



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

## e-Stamp



Certificate No.	: IN-UP05802859110098R
Certificate Issued Date	: 15-Mar-2019 01:47 PM
Account Reference	: SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0106922986782697R
Purchased by	: MJ LIFESPACES LLP
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: PLOT KHASRA NO.420-SA CHAANDAN, WARD-INDIRA PRIYADARSHINI, DISTRICT-LUCKNOW.
Consideration Price (Rs.)	:
First Party	: MS TANUJA MULCHANDANI AND SMT SANTOSH KUMARI
Second Party	: MJ LIFESPACES LLP
Stamp Duty Paid By	: MJ LIFESPACES LLP
Stamp Duty Amount(Rs.)	: 26,72,800 (Twenty Six Lakh Seventy Two Thousand Eight Hundred only)



STAMP PAPER USED

Sub-Registrar (III),  
Lucknow Sadar (U.P.)

.....Please write or type below this line.....

MJ Lifespaces LLP

### BUILDER AGREEMENT

Date of Execution : 15-03-2019

Place of Execution : Lucknow

TQ 0008415512

### Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shoestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.





Market Value : ₹ 3,81,76,880/-  
Refundable Security : ₹ 1,50,00,000 /-  
Stamp Duty : ₹ 26,72,800/-  
Ward : Indira Priyadarshini

**DETAILS OF INSTRUMENT IN SHORT**

1.	Nature of Property	: Residential
2.	Ward	: Indira Priyadarshini
3.	Mohalla	: Chaandan
4.	Details of Property	: Plot Khasra No. 420-Sa situate at Chaandan, Ward Indira Priyadarshini, District Lucknow with construction standing thereon
5.	Standard of measurement	: Sq. meters
6.	Area of Property	: 2864 sq. meters
7.	Covered Area	: 312.55 sq. meters
8.	Location Road	: Not on Segment Road

MJ Lifespaces LLP

Partner

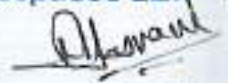
Tanya  
G. Jaiswal

Neeraj Jaiswal

M. Jaiswal

9.	Type of Property	:	Open Land
10.	<b>Boundaries</b>	:	East : 15 feet wide Road West : 30 feet wide Road North : Khasra No. 417 & 419 South : 40 feet wide Road and Other's Property
11.	No of persons in first part (2); No of persons in second part (1);		
12.	<b>Details First Party / Owner</b>	:	<b>Details of Second Party / Builder</b>
	(1) Ms Tanuja Mulchandani (ADJPM6594M) wife of Mr. Murlidhar Mulchandani resident of # 805, Sector 19, Indiranagar, Lucknow, Uttar Pradesh - 226016 (2) Smt. Santosh Kumari (ABPPV6378Q) wife of Sri Gajendra. Kumar resident of # C-1757, Arawali Lane, Bank of India, Indiranagar, Lucknow, Uttarpradesh - 226016.	:	<b>MJ Lifespaces LLP</b> , (PAN - ABJFM4317Q) a Limited Liability Partnership constituted under the provision Limited Liability Partnership Act, 2008 having its registered office at 137, Manas Enclave, Indira Nagar, Lucknow through its Partners (1) Mr. Mohit Jaswani son of Mr Manohar Lal Jaswani (2) Mr. Neeraj Jaswani son of Mr. Manohar Lal Jaswani (3) Mrs. Bhavya Jaswani daughter of Mr. Mukesh Aswani (4) Mr. Nitin Aswani son of Mr. Mukesh Aswani

MJ Lifespaces LLP

  
 Partner

 Tanuja  
 Chandani

Neeraj Jaswani






भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

W/O Murlidhar Mulchandani, 805, W/O मुस्ली खर मूलचंदानी, ८०५, सेक्टर  
sector 19, Indra Nagar, Lucknow, १९, इन्दिरा नगर, लखनऊ,  
Uttar Pradesh - 226016 उत्तर प्रदेश - 226016

6997 7434 3826



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www.uidai.gov.in

P.O. Sec. P.O. Sec.  
Bangalore-560 001



भारत सरकार  
GOVERNMENT OF INDIA



तनुजा मूलचंदानी  
Tarunja Mulchandani  
जनम तिथि/DOB: 19/11/1971  
लिंग/ GENDER: FEMALE



6997 7434 3826

आधार - आम आदमी का अधिकार

Tarunja

9044832645








सतीश कुमार  
Sateesh Kumar  
जन्म तिथि DOB: 22/08/1968  
पल्लव FEMALE




8351 0470 0065

मेरा आधार, मेरी पहचान

सुनील कुमार  
9415328202





पता  
संपर्कित: सुनील कुमार, प्लॉ-1757, अरावली रोड, बैंक ऑफ  
इंडिया, इंदौर नगर, इंदौर स्वर, मध्यप्रदेश,  
पिन कोड - 226016

Address  
VPO: Gajardin Katar, C-1757, ARAWALI LANE,  
BANK OF INDIA, INDIRA NAGAR, Indira Nagar,  
Indore,  
Uttar Pradesh - 226016

8351 0470 0065



भारत सरकार  
GOVERNMENT OF INDIA



మొదటి బాధ్యుని

Mohit Jaswani

ಹನ್ನೆರಡನೇ/DOB: 15/08, 987

♂ MALE



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भारतीय विशिष्ट पहचान प्राधिकरण  
INDIAN IDENTIFICATION AUTHORITY OF INDIA

उत्तर:

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25/07/2020

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0-155 :

Concha La Laguna, 4-822

**Plus** : Mark Anders, Bannerfoto

**Address:** Main Road, Hulmeville, near  
Marlborough Dental College.

10. Bangalore South, Bangalore.

Plumstead 561076

261 737 462 72 

1047



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भारत सरकार  
Unique Identification Authority of India  
Government of India



