्र श्री प्रेम भूटानी

निवासी: डी 124, नीयर दुर्गा मंदिर, प्रीत विहार नई दिल्ली

व्यवसाय: अन्य

मुख्तार: 2



श्री मैसर्स गुडलिविंग इन्फ्रास्ट्रक्चर प्राईवेट लिमिटेड के द्वारा कुनाल छावडा, पुत्र श्री माया दाम

निवासी: हाउस नं० 724, नीति खण्ड-1, इन्द्रापुरम गाजियाबाद यू0पी0

व्यवसाय: अन्य

मुख्तार: 3



श्री मैसर्स गुडलिविंग इन्फ्रास्ट्रक्चर प्राईवेट लिमिटेड के द्वारा निखिल सचदेवा, पुत्र श्री यशपाल सचदेवा

निवासी: वी 101, दयानन्द कालोनी, लाजपत नगर 4, नई दिल्ली-110024

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान



behalf and in our names and which the said Attorney have agreed to do.

- N. Pursuant to a Power of Attorney dated 15.11.2019 **Shri Rajeev Talwar**, is duly authorized to execute these presents and confer all the powers, acts, deeds and things on our behalf and in our names as set out hereinafter.

**NOW THEREFORE KNOW YOU ALL AND THESE PRESENTS WITNESS** that We, **JAYPEE INFRA TECH LTD.**, do hereby appoint, nominate and constitute **Goodliving Infrastructure Pvt Ltd.** without consideration, to be our true and lawful attorney with full authority and power to do and execute all acts, deeds and things mentioned below for us and on our behalf and in our names, viz.

- 1) To enter upon the Development Land and to commence, carry out and complete and/or cause to commence, carry out and/or complete all the acts and deeds, as enumerated herein, with respect to the Project and to fulfill the obligations, as per the said Agreement.
- 2) To have the physical possession of the Development Land, for the purpose of construction of the Project, as per the said Agreement.
- 3) To develop, erect and carry out construction of Buildings in the Project on the Development Land, in accordance with the plans to be approved by NOIDA/concerned authorities and in accordance with such terms and conditions as may be approved by the NOIDA/concerned authorities, with the support and assistance of Jaypee Infratech Ltd.
- 4) To manage, control and supervise the Project in all respects and to have the physical possession thereof and also the obligations in accordance with the said Agreement.
- 5) To submit to the concerned authorities, Electricity Board or any other electricity supply company and the other concerned authorities in accordance with their bye laws, rules and regulations and specifications, such plans, layouts, amalgamations, sub-divisions, relocations of reservations, of the Development Land and for the aforesaid purpose to sign and execute all applications, plans, specifications, deeds, documents, writings, affidavits, undertakings, indemnities etc., as may be required for approving and sanctioning the said layouts, amalgamation, sub-divisions, plans and specifications and amendments thereto revised plans thereof and/or issue of IOD and commencement certificate in respect to the Project.
- 6) To apply to the concerned authorities for any work, as proposed or required for development of the Project by constructing new building/s and for that purpose to sign all documents, applications and other papers, to act and appear before the Competent Authority and to give them all the papers and information as required and to do all acts and things necessary for the purpose of obtaining such permission.
- 7) To apply for amendments and/or modifications of any the building plans of the building/s to be constructed in the Project, as may have



For Goodliving Infrastructure Pvt. Ltd.

*Nirhi* *Sanjeev*  
Auth. Sign./Director  
Nirhi Sanjeev



## पहचानकर्ता : 1

श्री संजय धवन , पुत्र श्री एच एल धवन

निवासी: नजफगड नई दिल्ली

व्यवसाय: अन्य

## पहचानकर्ता : 2

श्री लक्ष्मण शर्मा , पुत्र श्री वासुदेव शर्मा

निवासी: निठारी नोएडा

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राजेश कुमार ,

उप निबंधक : सदर प्रथम

गौतम बुद्ध नगर

राजीव कुमार बरोलिया  
निबंधक लिपिक

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



been approved by NOIDA or any competent authority. To represent us before any statutory/local authorities and/or departments for getting the plans of the buildings, sanctioned and/or amended or modified from the concerned authorities in respect of the Project.

