



INDIA NON JUDICIAL  
 Government of Uttar Pradesh  
 e-Stamp

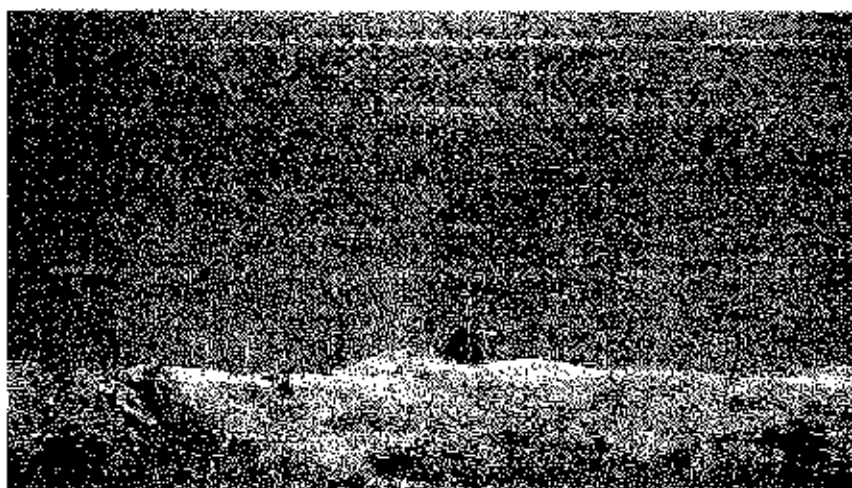
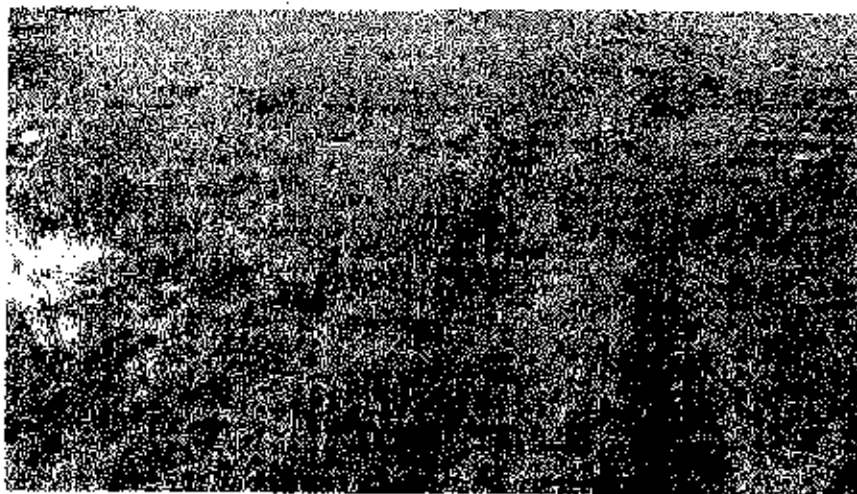
Certificate No.  
 Certificate Issued Date  
 Applicant Name  
 Applicant Address  
 Description of Land/Asset  
 Purpose of Stamp  
 Certificate Number  
 First Party  
 Second Party  
 Stamp Duty Paid  
 Stamp Duty Amount Paid

1. Certificate No. 15918/16  
 2. Certificate Issued Date 15/09/2016  
 3. Applicant Name S. K. SINGH  
 4. Applicant Address 1/1, Sector 10, Gurgaon, Haryana  
 5. Description of Land/Asset 1/1, Sector 10, Gurgaon, Haryana  
 6. Purpose of Stamp 1/1, Sector 10, Gurgaon, Haryana  
 7. Certificate Number 15918/16  
 8. First Party S. K. SINGH  
 9. Second Party S. K. SINGH  
 10. Stamp Duty Paid 1/1, Sector 10, Gurgaon, Haryana  
 11. Stamp Duty Amount Paid 1/1, Sector 10, Gurgaon, Haryana



0005307487

## Photograph



(1) Plot Khasra NO - 363 area 0.311 Hectare

(2) Plot Khasra NO - 444 area 0.804 Hectare

Situated at Village - Sarsawa Tehsil - Sarojani Nagar District - Lucknow

For EMAAR MGF LAND LTD.

Authorised Signatory

सत्यमेव जयते

Photograph



(1) Plot Khasra NO - 445 area 0.335 Hectare

(2) Plot Khasra NO - 469 area 0.25 Hectare ,

Situated at Village - Sarsawa Tehsil - Sarojani Nagar District - Lucknow

For EMAAR MGF LAND LTD.

Authorised Signatory

*[Handwritten signature]*

Photograph



- (1) Plot Khasra NO - 375 area 0.148 Hectare ,  
(2) Plot Khasra NO - 350 area 0.1155 Hectare

Situated at Village - Sarsawa Tehsil - Sarojani Nagar District - Lucknow

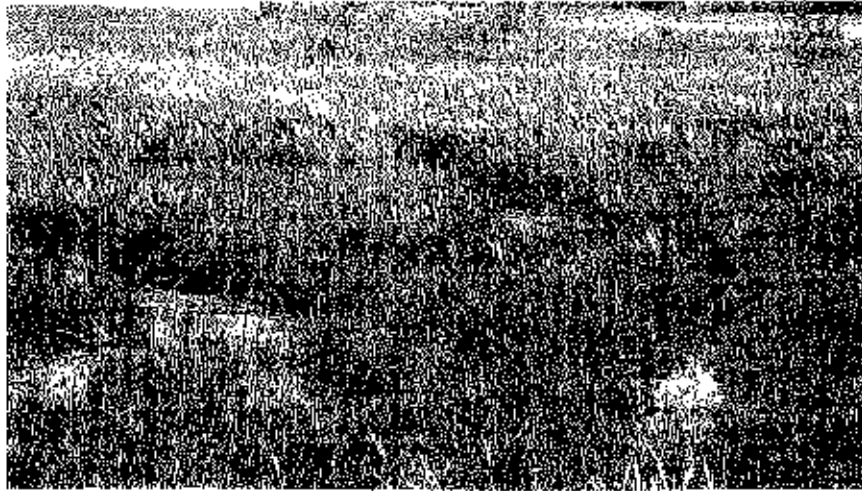
For EMAAR MGF LAND LTD.

Authorized Signatory

MAHESH KUMAR



Photograph



(1) Plot Khasra NO - 42a area 0.07425 Hectare

(2) Plot Khasra NO - 350 area 0.231 Hectare

Situated at Village - Sarsawa Tehsil - Sarojani Nagar District - Lucknow

For BMAAR MGF LAND LTD.

Authorised Signatory

पुष्प बाला मगोसिया

## Photograph



(1) Plot Khasra NO - 309 area 0.417 Hectare

(2) Plot Khasra NO - 478 area 0.388 Hectare

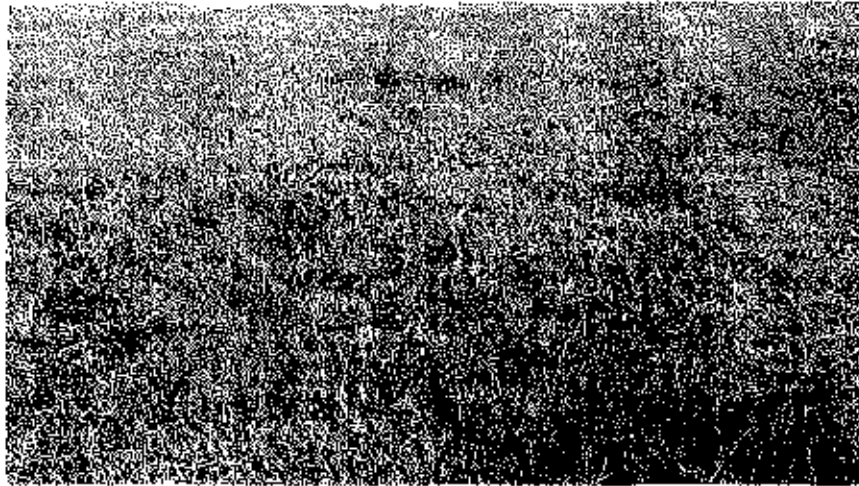
Situated at Village - Sarsawa Tehsil - Sarojani Nagar District - Lucknow

For EMAAR MGF LAND LTD.

Authorised Signatory

For EMAAR MGF LAND LTD.