Mob=7834999999

नामांकन क्रमांक/Enrolment No.: 0000/00265/55195

Date: 09/04/2016  
Neeraj Jaswani (नीरज जसवानी)  
C/O, Neeraj Jaswani, # 137 Manas Enclave, Thana  
Road Indra Nagar, Opposite To Om Trader's, Manas  
Enclave, Indira Nagar, Lucknow,  
Uttar Pradesh - 226016

गुणना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
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आपका आधार क्रमांक/ Your Aadhaar No.:

5356 5678 8345



मेरा आधार, मेरी पहचान



1843



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Signature Not Verified  
Digitally signed by Unique  
IDENTIFICATION AUTHORITY OF INDIA  
Date: 2016.04.09 09:44:06 IST

- आधार देश भर में मान्य है।
- आधार के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है।
- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं, इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहायता होगी।
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GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



नीरज जसवानी  
Neeraj Jaswani  
जन्म तिथि/ DOB: 05/10/1989  
पुरुष / MALE



पता:

नीरज जसवानी, # 137  
मेनाम एन्क्लेव, थाना मार्ग  
इन्द्रा नगर, ओम ट्रेडर्स के  
सामने, मेनाम एन्क्लेव, इंदिरा  
नगर, लखनऊ,  
उत्तर प्रदेश - 226016

Address:

C/O Neeraj Jaswani, # 137  
Manas Enclave, Thana Road  
Indra Nagar, Opposite To Om  
Trader's, Manas Enclave, Indira  
Nagar, Lucknow,  
Uttar Pradesh - 226016

5356 5678 8345

मेरा आधार, मेरी पहचान

5356 5678 8345

MEERA AADHAAR, MERI PEHACHAN

Neeraj Jaswani



भारत सरकार  
GOVERNMENT OF INDIA



ಭವ್ಯಾ ಜಸ್ವನಿ  
Bhavya Jaswani  
ಜನ್ಮ ದಿನಾಂಕ DOB: 22/11/1989  
FEMALE



8124 2344 9480

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भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पिछाई:

W/O. मोहिनी जसवन्त, २-४०२, मादारी:  
जसवन्त, २-४०२, मादारी, बंगलुरु.  
ಹೊಸಬ, ಮಾರುತಿ ರೋಡ್ ಹತ್ತಿರ  
ಹೃದಯ ಕಾಲೇಜು, ಬೆಂಗಳೂರು  
South Bengaluru  
Karnataka 560075

Address:

W/O. Mohini Jaswani, A-402,  
Vaswani Akasha,  
Halewagla Han Road  
Hosur, Near Maruthi  
Central College, Bangalore  
South, Bengaluru  
Karnataka 560075

8124 2344 9480



123456789



PC No. 12345  
Bengaluru 560075

*Handwritten signature*

9945733839



भारत सरकार  
GOVERNMENT OF INDIA

नितिन आश्वानी  
Nitin Aswani

जन्म वर्ष / Year of Birth : 1988  
पुरुष / Male

3385 9(17 8947

आम राहदारी का अधिकार

*Signature*  
9884327982

भारतीय विशिष्ट पहचान प्राधिकरण  
INDIAN DEMOCRATIC AUTHORITY OF INDIA

पता: S/O मुकेश आश्वानी, सी - 2110, Address: S/O Mukesh Aswani, C -  
सी - 2110, ब्लॉक सी - ब्लॉक चौराहा, 2110, C - Block Near C - Block  
इन्दिरा नगर, लखनऊ, उत्तर प्रदेश, chauraha, Indira Nagar, Indira  
226016 Nagar, Lucknow, Uttar Pradesh,  
226016

1947 1602 180 1947  
1947 1602 180 1947  
1947 1602 180 1947  
P.O. Box No 1947, Bargaon-560 001



भारत सरकार  
GOVERNMENT OF INDIA



नाम: मनोज जोशी  
Manoj Kumar Joshi  
DOB: 26/04/1983  
SEX: MALE



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• आम आदमी का अधिकार

PH-1

8707783566.



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

पता:

S/O Tolaram Jaswan, 137, Manas S/O तोलराम जसवानी 137, मानस  
Enclave, Indira Nagar, Lucknow. इन्डिरा नगर, लखनऊ  
Pin-226016 पिन कोड - 226016

9392 3940 4280



P.O. Box No. 1000  
New Delhi-110001



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B

**भारत सरकार**  
**Unique Identification Authority of India**  
**Government of India**

नामांकन क्रम / Enrollment No 1207/00547/01103

To,  
मुरली धर मुलचंदानी  
Murl Dhar Mulchandani  
S/O Nacomal Mulchandani  
805  
INDIRA NAGAR  
SECTOR-19  
Indira Nagar  
Lucknow  
Uttar Pradesh 226016

Ref: 400 / 25E / 363762 / 364207 / P



UE513540303IN



आपका आधार क्रमांक / Your Aadhaar No. :

**9299 0666 0826**

**आधार — आम आदमी का अधिकार**



**भारत सरकार**



मुरली धर मुलचंदानी  
Murl Dhar Mulchandani  
जन्म वर्ष / Year of Birth : 1957  
पुरुष / Male



**9299 0666 0826**

**आधार — आम आदमी का अधिकार**

*791-6-Quo*

**7985058026**



## PHOTOGRAPH OF

Plot Khasra No. 420-Sa situate at Chaandan, Ward Indira Priyadarshini,  
District Lucknow.



