

आवेदन संख्या : 202200787054653 आवेदन दिनांक : 12-12-2022
 सव्यवहार की प्रकृति : बही संख्या -(4) लेखपत्र का प्रकार : अनुबंध विज्ञापन/घोषणा पत्र

प्रस्तुतकर्ता का विवरण

नाम (हिन्दी में) : जयदीप लुनियाल नाम (अंग्रेजी में) : JAIDEEP LUNIAL
 ई - मेल : मोबाइल : 9358775269
 संपत्ति की सं० : 1

सम्पत्ति की स्थिति का विवरण

जनपद : बरेली तहसील : बरेली
 सम्पत्ति का विवरण :

सम्पत्ति का प्रकार

प्रतिफल : 0
 सम्पत्ति की विशिष्ट संख्या : विद्युत् संयोजन संख्या :
 जन संयोजन संख्या :

सम्पत्ति मूल्यांकन विवरण

कुल देय स्टाम्प शुल्क : 100/- वास्तविक बाजारी मूल्य : A-
 कुल देय निबन्धन शुल्क : 100/- वास्तविक स्टाम्प शुल्क : 1000/-

सम्पत्ति की चौहद्दी

पूर्व पश्चिम उत्तर दक्षिण बरत संख्या प्लॉट संख्या /अवन संख्या/दुकान संख्या संलग्न नक्शा

समस्त संपत्तियों से प्राप्त शुल्क का विवरण

बाजारी मूल्य : 0/- वास्तविक बाजारी मूल्य : 0/-
 कुल देय स्टाम्प शुल्क : 100/- वास्तविक स्टाम्प शुल्क : 1000/-
 कुल देय निबन्धन शुल्क : 100/-

अन्य विवरण

पत्र में कुल प्रती की संख्या (दोनों तरफ) : 16 प्रतिनिधिकरण शुल्क-रु० : 60

202200787054653

आवेदन दिनांक

आवेदन संख्या

शरणाग्रहीता की प्रकृति

यही संख्या -(4)

लेखपत्र का प्रकार

पक्षकार का विवरण

क्रम सं.	पक्षकार प्रकार	नाम	पिता / माता /पति / अन्य का नाम	स्थायी पता	व्यवसाय	प्रस्तुतकर्ता	आधार संख्या/पैन संख्या/मोबाइल नं.
1	प्रथम पक्ष	श्री जे०एच०एम० इन्फ्राहोमस प्रा० लि० 34-2 वी रामपुर गार्डन बरेली के द्वारा श्री जयदीप लुनियाल	पुत्र श्री मदन लाल लुनियाल	35-2 वी रामपुर गार्डन बरेली	व्यापार	अधिकृत पदाधिकारी/ प्रतिनिधि	N/A 9358775269
2	प्रथम पक्ष	श्री जे०एच०एम० इन्फ्रा इन्वेन्चर्स के द्वारा श्री मन्सूर हसन खान पार्टनर	पुत्र श्री नेमता शेर खों	किंग्स कोर्ट अपार्टमेंट सिविल लाइन्स बरेली	व्यापार	अधिकृत पदाधिकारी/ प्रतिनिधि	N/A
3	प्रथम पक्ष	श्री अब्दुल हसन	पुत्र श्री रहमत उल्ला	758 रोहली टोला मदीने शाह का इमामबाड़ा पुराना शहर बरेली	व्यापार	स्वयं	N/A 9412565601
4	प्रथम पक्ष	श्रीमती मुन्नी वेगम	पत्नी श्री अब्दुल हसन	758 रोहली टोला मदीने शाह का इमामबाड़ा पुराना शहर बरेली	व्यापार	स्वयं	N/A 9412565601
5	गवाह- प्रथम	श्री विनय मीसी	पुत्र श्री प्रेम मीसी	मकान नं० 805 सदर बाजार कैन्ट बरेली	व्यापार		N/A 8077743594
6	गवाह- द्वितीय	श्री अरवन्ती विराट	पुत्र श्री अखिल विराट	बृहन्पुरा बरेली	अन्य		N/A 9058961676