- 8) To correspond, under our signature, with the concerned authorities and bodies including the Government of Uttar Pradesh and all its departments and / or town planning and other competent authorities appointed under all the applicable Laws, for the time being in force, in connection with the proposed development of the Project.
- 9) To appoint architects, R.C.C. consultants, structural engineers, engineers, consultants or any person as may be necessary or advisable as the discretion of the said Attorney and pay the necessary fees and premium and all other like sums required for preparing all such plans, specifications, maps and designs and/or alterations, amendments or changes or revision in the plans and/or specifications as may be necessary for the new buildings proposed to be constructed on part and portion of the Development Land, under the present development rules and regulations and obtain approvals/ sanctions/ permissions of the concerned authorities for the plans or amendments or modifications thereto.
- 10) To do all other acts and things as may be necessary for getting the no-objection certificate and plans of amalgamation, layout, sub divisions and of the proposed building/s or the amendments thereto sanctioned by the concerned authorities, and also to get the plans of the proposed building sanctioned and approved by NOIDA/ other concerned authorities, and to comply with the terms and conditions of the sanctions granted by such authorities.
- 11) To make various applications to sign all papers, to appear before NOIDA/concerned authorities, to pay necessary fees and premium required for getting the plans sanctioned and to do all other acts and things as may be necessary for getting the plans of the proposed building/s sanctioned by NOIDA and other authorities.
- 12) To take all necessary steps to protect and preserve possession of the Development Land after the same has been handed over by us to the Developer, under the said Agreement and to take such lawful steps, measures as are expedient to remove any encroachment or trespass thereon, on our behalf.
- 13) To carry out all the infrastructural work in respect of the Project, as may be required by any approval, IOD, layout plan, or order of any governmental/semi-governmental authority.
- 14) To warn off and prohibit and if necessary, proceed against, in due form of law, all trespassers and to take appropriate steps whether by action or otherwise, to abate all nuisances in relation to the development and sale of the Project.
- 15) To appoint/employ and remove as and when required, clerks, and staff as may be necessary to assist in the management of the development



For Goodliving Infrastructure Pvt. Ltd.  
Auth. Sign./Director  
Nishil Sankhwar



Министрлер кабинетінің  
қарарымен

and sales of the Project and to pay the persons so employed as aforesaid such salaries, wages or other remuneration as the said Attorney may deem fit.

- 16) To negotiate and arrive at suitable arrangements with all persons having or claiming to have any rights of any nature whatsoever unto over or upon the Development Land or any part thereof and to formalize, give effect to and implement the same.
- 17) To appear or appoint Advocates, Solicitors, Chartered Accountants, or such other professionals and consultants, as the said Attorney may deem fit, to appear before any Government and/or Semi- Government and/or public body authorities including NOIDA/ Municipal Authority and/or other concerned authorities, to represent the matters regarding the proposed development of the Project.
- 18) To appear or appoint professionals to appear for Jaypee Infratech Ltd. before any court of law/ tribunal and/or Government and Semi-Government authorities for protecting/ defending the recovery rights in respect of any of the cases or before whom all actions, suits, writ petitions proceedings, or complaints relating to the Project may be brought or commenced or be initiated by or against us or whereunto we shall be party and to defend the same. To sign and execute such documents and writing as the said Attorney may deem fit and proper in relation to the development and sale of the Project.
- 19) To pay various deposits to the NOIDA and other concerned authorities as may be necessary for getting the plans sanctioned and for getting any water or electric and other conveniences necessary and to claim refund of such deposits so paid by the said Attorney and to give valid and effectual receipts in our name and on our behalf in connection with the refund of such deposits.
- 20) To advertise the Project, prepare and finalise all advertising materials, communications, press releases, media material.
- 21) To appoint ad agencies, marketing agencies and other third parties for the aforesaid purpose.
- 22) To meet, discuss and negotiate with customers, potential customers, etc.
- 23) To make proposals and offers, enter into correspondence and execute all documents necessary for pursuing, negotiating, discussing and concluding the sale of Premises in accordance with the said Agreement.
- 24) To sell, dispose, assign, transfer, in any manner whatsoever, the newly constructed premises in the Project to third parties/ intended purchasers and for that purpose to sign and execute Booking Application Form, Booking confirmation cum allotment letter, Agreement for Sale, Sale Deed and all necessary assurances, writings, letters, agreements etc. as is set out in the said Agreement. To lodge the aforesaid agreements relating to Premises for registration before the proper registration



For Goodliving Infrastructure Pvt. Ltd.

  
  
Auth. Sign./Director  
Nirhi Sachdev





ಅಧಿಕಾರಿ (ಆ) 2023  
ಅಧಿಕಾರಿ (ಆ) 2023

authority, to admit the contents of the same, to give thumb impressions in the books of the Sub registrar, and to carry on all the acts and deeds in relation to the sale of Premises, as may be necessary for the registration, to pay the stamp duty and registration charges, to cancel the agreement/s of the intended flat / units / other tenement / parking spaces and to sign the necessary cancellations deeds and to receive all the original documents, etc.

- 25) To execute from time to time agreement or agreements for sale as is set out in the said Agreement of the Premises to be constructed in the Project, (along with the parking spaces) and lodge the document or documents for registration and admit the execution of any such document or documents before the Sub-Registrar of Assurances.
- 26) To receive the sale proceeds or consideration amount receivable from the sale and marketing of the Premises and to use the same in accordance with the said Agreement and to pass on valid receipts and discharges in that behalf. To refund the money received to the prospective purchasers in the event of cancellation and execute cancellation deed(s) in that behalf and lodge the said cancellation deed(s) for registration and admit the execution of such cancellation deed(s) before the Sub Registrar of Assurance.
- 27) To represent before regulatory bodies, societies, registrar and any other third parties in connection with the sale of premises in the Project and to do all acts necessary for or incidental to the sale of premises.
- 28) To form and organize a co-operative society or any other organization, as may be required, of the purchasers/buyers of the units/ premises in the Project, and for that purpose to represent JAL/JIL before the Registrar of Co-operative Societies and/or any other authorities.
- 29) To get the co-operative society or any other organization, as may be formed, registered under the Co-operative Societies Act or any other applicable act, and for that purpose to get necessary forms, applications, etc., signed by the purchasers/members and to file the same with the Registrar of Co-operative Societies/any other authorities and to do all other acts and things necessary for registration of the society/organization and to obtain Registration certificate.
- 30) To prepare and execute, for and on our behalf, the deed of conveyance/sub-lease and any other necessary deed or document or writing for the transfer of the Development Land in favour of the society/organization.
- 31) To lodge, present and admit execution of the said deed of conveyance/sub-lease and/or other documents, before the Sub-Registrar of Assurances and to receive and obtain the original registered copies thereof.
- 32) To appear or appoint Advocates, Solicitors, Chartered Accountants, or such other professionals or consultants, as the said Attorney may deem fit, to appear before any Government and/or Semi- Government



