



INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp



Certificate No.	: IN-UP41997085721561V	₹1,29,67,000
Certificate Issued Date	: 22-Feb-2023 03:28 PM	
Account Reference	: SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN	
Unique Doc. Reference	: SUBIN-UPUPSHCIL0176902405793664V	
Purchased by	: JAS INFRATECH LLP	
Description of Document	: Article 5 Agreement or Memorandum of an agreement	
Property Description	: UNDIVIDED SHARE OF FREEHOLD LAND OF TOWER-2,INTERNATIONAL BUSINESS BAY-1,SUSHANT GOLF CITY,LUCKNOW.	
Consideration Price (Rs.)	: ₹1,29,67,000	
First Party	: ROSEBUD REALCON LLP	
Second Party	: JAS INFRATECH LLP	
Stamp Duty Paid By	: JAS INFRATECH LLP	
Stamp Duty Amount(Rs.)	: 1,29,67,000 (One Crore Twenty Nine Lakh Sixty Seven Thousand only)	

Handwritten signature

₹1,29,67,000



₹1,29,67,000

IN-UP41997085721561V

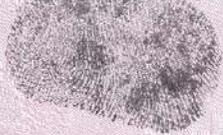
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BUILDER AGREEMENT

Date of Execution : 23-02-2023
Place of Execution : Lucknow

For Rosebud Realcon LLP

Narsh Jain
Partner/Eligible Signatory



JAS INFRATECH LLP

Javed
Partner



Agarwal



Signature

JD 0031500808

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shcilstamp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App 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 : ₹ 18,52,36,051/-
Refundable Security : ₹ 5,00,00,000/-
Stamp Duty : ₹ 1,29,67,000/-
Ward : Ibrahimpur

DETAILS OF INSTRUMENT IN SHORT

1.	Nature of Land	:	Commercial
2.	Ward	:	Ibrahimpur
3.	Mohalla	:	Sushant Golf City, Sultanpur Road, Lucknow
4.	Details of Property	:	Undivided share of Commercial Freehold Developed Land of Tower-2 in International Business Bay-1, situated at Sushant Golf City, Sultanpur Road, Lucknow
5.	Standard of measurement	:	Sq. meters
6.	Land Area of Plot	:	11,306.37 sq. meters

For Rosebud Realcon LLP

Narish Jain
Partner/Auth. Signatory

JAS INFRA TECH LLP

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Partner

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7.	Location Road	:	Not on Segment Road
8.	Type of Property	:	Plot
9.	Boundaries	:	East : 6 meter wide Road West : 12 meter wide Road North : 6 meter wide Road South : 6 meter wide Road
10.	No of persons in first part (1); No of persons in second part (1);		
11.	Details First Party	:	Details of Second Party
	M/S Rosebud Realcon LLP (PAN-AAXFR9304B), which is a LLP firm, having its registered office at 702, 7 th Floor, Shalimar Titanium, Vibhuti Khand, Gomti Nagar, Lucknow through its Partner Mr. Naresh Jain son of Late Atma Ram Jain resident of B-199, Indira Nagar, Lucknow authorised vide Board Resolution dated 21-02-2023	:	M/s JAS Infratech LLP (PAN-AASFJ5877C), which is a LLP firm, having its registered office at Flat No. 501, 5 th Floor, Geetakunj Apartment, C-817, 818, Sector-C, Mahanagar, Lucknow through its Partners (1) Sri Obed Javed son of Late Sri Abdul Baqi resident of Flat No. 503, 5 th Floor, Raazia Courtyard Apartment, 90, Jagat Narain Road, Lucknow (2) Sri Akash Agarwal son of Sri Suresh Kumar Agarwal resident of Flat No. 501, 5 th Floor, Geetakunj Apartment, C-817, Sector-C, Mahanagar, Lucknow (3) Sri Shiv Kumar Singhania son of Late Sri Ishwar Kumar Singhania resident of Flat No. J-902, Shalimar Gallant, Vigyanpuri, Mahanagar, Lucknow authorised vide Board Resolution dated 22-02-2023

