

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सरोजनीनगर लखनऊ क्रम 2018367013971

आवेदन संख्या: 201801041020271

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2018-12-03 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम: राम प्रसाद

लेख का प्रकार विक्रय अनुबंध विलेख

प्रतिफल की धनराशि 0 / 22627000

1. रजिस्ट्रीकरण शुल्क 20000

2. प्रतिलिपिकरण शुल्क 140

3. निरीक्षण या तलाश शुल्क

4. मुद्रांक के अधिप्रभाषी करण लिए शुल्क

5. कपीशन शुल्क

6. विविध

7. याचिक भत्ता

1 से 3 तक का योग 20140

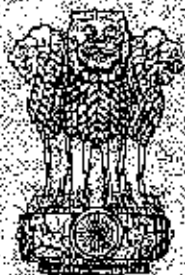
शुल्क बसूल करने का दिनांक 2018-12-03 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2018-12-03 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

JDA-12



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh
e-Stamp

Certificate No. JIN-UP053614044799636
Certificate Issued Date 03-Dec-2018 01:56 PM
Account Reference SHCIL (FY) upshcil017 SAROJINI NAGAR, UP-LKN
Unique Doc. Reference SUBIN-UPUPSHCIL0106a925747470490
Purchased by EMAAR MGF LAND LIMITED
Description of Document Article 5 Agreement or Memorandum of an agreement
Property Description PART OF KHASRA NO 92, 132, 135 SITUATED AT VILLAGE
ARDAUNAMAU TEHSIL SAROJINI NAGAR, LUCKNOW
Consideration Price (Rs.)
First Party EMAAR MGF LAND LIMITED
Second Party RAM PRASAD
Stamp Duty Paid By EMAAR MGF LAND LIMITED
Stamp Duty Amount (Rs.) 1978000
(Rupees One Lakh Seventy Eight Thousand only)





CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY ON NOVEMBER 14, 2010

"RESOLVED THAT in supersession of earlier resolutions passed by the Board of Directors, consent of the Board be and is hereby accorded to execute Agreements, Deeds including Conveyance Deeds, Rectification Deeds, Supplementary Deeds, Addendums, Deeds of Declaration, Lease Agreements, Letter of Intents, Power of Attorneys, etc., for the sale/lease of apartments / villas / plots/ units in various Projects of the Company, along with its associates / collaborators in favour of the respective buyers.

RESOLVED FURTHER THAT following officials of the Company be and are hereby severally authorised, for and on behalf of the Company, to sign and execute the Agreements, Deeds including Conveyance Deeds, Rectification Deeds, Supplementary Deeds, Deeds of Declaration, Addendums, Lease Agreements, Letter of Intents, Power of Attorneys etc., on behalf of the Company and to sign and execute all other related and ancillary documents and to appear before the concerned Registrar or Sub-Registrar, as the case may be, for registration before the Registrar or Sub-Registrar of Assurances and to admit execution of the Deeds / documents and do all such other acts, deeds and things as are incidental or consequential thereto for registration on behalf of the Company :

Name of Officials	Designation
Mr. Tathagata Rudra	Senior Manager – Customer Services
Mr. Manish Kumar Choudhary	Assistant Manager– Customer Services
Mr. Gaurav Garg	Manager – Customer Services
Ms. Parvesh Kumar	Deputy Manager -Customer Services.
Mr. Kush Arora	Manager – Customer Services
Ms. Kallika Dhamani	Deputy Manager – Customer Services
Ms. Reena Gulati	Senior Manager – Customer Services
Mr. Satender Kumar Mishra	Manager – Customer Services
Mr. Mohit Anand	Manager – Customer Services
Ms. Shubra Kinger	Manager – Customer Services
Mr. Namrata Mehrotra	Manager - Customer Services
Mr. Ashish Kumar Singh	Deputy Manager – Customer Services
Ms. Rakhi Oberoi	Deputy Manager – Customer Services
Mr. Rahul Verma	Deputy Manager – Customer Services
Mr. Sameer Wadhwa	Deputy Manager – Customer Services
Mr. Amit Chhabra	Deputy Manager – Customer Services
Mr. Kalicharan Patro	Assistant Manager -Customer Services
Mr. Pankaj Jha	Assistant Manager– Customer Services
Ms. Deepika Anand	Assistant Manager– Customer Services
Ms. Monika Vohra	Assistant Manager– Customer Services
Ms. Manisha Singh	Assistant Manager– Customer Services
Ms. Shagun Kapoor	Assistant Manager– Customer Services
Ms. Heena Verma	Assistant Manager– Customer Services
Mr. Amit Thakur	Assistant Manager– Customer Services
Ms. Aarushi Parmar	Assistant Manager– Customer Services (Mohali)
Mr. Manoj Kumar	Deputy Manager – Customer Services (Mohali)
Ms. Anshu Verma	Deputy Manager – Customer Services (Mohali)
Ms. Manisha Ghai	Deputy Manager – Customer Services (Mohali)