नोट*:- उप निबंधक कार्यालय :- सदर प्रथम में आवेदक द्वारा दिनांक 13-12-2022 को "लेखपत्र पंजीकरण हेतु अपॉइंटमेंट" दिनांक:- 13-12-2022, Counter 1, समय :- 11.50 AM - 12.00 PM का चयन सफलतापूर्वक संपन्न हुआ। कृपया दिनांक 13-12-2022, Counter 1, समय :- 11.50 AM - 12.00 PM पर सदर प्रथम उप निबंधक कार्यालय में उपस्थित होकर रजिस्ट्री का कार्य पूर्ण कराने का कष्ट करें।

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

निबन्धक सदर प्रथम बरेली क्रम 2022075046699

आवेदन संख्या : 202200787054653

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2022-12-13 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम जयदीप लुनियाल

लेख का प्रकार अनुबंध विलेख/घोषणा पत्र

प्रतिफल की धनराशि 0 / 0.00

1. रजिस्ट्रीकरण शुल्क 100
2. प्रतिलिपिकरण शुल्क 60
3. निरीक्षण या तलाश शुल्क
4. मुकदतार के अधिप्रमाणी करण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 160

शुल्क वसूल करने का दिनांक 2022-12-13 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र वापस करने के लिए तैयार होगा 2022-12-13 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



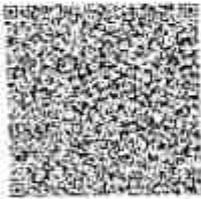
INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP75940689553361U
Certificate Issued Date : 12-Dec-2022 02:38 PM
Account Reference : NEWIMPACC (SV)/ up14215304/ BAREILLY SADAR/ UP-BLY
Unique Doc. Reference : SUBIN-UPUP1421530445138920591050U
Purchased by : JHM INFRAHOMES PVT LTD
Description of Document : Article 19 Certificate or other Document
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : JHM INFRAHOMES PVT LTD
Second Party : JHM INFRAVENTURES AND OTHERS
Stamp Duty Paid By : JHM INFRAHOMES PVT LTD
Stamp Duty Amount(Rs.) : 1,000
(One Thousand only)

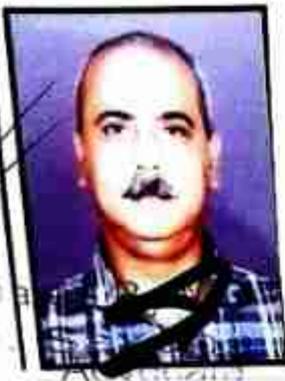


JHM Infracomes Pvt Ltd
Director
JHM INFRAVENTURES AND OTHERS
PARTNER

Aboulham

श्री.म. सुब्बालक्ष्मी

PU 0003400770



Comp
S. E.

Jail Road, Bareilly **CONSORTIUM DEED Stamp 1,000/-Rs.**

Paid by E-STAMP CERTIFICATE No.IN-UP75940689553361U Dated 12-12-2022

This Consortium Agreement ("in short Agreement") is entered in to the 12th day of December 2022

BETWEEN

JHM INFRAHOMES PVT. LTD (HEREIN LEAD MEMBER) THROUGH DIRECTOR MR. JAIDEEP LUNIAL S/O MADAN LAL LUNIAL R/O 35-2B, RAMPUR GARDEN BAREILLY. AADHAR NO.2804-0330-3020 , PAN NO. AAPPL1541G COMPANY IDENTITY NO. U45309UP2018PTC107337, TAN NO. LKNJ06625D AND PAN CARD NO. AAECJ3300M DATE OF INCORPORATION ON 31.08.2018, REGISTERED OFFICE AT 35/2B RAMPUR BAGH, BAREILLY UTTAR PRADESH, 243001

AND

- 1. JHM INFRA VENTURES (CONSORTIUM MEMBER) THROUGH PARTNER MR. MANSOOR HASAN KHAN S/O NEMAT SHER KHAN R/O KINGS COURT APARTMENT, CIVIL LINES BAREILLY (U.P). AADHAR NO.-2791-4406-9080 PAN NO. AMQPK1761J**
- 2. ABDUL HASAN S/O REHMAT ULLAH (CONSORTIUM MEMBER) R/O 758, ROHLI TOLA, MADINE SHAH KA IMAM BADA, OLD CITY BAREILLY.**
- 3. SMT. MUNNI BEGUM W/O ABDUL HASAN (CONSORTIUM MEMBER) R/O 758, ROHLI TOLA, MADINE SHAH KA IMAM BADA, OLD CITY BAREILLY**



Hereinafter collectively referred to as "Consortium Members" which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its/his/her/their legal heirs, successors-in-interest, legal representatives and permitted assigns.