For Goodliving Infrastructure Pvt. Ltd.

*Nikhil Sohal*  
*Nikhil Sohal*





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and/or Public body authorities, in respect of the transfer of the Development Land to the society/organization of the unit purchasers.

- 33) To remain on the Development Land, till such time the entire development of the Project and/or the Marketing of the premises/units, is completed and all the premises/units or any part thereof are conveyed/assigned to the purchasers/association, whichever is later;
- 34) For any of the purpose mentioned hereinabove to sign all applications, papers, undertakings, indemnities, declarations, forms, affidavits and/or any other documents/writings, as may be required, from time to time, at their own costs.
- 35) To generally do all other acts and things as are necessary or required to be done for the proposed development of the Project, in all respects in terms of the said Agreement, for the development, construction, implementation, management, marketing and sale of the Project.
- 36) AND we agree to ratify and confirm all acts and things, whatsoever, the said Attorney or any such substitutes shall lawfully do or cause to be done by exercise of the powers herein contained.
- 37) This Power of Attorney shall be governed by the provisions of Indian Contract Act, 1872 and shall be subsisting and in full force and effect until the completion of the Project and transfer of the Development Land in favour of the society / organization, as stated in the said vide Agreement <sup>06.01.2020</sup> duly registered under book no. 1, volume no. 9804, page no. 223 to 312, serial no. 134, on 06.01.2020



For Goodliving Infrastructure Pvt. Ltd.

Auth. Sign./Director

Nikhil Sachdev



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**DETAILS OF LAND LEASED TO JAYPEE INFRASTRUCTURE LTD. THROUGH YAMUNA EXPRESSWAY AUTHORITY  
LAND FOR DEVELOPMENT : NOIDA (LOCATION-1)**