Photograph



(1) Plot Khasra NO - 351 area 0.11 Hectare

(2) Plot Khasra NO - 379 area 0.7254 Hectare

Situated at Village - Saraiwa Tehsil - Sarojani Nagar District - Lucknow

For EMAAR MGF LAND LTD.

Authorised Signatory

पद्म लाल कर्माकर



भारत सरकार  
GOVERNMENT OF INDIA



पंकज त्यागी  
Pankaj Tyagi  
जन्म तिथि/DOB: 30/06/1973  
पुरुष / MALE



3694 0527 7242

आधार-आम आदमी का अधिकार

*[Signature]*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

Address:

संबोधित: जय प्रकाश त्यागी,  
101, बिजौली, मेरठ,  
उत्तर प्रदेश - 245206

801 Jai Prakash Tyagi, 101, Bijai,  
Meerut,  
Uttar Pradesh - 245206

3694 0527 7242

Aadhaar-Aam Admi ka Adhikar





भारत सरकार

Unique Identification Authority of India  
Government of India

नामांकन क्रम / Enrollment No 1083/43012/06699

To,  
श्री प्रदीप कर्नाजी  
Pradeep Lal Karnajia  
S/O Kunal Lal Karnajia  
501/83, Kshatriya ka purva maindhir Road  
DALGAUJ  
District Lucknow  
Uttar Pradesh 226020

Ref: 297 / 170 / 839131 / 338904 / P

UE183368349inf



आपका आधार क्रमांक / Your Aadhaar No. :

7499 4842 5316

आधार - आम आदमी का अधिकार



भारत सरकार  
GOVERNMENT OF INDIA



श्री प्रदीप कर्नाजी  
Pradeep Lal Karnajia  
जन वर्ष / Year of Birth : 1986  
पुरुष / Male



7499 4842 5316

आधार - आम आदमी का अधिकार

प्रदीप कर्नाजी



भारत निर्वाचन आयोग  
ELECTION COMMISSION OF INDIA  
पहचान पत्र  
IDENTITY CARD



चिर्वाचक का नाम : अभय कुमार खरे  
Elector's Name : Abhay Kumar Khare  
पिता/माता/पत्नी का नाम : एन के खरे  
Father's/Mother's/  
Husband's Name : N K Khare  
लिंग / Sex : पुरुष Male  
1.1.1995 को आयु : 31  
Age as on 1.1.1995

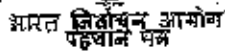
*Achan*

पता  
घर नं. : 19  
ग्राम/मोहल्ला : शंकर नगर  
तहसील : लखनऊ  
जिला : लखनऊ  
Address  
H.No. : 19  
V/Mohalla : Shankar Nagar  
Tehsil : Lucknow  
Dist : Lucknow

निर्वाचक रजिस्ट्रार/अधिकारी  
के हस्ताक्षर की अनुकृति  
निर्वाचन क्षेत्र 102-लखनऊ पश्चिम  
Facsimile Signature of  
Electoral Registration Officer  
for 102-Lucknow West A.C.

स्थान : लखनऊ दिनांक : 01/05/98  
Place : Lucknow Date

इस पत्र को विभिन्न सरकारी योजनाओं के अन्तर्गत पहचान  
पत्र के रूप में प्रयोग किया जा सकता है।  
This card can be used as an Identity Card under  
different Government Programmes.



RXN62688513



निर्वाचित का नाम :

श्रीगोपा' वंसल'

வினாக்கள் : 1.

Yongshun Bank

पिता ~~का~~ नाम : अणु. ईसा

Father's Name : F.K. Sengul

लिंग : पुरुष : पुरुष : पुरुष

अन्यमिति/ D08 : 16/11/94

RXR028806.3

पूरा - म.सं. 21208,

बिंदरु सपड २ नं० तदि भंवर.

सहस्रीस-असंख्य, निता-तखण्ड

Add'l. 895, HIN 2020

1. Uphar Khandi 2 Golek Nagar,

தேவநகரம், 01-05-2019

Date: 4-6-2013

173 - लक्ष्मणक पूर्ण

निर्वाणक रविस्तीकर्मणि शक्तिरूपेण भविष्यति  
यस्य अनुकूलः

\_\_\_\_\_  
 President's Signature of the Electoral

Registration Officer for 975 - Lucknow Bank

•  $\text{Coulomb's Law} = \frac{1}{r^2}$

285.67

पूजा घराले पर, जहाँ पर मैं अपना नाम  
निर्वाणक नामधारी मेरे कवनों लया जा  
पूजे पर इहाँ जन्मर का कर्म फल के लिए  
समर्पित करने में यह कोई नमस् अवश्य तिले  
in case of change in address, mention this card  
No. in the return form for enclosing  
name in the roll at the changed address and to  
submit the card with the return envelope.

3

**Brief description of the Instrument in short**

1. Nature of land : Residential
2. Ward/Pargana : Lucknow (Code 111)
3. Village : Sarsawa ( V code 1081)
4. Description of Property : Khasra Plot Numbers as per Schedule 1 of this Joint Development Agreement, situated at Village Sarsawa, Pargana, Tehsil sarojnagar and District Lucknow.
5. Unit of Measurement : Square Meter.
6. Area of Property (land) : 39090 square meters.
7. Position of Road (As per Parishisth) : More than 500 meters away from Amar Shahad Path.
8. Other descriptions : NIL
9. Total area of property  
(In case of Multi storey building) : Not applicable
10. Total covered area : Not applicable
11. Value of Trees : No trees hence, Not applicable
12. Boarding/ Well/others : Not applicable
13. Year of Construction : Not applicable
14. Whether related to member  
of Cooperative Housing Society : No
15. Market Value : Rs. 218353812/-
16. Stamp Duty Payable : Rs. 15284780/-
17. Stamp Duty paid on this instrument : Rs. 15285000/-

**No. of First Party** : One (1)

**No. of Second Party** : One (1)

For EMAAR MGF LAND LTD.

Authorized Signatory

*[Handwritten signature]*

## JOINT DEVELOPMENT AGREEMENT

This Agreement is executed at Lucknow on 18<sup>th</sup> day of October, 2016

### BY & BETWEEN

Emaar MGF Land Limited, (PAN - AABCE4308B) a company incorporated and registered under provisions of the Companies Act, 1956, and having its Registered Office at "ECE House", 28, Kasturba Gandhi Marg, New Delhi-110001, through its authorized signatory Mr. Pankaj Tyagi, alias Mr. Pankaj Kumar Tyagi son of Late Shri Jay Prakash Tyagi, duly authorized through a board resolution passed on 30.08.2016 (Hereinafter referred to as the "Emaar MGF" or "Developer" which expression shall, unless repugnant or opposed to the context thereof, mean and include its successors in business, representatives and assigns etc.).

### AND

Mr. Pappu Lal Kanaujia S/o Shri. Kunal Lal Kanaujia, Resident of 501/63 Kabadiya Ka Purwa, Ramadhin Road, Daliganj Tehsil & District Lucknow (UP) (hereinafter referred to as "Land Owner") which term shall where the context so admits include its heirs, legal representatives, assignees, successors, executors and administrators;

Hereinafter all the party mentioned above are collectively referred to as "Parties" and individually as "Party", as the context demands.

### WHEREAS:

- A. Land Owner is in possession of and title holder of all and singular pieces or parcels of lands, hereditaments and premises as more particularly described in Schedule I & Schedule -2 shown & marked with red colour (hereinafter referred to as "Project Land"). The Project Land is admeasuring 3.909 Hec. or. 39090 square metres in village Sarsawa Tehsil Sarojnagar, District Lucknow
- B. By virtue of Consortium Agreement dated 21.06.2006 and 10.01.2007 executed by and amongst Emaar MGF and the Land Owner, certain land owning companies and other Land Owners, Emaar MGF was appointed as private developer and was further granted development related rights and privileges of a developer in respect of respective land parcels including the Project Land upon the terms and conditions contained in such Consortium Agreement.
- C. Emaar MGF being in the business of development and construction of Real Estate Project is currently developing an integrated Township Project namely "Gomti Greens" (the "Project") on an area admeasuring 226.37 acres (approx.) of land situated at Village Sarsawa, Ardonamau, Ahmamau and Pargana, Tehsil - Sarojnagar and District Lucknow, U.P (hereinafter referred to as the "Project Land") and

For EMAAR MGF LAND LTD.