(The Lead Member and the Consortium Members are hereinafter collectively referred as "Parties" and individually as "Party").

1. That the firm shall carry on business of Development of housing & commercial projects, construction of houses and shops and Sale of Plots, shops and any other real estate Approved by authorities with in India or any other lawful business as

JHM INFRA VENTURES PVT. LTD.

Director
Director

Partner
PARTNER

Abdul Hasan
Abdul Hasan

Munni Begum
Munni Begum

may be mutually agreed to by and between the Partners hereto from time to time.

WHEREAS

A. The Consortium Members are owner and in possession of various parcel(s) of land and in process of acquiring further parcel of land for development.

B. The Consortium Members intend to develop a residential township on the said land (herein 'JHM AURA') in accordance with the provisions of policy framed by the concern authorities (as amended from time to time) in this regard.

C. The parties have agreed to join hands in the form of Consortium to provide the financial, technical, managerial and other services for the Project on the following terms and conditions:-

NOW THEREFORE, THIS AGREEMENT WITNESSES AS FOLLOWS:-

In consideration of the mutual covenants of the Parties, the Parties the sufficiency whereof is hereby acknowledges and other good valuable consideration, the Parties have agreed as follows:-

1. LEAD MEMBER:

1.1 The Consortium Members have mutually decided to appoint J.H.M. INFRA HOMES PVT. LTD., as a Private Developer and as a Lead Member.

2. AIM AND SCOPE OF CONSORTIUM AGREEMENT:

2.1 The purpose of this Agreement is to specify the responsibilities of the Parties towards the execution of the Project including land assembly,

JHM Infrahomes Pvt.Ltd.
Director


JHM INFRA HOMES PVT. LTD.
PARTNER


Aboul Hasan


अभिजीत गुप्ता


आवेदन सं०: 202200787054653

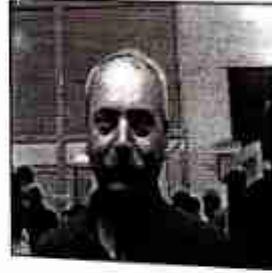
अनुबंध विलेख/घोषणा पत्र

वही सं०: 4 रजिस्ट्रेशन सं०: 659 वर्ष: 2022

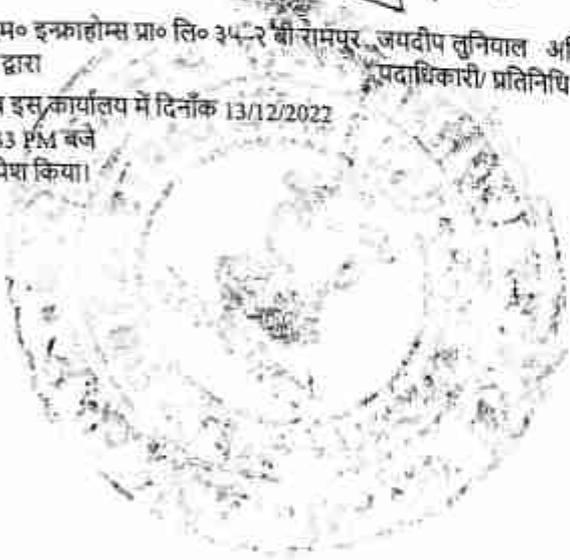
प्रतिफल- 0 स्टाम्प शुल्क- 1000 बाजारी मूल्य- 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 60 योग : 160

श्री जे०एच०एम० इन्फ्राहोम्स प्रा० लि० ३५-२ बी रामपुर गार्डन बरेली द्वारा
जयदीप लुनियाल अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री मदन लाल लुनियाल
व्यवसाय : व्यापार
निवासी: 35-2 बी रामपुर गार्डन बरेली

Thunia



श्री, जे०एच०एम० इन्फ्राहोम्स प्रा० लि० ३५-२ बी रामपुर गार्डन बरेली द्वारा
जयदीप लुनियाल अधिकृत
पदाधिकारी/ प्रतिनिधि
ने यह लेखपत्र इस कार्यालय में दिनांक 13/12/2022
एवं 12:48:33 PM बजे
निबंधन हेतु पेश किया।



प्रिंट करे

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

तोषक राजेश राजपूत प्रभारी
उप निबंधक/सदर प्रथम
बरेली

13/12/2022

आदिल बेग
निबंधक लिपिक
13/12/2022

preparation of detailed project report, securing of clearances/approvals, execution and completion of development works/construction works, maintenance of services and management and disposal of properties and to set out further rights and obligation of the Parties supplementing but not conflicting with those present in this Agreement.