MJ Lifespaces LLP

*[Signature]*  
Partner

*[Signature]*  
*[Signature]*

FIRST PARTY / OWNERS

*[Signature]*

*[Signature]*

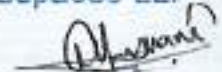
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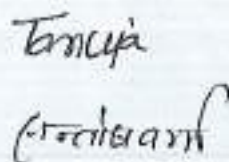
SECOND PARTY/BUILDER

THIS BUILDERS AGREEMENT IS EXECUTED BETWEEN (1) Ms Tanuja Mulchandani wife of Mr. Murlidhar Mulchandani resident of # 805, Sector 19, Indiranagar, Lucknow, Uttar Pradesh - 226016 (2) Smt. Santosh Kumar wife of Sri Gajendra Kumar resident of C-1757, Arawali Lane, Bank of India, Indiranagar, Lucknow, Uttarpradesh- 226016 of the First Part (hereinafter jointly referred to as "First Party"). AND MJ Lifespaces LLP, a Limited Liability Partnership constituted under the provision Limited Liability Partnership Act, 2008 having its registered office at 137, Manas Enclave, Indira Nagar, Lucknow through its Partners (1) Mr. Mohit Jaswani son of Mr Manohar Lal Jaswani (2) Mr. Neeraj Jaswani son of Mr. Manohar Lal Jaswani (3) Mrs. Bhavya Jaswani daughter of Mr. Mukesh Aswani (4) Mr. Nitin Aswani son of Mr. Mukesh Aswani (hereinafter referred to as the "Builder/ Second Party").

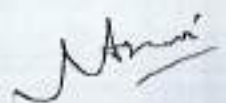
WHEREAS Gajendra Sahakari Awas Samiti Limited, Lucknow had purchased the Plot Khasra Nos. 379 measuring 3 Bigha 15 Biswa 10 Biswansi and Plot Khasra No. 420-Sa measuring 1 Bigha 2 Biswa 13 Biswansi situate at Chaandan, Pargana Tehsil and District Lucknow total measuring 4 Bigha 18 Biswa and 3 Biswansi from Smt. Kusum Kumar Mishra and Sri Om Prakash vide registered Sale Deed dated 10-08-1983, which is duly registered in Book No. I Volume No. 2897 Pages 366/368 at No. 11147 on 07-12-1983 in the office Chief Sub-Registrar, Lucknow;

MJ Lifespaces LLP

  
Partner









AND WHEREAS later on Gajendra Sahakari Awas Samiti Limited, Lucknow had transferred the Plot Khasra No. 420-Sa measuring 1 Bigha 2 Biswa 13 Biswansi situate at Chaaridan, Pargana Tehsil and District Lucknow in favour of the First Party/ Owner vide registered Sale Deed dated 17-01-1991, which is duly registered in Photostat Book No. I Khand No. 856 Pages 329/348 at No. 11568 on 13-02-1991 in the office Chief Sub-Registrar, Lucknow;

AND WHEREAS the First Party/ Owners in order to derive optimum utility from the said land intended to construct a multi-storied residential building on the part of the said property measuring about 2864 sq. meters;

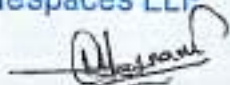
AND WHEREAS for want of resources financial and man power the First Party has not been able to develop the same of its own;

AND WHEREAS the Second party who is a reputed Developer /Builder has agreed to join hands with First Party/Owners towards fulfillment of said object subject to terms and conditions set forth /enumerated in this agreement.


**NOW THIS AGREEMENT WITNESSETH AS UNDER :**

1. That the Owner / First Party shall make available a clear part of the demised property measuring 2864 sq. meters land for development and construction of the said residential building to be carried out by the Builder / Second Party.

MJ Lifespaces LLP

  
Partner

Tanuja  
Gochhayat

Shrawan  






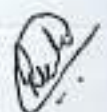
2. That the Second Party shall submit various plans or applications to the concerned authorities for obtaining the requisite permissions, sanctions and approval of the competent authorities in accordance with the Law or Rule.
3. That the building plans for the proposed building shall be got prepared by the builder/ second party through its architect of repute, but in the name of the Builder / Second Party, keeping in view of the suggestions of the Owner / First Party such architect shall be engaged by the builder/second party at its own cost. Such duly prepared plans under the signature of the Builder shall be submitted before the Uttar Pradesh Lucknow Development Authority, Lucknow or competent authority. The Owners / First Party shall be bound to sign relevant documents for sanctioning the plan or plans if required, so as to obtain its approval/ sanction or compounding from the Uttar Pradesh Lucknow Development Authority, Lucknow or other local authority, Lucknow. However it is specifically agreed that second party shall construct the building according to plans sanctioned.
4. That the ultimate roof of the buildings shall always be the exclusive rights of builder /Second party and First party / Owners in the mentioned above share in the both towers i.e. 40% of First party / Owners and Second party will be entitled to get 60%.
5. That the Builder / Second Party after having obtained the relevant permissions/ sanctions shall intimate to the Owner

Tanuja  
Architect

MJ Lifespaces LLP

  
Partner

Neeraj Jaiswal





/ First Party in writing, by registered post or by hand delivery about having obtained the same.

6. That the Second Party / Builders shall pay / deposit the Development Charges if any in Uttar Pradesh Lucknow Development Authority, Lucknow or competent authority.
7. That all the taxes, in respect of the said plot upto the date of this agreement shall be borne and paid by the Owner / First Party, while the taxes pertaining to the period after the date of this agreement shall be borne and paid by the Builder / Second party.
8. That all the dues such as House Tax, Water Tax, Electricity Bill etc upto the date of this agreement of the said land shall be paid and deposited by the Owner / First Party for which the Builder / Second Party is not responsible while all the development charges to be deposited in Lucknow Development Authority Lucknow shall be borne and paid by the Builder / Second Party.
9. That if any amount is payable in the account of compounding charges the same shall be paid by the First Party and Second Party as per their respective share which has to be deposited in Uttar Pradesh Lucknow Development Authority, Lucknow or any concern authority as per actual rates.
10. That the builder / second party will develop and construct the residential building upon the demised premises in accordance with the plan or plans duly approved by concern