Mr. Rajat Malhotra	Deputy Manager – Customer Services (Mohali)
Mr. Ankur Kundra	Deputy Manager – Customer Services (Mohali)
Mr. Kanwal Babber	General Manager - Customer Services (Mohali)
Mr. Udit Tiwari	Manager - Customer Services (Indore)
Mr. Prem Prakash Bairagi	Assistant Manager - Sales (Indore)
Ms. Priyanka Sharma	Manager - Customer Services (Jaipur)
Mr. Rahul Kumar Gupta	Assistant Manager- Customer Services (Lucknow)
Mr. Anant Singhal	AGM – Business Development (Lucknow)
Mr. Harshit Bajpal	Manager- Sales (Lucknow)
Mr. Prashant Shirivastav	Assistant Manager- Projects (Lucknow)
Mr. Utkarsh Pandey	Deputy Manager – Customer Services (Lucknow)
Mr. GS Jayakrishnan	Assistant Manager - Customer Services (Chennai)
Ms. Anitha M	Assistant Manager - Customer Services (Hyderabad)
Mr. Joy Bhalla	Head – Commercial Sales & Leasing
Mr. Chandan Kar	AVP – Sales
Mr. Jibrán Masood	AGM – Sales
Mr. Avinash Bhagia	DGM – Sales

RESOLVED FURTHER THAT the following persons be and are hereby also authorised severally to appear before the concerned Registrar or Sub-Registrar, as the case may be and to present the Agreements, Deeds including Conveyance Deeds, Rectification Deeds, Supplementary Deeds, Deeds of Deviation, Lease Agreements, Letter of Intents, Power of Attorneys, etc., so signed alongwith the necessary documents for registration before the Registrar or Sub-Registrar of Assurances and to admit execution of the Deeds / documents and do all such other acts, deeds and things as are incidental or consequential thereto for registration on behalf of the Company.

1. Mr. Ketan Luthra S/o. Sh. Gurbachan Luthra
2. Mr. Aakil Ali S/o. Sh. Azeem Khan
3. Mr. Pratap S/o. Sh. Prabhu Dayal
4. Mr. Mukesh Kumar S/o. Sh. Bishambher Dayal
5. Mr. Sonu Kumar S/o. Sh. Birma
6. Mr. Bharat Singh S/o. Sh. Baladdin
7. Mr. Yogesh S/o. Sh. Hari Singh
8. Mr. Ranjeet Kumar S/o. Sh. Pyare Lal
9. Mr. Parveen S/o. Sh. Ashok Kumar
10. Mr. Rohit Tahwar S/o. Sh. Amar Singh Tanwar
11. Mr. Sarvesh Kumar Pandey S/o. Sh. Ram Sunder Pandey
12. Mr. Sandeep Singh S/o. Sh. Ishwar Singh
13. Mr. Neeraj S/o. Sh. Hawa Singh

RESOLVED FURTHER THAT the copy of this resolution may be provided to such authorities as deemed necessary."