Authorized Signatory



the layout of the Project has been duly approved by the concerned authorities i.e. Lucknow Development Authority ("LDA").

- D. The Land Owner has represented and warranted that the Project Land is free from all sorts of encumbrances, charges, litigation, disputes, liens, claims, lease, and the same is not subject matter of any security against loans taken by the Land Owner or third parties and the Project Land is fully marketable.
- E. Except the Land Owner, no other person has any right, or interest in the Project Land in any manner whatsoever and the Land Owner have full power and authority to enter into this Agreement.
- F. The subject matter of the present Agreement is the Project Land. . In terms of the agreement/ deed executed in 2006-2007 and this Agreement, the Parties hereto have agreed to collaborate their resources for the completion of the Project. The Developer shall be entitled to undertake the development and construction of the Project on the Project Land as per the approved plans to be derived by the Developer along with all permissions and approvals as may be required as per applicable laws/rules/regulations.
- G. The Parties hereto have agreed to capture their understandings by entering into this binding Agreement.
- H. In view of above the Land Owner hereby grants certain development rights (hereinafter referred to as "Development Rights") in respect of the Project Land to Emaar MGF on the terms and conditions as contained herein.
- I. The Parties, relying upon the confirmations, representations and assurances as made by each other to faithfully abide by all the terms, conditions and stipulations in letter and in spirit as contained in this Joint Development Agreement in good faith, are now desirous and willing to execute this Joint Development Agreement on the terms and conditions as contained hereinafter.

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

That the subject matter of this Agreement is the Development Rights of the Project Land measuring 3.909 Hec or 39090 square meters in village Sarsawa Tehsil Sarojnagar, District Lucknow more particularly described in **Schedule- 1 & Schedule -2** shown & marked with red colour

**1. RULES OF INTERPRETATION**

In this Agreement, unless the context otherwise requires:

- (a) headings are for convenience only and shall not affect interpretation;
- (b) words denoting the singular number shall include the plural and vice versa;
- (c) words denoting any gender shall include all genders;
- (d) words denoting persons shall include bodies of persons and corporations and vice versa;

For EMAAR MGF LAND LTD.

Authorised Signatory

4/12/2017

- (e) where a word or phrase is defined, other parts of speech and grammatical forms of that word or phrase and cognate expressions shall have, corresponding meanings;
- (f) References to any Party shall include the Party's successors and permitted assigns;
- (g) References to any document shall be deemed to include references to it and to its appendices, annexures, exhibits, recitals, schedules and tables as varied from time to time;
- (h) Documents executed pursuant to this Agreement shall form part of this Agreement;
- (i) Reference to any 'agreement' or 'notice' shall mean an agreement or notice in writing and 'writing' includes all means of reproducing words in a tangible and permanently legible form;
- (j) Reference to this Agreement to 'Recitals' and 'Clauses' are to the recitals and clauses of this Agreement;
- (k) If there is any conflict in interpreting two or more clauses of this Agreement, same shall be interpreted harmoniously.

## 2. BASIC AGREEMENT

- 2.1 The Parties have again approached each other for the grant of rights for the development of the Project Land by the Land Owner, in furtherance to the agreements/ deeds signed in the year 2006-07, in favour of the Developer for the purpose of development, construction, completion and sale of the said Project on the Project Land according to the terms and conditions as set forth hereinafter in this Agreement.
- 2.2 The Developer shall develop, construct and complete the Project on the Project Land according to the terms and conditions as set forth hereinafter in this Agreement.
- 2.3 The Developer represents to the Land Owner, that the Developer is authorized and licensed to perform the development of the Project on the Project Land and the Developer has the relevant experience for the construction of projects of similar size and complexity as the Project. The Developer has been granted the license to undertake development and construction work by the Lucknow Development Authority, a copy of which has been provided to the Land Owner.
- 2.4 The basic understanding between the Parties hereto is that the Land Owner shall hand over the Project Land to the Developer, and the Developer shall, at its own cost and expense, design, develop, construct, market and sell the units of the Project. In consideration of the Land Owner granting irrevocable development rights on the Project Land, including right to market, sell the units of the Project, create equitable mortgage on the Project Land, and borrow monies on such security, handing over the Project Land with vacant possession thereof, the Parties agree to the mutually agreed consideration to be payable as per the terms of this Agreement.

For EMAAR MGF LAND LTD.

Authorized Signatory

*Handwritten signature*

- 2.5 The Project Land shall be handed over by the Land Owner to the Developer for the development of the Project (defined hereinbefore) in accordance with the terms and conditions of this Agreement and as per applicable laws.
- 2.6 Land Owner state and confirm that the development and construction on the Project Land shall be undertaken by the Developer in terms of this Agreement, and the Developer shall obtain all approvals, sanctions and licenses, etc., from competent authority(s), and Land Owner shall not claim any right of development over the Project Land in terms of this Joint Development Agreement.
- 2.7 The Developer shall ensure that there are no breaches in respect of the conditions of the approval, permission and licence, etc., granted/to be granted to the Developer for the development of the Project on the Project Land.
- 2.8 It is also understood and agreed between the Parties that all compliances in respect of the Project Land and the Project shall solely be of the Developer and all rights, title and interest with respect to development, construction, sale and marketing of the Project in or upon the Project Land shall vest solely with the Developer. In case of any misunderstanding and/or confusion in respect of this Agreement or otherwise it is in the light of this clause that the present Agreement is to be read at all times.

### 3. EXCLUSIVE IRREVOCABLE RIGHTS TO DEVELOP

- 3.1 The Land Owner hereby entrust, handover and give exclusive irrevocable rights to the Developer to take exclusive possession of the Project Land and to demolish existing structures, if any, and further to construct and develop on the Project Land in accordance with law and all other applicable sanctions and permits including approved building plans and to market and sell the Project.
- 3.2 In addition thereto the Land Owner hereby grant irrevocable rights to create a charge on the Project Land and the Developer shall be authorized and entitled to borrow money from the banks or private sources by securing the loans / borrowings against the Project Land and in respect thereto mortgage the Project Land in such manner and to such extent as the Developer may deem fit.

### 4. CONSIDERATION

- 4.1 It has been agreed between the Parties that the consideration for the purposes of this Agreement ("Consideration") shall be the following:
- (a) An aggregate sum of Rs... 24712812/- (Rupees two crore forty seven lacs twelve thousand eight hundred twelve only) has already been received by the Land Owner, at the time of execution of Consortium Agreement in proportion to the land-holding of Land Owner, as set out in **Schedule 1 & Schedule -2** marked with red colour hereto;
- (b) The Land Owner shall be entitled to allotment of plot of 1924.11 sq. yds. (One thousand nine hundred twenty four point one one sq. yds) of the developed area of

For EMAAR MGF LAND LTD

Authorized Signatory

the Project Land in the Project, (hereinafter referred to as the "Land Owners' Share") as consideration under this Agreement. The remaining developed portion of the Project Land shall be the share of the Developer (hereinafter referred to as the "Developer's Share").

- (c) The Developer shall hand over the Land Owners' Share in the developed portion of the Project Land in the Project only upon completion of the Project, in the name of Land Owner. However, the allotment of the unit shall be done on the execution of this Agreement.

- 4.2 For the Consideration reserved herein and to be paid to the Land Owner as mentioned in this Agreement, the Developer has been irrevocably granted, assigned, transferred all rights, title and interest in respect of development, construction and sale of the Project, along with undivided, impartible rights in the Project Land as shown in site plan.
- 4.3 Other than the Consideration reserved in this Agreement, Land Owner shall not be entitled to any further payments or consideration.
- 4.4 The Parties hereto agree that the Developer shall be entitled to market, sell, collect the sale proceeds, sign agreements for the units in the Project. The Land Owner has further stated that the Project Land is free from all charges, encumbrances, liens, disputes, mortgage etc.
- 4.5 The Developer shall have the sole and exclusive right to develop and construct, along with all its compounding and statutory rights upon the Project Land, market and sell the Project. The right to market, sell and receive the proceeds of the Units in the Project shall at all times exclusively rest with the Developer and the Developer shall be entitled to do so upon the execution of this Agreement.