MJ Lifespaces LLP

  
Director

Emuja  
Gurtej Singh

Neharj Singh






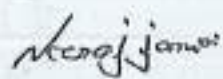


authority and will develop the site, roads and parking area with its own resources and finances accordingly. The builder shall also be entitled to stock/ store materials, tools and machineries required for construction on any part of the demised property during the construction and the Owner shall not be entitled to create any obstruction or interruptions, hindrance or hindrances in the development and construction work/activity and completion of the builder/second party, its agent, workmen constructions, chowkidar etc. the owner/ first party hereby authorize the builder/second party to sign all the necessary papers documents plans, affidavits, petition etc addressed to or to be submitted before the Uttar Pradesh Lucknow Development Authority, Lucknow, Nagar Nigam, Local Authority, Government or any other authority or U.P. Power Corporation Ltd. for the exclusive purposes of the carrying out work pursuant to this agreement and the builder through this agreement itself shall be deemed to possess the aforesaid powers to carry out the work under this agreement and such power shall continue to vest upon him until the completion of the project so as to enable the builder to effectually complete the said project under this agreement. The builder will erect and complete the said building in all respect in good substantial and workman like manner as per approved plans. The builder shall have right to make publicity of the project at its own cost.

Tamara  
Ghosh

MJ Lifespaces LLP

  
Partner





11. That the entire amount required for carrying out construction, development and completion of said building including the cost of transformer, lift, generator, water lifting pumps & charges and fees of the architect and all other statutory fees or charges or demands shall be met by builder/ second party only. The Owner / First Party shall not be responsible for any dues, fee charges, damages or demands in respect to any such charges or expenses whatsoever.
12. That the builder / second party has agreed and undertakes to expeditiously commence and carry out the project work and complete the same within a period of 42 months commencing from the date of receiving the final approve from the Lucknow Development Authority Lucknow, except for force majeure public disturbance war or any other reason, order of the Government, Uttar Pradesh Lucknow Development Authority, Lucknow or any other Authorities, intervention of the court, stopping or prohibiting the demolition, development, erection and construction of the proposed multistoried building and for like reasons. Provided that where the construction remains suspended due to force majeure, public disturbances, communal riots or reasons mentioned above period the construction shall remain suspended as such accounts. Beyond a period of the aforesaid period if the construction gets delayed then the time shall be extended for further six months and thereafter

*Tamara*  
*Arshi am*

MJ Lifespaces LLP

*[Signature]*  
Partner

*Neha Jaiswal*

*[Signature]*

*[Signature]*

if required shall be extended with mutual consent of the both parties.

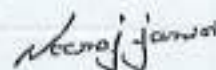
13. That in consideration of the agreeing to develop the demised premises in the manner specified as above and hereunder the Owner / First Party and the Builder / Second Party shall share the total covered area in inclusive of salable area, staircases and lobbies etc. of the entire building in the ratio of 40% belonging to the Owner / First Party and 60% belonging to the builder / second party (described fully in the schedule at the foot of this agreement).
14. That as per distribution of share the area of First Party / Owners is excess for which the First Party shall pay ₹ 30,82,666/- (Rupees Thirty Lakhs Eighty Two Thousand Six Hundred Sixty Six only) to the Second Party / Builder at the time of signing of this Builder Agreement.
- (a) Received ₹ 15,41,333/- through RTGS vide Cheque No. 448146 dated 11-03-2019 drawn on Vijaya Bank, Lucknow by Tanuja Mulchandani
- (b) Received ₹ 15,41,333/- vide Cheque No. 000010 dated 13-03-2019 drawn on Kotak Mahindra Bank, Lucknow by Santosh Kumari
15. That subject to the aforesaid clause 13 the builder shall be the exclusive owner of the 60% of the total built up assigned to it, over which it shall have absolute and exclusive right to sell, let out, lease out or part with in any manner and to make bookings, receive advance payments from intending

Tanuja  
Mulchandani

MJ Lifespaces LLP



Santosh Kumari









buyers, enter into the agreement to sell of the proposed area in the builder allocation, and the Owner / First Party shall have exclusive right, title and interest over the 40% of the total built up area assigned to it, and will be at liberty to deal with the same in any manner they like.

16. That the builder / second party shall solely be responsible to pay the stamp duty and other charges of conveyance in respect of transfer of proportionate right in the land and share of the builder in the proposed building either to it or to any of its nominees, assignees or transferees.
17. That the builder/ second party agrees and undertakes to indemnify and keep harmless and indemnified the Owner / First Party against all or any claims which may be made by any person during the course of completion the building and or in respect of provisional sale or dealings by the builder with third parties of the areas in the project building. That the Owner shall do all acts, deeds, matters and things, as is are or may from time to time, be necessary to give effect to these presents or to implement the same and shall not transfer, charges, encumbrances, alienate or part with the possession of the plot or any part thereof or do anything which may contravene the terms of this agreement.
18. That the Owner / First Party and builder / second party have entered into this agreement purely on a principal basis and nothing stated herein shall be deemed to or construed as a partnership between and Owner / First Party nor shall

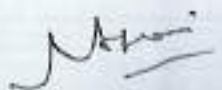
Tamara  
Gandhi

MJ Lifespaces LLP

  
Partner

Neha Jaiswal







the builder and the Owner / First Party in any manner constitute an association of person(s).

19. That it is hereby agreed by the Owner / First Party and the builder that they shall directly, meet their taxation liability and other fiscal liabilities as may be applicable to them, personally and respectively against their share.
20. That it is agreed that the terms of this agreement can be altered or modified by way of supplementary registered or unregistered agreement by mutual consent of both parties.
21. That as soon as the building is complete two members of each party will form a Society which will look after the maintenance and repairs of the common areas and machineries etc. This society shall be entitled to collect charges/amount from the Owner/occupiers of the Flats such rates as may be considered from time to time.
22. That the land on which the proposed multi-storied building is to be constructed absolutely belongs to the Owner / First Party who possesses exclusive rights title and interest over the same. The builder is hereby assured that no one other than the Owner / First Party has got any right title or interest over the demised property and the Owner / First Party alone are legally competent to enter into this agreement with the second party. The aforesaid land and the demised property are also free from all sorts of encumbrance, charges, liens and attachments. The Owner / First Party has assured the builder / second party that the

Tanya  
Gandhi

MJ Lifespaces LLP



Partner

Kishan Jaiswal





demised property i.e. the subject matter of this agreement has neither been acquired nor requisitioned under the Land Acquisition Act or under the law then for the time being in force by the State Government or any other concerned authority nor any notice in respect thereto has ever been received or served upon the Owner. If at any time hereinafter it is found that the Owner / First Party has accrued any charge or encumbrance upon the demised property or any part thereof, the Owner / First Party alone shall clear the same forthwith at their cost, failing which the builder/second party shall be entitled to clear the same and recover the same from the 40% of usable area of the Owner / First Party in the said building and such payments if made by the builder shall stand as the first charge on the usable area of the Owner / First Party.