**CERTIFIED TRUE COPY
FOR Emaar MGF Land Limited**

Bharat Bhushan Garg
**Bharat Bhushan Garg
Company Secretary**

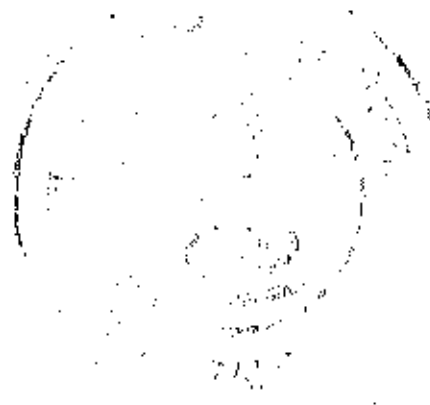


Brief description of the instrument in short

1.	Nature of land	:	Non-Agriculture
2.	Ward/Pargana	:	Lucknow (Code 111)
3.	Village	:	Ardonamau (V code 1097)
4.	Description of Property	:	Khasra Plot Numbers as per Schedule 1 of this Joint Development Agreement, situated at Village Ardonamau, Tehsil Sargjni Nagar Pargana and District Lucknow.
5.	Unit of Measurement	:	Hectare
6.	Area of Property (land)	:	0.4935 Hect.
7.	Position of Road (As per Parishisth)	:	More than 500 meters away from Amar Shaheed 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. 2,25,27,000/-
16.	Stamp Duty Payable	:	Rs. 15,78,000/-
No. of First Party (FIRST PARTY)		:	One
No. of Second Party (SECOND PARTY)		:	One

For EMAAR MGF LAND PVT. LTD.
[Signature]
 Auth. Signatory

[Fingerprint]
[Signature]



Valuation :- Rs 22527000/-
Stamp Duty :- Rs. 15,78,000/-

JOINT DEVELOPMENT AGREEMENT

This Agreement is executed at Lucknow on 03rd day of December, 2018

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 306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi - 110 017 acting through its Authorized Signatory **Mr. Prashant Srivastava Son of Mr. B. N. Prasad** duly authorized through a board resolution passed on 14.11.2018 (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.).

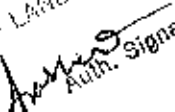
AND

Mr. Ram Prasad S/o Shri. Ram Swaroop, Resident of House No. 488/144, Najirganj, Khanna Mill, Tehsil & District Lucknow, Present Add:-H.No.490/42, Nazirganj, Daliganj, Lucknow-226020 (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 1 & Schedule -2** shown & marked with red color (hereinafter referred to as "Project Land"). The Project Land is area measuring 0.4935 Hect. in village Ardonamau Tehsil Sarojni Nagar, District Lucknow.

For EMAAR MGF LAND PVT. LTD.

Auth. Signatory






Schedule 1

Description of the project land

Total land being agreed for Joint Development Agreement hereunder is admeasuring 0.4935 Hect. Which is 4935 sq.mtr.in village Ardonamau, Tehsil-Sarojni Nagar, District-Lucknow (the 'Subject Land') mentioned in the table below:-

Details of land which belongs to Mr. Ram Prasad son of Mr. Ram Swaroop

Sl. No.	District	Tehsil	Pargana	Village	Khasra No.	Total Area (In Hectare)	Area owned by Ram Prasad (in hectare)
1	Lucknow	Sarojni Nagar	Lucknow	Ardonamau	33	0.276	0.138
2	Lucknow	Sarojni Nagar	Lucknow	Ardonamau	132	0.316	0.158
3	Lucknow	Sarojni Nagar	Lucknow	Ardonamau	135	0.395	0.1975
					Total	0.9870	0.4935 Hect. which is 4935 sq.mtrs.

Boundaries of Khasra No. 33 Situated at Village-Ardauna Mau, Tehsil-Sarojni Nagar, District-Lucknow

East :- Khasra No. 24 & 25
 West :- Khasra No. 32 & 43
 North :- Khasra No.32
 South :- Khasra No.44

Boundaries of Khasra No. 132

East :- 45 mtr. wide road
 West :- Khasra No.134, 135 & Border of Vill. Sarsawa
 North :- Border of Vill. Sarsawa
 South :- Khasra No.133 & 134

Boundaries of Khasra No. 135

East :- Khasra No.134, 136 & 140
 West :- Border of Vill. Sarsawa
 North :- Khasra No.132 & Border of Vill. Sarsawa
 South :- Khasra No.140, 142 & 144