For Rosebud Realcon LLP

Naresh Jain
Partner/Auth. Signatory

JAS INFRATECH LLP

Javed
Partner

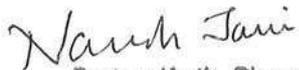
Agarwal

Singhania

THIS BUILDER AGREEMENT IS EXECUTED BETWEEN M/S Rosebud Realcon LLP (PAN-AAXFR9304B), which is a LLP firm, having its registered office at 702, 7th Floor, Shalimar Titanium, Vibhuti Khand, Gomti Nagar, Lucknow through its Partner Mr. Naresh Jain son of Late Atma Ram Jain resident of B-199, Indira Nagar, Lucknow authorised vide Board Resolution dated 21-02-2023 of the First Part (hereinafter jointly referred to as "Owner / First Party"). AND M/s JAS Infratech LLP (PAN-AASFJ5877C), which is a LLP firm, having its registered office at Flat No. 501, 5th Floor, Geetakunj Apartment, C-817, 818, Sector-C, Mahanagar, Lucknow through its Partners (1) Sri Obed Javed son of Late Sri Abdul Baqi resident of Flat No. 503, 5th Floor, Raazia Courtyard Apartment, 90, Jagat Narain Road, Lucknow (2) Sri Akash Agarwal son of Sri Suresh Kumar Agarwal resident of Flat No. 501, 5th Floor, Geetakunj Apartment, C-817, Sector-C, Mahanagar, Lucknow (3) Sri Shiv Kumar Singhania son of Late Sri Ishwar Kumar Singhania resident of Flat No. J-902, Shalimar Gallant, Vigyanpuri, Mahanagar, Lucknow authorised vide Board Resolution dated 22-02-2023 (hereinafter referred to as the "Builder / Second Party").

WHEREAS the Owner / First Party and Ansal Properties & Infrastructure Ltd. have entered into a registered Agreement to sell without possession dated 26-07-2018 with respect to Undivided share of Commercial Freehold Developed Land having area of 11,306.37 sq. meters, FSI Area of Tower-2 measuring 31896 sq. meters in International Business Bay-1, situated at Sushant Golf City, Sultanpur Road, Lucknow, which is duly registered in Book No. I Volume 111 Pages 301/334 at No. 1580 on 26-07-2018 in the office Sub-Registrar, Sarojini Nagar, Lucknow; AND

For Rosebud Realcon LLP


Partner/Auth. Signatory

JAS INFRATECH LLP


Partner





PHOTOGRAPH OF

Undivided share of Commercial Freehold Developed Land (FSI) having area of 11,306.37 sq. meters of Tower-2 in International Business Bay-1, situated at Sushant Golf City, Sultanpur Road, Lucknow



For Rosebud Realcon LLP
Narsh Jami
Partner/Auth. Signatory

JAS INFRATECH LLP

Javed
Partner
Agarwal
Shiv

OWNER / FIRST PARTY

BUILDER / SECOND PARTY

WHEREAS later on Ansal Properties & Infrastructure Ltd. executed a registered Sale Deed dated 14-10-2019 in favour of the Owner / First Party with respect to Undivided share of Commercial Freehold Developed Land having area of 11,306.37 sq. meters, FSI Area of Tower-2 measuring 31896 sq. meters in International Business Bay-1, situated at Sushant Golf City, Sultanpur Road, Lucknow, which is duly registered in Book No. I Volume 2959 Pages 39/70 at No. 27157 on 14-10-2019 in the office Sub-Registrar, Sarojini Nagar, Lucknow ;AND

AND WHEREAS the First Party in order to derive optimum utility from the said land intended to construct a multi-storied commercial building on the said property.