#### 5. POWER OF ATTORNEY (POA)

The Land Owner has on this day executed Power of Attorney in favour of the Developer or its nominee to enable the Developer or its nominee, conferring upon them/him complete powers to get sanctioned zoning plans, building plans, to raise construction, obtain NOCs various approvals, to create mortgage to develop the Project over the Project Land, to enable the Developer to exercise the Development Rights and all the rights relating to promotion, marketing and sale of the property developed by the Developer under the Project.

The Parties hereto agree that the Power of Attorney executed by the Land Owner shall be registered with the Statutory Authorities.

#### 6. SALES AND MARKETING

The Developer shall be free to undertake sales and marketing of the Project from the date of execution of this Agreement and that the Land Owners shall not raise any dispute or objection to the same at any time now or in future.

For EMAAR MGF LAND LTD.

Authorised Signatory

7 August 2015

**7. LICENSE(S)/ZONING PLANS, APPROVALS, ETC.**

- 7.1 The Developer undertakes to obtain, at its own costs and expense, all licenses, permits, approvals, sanctions, etc., that may be required as per applicable laws for the development of the Project.
- 7.2 It is agreed and understood between the Parties that, subsequent to the execution of this Agreement, in case any duty/fee / charges / taxes etc., of any nature whatsoever, imposed upon the Project Land by any authority which is required to be paid with respect to the Project Land, the same shall be liable to be paid by the Developer.
- 7.3 The Land Owners agree and undertake to assist the Developer in facilitating the filing of applications for license, permits, approvals, sanctions, etc., that may be required as per applicable laws for the development of the Project and in connection therewith to sign, execute such papers as may be required by the Developer.

**8. CONSTRUCTION/DEVELOPMENT OF PROJECT LAND**

- 8.1 The Developer undertakes to comply with all the statutory requirements for carrying out the development and construction of the Project on the Project Land and shall obtain, at its cost and expense all other clearances, in its own name or as may be legally permitted, before starting any development or construction activity (including excavation), and thereafter undertake development of the Project on the Project Land in accordance with the terms specified herein, at its own cost and expense.
- 8.2 The Developer confirms and warrants that all costs and expenses associated with and/or connected with the construction and development of the Project shall be solely and exclusively borne by the Developer.
- 8.3 The Parties hereto mutually agree that the Developer shall be entitled, if permitted under law and the license conditions, to obtain at its own expenses, electricity, water and sewerage supply to the Project to be implemented over the Project Land.
- 8.4 It is agreed and confirmed among the Parties that the Developer shall make its plans and seek other regulatory approvals including redesigning, renewals for which the Developer shall bear the entire cost and expenses.

**9. REPRESENTATIONS AND WARRANTIES**

- 9.1 The Land Owner hereby confirm that the Project Land is free from all encumbrances, restraint orders, attachments, liens, litigations, mortgages, loans etc. The Developer shall be entitled to enter into further contracts/agreements with the third parties in respect of the Project Land and to realize consideration from them.
- 9.2 The Land Owner has assured and warranted to the Developer that they have not sold / made bookings in respect of any area of the Project Land nor sold/created any third party rights in respect of the Project Land and undertakes not to deal with the same in any manner whatsoever or create any third party rights of any nature whatsoever, other than as agreed herein.

For EMAAR MGF LAND LTD.

Authorized Signatory

8 Aug 2018 / 08/08/2018



- 9.3 The exclusive vacant peaceful, physical possession of the Project Land has been handed over by the Land Owner to the Developer with the execution of these presents. The vacant physical possession handed over, under no circumstances shall be disturbed by the Land Owner; Land Owner shall under no circumstances claim same back and undertake not to raise any objection.
- 9.4 If any of the warranties or representations of the Land Owner are found to be untrue, it shall be the sole responsibility of the Land Owner to rectify same and shall keep the Developer indemnified at all times in case of any losses, damages, expenses, costs, loss of profit etc. which are caused due to any such misrepresentation.
- 9.5 Land Owner declare that they have not received and to their knowledge the Government, Local Authority, Municipal Authority or any other Authority has not issued any notice placing any restriction on the development & sale as contemplated under this Agreement on the Project Land.
- 9.6 The Land Owner hereby agree, covenant and undertake not to cause any interference either themselves or through others in the sale of the units under the Project and undertake to assist in the manner herein provided.
- 9.7 It has been agreed between the Parties that the present Agreement shall subsist till the completion of the entire Project and since consideration amount would have been spent by the Developer, neither party shall have the right to terminate this Agreement.
- 9.8 The Land Owner hereby undertake not to raise any loan from any bank, financial institutions, firms, individuals, etc., by giving the Project Land as security and/or by deposit of title deeds and/or otherwise and the Land Owner shall keep the Project Land unencumbered. The Land Owner hereby indemnifies the Developer and its nominees against any losses that may be suffered by them due to any such acts of the Land Owner.
- 9.9 The Developer hereby represents and warrants that the Developer shall comply with all the conditions of the licence, various permissions, sanctions, permissions, etc., for the Project, including Zoning Plans, Building Plans and in general any applicable law relating to the development and construction on the Project on the Project Land.
- 9.10 The Developer alone shall have the right to sell, allot, book, the saleable areas of the Project as per its wishes without any hindrance, direct or indirect obstruction from the Land Owner and/or their nominees.
- 9.11 The Developer shall be entitled to apply for, submit fees, deposits etc., and obtain and retain the refund of the same, if any, made by it after the date hereof, for the various permissions, sanctions, approvals from time to time, from the concerned authorities. If any refunds etc. are made in the name of the Land Owner, the same shall be reimbursed to the Developer.
- 9.12 The Land Owner shall, from time to time, sign all applications, papers and documents and do all acts, deeds and things as the Developer may reasonably require for obtaining any permission, approvals, certificates with respect to the commencement

For EMAAR MGF LAND LTD.

Authorized Signatory

*[Handwritten Signature]*

and completion of the Project. However, all deposits, fees, charges and expenses in this regard shall be borne and paid solely by the Developer.

- 9.13 In case it is permissible in law, the Land Owner shall transfer the title of the Project Land in favour of the Developer after taking requisite approvals from the concerned authorities, for which the stamp duty and registration charges shall be borne by the Developer.
- 9.14 Any liability and other costs in relation to the execution or registration of this Agreement, and any other agreement/arrangement etc., entered into for the subject matter hereof, shall be borne by the Developer.
- 9.15 Upon the completion of construction of the Project and obtaining of occupation certificate therefor, the Developer shall immediately, but no later than 60 (Sixty) days thereof, intimate the Land Owner in writing.
- 9.16 It has been agreed between the Parties that this Agreement shall subsist till the completion of the Project and so the Land Owner shall also issue Will in favour of the Developer so that even on the death of the Land Owner and the Developer shall have all the rights to develop and sell the Units on the Project land.
- 9.17 That in case any of the Parties breaches the present Agreement, then aggrieved Party shall be entitled to seek specific performance of the present Agreement.
- 9.18 That the Parties have stated that the execution of this Agreement does not in any manner violates any legal provisions of any law whatsoever.

#### 10. INDEMNIFICATION:

- 10.1 Each of the Parties agree to indemnify and keep the other Party and their respective officers, directors, agents and employees (each, the "Indemnified Party") harmless from and against any and all claims, losses, liabilities, obligations, damages, deficiencies, judgments, actions, suits, proceedings, Arbitrations, assessments, costs and expenses (including, without limitation, expenses of investigation and enforcement of this indemnity and reasonable attorney's fees and expenses) ("Damages"), suffered or paid by the Indemnified Party, directly or indirectly, as a result of or arising out of (i) the failure of any representation or warranty made by the Indemnifying Party in this Agreement or in any confirmation delivered pursuant hereto to be true and correct in all material aspects as of the date of this Agreement or (ii) a breach of any agreement or covenant by the Indemnifying Party contained in this Agreement.
- 10.2 The Land Owner has represented that he has possession of the Project Land and have proper title for the Project Land in his favour. In case any litigation arises due to any complication with regard to title or possession, the same shall be the Land Owner's responsibility/liability and the Developer shall be entitled to defend the same at Land Owners' cost.