Sl. No.	Name of Village	Date of Execution	Area (Hect.)	Area (Acres)	Details of Lease Deed Registration
<b>Sector - 128, 129, 131, 133 &amp; 134, Noida</b>					
1	Sultanpur	28.02.2003	55.2727	136.40	Book No. 1, Volume No. 373 Page No. 39/72, Sl. No. 1656/1657 dt. 28.02.2003 with Sub-Registrar-III, NOIDA.
	Sultanpur (Surrender Deed)	19.12.2007	-9.5014	-23.48	Book No. 1, Volume No. 1165 Page No. 395/414, Sl. No. 3718 dt. 20.12.2007 with Sub-Registrar Noida-III, (G.B. Nagar).
2	Sadarpur Majra Baktawarpur	28.02.2003	13.2088	32.59	Book No. 1, Volume No. 1126 Page No. 787/818, Sl. No. 1790/1791 dt. 28.02.2003 with Sub-Registrar-III, NOIDA.
	Sadarpur Majra Baktawarpur (Surrender Deed)	19.12.2007	-3.4537	-8.53	Book No. 1, Volume No. 1795 Page No. 211/230, Sl. No. 5490 dt. 20.12.2007 with Sub-Registrar Noida-III, (G.B. Nagar).
3	Sultanpur	17.04.2003	47.6740	117.66	Book No. 1, Volume No. 414 Page No. 1/40, Sl. No. 5766/5767 dt. 17.04.2003 with Sub-Registrar-III, NOIDA.
	Sultanpur (Surrender Deed)	04.03.2010	-0.4572	-1.13	Book No. 1, Volume No. 1974 Page No. 177/206, Sl. No. 2712 dt. 03.07.2010 with Sub-Registrar, Noida-III
4	Asgarpur	17.04.2003	23.4360	57.91	Book No. 1, Volume No. 414 Page No. 41/70, Sl. No. 5768/5769 dt. 17.04.2003 with Sub-Registrar-III, NOIDA
	Asgarpur (Surrender Deed)	19.12.2007	-3.1876	-7.88	Book No. 1, Volume No. 1165 Page No. 377/394, Sl. No. 3716 dt. 20.12.2007 with Sub-Registrar Noida-III, (G.B. Nagar).
		22.06.2009	-0.4992	-1.23	Book No. 1, Volume No. 1648 Page No. 355/376, Sl. No. 2063 dt. 06.08.2009 with Sub-Registrar Noida-III, (G.B. Nagar).
5	Sultanpur	07.06.2003	22.5769	55.77	Book No. 1, Volume No. 430 Page No. 1069/1098, Sl. No. 7473/7472 dt. 07.06.2003 with Sub-Registrar-III, NOIDA.
6	Sultanpur	03.07.2003	18.3000	45.21	Book No. 1, Volume No. 453 Page No. 391/420, Sl. No. 9726/9725 dt. 03.07.2003 with Sub-Registrar-III, NOIDA
6	Sultanpur (Surrender Deed)	04.03.2010	-0.0800	-0.20	Book No. 1, Volume No. 1974 Page No. 119/146, Sl. No. 2710 dt. 03.07.2010 with Sub-Registrar, Noida-III
7	Asgarpur	03.07.2003	17.4400	43.08	Book No. 1, Volume No. 453 Page No. 421/450, Sl. No. 9728/9729 dt. 03.07.2003 with Sub-Registrar-III, NOIDA.
	Asgarpur (Surrender Deed)	19.12.2007	-1.1984	-2.96	Book No. 1, Volume No. 1165 Page No. 377/396, Sl. No. 3717 dt. 20.12.2007 with Sub-Registrar Noida-III, (G.B. Nagar).
		22.06.2009	-0.6992	-1.73	Book No. 1, Volume No. 1648 Page No. 355/376, Sl. No. 2063 dt. 06.08.2009 with Sub-Registrar Noida-III, (G.B. Nagar).
8	Shahpur Goverdhanpur Bangar	03.07.2003	35.2680	87.12	Book No. 1, Volume No. 668 Page No. 923/956, Sl. No. 5635/5634 dt. 03.07.2003 with Sub-Registrar, (G.B. Nagar).
	Shahpur Goverdhanpur Bangar (Surrender Deed)	12.11.2010	-0.0312	-0.08	Book No. 1, Volume No. 7868 Page No. 205/236, Sl. No. 1256 dt. 25.01.2011 with Sub-Registrar Noida-III, (G.B. Nagar).
9	Sultanpur	26.07.2003	8.8130	21.77	Book No. 1, Volume No. 458 Page No. 49/74, Sl. No. 10197/10196 dt. 26.07.2003 with Sub-Registrar-III, NOIDA.
	Sultanpur (Surrender Deed)	04.03.2010	-0.1714	-0.42	Book No. 1, Volume No. 1974 Page No. 147/176, Sl. No. 2711 dt. 03.07.2010 with Sub-Registrar, Noida-III
10	Shahpur Goverdhanpur Bangar (Alternate Land)	20.12.2007	17.3421	42.85	Book No. 1, Volume No. 2763 Page No. 205/248, Sl. No. 14281 dt. 20.12.2007 with Sub-Registrar, (G.B. Nagar).
11	Shahpur Goverdhanpur Bangar	21.02.2007	6.6800	16.50	Book No. 1, Volume No. 1817 Page No. 266, Sl. No. 2555 dt. 21.02.2007 with Sub-Registrar, (G.B. Nagar).
	Shahpur Goverdhanpur Bangar (Surrender Deed)	12.11.2010	-1.5008	-3.71	Book No. 1, Volume No. 7868 Page No. 97/128, Sl. No. 1252 dt. 25.01.2011 with Sub-Registrar Noida-III, (G.B. Nagar).
12	Wazidpur	15.02.2008	28.5860	70.64	Book No. 1, Volume No. 2974 Page No. 273/308, Sl. No. 1964 dt. 16.02.2008 with Sub-Registrar, Sadar (G.B. Nagar).
13	Gejha Tilpatabad	15.02.2008	26.0630	64.40	Book No. 1, Volume No. 1848 Page No. 435/470, Sl. No. 806 dt. 16.02.2008 with Sub-Registrar-II, NOIDA (G.B. Nagar).
14	Shahpur Goverdhanpur Bangar	15.02.2008	6.6600	16.46	Book No. 1, Volume No. 2974 Page No. 357/394, Sl. No. 1966 dt. 16.02.2008 with Sub-Registrar, Sadar (G.B. Nagar).
	Shahpur Goverdhanpur Bangar (Surrender Deed)	12.11.2010	-0.0702	-0.17	Book No. 1, Volume No. 7868 Page No. 129/160, Sl. No. 1253 dt. 25.01.2011 with Sub-Registrar Noida-III, (G.B. Nagar).
15	Rohillapur	15.02.2008	60.2860	148.97	Book No. 1, Volume No. 2974 Page No. 309/356, Sl. No. 1965 dt. 16.02.2008 with Sub-Registrar, Sadar (G.B. Nagar).
	Rohillapur (Surrender Deed)	12.11.2010	-1.1997	-2.96	Book No. 1, Volume No. 7868 Page No. 177/204, Sl. No. 1255 dt. 25.01.2011 with Sub-Registrar Noida-III, (G.B. Nagar).
		04.03.2010	-0.3530	-0.87	Book No. 1, Volume No. 6991 Page No. 359/388, Sl. No. 17105 dt. 01.07.2010 with Sub-Registrar, Sadar
16	Shahpur Goverdhanpur Khadar	15.05.2008	66.5270	164.39	Book No. 1, Volume No. 3320 Page No. 275/330, Sl. No. 5851 dt. 15.05.2008 with Sub-Registrar, Gautam Budh Nagar.
	Shahpur Goverdhanpur Khadar (Surrender Deed)	12.11.2010	-1.5862	-3.91	Book No. 1, Volume No. 7868 Page No. 55/82, Sl. No. 1250 dt. 25.01.2011 with Sub-Registrar Noida-III, (G.B. Nagar).