23. That if there is any claim, demand, tax, liability or any other court order, whatsoever against the first party it is a condition of this agreement that the work on the development and/or other matters incidental to this agreement shall not at any time during or after the completion be stopped, obstructed or delayed in any manner, whatsoever, by the Owner/First Party.
24. That as soon as the building is completed, builder shall give notice to the Owner requiring Owner to take possession of the Owner allocation in the building and as all times thereafter, Owner and developer/promoter shall be

Tamara  
G. Adhikari

MJ Lifespaces LLP



Partner

Neeraj Kumar



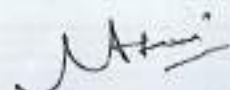
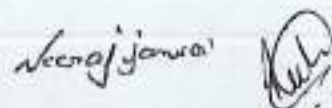
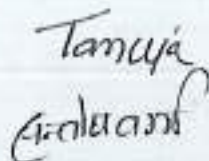




respectively responsible for payment of all municipal and property taxes and other outgoing and imposition whatsoever hereinafter, for the sake of brevity collectively referred to as the said rates payable in respect of their respective allocations, the said rates to be apportioned pro rate with reference to the salable building(s) as a whole. All such taxes, however, can be transferable to the transferee(s) or nominee(s) of Owner and developers.

25. That the builder / second party and Owner / First Party shall exclusively execute and register the transfer deeds of Flats in favour of the prospective purchasers upto their shares.
26. That it is further agreed between the parties that in case of any increase in the permissible of F.A.R. during the construction of the proposed building project subject to legal sanction by the authority concern the builder will carry out further constructions on the same terms and conditions as in the agreement, including the ratio of allocation of areas / spaces. Provided always this right shall not be available after completion of building and the cost of purchase of such additional FAR shall always be borne by the Builder and Owner as per their respective share i.e. 40% & 60% (40% by the first party & 60% by the second Party).
27. That the builder shall engage Architects, Engineers, Labourer and workman etc, in its own name and also procure, purchase materials etc. for development etc. in its

MJ Lifespaces LLP





own name and the Owner shall have no liability either financial or of any kind in these regards.

28. That the parties undertake not to do any act which may in any manner, contravene the terms of this agreement respecting the above property.
29. That the first party will not lien/mortgage the property under this builders agreement during the completion the project and first party also assure to the second party that he will not mortgage or transfer the said property till the completion of the project and he will also assure to the second party that he will kept the original title deeds in safe custody of the Second Party / Builder at the time of signing of the Builder Agreement
30. That the builder may mortgage building allocation relating to building to be constructed after separating the Owner allocation in the said building. However it is specifically agreed if the Lucknow Development Authority, Lucknow / Financial Institution required the First Party / Owner will join and give NOC for the said mortgage for the Builder's Share in the property.
31. That neither party will be permitted to sell the Lower Ground parking space to any third party.
32. That ultimate responsibility for quality of construction shall rest upon the Builder/ second party exclusively.
33. That the builder/second party shall deposit a sum of ₹ 1,50,00,000/- (Rupees One Crore Fifty Lakhs only) as

MJ Lifespaces LPR

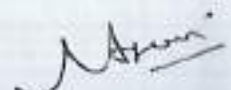


Partner

Tamara  
Gardner

Shruti Jaiswal





interest free, refundable security deposit to the Owner/ First party. The said security deposit shall be refunded by the Owner/ First party to the Builder / Second Party before taking over the possession of its 40% share in the said building. The First Party / Owner shall take NOC from the Second Party/Builder with respect to Flat Nos. 403, 404, 408 on the Fourth Floor and 502 on the Fifth Floor before its transfer to any prospective purchasers.

34. That the plot subject matter of this agreement is situated at Chaandan, Ward Indira Priyadarshini, Lucknow. There is no construction on the said plot of land.

35. That the subject matter of this deed having total area of the plot of land is 2864 sq. meters. The valuation of the plot for the purposes of the payment of stamp duty is as under :-

a)	Land Area	= 1000 sq. meter x ₹ 13,500/-
		per square meter
		= ₹ 1,35,00,000/-
	10% Extra Value	= ₹ 13,50,000/-
b)	Balance Area of Land	= 1864 sq. meter x ₹ 9,450/-
		(30% of ₹ 13,500/-)
		= ₹ 1,76,14,800/-
	10% Extra Value	= ₹ 17,61,480/-
c)	Covered Area	= 312.55 sq. meter x ₹ 12,000/-
		= ₹ 37,50,600/-
d)	Boundary Wall	= ₹ 2,00,000/-

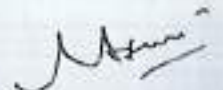
MJ Lifespaces LLP

  
Partner

Tanya  
Partner

Niraj Kumar





Thus the total value of land comes to ₹ 3,81,76,880/-, consequently the stamp duty of ₹ 26,72,400/- has been paid on the market value of property. There is security deposit of ₹ 1,50,00,000/- on which the stamp duty of ₹ 100/- has been paid. Thus the total stamp duty of ₹ 26,72,500/- say ₹ 26,72,800/- is being paid on this agreement vide E-Stamp Certificate No. IN-UP05802869110098R DATED 15-MAR-2019.