For EMAR MGF LAND PVT. LTD.
 Auth. Signatory

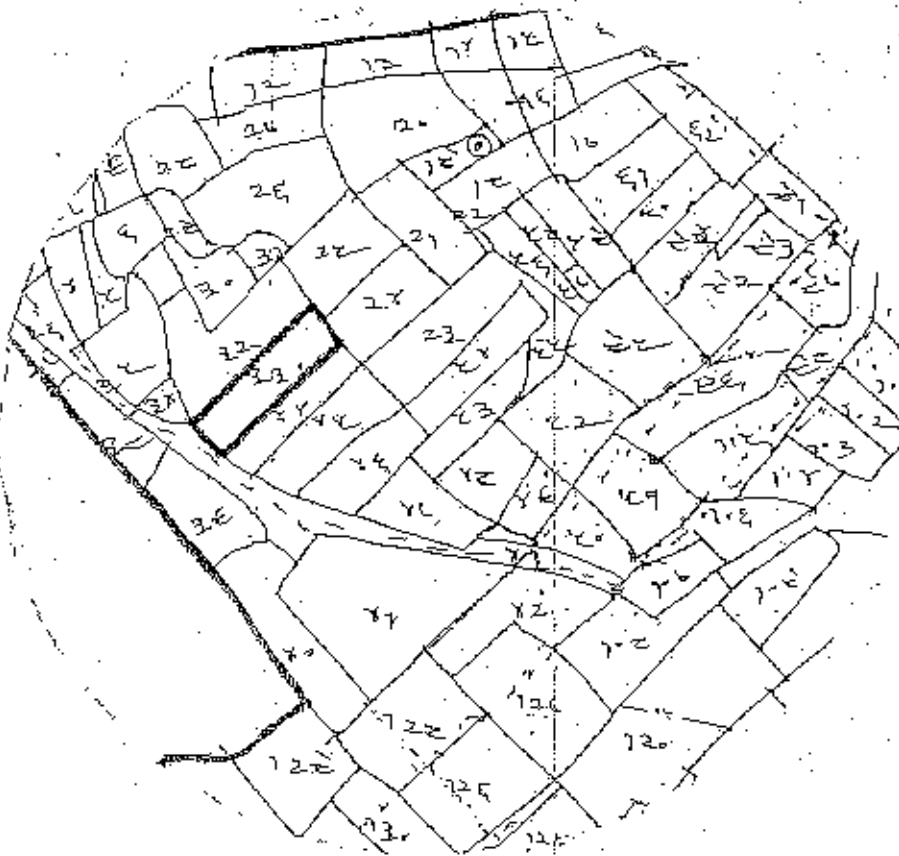


मि. राम प्रसाद



Schedule 2

Site Plan



Khasra NO - 33 area 0.138 Hectare.

Shown & marked with red color, Comes under JDA. Situated at Village - Ardonamau Tehsil -

Sarojani Nagar District - Lucknow

For EMAAR MGF LAND PVT. LTD.

Signature

Auth. Signatory



निष्क्रान्त १५/११/१९

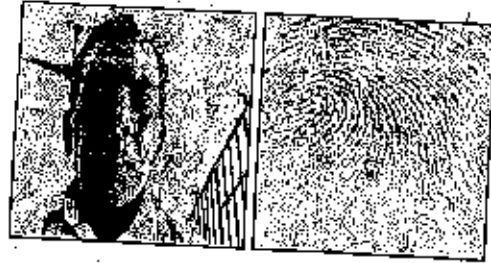
विक्रय अनुबंध विलेख (बिल्डर)

प्रतिफल- 0 स्टाम्प शुल्क- 1578000 बाजारी मूल्य- 22527000 पंजीकरण शुल्क- 20000 प्रतिलिपिकरण शुल्क- 140 योग: 20140

श्री राम प्रसाद,
पुत्र श्री राम स्वरूप
व्यवसाय: कृषि



निवासी: मकान नं०-488/144 मजीरगंज, खन्ना मिल तहसील व जिला लखनऊ



ने यह लेखपत्र इस कार्यालय में दिनांक 03/12/2018 एवं 02:55:18 PM बजे
निबंधन हेतु पेश किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(Signature)