Jaypee Infrastructure Pvt. Ltd.  
Auth. Sign./Director  
pinhil Sachdev



Handwritten notes in blue ink at the bottom left corner, including the word 'ಅಧಿಕಾರಿ' (Officer) and other illegible scribbles.

Sl. No.	Name of Village	Date of Execution	Area (Hect.)	Area (Acres)	Details of Lease Deed Registration
17	Shahpur Goverdhanpur Khadar	15.10.2008	3.3320	8.23	Volume No. 4195 Page No. 399/440, Sl. No. 521 dt. 09.01.2009 with Sub-Registrar, Sadar (G.B. Nagar).
	Shahpur Goverdhanpur Khadar (Surrender Deed)	04.03.2010	-0.0680	-0.17	Book No. 1, Volume No. 6991 Page No. 329/358, Sl. No. 17104 dt. 01.07.2010 with Sub-Registrar, (G.B. Nagar). Sadar
18	Rohillapur	04.03.2009	1.0100	2.50	Book No. 1, Volume No. 4806 Page No. 319/348, Sl. No. 8199 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar).
	Rohillapur (Surrender Deed)	04.03.2010	-0.3790	-0.94	Book No. 1, Volume No. 6991 Page No. 389/420, Sl. No. 17106 dt. 01.07.2010 with Sub-Registrar, Sadar
19	Shahpur Goverdhanpur Khadar	04.03.2009	2.1950	5.42	Book No. 1, Volume No. 4806 Page No. 349/376, Sl. No. 8200 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar).
20	Sultanpur	04.03.2009	6.4760	16.00	Book No. 1, Volume No. 1618 Page No. 51/100, Sl. No. 1670 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar).
21	Shahpur Goverdhanpur Bangar	05.03.2009	2.0680	5.11	Book No. 1, Volume No. 4806 Page No. 289/228, Sl. No. 8198 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar).
22	Wazidpur	25.05.2009	0.1010	0.25	Book No. 1, Volume No. 4806 Page No. 169/198, Sl. No. 8194 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar).
23	Shahpur Goverdhanpur Khadar	25.05.2009	0.2020	0.50	Book No. 1, Volume No. 4806 Page No. 199/228, Sl. No. 8195 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar).
24	Shahpur Goverdhanpur Bangar	25.05.2009	0.4300	1.07	Book No. 1, Volume No. 4806 Page No. 299/258, Sl. No. 8196 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar).
25	Asgarpur	25.05.2009	0.1780	0.44	Book No. 1, Volume No. 1618 Page No. 101/150, Sl. No. 1671 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar).
26	Rohillapur	25.05.2009	2.0260	5.01	Book No. 1, Volume No. 4806 Page No. 259/288, Sl. No. 8197 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar).
	Rohillapur (Surrender Deed)	12.11.2010	-0.1453	-0.36	Book No. 1, Volume No. 7868 Page No. 177/204, Sl. No. 1255 dt. 25.01.2011 with Sub-Registrar Noida-III, (G.B. Nagar).
27	Rohillapur	29.06.2009	7.2602	17.94	Book No. 1, Volume No. 4806 Page No. 377/404, Sl. No. 8201 dt. 30.06.2009 with Sub-Registrar, Sadar (G.B. Nagar).
28	Asgarpur (Alternate Land)	29.07.2009	1.1984	2.96	Book No. 1, Volume No. 1649 Page No. 29/80, Sl. No. 2066 dt. 06.08.2009 with Sub-Registrar-III, Noida
29	Shahpur Goverdhanpur Khadar	26.12.2009	1.1890	2.94	Book No. 1, Volume No. 5474 Page No. 199/246, Sl. No.931 dt. 19.01.2010 with Sub-Registrar Sadar, (G.B. Nagar).
30	Sultanpur	26.12.2009	0.4269	1.05	Book No. 1, Volume No. 1699, Page No. 325/380, Sl. No.727, dt. 11.03.2010 Sub-Registrar, Noida-III.
31	Shahpur Goverdhanpur Bangar	26.12.2009	0.0640	0.16	Book No. 1, Volume No. 5474 Page No. 247/294, Sl. No. 932 dt. 19.01.2010 with Sub-Registrar Sadar, (G.B. Nagar).
32	Asgarpur Jagir	26.12.2009	0.6165	1.52	Book No. 1, Volume No. 1699, Page No. 277/322, Sl. No.726, dt.11.03.2010 Sub-Registrar, Noida-III.
33	Sultanpur	08.02.2010	0.5820	1.44	Book No. 1, Volume No. 1699, Page No. 227/276, Sl. No.725, dt. 11.03.2010
34	Rohillapur	08.02.2010	0.4880	1.21	Book No. 1, Volume No. 5539 Page No. 339/388, Sl. No.1818 dt. 08.02.2010 with Sub-Registrar Sadar, (G.B. Nagar).
35	Wazidpur	08.02.2010	0.5620	1.39	Book No. 1, Volume No. 5540, Page No. 1/50, Sl. No.1820 dt. 08.02.2010 with Sub-Registrar Sadar, (G.B. Nagar).
36	Gejha Tiptabad	08.02.2010	0.8220	2.03	Book No. 1, Volume No. 2681, Page No. 91/140, Sl. No. 1298 dt. 11.03.2010
37	Sultanpur (Alternate Land)	01.05.2010	0.7086	1.75	Book No. 1, Volume No. 1974 Page No. 209/260, Sl. No.2713 dt. 03.07.2010 with Sub-Registrar Noida-III
38	Rohillapur (Alternate Land)	01.05.2010	0.8000	1.98	Book No. 1, Volume No. 6992 Page No. 261/318, Sl. No.17114 dt. 01.07.2010 with Sub-Registrar Sadar, (G.B. Nagar).
39	Sultanpur	16.06.2010	1.4755	3.64	Book No. 1, Volume No. 1974 Page No. 299/348, Sl. No.2715 dt. 03.07.2010 with Sub-Registrar Noida-III, (G.B. Nagar).
40	Asgarpur Jagir	16.06.2010	0.0130	0.03	Book No. 1, Volume No. 1974 Page No. 259/308, Sl. No.2714 dt. 03.07.2010 with Sub-Registrar Noida-III, (G.B. Nagar).
41	Sultanpur	18.03.2011	0.0296	0.07	Book No. 1, Volume No. 2705 Page No. 37/86 , Sl. No. 5549 dt. 06.07.2011 with Sub-Registrar Noida-III, (G.B. Nagar).
<b>Total</b>			<b>463.8057</b>	<b>1145.60</b>	
<b>Balance Land for Lease to JIL in Sectors 128, 129, 131, 133, &amp; 134</b>			<b>0.0972</b>	<b>0.24</b>	