2.2 The Lead Member shall be absolutely authorised by the Consortium Member to make representation and declarations on his behalf before concern authorities for carrying out development and completion of the Project.

2.3 The Lead Member shall be responsible to obtain from government authorities/department all permissions, no-objections and sanctions of layout plans, revised layout plans required for development and completion of the Project as well as building plans/revised building plans for construction.

2.4 The Lead Member shall deal with all government authorities for obtaining requisite permissions, approvals, sanctions etc. for commencement and completion of the Project.

2.5 The Lead Member shall be responsible to make payment for all fee, charges, costs and expenses incurred in connection with the development, marketing and construction of the Project.

2.6 The Lead Member shall be absolutely authorised to negotiate and allot/transfer/sell the sanctioned/developed properties of the Project and to receive the sale proceeds as well other charges from the prospective buyer/s of the Project.

2.7 The Parties shall use reasonable efforts to perform and fulfill, promptly, actively and on time, all of its obligations under this Agreement.

3. PROJECT MANAGEMENT STRUCTURE:

3.1 The Lead Member shall act as a Private Developer. It is clarified that no land is being transferred by this Consortium Agreement.

JHM Infrahomes Pvt Ltd.
Director

JHM INFRAVENTURES
PARTNER



Abdul Man

Handwritten signature in Hindi: अशोक कुमार



आवेदन सं०: 202200787054653

बही सं०: 4

रजिस्ट्रेशन सं०: 659

वर्ष: 2022

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

श्री जे०एच०एम० इन्फ्राहोम्स प्रा० लि० 35-2 बी रामपुर गार्डन
बरेली के द्वारा जयदीप लुनियाल, पुत्र श्री मदन लाल लुनियाल
निवासी: 35-2 बी रामपुर गार्डन बरेली

व्यवसाय: व्यापार

प्रथम पक्ष: 2

Thunid



श्री जे०एच०एम० इन्फ्रा इन्वेस्टिमेंट्स के द्वारा मन्सूर हसन खान
पार्टनर, पुत्र श्री नेमत शेर खॉ

निवासी: किंग्स कोर्ट अपार्टमेंट सिविल लाइन्स बरेली

व्यवसाय: व्यापार

प्रथम पक्ष: 3

Mansur



श्री अब्दुल हसन, पुत्र श्री रहमत उल्ला

निवासी: 758 रोहली टोला मदीने शाह का इमामबाडा पुराना
शहर बरेली

व्यवसाय: व्यापार

प्रथम पक्ष: 4

Abdul Man



श्रीमती मुन्नी वेगम, पत्नी श्री अब्दुल हसन

निवासी: 758 रोहली टोला मदीने शाह का इमामबाडा पुराना
शहर बरेली

व्यवसाय: व्यापार



4. FUNDING AND BASIS OF SHARING THE EXPENDITURE AND REMUNERATION:

4.1 All cost/expenses/fee charges relating to the Project shall be borne by the Lead Member.

4.2 The Lead Member shall raise loans from the financial institution/ banks by depositing title deeds of land owned by the Consortium Members and execute mortgage deed and other deeds/documents by its signature for the Project in this regard. The Lead Member shall solely be authorised to create mortgage by its signature against the properties of Consortium Members. The Consortium Members have no objection in mortgaging their title deeds before any Financial Institution/Banks.

4.3 In lieu of the land contributed by the Consortium Members, considering the market response of the Project the respective Consortium Members shall be entitled annually a percentage of Gross Revenue of the Project, as may be mutually agreed amongst the Lead Member and the respective Consortium Members.

The term "Gross Revenue" for the purpose of this clause shall mean revenue as shown in financials of the Lead Member.

4.4 The Parties hereby agree that except entitlement of Gross Revenue (Defined above), the Consortium Members shall not have any entitlement of any nature, whatsoever in the Said Land and/or Project and the Lead Member shall be solely entitled to all rights and benefits accruing with respect to the Said Land and/or the Project.