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 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 11,306.37 sq. meters (undivided share) land for development and construction of the said building to be carried out by the Builder / Second Party.
2. That Lucknow Development Authority has already approved plans / drawings with respect to the said proposed project.
3. That the building plans for the proposed building were prepared by the builder/ second party through its architect, such architect was engaged by the builder/second party at its own cost. The Owner / First Party shall be

For Rosebud Realcon LLP

Narish Jain
Partner/Auth. Signatory

JAS INFRATECH LLP

Javed
Partner

Agarwal

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bound to sign relevant documents for NOCs, any approvals if required from L.D.A., so as to obtain its approval / sanction or compounding from the competent authorities or other local authority, Lucknow.

4. That the ultimate roof of the buildings shall always be the exclusive rights of Builder /Second party and First party / Owner in the ratio of 50% in each tower.
5. That the Second Party / Builder shall pay / deposit the Development Charges if any, in the competent authorities.
6. That all the taxes or dues or charges, in respect of the said plot upto the date of registration 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. After completion of the project all taxes will be shared by both parties in equal share.
7. That the Builder / Second Party shall ensure adequate compliance of industry accepted quality control norms during construction and it shall maintain proper lab and ensure proper testing of materials periodically.
8. That the builder / second party will develop and construct the building upon the demised plot in accordance with the plan or plans duly approved by concern 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 authorise the builder / second

For Rosebud Realcon LLP

Narish Jain
Partner/Auth. Signatory

JAS INFRATECH LLP

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Partner

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party to sign all the necessary papers documents plans, affidavits, petition etc addressed to or to be submitted before Nagar Nigam, Local Authority, Government or any other authority or electricity department for 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.

9. That the entire amount required for carrying out construction, development and completion of said building including the cost of transformers, lifts, escalators, generators, 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.
10. 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 60 months commencing from the date of sanction or approval of map, except for force majeure public disturbance war, pandemic, lockdown, act of God or any other reason, order of the Government, 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,

For Rosebud Realcon LLP

Narish Jain
Partner/Auth. Signatory

JAS INFRA TECH LLP

Javed
Partner

A Agarwal

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communal riots or reasons mentioned above period the construction shall remain suspended on such accounts. Beyond a period of the aforesaid period if the construction gets delayed then the time shall be extended by one year after completion of 60 months.

11. That in case of delay on the part of the Builder / Second Party beyond the extended time as specified above, the Owner / First Party shall be entitled for compensation claim of rupees twenty lakhs per month for 12 months, after period of six years from sanction of map. However still if the construction is not completed then the Owner / First Party shall be entitled for compensation claim of rupees thirty lakhs per month till the completion of project.
12. That in the said proposed building, the Owner / First Party and the Builder / Second Party shall share the total covered area inclusive of salable area, staircases and lobbies etc. of the entire building in the ratio of 50% belonging to the Owner / First Party and 50% belonging to the builder / second party.
13. (i) That the Land Owner / First party will get the areas mentioned in attached plans of this agreement having **YELLOW COLOUR**.
(ii) That the Builder / Second Party will get the areas mentioned in attached plans of this agreement having **BLUE COLOUR**.
14. That the common / combined areas mentioned in attached plans of this agreement having **PINK COLOUR** will be shared equally between both parties.
15. That the Builder / Second Party shall be the exclusive owner of the 50% of the total built up area 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 buyers, enter into the agreement to sell of the proposed area in the builder allocation. The Owner / First Party shall have exclusive right, title and interest over the

For **Rosebud Realcon LLP**

Narish Jain
Partner/Auth. Signatory

JAS INFRATECH LLP
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Partner

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50% of the total built up area assigned to it, and will be at liberty to deal with the same in any manner it likes.