For Goodwin Infrastructure Pvt. Ltd.

*Nishi* *Rohit*  
Auth. Sign Director  
*Nishi Sankar*





शिक्षण विभाग

शिक्षण विभाग

Sl. No.	Name of Village	Date of Execution	Area (Hect.)	Area (Acres)	Details of Lease Deed Registration
<b>Sector - 151, Noida</b>					
1	Badoli Bangar & Badoli Khadar	31.07.2009	14.0000	34.58	Book No. 1, Volume No. 1648 Page No. 377/506, Sl. No. 2064 dt. 06.08.2009 with Sub-Registrar-III, Noida (G.B. Nagar).
2	Badoli Khadar	08.02.2010	10.3018	25.45	Book No. 1, Volume No. 5540 Page No. 51/100, Sl. No.1821 dt. 08.02.2010 with Sub-Registrar Sadar, (G.B. Nagar).
3	Badoli Bangar	08.02.2010	0.5790	1.43	Book No. 1, Volume No. 5539 Page No. 389/438, Sl. No.1819 dt. 08.02.2010 with Sub-Registrar Sadar, (G.B. Nagar).
4	Badauli Bangar (Alternate Land)	29.11.2010	2.6965	6.66	Book No. 1, Volume No. 7869 Page No. 163/224, Sl. No.1265 dt. 25.01.2011 with Sub-Registrar Sadar, (G.B. Nagar).
5	Badauli Khadar (Alternate Land)	29.11.2010	0.1241	0.30	Book No. 1, Volume No. 7869 Page No. 251/310, Sl. No.1267 dt. 25.01.2011 with Sub-Registrar Sadar, (G.B. Nagar).
6	Kondali Bangar (Alternate Land)	29.11.2010	1.5412	3.81	Book No. 1, Volume No. 7869 Page No. 1/62, Sl. No.1262 dt. 25.01.2011 with Sub-Registrar Sadar, (G.B. Nagar).
7	Badauli Bangar	18.03.2011	4.1493	10.25	Book No. 1, Volume No. 8890 Page No. 317/366, Sl. No.12527 dt. 04.07.2011 with Sub-Registrar Sadar, (G.B. Nagar).
8	Badauli Khadar	18.03.2011	0.0500	0.12	Book No. 1, Volume No. 8891 Page No. 1/50, Sl. No.12529 dt. 04.07.2011 with Sub-Registrar Sadar (G.B. Nagar).
9	Kondali Bangar	18.03.2011	1.6917	4.18	Book No. 1, Volume No. 8890 Page No. 177/228, Sl. No.12524 dt. 04.07.2011 with Sub-Registrar Sadar, (G.B. Nagar).
<b>Total</b>			<b>35.1336</b>	<b>86.78</b>	
<b>Balance Land for Lease to JIL in Sector 151</b>			<b>0.9635</b>	<b>2.38</b>	
<b>Total land transferred till date in Sectors 128, 129, 131, 133 &amp; 134 and 151</b>			<b>498.94</b>	<b>1232.38</b>	
<b>Total balance land to be transferred to JIL in Sectors 128, 129, 131, 133 &amp; 134 and 151</b>			<b>1.06</b>	<b>2.62</b>	



For Goodliving Infrastructure Pvt. Ltd.