5. GENERAL TERMS AND CONDITIONS:

5.1 MISC

(a) The Lead Member shall be absolutely entitled to (i) decide the method and/or manner of carrying out development/construction and completion of the Project or matters incidental thereto and (ii) to dispose of the properties of the Project on such price, terms and condition as it deem fit and proper.

(b) The Consortium Members shall sign all documents as may be required by the Lead Member time to time without any objection thereby authorizing Lead Member to (i) develop/construct and complete the Project, (ii) allot/transfer/sell the sanctioned

JHM Infra Homes Pvt.Ltd.  Director  JHM INFRA PARTNER   Abulolun   

ने निष्पादन स्वीकार किया । जिनकी पहचान
पहचानकर्ता : 1

श्री विनय मैसी , पुत्र श्री प्रेम मैसी

निवासी: मकान नं० 805 सदर बाजार कैन्ट बरेली

व्यवसाय: व्यापार

पहचानकर्ता : 2



श्री अश्वनी विराट , पुत्र श्री अखिल विराट

निवासी: बृहमपुरा बरेली

व्यवसाय: अन्य

Handwritten signature



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

तोषक राजन राजपूत प्रभारी
उप निबंधक : सदर प्रथम
बरेली
13/12/2022

Handwritten signature
आदिल बेग
निबंधक लिपिक बरेली
13/12/2022

प्रिंट करे

properties of the project to any person(s) and receive sale consideration etc thereon and (iii) handover the Project to the association of Allottee/s of the Project and/or concerned authorities, as the case may be.

(c) The Consortium Members hereby agrees and undertakes to indemnify and hold harmless the Lead Member and its director's officers, and employees from and all losses incurred or suffered by Lead Member directly arising out of, relating to or resulting from:

- (i) breach of any representations and warranties contained in the Agreement; or
- (ii) a breach of any provisions of this Agreement.

(d) Any Provisions of this Agreement, which is invalid or unenforceable, shall be ineffective to the extent of such invalidity or unenforceability, without affecting in any way the remaining provisions thereof.

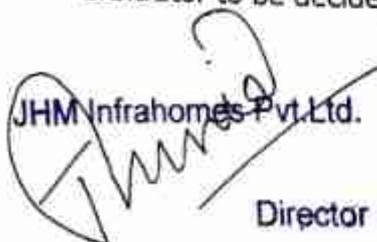
(e) In case of any change in Consortium Members of the consortium, an amended Consortium Agreement shall be submitted to the authority by teh Lead Member.

(f) The Parties hereby understand and agree that each Party shall be individually liable to meet out their obligations pertaining to the tax/s as may be attracted on the present understanding.

5.2 GOVERNING LAW: This Agreement shall in respect be construed in accordance with the Laws of India, as amended from time to time and in the event of conflict between the provisions of this Agreement and the said laws the later shall prevail.

5.3 FORCE MAJEUR: None of the Parties shall be held in default in the performance of the obligation under this Agreement, in such circumstances of force majeure, that is to say, circumstances shall include, but without any limitation to war, civil commotion, riots, act of God, reason beyond control, Government action. In the event of force majeure, the parties of the Agreement undertake to consult each other.

5.4 SETTLEMENT OF DISPUTES: Both the parties agree to settle amicable all disputes arising out of or concerning this Agreement. In the event of the Parties failing to amicably resolve any dispute in the foregoing manner, the matter shall be referred to the arbitrator to be decided mutually, whose decision shall be binding.


JHM Infrahomes Pvt. Ltd.
Director



JHM INFRA VENTURES

PARTNER










5.5 WAIVER: The waiver of any Party of any breach of any terms of this Agreement shall not prevent the subsequent enforcement of that term, and shall not be deemed to be waiver of the subsequent breach.

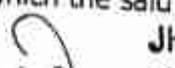
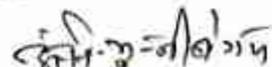
5.6 TOTALITY: This Agreement embodies the entire understanding of the members and there are no promises, terms, conditions or obligations, oral or written, expressed or implied other than those contained herein, and variation, modification or alteration of any of the provisions of this Agreement shall be binding on either party unless reduced to writing and signed by them or their duly authorised representatives as amendment of this Agreement. This Agreement also supersedes all previous communications and other agreements between the Parties for the Project. The Agreement shall be valid and enforceable till the completion of the Project.