#### 11. NOTICES

That any notice, letter or communication to be made, served or communicated unto any of the parties under these presents will be deemed to be duly made, served or

For BMAAR MGF LAND LTD

Authorised Signatory

10 *Signature* 4/5/21

communicated only, if the notice or letter or communication is sent by Registered Post at the addresses given below:

In the case of notice given to:-

(A) **DEVELOPER -** Emaar MGF Land Limited,

Address: "ECE House", 28, Kasturba Gandhi Marg, New Delhi-  
110001 Attention: Mr. Pankaj Tyagi,

(B) **LAND OWNER-** Mr. Pappu Lal Kanaujia S/o Shri. Kunai Lal Kanaujia  
Address: 501/63 Kabadiya Ka Purwa, Ramadhin Road, Daliganj Tehsil &  
District Lucknow (UP)  
Attention: Mr. Pappu Lal Kanaujia

**12. WAIVER**

The failure of any Party to insist upon a strict performance of any of the terms and provisions of this Agreement, or to exercise any option, right or remedy herein contained, shall not be construed as a waiver or as a relinquishment of such term, provision, option, right or remedy, but the same shall continue and remain in full force and effect. No waiver by any Party of any term or provision hereof shall be deemed to have been made unless expressed in writing and signed by such Party.

**13. SEVERABILITY**

If any portion of this Agreement shall be declared invalid by order, decree or judgment of a court of competent jurisdiction, this Agreement shall be construed as if such portion had not been inserted herein except when such construction would constitute a substantial deviation from the general intent and purpose of the Parties as reflected in the Agreement.

**14. MODIFICATION:**

No modification, representation, promise or agreement in connection with the subject matter of this Agreement shall be valid unless made in writing and signed by the Parties.

**15. JURISDICTION**

That the courts at Lucknow shall have the exclusive jurisdiction to entertain and decide any dispute between the parties in respect of the present Agreement.

**16. ARBITRATION**

16.1 If any question, dispute or difference whatsoever shall arise between the Parties hereto touching this Agreement or any matter or things contained or the construction hereof or as to any matter in any way connected herewith or arising here from or the operation hereof or the rights and liabilities of either of the Parties herein then, the Parties shall enter, in good faith, into negotiations aimed at finding an amicable solution or conciliation, before the senior officers of the Parties.

For EMAAR MGF LAND LTD.

Authorised Signatory

11 *[Signature]* 45/11/5/17

16.2 If such question, dispute or difference could not be resolved in a satisfactory manner, either Party may refer the matter to arbitration by a sole arbitrator appointed by the Developer. The decision of the Arbitrator shall be binding and final. The provisions of the Arbitration and Conciliation Act, 1996 or any other statutory amendment or re-enactment thereof for the time being in force, shall apply.

16.3 The venue of arbitration shall be Lucknow and the arbitration proceedings shall be conducted in English language and any award or awards shall be rendered in English. The cost of the arbitration shall be jointly borne by all the disputing Parties.

## 17. CONFIDENTIALITY

17.1 This agreement, its existence and all information exchanged between the Parties under this agreement shall not be disclosed to any Person by any Party. Each Party shall hold in strictest confidence, shall not use or disclose to any third party, and shall take all necessary precautions to secure any Confidential Information of the other Party. Disclosure of such information shall be restricted solely to employees, agents, consultants and representatives who have been advised of their obligation with respect to Confidential Information. The obligations of confidentiality do not extend to information which:

- (a) is disclosed to employees, legal advisers, auditors and other consultants of a Party provided such persons have entered into confidentiality obligations similar to those set forth herein; or
- (b) is disclosed with the consent of the Party who supplied the information; or
- (c) is, at the date this agreement is entered into, lawfully in the possession of the recipient of the information through sources other than the Party who supplied the information; or
- (d) is required to be disclosed pursuant to applicable law or is appropriate in connection with any necessary or desirable information to the Government of India; or
- (e) is generally and publicly available, other than as a result of breach of confidentiality by the Person receiving the information.

## 18. ASSIGNMENT

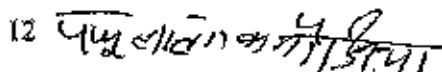
The Developer, under this agreement, solely holds the rights of assigning any rights or duties/liabilities to any third party. Any other assignment by the Land Owner to any third party shall be considered void.

## 19. COUNTERPARTS

This agreement may be executed in any number of originals or counterparts, each in the like form and all of which when taken together shall constitute one and the same document, and any Party may execute this agreement by signing any one or more of such originals or counterparts.

For EMAAR MGF LAND LTD.

Authorised Signatory

12 

20. **VARIATION**

No variation of this agreement (including its Schedules and Schedules) shall be binding on any Party unless such variation is in writing and signed by each Party.

21. **VALUATION**

That for the purpose of stamp duty, the value of the land is being assessed as under :-

(A) Total area of land in village Sarsawa is 3,909 Hec i.e. 39090 square metres, the Current Circle Rate fixed by the Collector, Lucknow for the land of village Sarsawa is Rs.7000/- per square meter. (For less than 9 metre wide road). Hence the cost of first 1000 sq metres land comes to  $1000 \times 7000 =$  Rs. 70,00,000/- and value remaining land area 38090 Sq. Metres after depreciation 30 % comes to  $38090 \times 4900$  (7000-30%) = Rs.186641000/- Thus the total value of the land comes to Rs Rs. 70,00,000/- + Rs. 186641000/- = Rs 193641000/-

(B) An aggregate sum of Rs. 24712812/- (Rupees two crore forty seven lacs twelve thousand eight hundred twelve only) has already been received by the Land Owner as mentioned in clause no. 4.1(a)

(C) Thus the total value of land in question for the purposes of stamp duty comes to Rs 193641000/- + Rs. 24712812/- = Rs. 218353812/- on which the stamp duty @7% comes to Rs. 15284780/- in round figure stamp duty is being paid Rs. 15285000/- (Rupees one crore fifty two lacs eighty five thousand Only).

That the land under JDA is not situated two side road or corner. There is no construction over the said land. There are no trees, well, tube-well. There is no other value enhancing facility available on the land in question. Thus the total stamp duty of Rs. 15285000/- (Rupees one crore fifty two lacs eighty five thousand only) is being paid by the first party on this deed through E-Stamp Certificate No.IN-UP 025045303521670 dated 18-10-2018.

For EMAAR MGF LAND LTD.

Authorised Signatory

*[Handwritten signature]*



IN WITNESS WHEREOF, THE PARTIES HERETO HAVE HEREUNTO SET AND  
SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS on the day, month and year  
first above written in the presence of the following witnesses:  
For BMAAR MGF LAND LTD.

Authorised Signatory  
Bmaar MGF Land Limited  
(PAN - AABCE4308B)

Land Owner

WITNESSES:

1. Signature

Name *Abhay Kumar Thare*  
S/o *Late N. K. Khare*  
Address *9, Shankar Nagar*  
*Nirala Nagar*  
*Lucknow.*

2.

Signature

Name *Yodish Bansal*  
S/o *Late Sri R. K. Agarwal*  
Address *2/206 VIVEK KHAND*  
*Gomti Nagar LKO*

Typed by - Vimal Singh

*Vimal*  
( Civil Court Lucknow)

Drafted By

*Atul Mishra*  
Atul Mishra Advocate

**SCHEDULE I****DESCRIPTION OF THE PROJECT LAND**

Total land being agreed for JOINT DEVELOPMENT AGREEMENT hereunder is admeasuring 3.909Hec. or 39090 sq metre. in village Sarsawa Tehsil Srojni Nagar, District Lucknow (the 'Subject land'), mentioned in the table below, :-

**DETAIL OF LAND WHICH BELONGS TO MR. PAPPU LAL KANAUJIYA S/O MR. KANHAI LAL KANAUJIYA**

S. No.	Dist.	Tehsil	Block	Village	Plot No.	Area (Hec.)	Area (sq. metre)
1	Lucknow	Srojni Nagar	Lucknow	Sarsawa	363 ✓	0.311	0.311
2	Lucknow	Srojni Nagar	Lucknow	Sarsawa	444 ✓	0.804	0.804
3	Lucknow	Srojni Nagar	Lucknow	Sarsawa	445 ✓	0.335	0.335
4	Lucknow	Srojni Nagar	Lucknow	Sarsawa	469 ✓	0.25	0.25
5	Lucknow	Srojni Nagar	Lucknow	Sarsawa	375 ✓	0.296	0.148 ✓
6	Lucknow	Srojni Nagar	Lucknow	Sarsawa	42a ✓	0.1485	0.07425 ✓
7	Lucknow	Srojni Nagar	Lucknow	Sarsawa	350 ✓	0.462	0.1155 ✓
8	Lucknow	Srojni Nagar	Lucknow	Sarsawa	350 ✓	0.462	0.231 ✓
9	Lucknow	Srojni Nagar	Lucknow	Sarsawa	309 ✓	0.417	0.417
10	Lucknow	Srojni Nagar	Lucknow	Sarsawa	478 ✓	0.388	0.388
11	Lucknow	Srojni Nagar	Lucknow	Sarsawa	351p ✓	0.363	0.11 ✓
12	Lucknow	Srojni Nagar	Lucknow	Sarsawa	379 ✓	1.989	0.7254 ✓
Total area							3.9092

For EMAAR MGF LAND LTD.