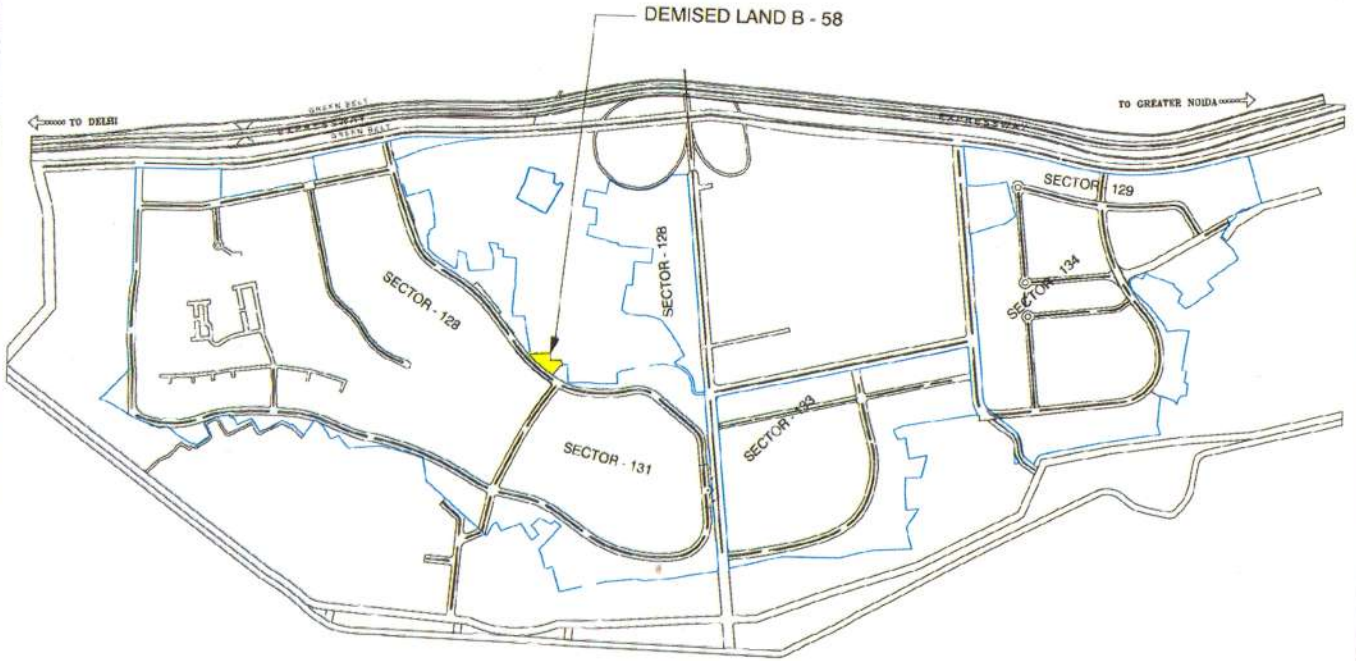
Auth. Sign./Director  
Nirshi Sahdev



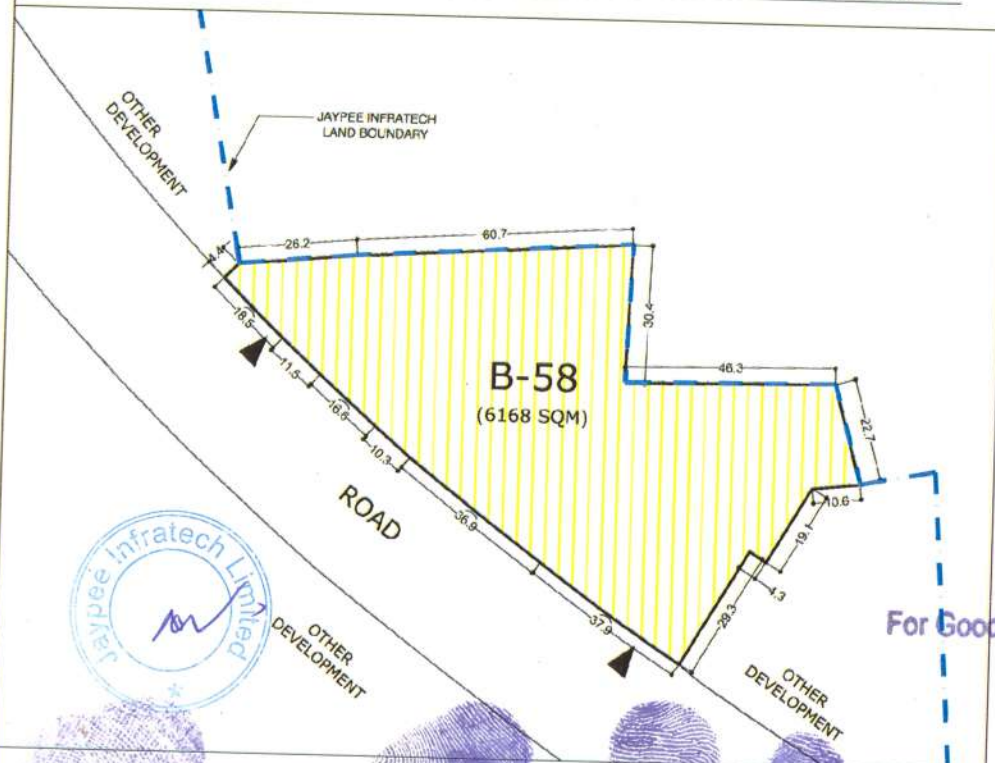


# LOCATION OF DEMISED LAND IN THE SUBJECT LAND

## SECTOR - 128, WISH TOWN, JAYPEE GREENS, NOIDA



### DETAILS OF DEMISED LAND



POCKET AREA : 6168 SQM (1.52 ACRE)  
 FAR : 14443 SQM (1.55 LAC SQFT)  
 PERMISSIBLE GR. COV. : 25%  
 PERMISSIBLE NO. OF DU : 84

For Goodliving Infrastructure Pvt. Ltd.

*Mihir Sachdev*  
 Auth. Sign./Director  
*Mihir Sachdev*

Note :- All dimensions are in meter



**LEGEND**  
 BOUNDARY OF SUBJECT LAND  
 DEMISED LAND



DEALT BY :- *Bansree Mandal*  
 Bansree Mandal  
 CHECKED BY :- *Raina Dora*  
 Raina Dora

SCALE :-  
 N.T.S  
 DATE :-  
 06.08.2018



STATE OF TEXAS  
COUNTY OF [illegible]



Notary

Notary Public  
[illegible]

## भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर प्रथम गौतम बुद्ध क्रम संख्या 2020146000370

आवेदन संख्या : 202000743001593

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2020-01-06 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम आशीष भूदानी

लेख का प्रकार विक्रय अनुबंध विलेख

प्रतिफल की धनराशि 321100000 / 485730000

- 1 . रजिस्ट्रीकरण शुल्क 20000
- 2 . प्रतिलिपिकरण शुल्क 200
- 3 . निरीक्षण या तलाश शुल्क
- 4 . मुह्तार के अधिप्रमाणीकरण लिए शुल्क
- 5 . कमीशन शुल्क
- 6 . विविध
- 7 . यात्रिक भत्ता

1 से 6 तक का योग 20200

शुल्क वमूल करने का दिनांक 2020-01-06 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

SUB REGISTRAR - I  
NOIDA (G. B. NAGAR)

This General Power of Attorney is revocable and without consideration.

**IN WITNESS WHEREOF, WE, Jaypee Infratech Ltd.**, the Executants herein have put our signature to this writing on this 06<sup>th</sup> day of Jan 2020.

**THE SCHEDULE HEREINABOVE REFERRED TO:**  
**(Development Land)**

Non-agricultural land having area of 6,168 Sq Mtrs on part of group housing cluster No. B-58 situated in Sector 128, Noida.