CONFIDENTIALITY: All members shall be under obligation not to disclose any information of terms of this Agreement to any third party. All documents and information exchanged between the Parties for the purpose of Project shall be treated as strictly confidential by the other members and shall not be shared by any other outside agency except the concerned development Authority & Government of Uttar Pradesh.

5.8 NOTICES: Any Notice required pursuant to this Consortium Agreement shall be given in writing and shall be delivered by hand under acknowledgement or sent by facsimile to the party at the address appearing in the beginning of the Agreement.

5.9 MODIFICATION AMENDMENT: The terms and conditions of this Agreement may be modified/amended as may be stipulated by the Government of Uttar Pradesh and mutually agreed by the Parties.

5.10 DURATION OF CONSORTIUM AGREEMENT: This Agreement is irrevocable in nature; however, same shall stand concluded upon completion of the Project and handing over of the same to the association of Allottee/s of the Project and/or concerned authorities, as the case may be. However, the lead member and/or JHM Infra Ventures can buy out the share of other consortium member(s) with his/her consent, following which the said consortium member will cease to be a part of this consortium

JHM Infra Homes Pvt Ltd.  Director   PARTNER   Aboullhan   



भारत सरकार

GOVERNMENT OF INDIA



जैदीप लुनियाल

Jaideep Lunial

जन्म तिथि/ DOB: 20/04/1973

पुरुष / MALE



2804 0330 3020

-आम आदमी का अधिकार



आम आदमी पार्टी प्राधिकरण
GOVERNMENT OF INDIA

पता:

S/O: मदन लाल लुनियाल,
35-सी/2 बी, आनंद आश्रम
रोड, रामपुर गार्डन, बरेली,
बरेली,

उत्तर प्रदेश - 243001

Address:

S/O: Madan Lal Lunial, 35-C/2 B,
Anand Ashram Road, Rampur
Garden, Bareilly, Bareilly,
Uttar Pradesh - 243001

2804 0330 3020

Handwritten signature of Jaideep Lunial



भारत सरकार
GOVERNMENT OF INDIA

Download Date: 24/02/2021



मंसूर हसन खान
Mansoor Hasan Khan
जन्म तिथि/DOB: 15/06/1976
पुरुष/ MALE

Issue Date: 28/09/2018

2791 4406 9080
VID : 9120 3796 0311 6747

मेरा आधार, मेरी पहचान

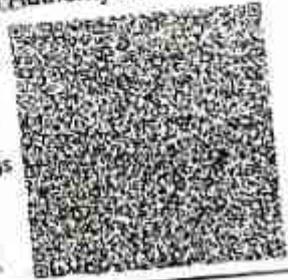


भारतीय पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O नमता शेर खान, फ्लैट नं.-A-201, किंग्स कोर्ट
अपार्टमेंट, राइफल क्लब के सामने, सिविल लाइन्स,
बरेली, बरेली,
उत्तर प्रदेश - 243001

Address:
S/O Nemat Sher Khan, Flat No.-A-201, Kings
Court Apartment, Opp. Rifle Club, Civil
Lines, Bareilly, Bareilly,
Uttar Pradesh - 243001

2791 4406 9080
VID : 9120 3796 0311 6747



1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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



भारत सरकार
Government of India



अबु इसाह
Abul Isah
जन्म तिथि/DOB: 01/01/1961
लिंग/ GENDER: MALE

3793 5711 4332

VID : 9125 0142 2418 0605

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
C/O रहमत उल्ला, 758, रोहली टोला, मदीने शाह का
इमाम बादा, पुराना शहर, बरेली, बरेली,
उत्तर प्रदेश - 243005

Address:
C/O Rahmat Ullah, 758, rohli tola, madine
shah ka imam bada, old city, Bareilly, Bareilly,
Uttar Pradesh - 243005



3793 5711 4332

VID : 9125 0142 2418 0605

1047 | help@uidai.gov.in | www.uidai.gov.in

Abul Isah

 भारत सरकार
GOVERNMENT OF INDIA



विनय मंसी
Vinay Massey
जन्म तिथि: DOB: 17/06/1983
पुरुष: Male

6870 7559 5093

मेरा आधार, मेरी पहचान



Handwritten signature

 आधार
भारतीय पहचान प्रणाली
Unique Identification Authority of India

पता :
आरम्भ प्रेम मंसी, मकान नंबर-805, सदर बाजार, सदर कैंट,
बरेली बरेली
उत्तर प्रदेश - 243001
Address :
S/O Prem Massey, House Number-805, Sadar
Bazar, Sadar Cantt, Bareilly Bareilly
Uttar Pradesh - 243001