Authorized Signatory

पप्पू लाल कानूजीया

**Boundaries of Khasra No.363, Situated at Village – Sarsawa Tehsil –**

**Sargani Nagar District - Lucknow**

- East - Khasra No- Border of Vill Arodauna mau  
West - Khasra No- 360,358,357  
North - Khasra No- 362  
South - Khasra No- 364

**Boundaries of Khasra No.444**

- East - Khasra No- 418,419,420,421  
West - Khasra No- 442,443  
North - Khasra No- 435,436  
South - Khasra No- 445

**Boundaries of Khasra No.445**

- East - Khasra No- 417,421  
West - Khasra No- 442,441,443  
North - Khasra No- 444  
South - Khasra No- 468,467,446

**Boundaries of Khasra No.469**

- East - Khasra No- 470,471  
West - Khasra No- 461,462  
North - Khasra No- 468  
South - Khasra No- 460

For EMAAR MGF LAND LTD.

Authorised Signatory

*Handwritten signature in Hindi*

**Boundaries of Khasra No.375, Situated at Village - Sarsawa Tehsil -**

**Sarojani Nagar District - Lucknow**

East - Khasra No- 372  
West - Khasra No- 378/1143  
North - Khasra No- 374  
South - Khasra No- 379

**Boundaries of Khasra No.42a**

East - Khasra No- 41  
West - Khasra No- 43,  
North - Khasra No- 40  
South - Khasra No- 44

**Boundaries of Khasra No.350**

East - Khasra No- 351  
West - Khasra No- 335,337  
North - Khasra No- 349  
South - Khasra No-366,377

**Boundaries of Khasra No.309**

East - Khasra No- 307,308  
West - Khasra No- 310,311,312  
North - Khasra No- 303  
South - Border of Vill Arodauna mau

For EMAAR MGF LAND LTD.

Authorised Signatory

*[Handwritten signature]*

**Boundaries of Khasra No.478, Situated at Village – Sarsawa Tehsil –**

**Sarojani Nagar District - Lucknow**

- East - Khasra No- 479
- West - Khasra No- 468,472/1137
- North - Khasra No- 417,466
- South - Khasra No- 477

**Boundaries of Khasra No.351p**

- East - Khasra No- 355,356
- West - Khasra No- 349,350
- North - Khasra No- 352
- South - Khasra No- 366,373,377

**Boundaries of Khasra No.379**

- East - Khasra No- 372
- West - Khasra No- 380,398
- North - Khasra No- 378/1143,375
- South - Khasra No- 499

For EMAAR MGF LAND LTD.

Authorised Signatory

*[Handwritten Signature]*

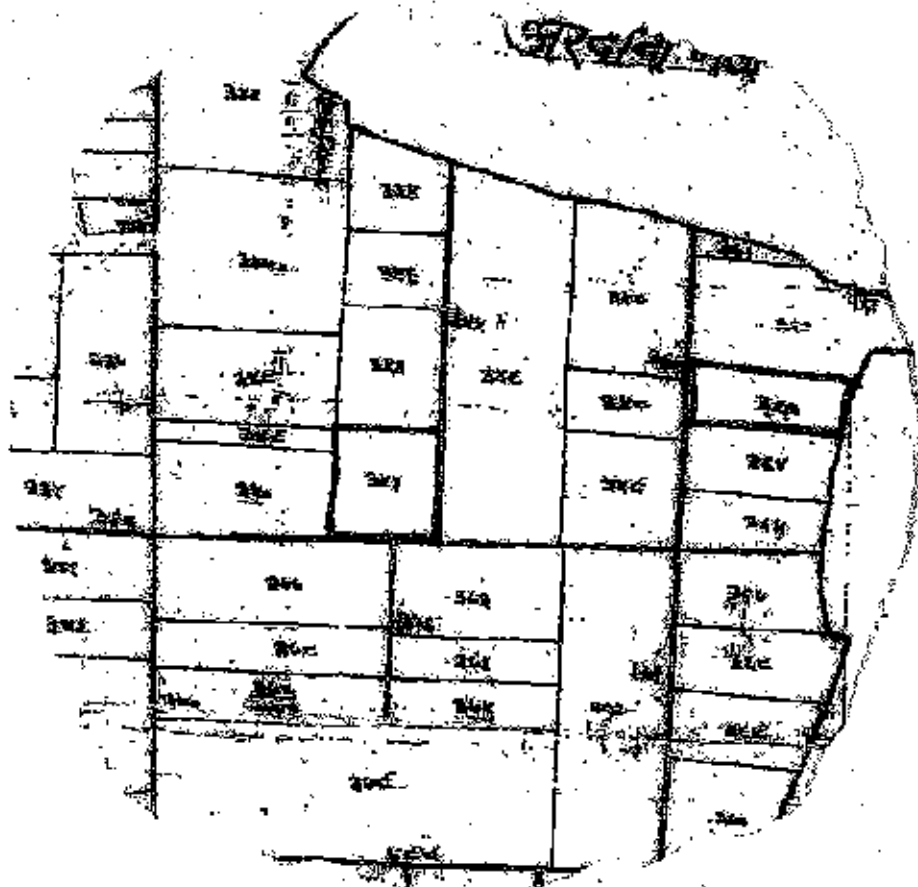


Pappa Lal



Schedule -2

Site Plan



Khasra NO - 363 area 0.311 Hectare

Khasra NO - 351 area 0.11 Hectare

Shown & marked with red color, Comes under JDA, Situated at Village - Sarsawa Tehsil -  
Sarojani Nagar District - Lucknow

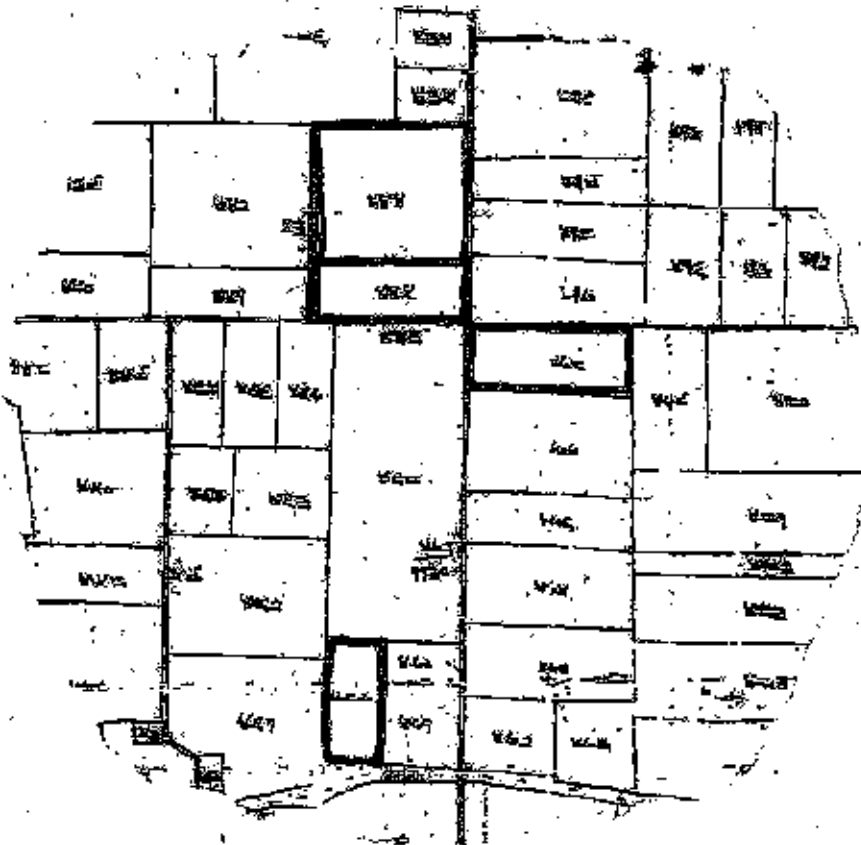
For BMAAR MGB LAND LTD.