**SIGNED AND DELIVERED** )  
By the within named "JIL", )  
**JAYPEE INFRA TECH LTD.** )  
through its authorized signatory, )  
**MR. Rajeev Talwar** )  
authorized under )  
Power of Attorney dated 15.11.2019 )

**For Jaypee Infratech Limited**

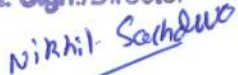
  
**Authorised Signatory**

We accept the Powers hereinabove granted to us:

**SIGNED AND DELIVERED** )  
By the within named "Developer" )  
**Goodliving Infrastructure Pvt Ltd** )  
through its authorized signatory, )  
**Mr. Ashish Bhutani, Mr Kunal Chhabra,**  
**& Mr Nikhil Sachdeva)**

**For Goodliving Infrastructure Pvt. Ltd.**

  
**Auth. Sign./Director**

  
**Nikhil Sachdeva**

In the presence of

1. **SANJAY KUMAR DHAWAN**  
S/o Lt. Sh. H.L. Dhawan  
R/o H. No. 27, D-Block, Nimal  
Vihar, Nangloi Road, Najafgarh  
New Delhi-110043  
DL-06199801337782

2. **Laxman Sharma**  
S/o Basudev Sharma  
R/o Nithari Sector-31,  
Noida - 201301 (U.P.)  
U.I.D. 268982463597



## भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर प्रथम गौतम बुद्ध क्रम संख्या 2020146000372

आवेदन संख्या : 202000743001626

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2020-01-06 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम राजीव तलवार

लेख का प्रकार मुख्तारनामा आम

प्रतिफल की धनराशि 0 / 0

- 1 . रजिस्ट्रीकरण शुल्क 500
- 2 . प्रतिविलिपिकरण शुल्क 120
- 3 . निरीक्षण या तलाश शुल्क
- 4 . मुख्तार के अधिप्रमाणीकरण लिए शुल्क
- 5 . कमीशन शुल्क
- 6 . विविध
- 7 . यात्रिक भत्ता

1 से 6 तक का योग 620

शुल्क वसूल करने का दिनांक 2020-01-06 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2020-01-06 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

SUB REGISTRAR - I  
NOIDA (G. B. GANAR)