36. That this builder agreement has been drafted by the undersigned as per instructions and documents provided by the parties for which they shall be responsible.
37. That the identification of the parties has been done on the basis of the documents provided by them.

**SCHEDULE OF PROPERTY**

Plot Khasra No. 420-Sa situate at Chaandan, Ward Indira Priyadarshini, District Lucknow measuring about 2864 sq. meters and bounded as under:-

East : 15 feet wide Road  
West : 30 feet wide Road  
North : Khasra No. 417 & 419  
South : 40 feet wide Road and Other's Property

**SCHEDULE OF SECURITY DEPOSIT**

1. Received ₹ 35,00,000/- vide Cheque No. 515882 dated 05-03-2019 drawn on IndusInd Bank Ltd., Munsipulia, Indira Nagar, Lucknow in the name of Santosh Kumari

*Tamara*  
*Arducrato*

MJ Lifespaces LLP

*[Signature]*

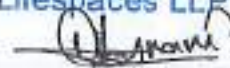
*[Signature]*

*[Signature]*  
*[Signature]*



2. Received ₹ 10,00,000/- vide Cheque No. 515883 dated 05-03-2019 drawn on IndusInd Bank Ltd., Munsipulia, Indira Nagar, Lucknow in the name of Tanuja Mulchandani
  3. Received ₹ 25,00,000/- vide Cheque No. 515884 dated 08-03-2019 drawn on IndusInd Bank Ltd., Munsipulia, Indira Nagar, Lucknow in the name of Santosh Kumari
  4. Received ₹ 25,00,000/- vide Cheque No. 515885 dated 08-03-2019 drawn on IndusInd Bank Ltd., Munsipulia, Indira Nagar, Lucknow in the name of Tanuja Mulchandani
  5. Received ₹ 15,00,000/- vide Cheque No. 515887 dated 13-03-2019 drawn on IndusInd Bank Ltd., Munsipulia, Indira Nagar, Lucknow in the name of Santosh Kumari
  6. Received ₹ 20,00,000/- vide Cheque No. 515888 dated 13-03-2019 drawn on IndusInd Bank Ltd., Munsipulia, Indira Nagar, Lucknow in the name of Tanuja Mulchandani
  7. Received ₹ 13,00,000/- vide Cheque No. 515889 dated 13-03-2019 drawn on IndusInd Bank Ltd., Munsipulia, Indira Nagar, Lucknow in the name of Tanuja Mulchandani
  8. Received ₹ 7,00,000/- vide Cheque No. 515890 dated 04-04-2019 drawn on IndusInd Bank Ltd., Munsipulia, Indira Nagar, Lucknow in the name of Tanuja Mulchandani
- Total Security Deposit Received ₹ 1,50,00,000/- (Rupees One Crore Fifty Lakhs only).**

MJ Lifespaces LLP



Partner

*Shiraj Jaiswal*

*Tanuja  
Gupta*



*Asmi*

**SCHEDULE OF FLAT DISTRIBUTION**

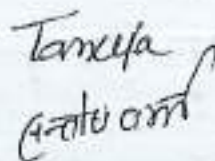
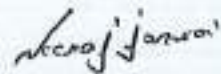
THE DISTRIBUTION OF THE FLATS BETWEEN FIRST PARTY AND  
SECOND PARTY HAS BEEN MENTIONED BELOW: -

<b>FLAT DISTRIBUTION (FIRST PARTY)</b>	
<b>SANTOSH KUMARI (FIRST PARTY)</b>	<b>TANUJA MULCHANDANI (FIRST PARTY)</b>
<b><u>2 BEDROOM APARTMENT</u></b>	<b><u>2 BEDROOM APARTMENT</u></b>
102	103
206	204
205	301
302	307
403 (REFER POINT NO 33)	404 (REFER POINT NO 33)
502 (REFER POINT NO 33)	408 (REFER POINT NO 33)
<b><u>3 BEDROOM APARTMENT (TYPE 1)</u></b>	<b><u>3 BEDROOM APARTMENT (TYPE 1)</u></b>
108	504 (A)
505	504 (B)
<b><u>3 BEDROOM APARTMENT (TYPE 2)</u></b>	<b><u>3 BEDROOM APARTMENT (TYPE 2)</u></b>
604	601

MJ Lifespaces LLP



Partner



आवेदन सं०: 201900821019170

विक्रय अनुबंध विलेख (बिल्डर)

बही सं०: 1

रजिस्ट्रेशन सं०: 1629

वर्ष: 2019

प्रतिकल- 0 स्टाम्प शुल्क- 2672800 बाजारी मूल्य - 38177000 पंजीकरण शुल्क - 20000 प्रतिनिधिकरण शुल्क - 120 योग : 20120

श्री एमजे लाईफस्पेसेस एतएलपी द्वारा पार्ट. मोहित जसयानी,  
पुत्र श्री मनोहर लाल जसयानी  
व्यवसाय : व्यापार  
निवासी: कार्यालय-137, मानस एन्क्लेव, इन्दिरा नगर, लखनऊ



ने यह लेखपत्र इस कार्यालय में दिनांक 15/03/2019 एवं 03:27:31 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कमलेश पाठक

उप निबंधक : सदर तृतीय

लखनऊ

15/03/2019

राज देव सिंह

कनिष्ठ सहायक (निबंधन) - नियमित

पिंट करें






<b><u>MJ LIFESPACES LLP (SECOND PARTY)</u></b>	
<b><u>2 BEDROOM APARTMENT</u></b>	
101	
104	
105	
106	
201	
202	
203	
303	
304	
305	
306	
406	
405	
401	
402	
503 (B)	
503 (A)	
501	
<b><u>3 BEDROOM APARTMENT (TYPE 1)</u></b>	
107	
207	
208	
308	
407	
506	
<b><u>3 BEDROOM APARTMENT (TYPE 2)</u></b>	
602	
603	