Authorised Signatory

पप्पा लाल

Schedule -2

Site Plan



Khasra NO - 444 area 0.804 Hectare , Khasra NO - 445 area 0.335 Hectare

Khasra NO - 469 area 0.25 Hectare , Khasra NO - 478 area 0.388 Hectare

Shown & marked with red color, Comes under JDA. Situated at Village - Sarsawa Tehsil -  
Sarojani Nagar District - Lucknow

For EMAAR MGF LAND LTD.

Authorised Signatory

*[Handwritten signature in Hindi]*

विशेष अनुबंध विलेख

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प्रतिफल

मालियत

अग्रिम धनराशि

कैल सगिरी

धकस व प्रति कुल

योग

शब्द संगणन

एम्मार एम.जी.एफ लेण्ड लि.द्वारा अधि ह. पंकज कुमार त्यागी

स्व. जय प्रकाश त्यागी

पुत्र श्री

व्यवसाय व्यापार

निवासी स्थानी पेपर मिल कम्पाउण्ड निरातगंज लखनऊ

आधायी पता

वे यत्र लेखपत्र हव कार्यालय में दिनांक 18/10/2018 समय 5:07PM

वगे निबन्धन हेतु पेश किया।

रजिस्ट्रार अधिकारी के हस्ताक्षर

दिनेश चन्द्र यादव  
उप-निबन्धक (द्वितीय)

लखनऊ

18/10/2018

निष्पादन लेखपत्र बाद करने व समझने कजभन व प्राप्त धनराशि र प्रलेखनसार उक्त केसा

विकेला

एम्मार एम.जी.एफ लेण्ड लि.द्वारा अधि ह. पंकज कुमार त्यागी

पुत्र श्री स्व. जय प्रकाश त्यागी

पेशा व्यापार

निवासी पेपर मिल कम्पाउण्ड निरातगंज लखनऊ

श्री मधू लाल कर्माजिया

पुत्र श्री कुनई लाल कर्माजिया

पेशा व्यापार

निवासी 601/63, कबडिया का पुराना रसाधीन रोड

खालीगंज लखनऊ

ने निष्पादन स्वीकार किया।

जिस्की पहचान अमर कुमार खरे

स्व एन. के. खरे

पेशा नौकरी

निवासी 9, शंकरनगर निरातगंज लखनऊ

योगेश बंसल  
स्व. श्रीर. के. अग्रवाल

पेशा व्यापार

निवासी 2/206 विवेक खण्ड गोमती नगर लखनऊ

ने की।

प्रत्यक्ष भद्र अधिकारों के निष्पन्न अंशों के नियमानुसार लिपि गये हैं।

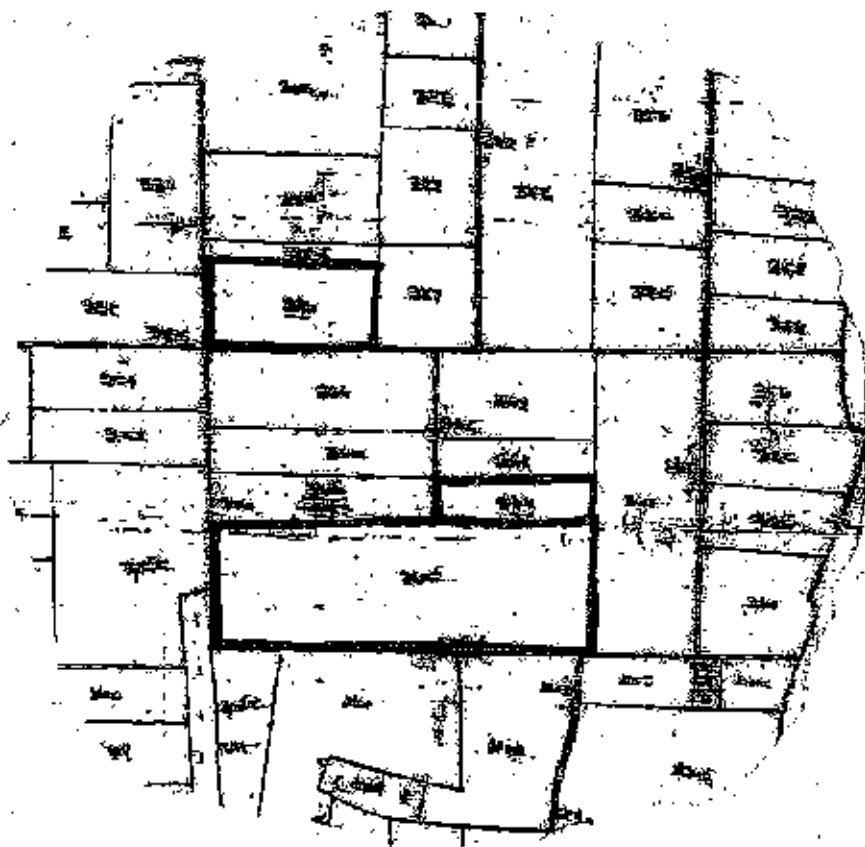
रजिस्ट्रार अधिकारी के हस्ताक्षर

दिनेश चन्द्र यादव  
उप-निबन्धक (द्वितीय)

लखनऊ

Schedule -2

Site Plan



Khasra NO - 375 area 0.148 Hectare , Khasra NO - 350 area 0.1155 Hectare

Khasra NO - 379 area 0.7254 Hectare

Shown & marked with red color, Comes under JDA. Situated at Village - Sarsawa Tehsil -  
Sarojani Nagar District - Lucknow

For BMAAR MGF LAND LTD.

Authorized Signatory

15/05/2017

विक्रेता

Registration No.: 15918

Year: 2016

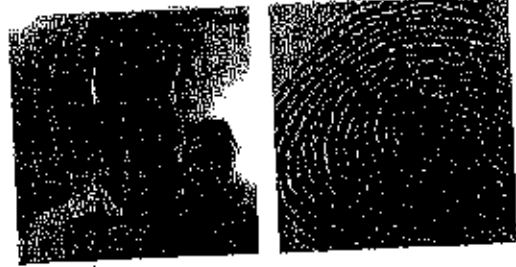
Book No.: 1

0101 एम्मार एम.जी.एफ लैण्ड लि.द्वारा अधि ह. पंकज कुमार त्यागी

स्व.जय प्रकाश त्यागी

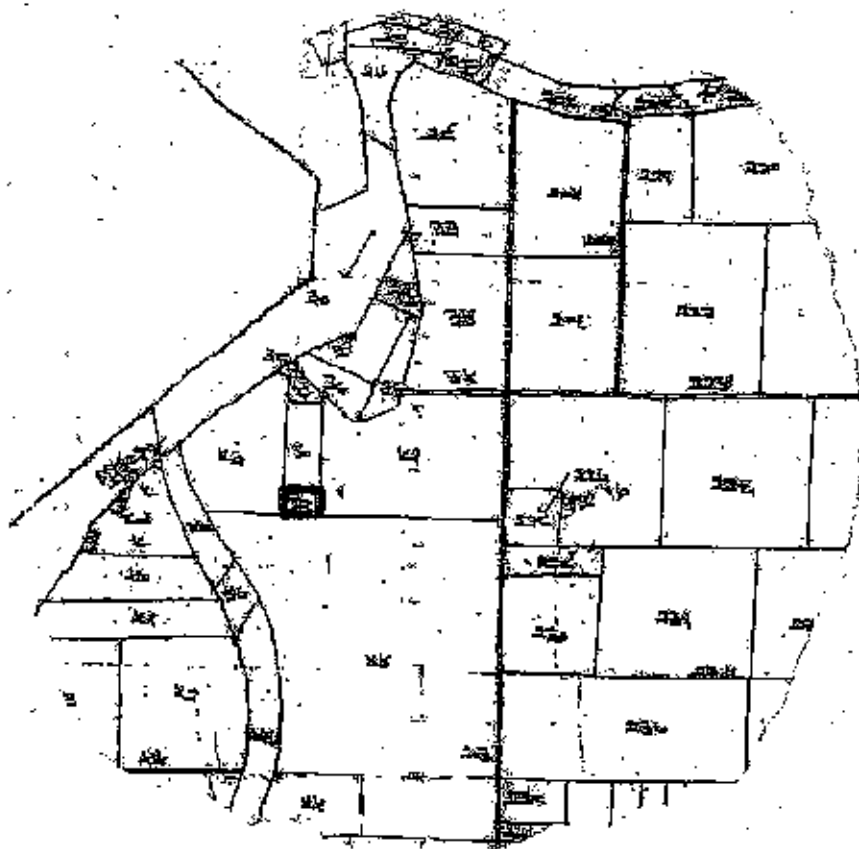
मेमर मिल काम्पाउण्ड निराधारण सख्त

व्यापार



Schedule -2

Site Plan



Khasra NO - 42a area 0.07425 Hectare .