निर्मल सिंह

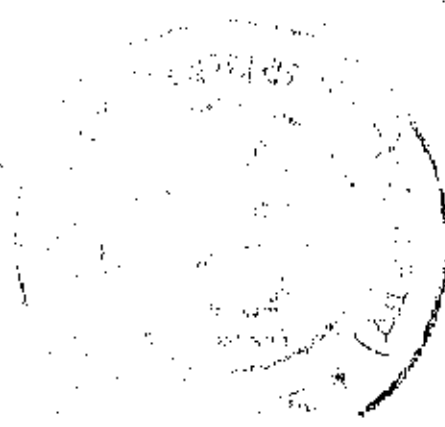
उप निबंधक सरोजनीनगर

लखनऊ

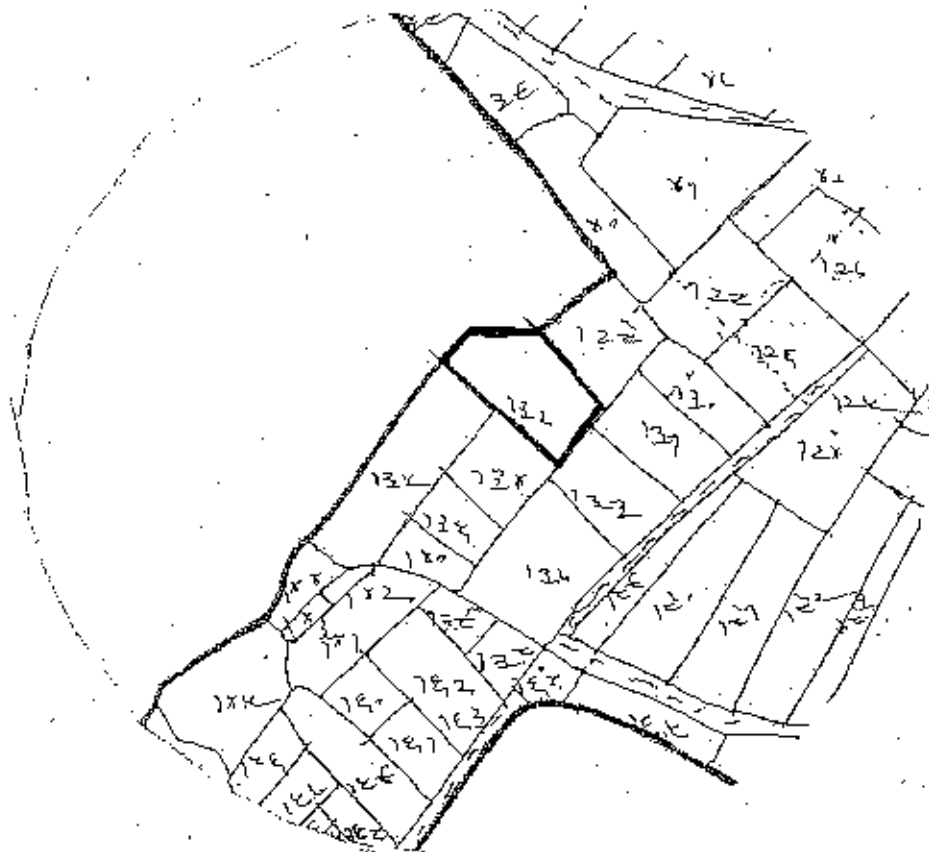
03/12/2018

राजेश यादव

कनिष्ठ सहायक (निबंधन) - नियमित



Site Plan



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

FOR EDWARD MCGEE & CO. LTD.

Auth. Signatory

निष्ठापनापत्रिका

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

विक्रेता: 1

श्री ईमार एम०जी०एफ० लैण्ड लि० द्वारा अधि०ह० प्रशान्त
श्री वास्तव, पुत्र श्री बी०एन० प्रसाद

निवासी: 306-308 तृतीय तल स्कवायर वन सी-2 जिला
सेन्टर साकेत नई दिल्ली

व्यवसाय: नौकरी

क्रेता: 1



श्री राम प्रसाद, पुत्र श्री राम स्वरूप

निवासी: मकान नं०-488/144 नई दिल्ली जिला तह०
व जिला लखनऊ

व्यवसाय: कृषि



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री योगेश बंसल, पुत्र श्री राम कृष्ण अग्रवाल

निवासी: 2/206 विवेक खण्ड-2 गोमतीनगर लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता: 2