16. That the builder / second party shall solely be responsible to pay the stamp duty and other charges in respect of this builder agreement.
17. 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 the builder and the Owner / First Party in any manner constitute an association of person(s).
18. That it is hereby agreed by the Owner / First Party and the Builder/ Second Party that they shall directly meet their taxation liability and other fiscal liabilities as may be applicable to them, personally and respectively. In no circumstances, any party shall be liable to recover of demand the said amount from the other party.
19. That it is agreed that the terms of this agreement can be altered or modified by way of supplementary registered or unregistered supplementary agreement / agreements by mutual consent of both parties.
20. That as soon as the building is complete, two members of each party will form a separate legal entity which will look after the maintenance and repairs of the common areas and machineries etc. This entity shall be entitled to collect charges/amount from the owners/ occupiers / allottees / occupants of proposed Building, such rates as may be considered from time to time.
21. 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

For Rosebud Reston LLP

Narish Jain
Partner/Auth. Signatory

JAS INFRATECH LLP

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Partner

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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 Builder / Second Party. The aforesaid land and the demised property is also free from all sorts of encumbrance, charges, liens and attachments. The Owner / First Party has assured the builder / second party that the 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 the for the time being in force by the State Government or any other concern 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 its cost, failing which the builder/second party shall be entitled to clear the same and recover the same from the 50% 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.

22. That if there is any claim, demand, tax, liability or any other court order, whatsoever against the First Party/Owner it is a condition of this agreement that the work on the development 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.
23. 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

For Rosebud Reetoon LLP

Narech Jain

Partner/Auth. Signatory

JAS INFRATECH LLP

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Partner

A Agarwal

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be respectively responsible for payment of all municipal and property taxes and other outgoing imposition whatsoever of the salable area of proposed building. All such taxes, however, can be transferable to the transferee(s) or nominee(s) of Owner and developers.

24. That the Builder / Second Party and Owner / First Party shall exclusively execute and register the transfer deeds or lease deed or any other deeds of showrooms / commercial spaces / halls / restaurants in favour of their prospective purchaser(s), lessee(s) upto their shares. The transfer deeds or lease deeds shall be executed as per RERA norms applicable time to time.
25. That it is further agreed between the parties that in case of any increase in the permissible limit of F.A.R. during the construction of the proposed building project subject to legal sanction by the authority concerned, 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 and construction cost shall always be borne by the Builder and Owner as per their respective share i.e. 50% by the first party & 50% by the second Party.
26. 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 own name and the Owner / first Party shall have no liability either financial or of any kind in these regards.
27. That the parties undertake not to do any act which may in any manner, contravene the terms of this agreement respecting the above property.
28. That the builder / second party may mortgage building allocation relating to building to be constructed after separating the Land Owner/First Party

For Rosebud Realestate LLP

Narish Jain

Partner/Auth. Signatory

JAS INFRATECH LLP

Javed
Partner

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allocation in the said building. However it is specifically agreed that no charge on the land or Land Owner/First Party allocation of building shall be created by the builder / second party.

29. That ultimate responsibility for execution of construction shall rest upon the Builder/ second party.
30. That the maintenance charges of Ansal (if any) during the construction of the proposed project shall be payable by the Builder / Second Party. After completion of the project the same shall be shared equally by Owner / First Party and Builder / Second Party.
31. That it is agreed between both parties that building shall be deemed to be complete only after obtaining completion certificate from Lucknow Development Authority and all expenses in respect to this regard shall be borne by Builder / Second Party.
32. That any unforeseen charges / levies if imposed by Govt. / any local authorities / Ansal Properties & Infrastructure Ltd in future, the same shall be shared by both the parties equally. This does not include any statutory liabilities mentioned in para 6, 16 & 18.
33. That the Sewage treatment plant if required the same shall be constructed by the Builder / Second Party at its own cost.
34. That all NOCs related to the project will be obtained by the Builder / Second Party at its own cost.
35. That the Builder / Second Party shall be exclusive responsible for registration / compliance and updating of project under UP-RERA.
36. That it is agreed between the parties that since the Second Party / Builder is exclusively responsible for construction of the project, the Second Party / Builder shall indemnify the land owner in respect of any claims by any third

For Rosebud Realcon LLP

Narsh Jain
Partner/Auth. Signatory

JAS INFRATECH LLP

Jaspreet
Partner

A. Aggarwal
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party including but not limited to RERA, workmen compensation, statutory authorities, departments from which NOCs to be obtained.