Tamara  
Graham

MJ Lifespaces LLP

  
Partner

Atsuf Jaiswal





आवेदन सं०: 201900821019170

वही सं०: 1

रजिस्ट्रेशन सं०: 1629

वर्ष: 2019

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि व प्रत्येकानुसार उक्त

विक्रेता: 1

श्रीमती तनुजा मूलधंदानी, पत्नी श्री मुरलीधर मूलधंदानी

निवासी: 805, सेक्टर-19, इन्दिरा नगर, लखनऊ

व्यवसाय: गृहिणी

विक्रेता: 2

*Tanya*



श्रीमती संतोष कुमारी, पत्नी श्री राजेन्द्र कुमार

निवासी: सी-1757, अरावली लेन, बैंक ऑफ इण्डिया, इन्दिरा नगर, लखनऊ

व्यवसाय: गृहिणी

विक्रेता: 1

*Santosh Kumari*



श्री एमजे लाईफस्पेसेस एलएलपी द्वारा पार्ट. मोहित जसवानी, पुत्र श्री मनोहर लाल जसवानी

निवासी: कार्यालय-137, मानस एन्क्लेव, इन्दिरा नगर, लखनऊ

व्यवसाय: व्यापार

विक्रेता: 2

*Mohit Jaiswani*



श्री एमजे लाईफस्पेसेस एलएलपी द्वारा पार्ट. नीरज जसवानी, पुत्र श्री मनोहर लाल जसवानी

निवासी: कार्यालय-137, मानस एन्क्लेव, इन्दिरा नगर, लखनऊ

व्यवसाय: व्यापार

विक्रेता: 3

*Neeraj Jaiswani*



सुश्री एमजे लाईफस्पेसेस एलएलपी द्वारा पार्ट. भव्या जसवानी, पुत्री श्री मुकेश आसवानी

निवासी: कार्यालय-137, मानस एन्क्लेव, इन्दिरा नगर, लखनऊ

व्यवसाय: गृहिणी

*Bhavya*



IN WITNESS WHEREOF the parties have put their respective signatures on this builder agreement on the date, month and year first above written in the presence of following witnesses.

**WITNESSES :**

1.



(Manohar Lal Jaswani)  
S/o Late Tola Ram Jaswani  
R/o 137, Manas Enclave,  
Indira Nagar, Lucknow

**FIRST PARTY**

(TANUJA MULCHANDANI)



(SANTOSH KUMARI)



2.



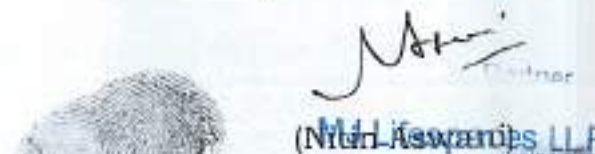
(Murlidhar Mulchandani)  
S/o Late Naomai Mulchandani  
R/o 805, Sector 19,  
Indiranagar, Lucknow

**SECOND PARTY**

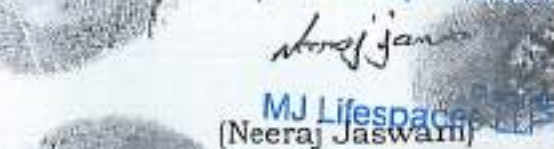
**MJ Lifespaces LLP**  
MJ Lifespaces LLP



Partner  
**MJ Lifespaces LLP**  
(Mohit Jaswani)



Partner  
**MJ Lifespaces LLP**  
(Neeraj Jaswani)




**MJ Lifespaces LLP**  
(Bhavya Jaswani)



Partner  
(Bhavya Jaswani)  
(Partners)

Drafted by :



(Arun Khanna)  
Advocate  
Civil Court, Lucknow

Composed by :



(Amit Kumar Singh)



पेजा: 4

श्री एमजे लाईफस्पेसेस एलएलपी द्वारा पाटे, नि. नेन  
आसवानी, पुत्र श्री मुकेश आसवानी  
निवासी: धार्यालय-137, मानस एन्क्लेव, इन्दिरा नगर,  
लखनऊ  
व्यवसाय: व्यापार



मे निम्नादन स्वीकार किया। जिनकी पहचान  
पहचानकर्ता : 1

श्री मनोहर लाल जसवानी, पुत्र श्री स्व. लोला राम जसवानी  
निवासी: 137, मानस एन्क्लेव, इन्दिरा नगर, लखनऊ  
व्यवसाय: व्यापार



श्री गुरलीधर मूलचंदानी, पुत्र श्री स्व. नृमल मूलचंदानी  
निवासी: 8005, सेक्टर-19, इन्दिरा नगर, लखनऊ  
व्यवसाय: व्यापार