6870 7559 5093



 1947
1800 180 1947

 help@uidai.gov.in

 www.uidai.gov.in

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



सत्यमेव जयते

आधार

भारत सरकार
Unique Identification Authority of India

नामांकन क्रम / Enrollment No 1207/92654/06265

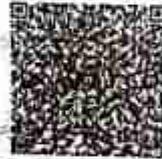
To,
शशी विरट
Ashwani Virat
S/O Akhil Virat
204 Jalsabpura belmiki basahi
Bareilly
Bareilly Bareilly
Uttar Pradesh 243001
9358651845

24/11/2011

Ref: 421 / 25E / 373521 / 373011 / P



UES13639878IN



आपका आधार संख्यांक / Your Aadhaar No. :

3837 7039 4699

आधार — आम आदमी का अधिकार

भारत सरकार

शशी विरट
Ashwani Virat

जन्म वर्ष / Year of Birth : 1990
पुरुष / Male

3837 7039 4699

आधार — आम आदमी का अधिकार

Ashwani Virat

9058961676

भारत सरकार
Government of India



मुन्नी बेगम
Munni Begum
जन्म तिथि/DOB: 03/02/1963
पंक्ति/ FEMALE

Issue Date: 07/02/2015

2178 5468 1586
VID : 9190 9844 7653 5335
मेरा आधार, मेरी पहचान

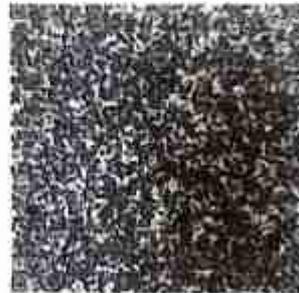


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
C/O अब्दुल हसन, 758, रोहली तोला मदिने शाह का
इमामबादा, पुराना शहर, बरेली, बरेली,
उत्तर प्रदेश - 243005

Address:
C/O Abdul Hasan, 758, rohli tola madine
shah ka imambada, old city, Bareilly,
Bareilly,
Uttar Pradesh - 243005



2178 5468 1586
VID : 9190 9844 7653 5335

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श्रीमती मुन्नी बेगम



agreement immediately and all rights and liabilities of the exiting member will be automatically transferred to the Member who has bought out the said share.

5.11 LIABILITY:The Parties hereby understand and agree that each Party shall be individually liable for any default with regard to the deliverables of its/his/her part under the terms and conditions of this Agreement.

No property is being sold/transferred through this consortium agreement.

IN WITNESS WHEREOF the Lead Member and Consortium Member have executed this Agreement on this 12th day of December 2022 at Bareilly.

WITNESSES:



[Handwritten Signature]

Vinay Massey /o Mr.
Prem Massey
44-Bos Sankat Bazar
Cantt. Bareilly.
m- 70889490711.



Ashwani Vizard
s/o Akhil Vizard
Plt 204 Bathampura
Bareilly
mob. 9058961676

Drafted by-
(Surendra Babu saxena ADVOCATE)

JHM Infrahomes Pvt.Ltd.

[Handwritten Signature]
Director
LEAD MEMBER



JHM INFRA...

[Handwritten Signature]
CONSORTIUM MEMBER 1



[Handwritten Signature]

CONSORTIUM MEMBER 2



[Handwritten Signature]

CONSORTIUM MEMBER 3



[Handwritten Signature]
Compared By Me
S. B. Saxena
Advocate
Bareilly

[Handwritten Signature]
4/15/22

Compared
S. B. Saxena
Advocate
Jail Road, Bareilly

Compared
S. B. Saxena
Advocate
Jail Road, Bareilly

आवेदन सं०: 202200787054653

बही संख्या 4 जिल्द संख्या 310 के पृष्ठ 147 से 162 तक क्रमांक 659 पर
दिनांक 13/12/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Ushale