श्री राजेश बंसल, पुत्र श्री राम कृष्ण अग्रवाल

निवासी: 2/206 विवेक खण्ड-2 गोमतीनगर लखनऊ

व्यवसाय: नौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

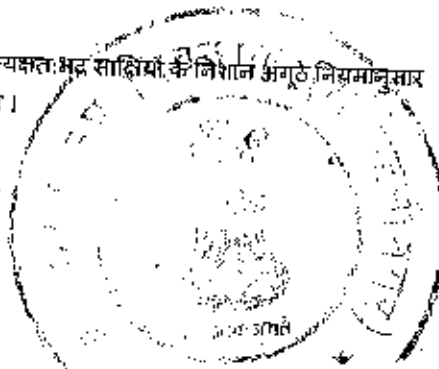
निर्मल सिंह

उप निबंधक: सरोजनीनगर
लखनऊ

राजेश यादव

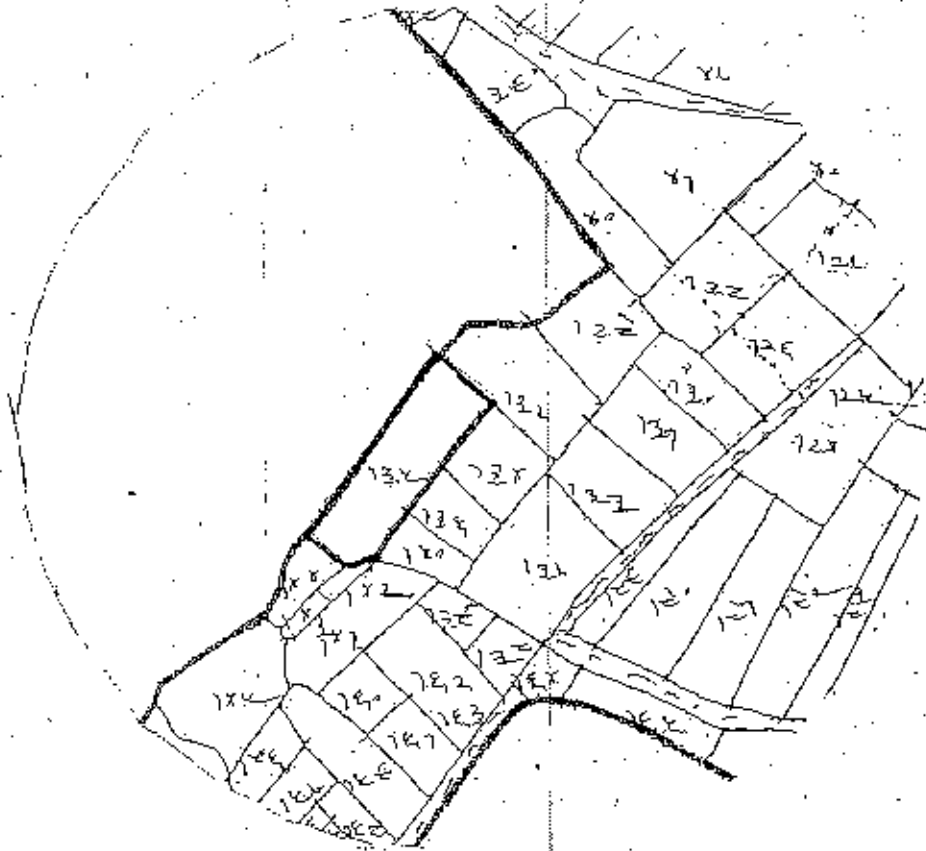
कनिष्ठ सहायक (निबंधन)
नियमित

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



Schedule -2

Site Plan



Khasra NO - 135 area 0.1975 Hectare

Shown & marked with red color, Comes under JDA. Situated at Village - Ardonamau Tehsil -

Sarajani Nagar District - Lucknow

For EMAAR MGF LAND PVT. LTD.

[Signature]
Auth. Signatory



[Signature]

बही संख्या 1, जिल्द संख्या 894 के पृष्ठ 377 से 428 तक क्रमांक
12954 पर दिनांक 03/12/2018 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



निर्मल सिंह

उप निबंधक : सरोजनीनगर

लखनऊ

03/12/2018