रजिस्ट्रीकरण अधिकारी के निदेश पर

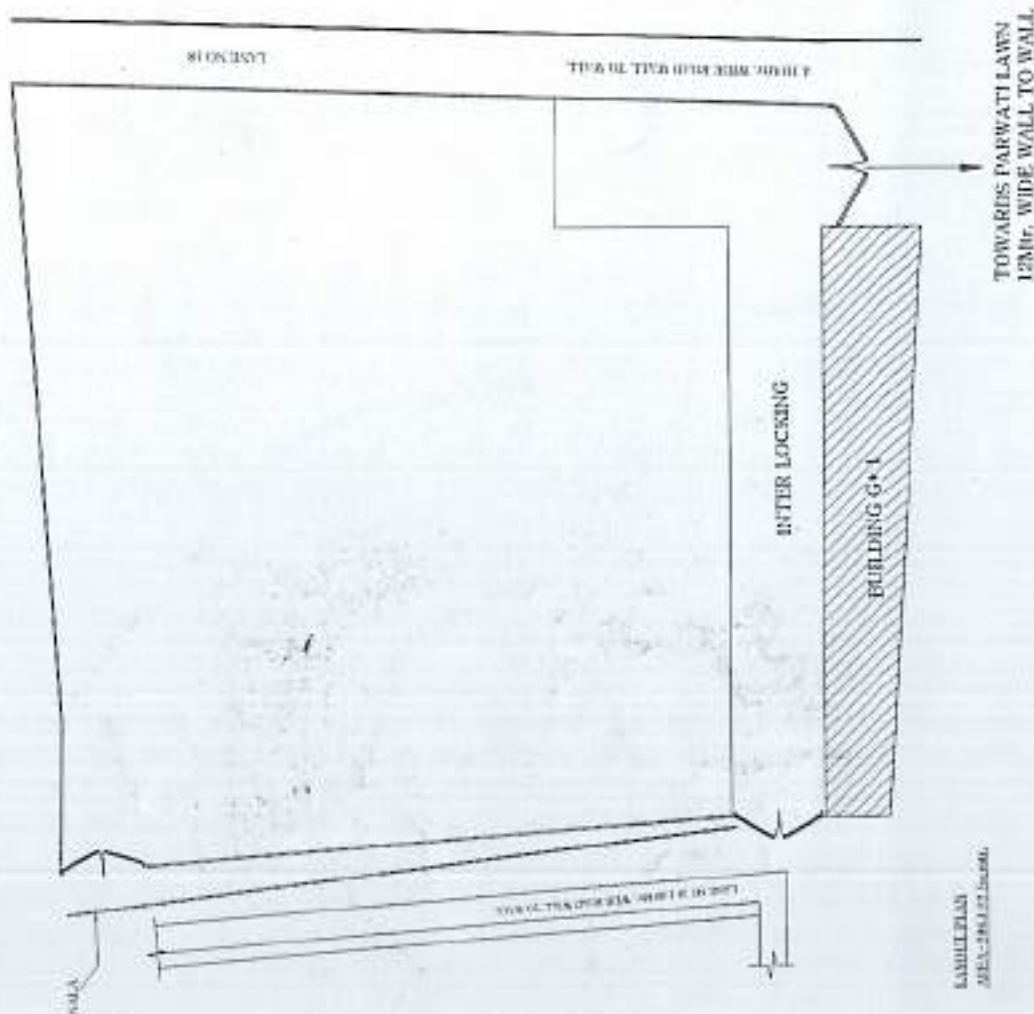
ले की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार  
लिपि गए हैं।  
टिप्पणी :

कमलेश पाठक  
उप निबंधक : सदर तृतीय  
लखनऊ

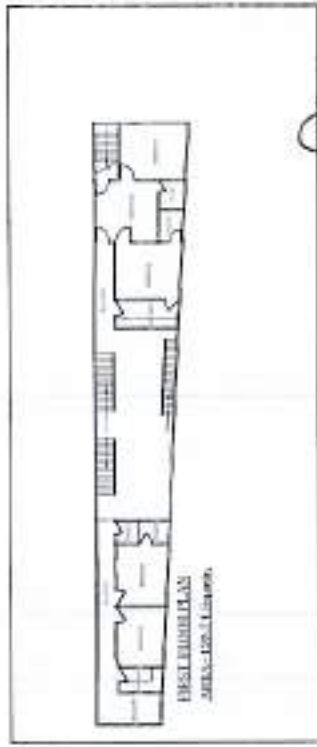
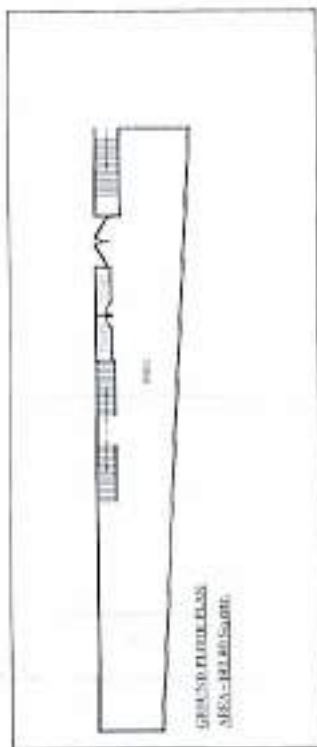
राज देव सिंह  
कनिष्ठ सहायक (नियमन) - नियमित



# MAP OF PROPERTY



KARHU PLAN  
AREA: 246.12 Sq.mtr.



*Handwritten signature*

**MJ Lifespaces LLP**  
*Handwritten signature*  
**Partner**

**NOTES:**  
1. The owner/developer shall be responsible for the execution of the project and shall ensure that the project is completed within the stipulated time frame.  
2. The owner/developer shall be responsible for the payment of all taxes and fees related to the project.  
3. The owner/developer shall be responsible for the maintenance and repair of the project.  
4. The owner/developer shall be responsible for the safety and security of the project.  
5. The owner/developer shall be responsible for the environmental protection of the project.  
6. The owner/developer shall be responsible for the social and cultural heritage of the project.  
7. The owner/developer shall be responsible for the economic development of the project.  
8. The owner/developer shall be responsible for the overall well-being of the project.

**Master Plan Statement:**  
1. Layout plan  
2. Detailed Floor Plan  
3. Topo Sheet Plan

REVISION	NO.	DATE

**Area Statement:**  
1. Total plot area: 246.12 Sq.mtr.  
2. Total built-up area: 246.12 Sq.mtr.

**PROJECT: RESIDENTIAL DEVELOPMENT**  
PROJECT LOCATION: F-101  
MID-LANDIA, NEAR CHANDIGARH  
IN SANTOSH NAGAR, CHANDIGARH

Drawing No.	DATE	BY	CHKD

*Handwritten signature*

*Handwritten signature*  
**Tonyja**

आवेदन सं०: 201900821019170

बही संख्या 1 जिल्द संख्या 13444 के पृष्ठ 275 से 322 तक क्रमांक  
1629 पर दिनांक 15/03/2019 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



कमलेश पाठक

उप निबंधक : सदर तृतीय

लखनऊ

15/03/2019

पिंट करे