Shown & marked with red color, Comes under JDA. Situated at Village - Sarsawa Tehsil -  
Sarojani Nagar District - Lucknow

For EMAAR MGF LAND LTD.

Authorised Signatory

रुद्र प्रदीप मंगेशकर

क्रेता

Registration No. : 15918

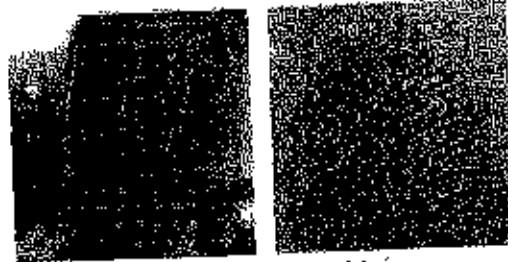
Year : 2016

Book No. : 1

0201 पशु साल कनीजिया

हुनई साल कनीजिया

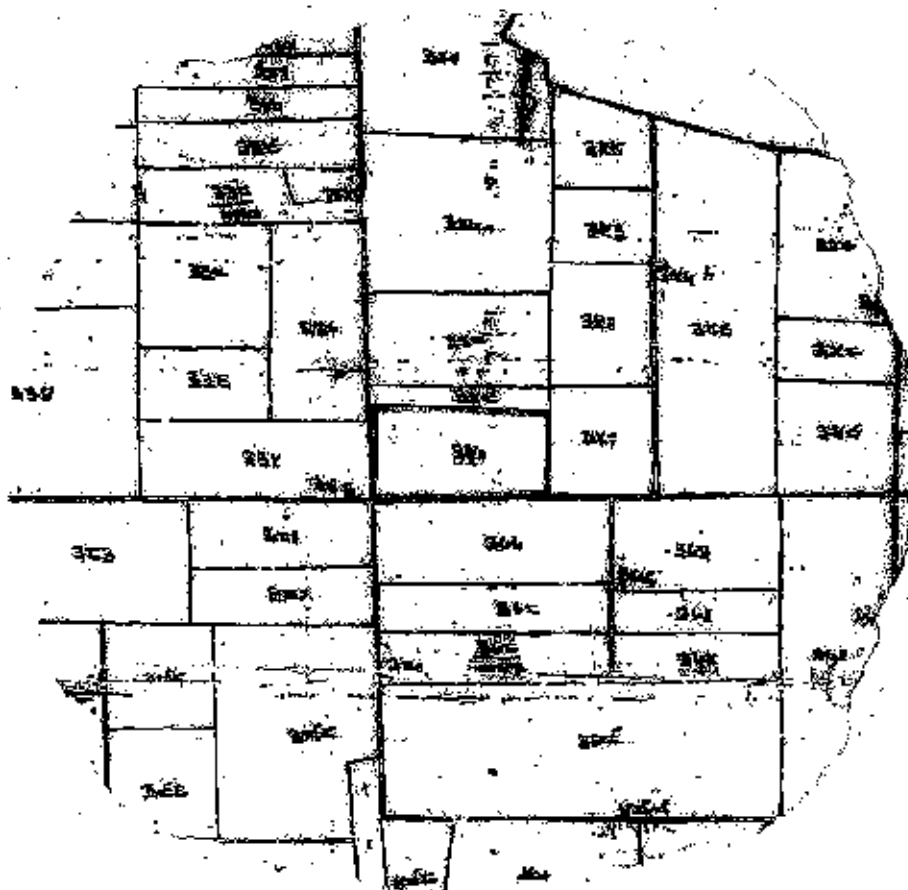
501/63 , कनडिया का पुरवा सामाजीन रीड कसीनंग सखनर  
व्यापार





Schedule -2

Site Plan



Khasra NO - 350 area 0.231 Hectare

Shown & marked with red color, Comes under JDA. Situated at Village - Sarsawa Tehsil -  
Sarojani Nagar District - Lucknow

For EMAAR MGF LAND LTD.

Authorised Signatory

पञ्चमाला कानून मंत्रालय



गवाह

Registration No.: 15918

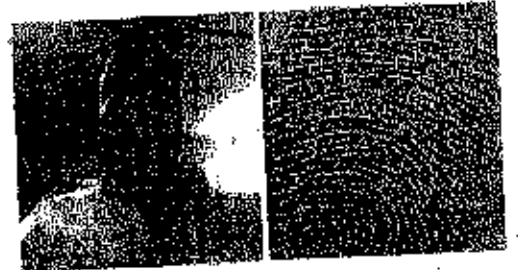
Year: 2016

Book No.: 1

W1 अमय कुमार खरे  
स्व. एन. के. खरे  
9, शंकरनगर निरालानगर लखनऊ  
जीकरी

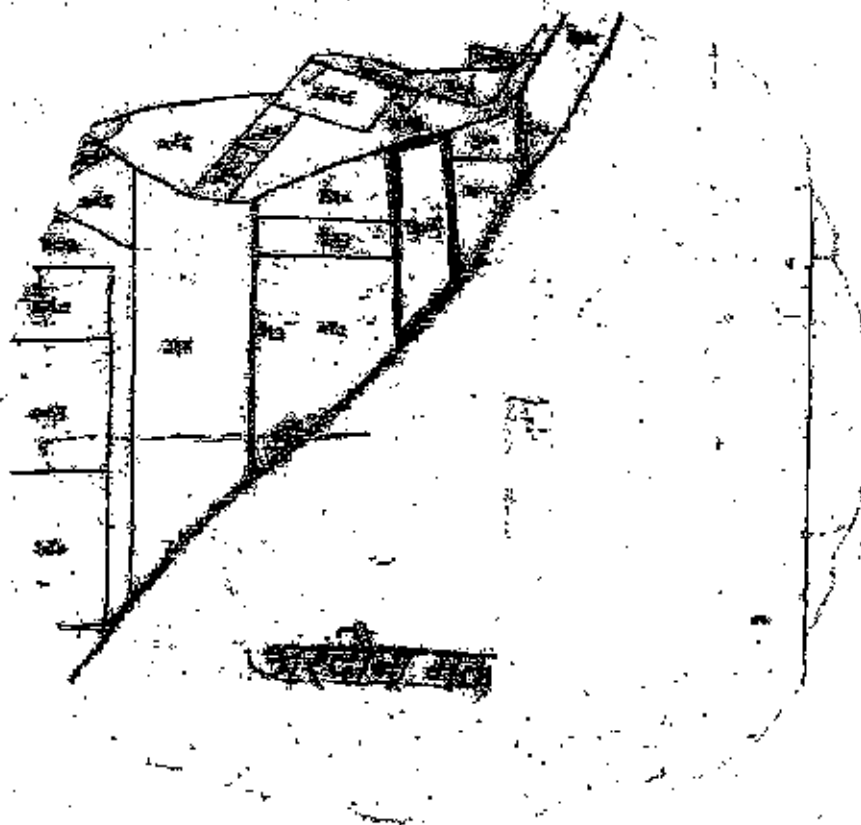


W2 योगेश बंसल  
स्व. आर. के. अग्रवाल  
2/206 विवेक खण्ड गोमती नगर लखनऊ  
व्यापार



Schedule -2

Site Plan



Khasra NO - 309 area 0.417 Hectare

Shown & marked with red color, Comes under JDA. Situated at Village - Sarsawa Tehsil -  
Sarojani Nagar District - Lucknow

For BMAAR MGF LAND LTD.

Authorised Signatory

*Muskan Prasad*

आज दिनांक 18/10/2016 को

वही सं 1 जिल्द सं 19109

पृष्ठ सं 325 से 386 पर क्रमांक 15918

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

विनेश चन्द्र यादव

उप-निबन्धक (द्वितीय)

लखनऊ

18/10/2016



(1)

(2)