तोषक राजन राजपूत प्रभारी

उप निबंधक : सार प्रथम

बरेली

13/12/2022



INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP06828054612282V
Certificate issued Date : 13-Jan-2023 03:24 PM
Account Reference : NEWIMPACC (SV)/ up14215304/ BAREILLY SADAR/ UP-BLY
Unique Doc. Reference : SUBIN-UPUP1421530407237454051713V
Purchased by : JHM INFRA VENTURES AND OTHERS
Description of Document : Article 34A Instrument Correcting a purely Clerical Error
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : JHM INFRAHOMES PVT LTD
Second Party : JHM INFRA VENTURES AND OTHERS
Stamp Duty Paid By : JHM INFRA VENTURES AND OTHERS
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



सत्यमेव जयते

Please write or type below this line



जे0एच0एम0 इन्फ्राहोमस प्रा0 लि0 (लीड मेम्बर) द्वारा डायरेक्टर श्री जयदीप लुनियाल पुत्र श्री मदन लाल लुनियाल निवासी 35-2 बी, रामपुर गार्डन बरेली प्रथम पक्ष COMPANY IDENTITY NO. U45309UP2018PTC107337, TAN NO. LKNJ06625D ANDPAN CARD NO.AAECJ3300M DATE OF INCORPORATION ON 31.08.2018, REGISTERED OFFICE AT 35/2B RAMPUR BAGH, BAREILLY UTTAR PRADESH, 243001

एवं

जे0एच0एम0 इन्फ्रावेन्चर (कन्सोर्टियम मेम्बर) द्वारा पार्टनर मंसूर हसन खॉ पुत्र श्री नेमत शेर खॉ निवासी किंग्स कोर्ट अपार्टमेंट सिविल लाइन्स बरेली AADHAR NO.-2791-4406-9080 PAN NO. AMQPK1761J व अब्दुल हसन पुत्र श्री रहमत उल्ला (कन्सोर्टियम मेम्बर) निवासी 758 रोहली टोला मदीने शाह का इमाम बाडा, पुराना शहर बरेली व श्रीमती मुन्नी वेगम पत्नी श्री अब्दुल हसन निवासी 758 रोहली टोला मदीने शाह का इमाम बाडा, पुराना शहर बरेली द्वितीय पक्ष ।

JHM Infrahomes Pvt. Ltd.

JHM INFRA VENTURES

मुन्नी वेगम

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shikharstamp.com or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. In case of any discrepancy please inform the Competent Authority.

14 JAN 2023



जो कि प्रथम पक्ष व द्वितीय पक्ष के मध्य एक कन्सॉटियम एग्रीमेन्ट दिनांक 12.12.2022 ई0 को जिसकी रजिस्ट्री दिनांक 13.12.2022 ई0 को वही नं0 4 जिल्द 310 के पृष्ठ 147 से 162 में नं0 859 पर कार्यालय उप निबंधक बरेली में हुई है जिसमें शर्त नं0 2.6 में लीड मेम्बर को सम्पत्ति विक्रय आदि अधिकार दिये गये हैं, अब इस बिलेख द्वारा उपरोक्त लेखपत्र की शर्त नं0 2.6 में यह दुरुस्ती की जाती है कि अब उपरोक्त कन्सॉटियम एग्रीमेन्ट द्वारा प्लाट्स की विक्री करने के समस्त अधिकार सम्बन्धित भू-स्वामियों यानि जिस आराजी का जो भू-स्वामी होगा उसको रहेंगे बकिया शर्तें मून्दाजी कन्सॉटियम एग्रीमेन्ट दिनांक 12.12.2022 ई0 के बदस्तूर कायम व बरकरार रहेंगी लिहाजा यह संशोधन पत्र समस्त पक्षकारों ने अपनी खुशी से खूब सोचकर व समझकर लिख दिया कि सनद रहें और वक्त जरूरत काम आवे ।

3/16 Infransomes Pvt. Ltd. JIM INFRAVENTURES
 Director:  

Abcaulhan मुनीलैजम

Witness (in execution of this ^{संशोधन पत्र} document)
 by Shri JAIDEEP LUNIA, ^{संशोधन पत्र} Director J-I-M. PVT. LTD.
 Mansoor-Hasan Khan, Abdul Haseem & Mummi Begum Consortium member.
 Identified by Shri Harish Kumar
 of Residency Garden, Stadium Road, Bareilly
 I acknowledge the fact of execution
 of this ^{संशोधन पत्र} document ..date.. 14.01.2023
 Revender Singh Bagga
 Advocate & Notary, Bareilly

दिनांक- 13.01.2023 ई0