37. That all miscellaneous incomes arising in due course of time shall be shared by both parties equally.
38. That the signage positions to be decided mutually between both parties. Any incomes arising from advertisements to be shared equally between both parties.
39. That it is agreed between both the parties that Second Party / Builder shall be responsible for installation of AC Plant for air-conditioning of the proposed building. However Builder / Second Party shall provide Air conditioning of all common passages / areas and shall also provide AC Plant lines facility at convenient point at all commercial units, at its own cost. However the internal AC work within premises of allottees shall be done by allottees at their own cost.
40. That all the internal electrification work including panels, transformers etc will be done by the Second Party / Builder at its own cost, the Owner / First Party shall not pay any cost of the same. The total cost of load sanction of the Building, department estimate expenses from main line to the transformers point shall be shared in the ratio of 25% by the Owner / First Party and 75% by Second Party / Builder.
41. That the builder/second party shall deposit a sum of ₹ 5,00,00,000/- (Rupees Five Crores only) as 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 in two installments; first 50% on completion of structure and remaining 50% on completion of the said building i.e. when completion certificate is applied.

For Rosebud Realcon LLP

Narish Jain
Partner/Auth. Signatory

JAS INFRATECH LLP

Javed
Partner

A Agalwal

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42. That the name of this project / building as mutually decided between both parties shall be "THE WALK". It is decided between both parties that name may be changed if required.
43. That any dispute or difference arising between the parties shall be resolved amicably at the first instance unresolved dispute controversies, contests, disputes, if any shall be submitted to arbitration. The arbitration shall conduct in accordance with provisions of the Arbitration and Conciliation Act 1996 along with rules made there under and any amendments thereto. The arbitration shall be conducted in English and the decision award of the arbitrator shall be final conclusive and binding on the parties. The seat/place of the arbitration shall be at Lucknow.
44. That the plot subject matter of this agreement is situated at Sushant Golf City, Sultanpur Road, Lucknow. There is no construction on the said plot of land.
45. That the subject matter of this deed having total area of the plot of land (undivided share) is 11,306.37 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 ₹ 20,500/- per square meter
		=	₹ 2,05,00,000/-
	10% extra for four side road	=	₹ 20,50,000/-
b)	Balance Area of Land	=	10,306.37 sq. meter x ₹ 14,350/- (₹ 20,500 - 30% = ₹ 14,350/-)
		=	₹ 14,78,96,410 /-
c)	10% extra for four side road	=	₹ 1,47,89,641/-

For Rosebud Realcon LLP

Narish Jain
Partner/Auth. Signatory

JAS INFRATECH LLP

Ashish
Partner

Agarwal

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Thus the total value of land comes to ₹ 18,52,36,051/- consequently the stamp duty of ₹ 1,29,66,590/- has been paid on the market value of property. There is a interest free refundable security deposit of ₹ 5,00,00,000/- on which the stamp duty of ₹ 100/- has been paid. Thus the total stamp duty of ₹ 1,29,66,690/- Say ₹ 1,29,67,000/- is being paid on this agreement vide E-Stamp Certificate No. IN-UP41997085721561V DATED 22-FEB-2023.

46. 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.
47. That the identification of the parties has been done on the basis of the documents provided by them.

SCHEDULE OF PROPERTY

Undivided share of Commercial Freehold Developed Land (FSI) having area of 11,306.37 sq. meters of Tower-2 in International Business Bay-1, situated at Sushant Golf City, Sultanpur Road, Lucknow and bounded as under:-

East	:	6 meter wide Road
West	:	12 meter wide Road
North	:	6 meter wide Road
South	:	6 meter wide Road

For Rosebud Realtors LLP
Nand Jais
Partner/Auth. Signatory

JAS INFRA TECH LLP
Arad
Partner

AAgawal

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SCHEDULE OF INTEREST FREE
REFUNDABLE SECURITY DEPOSIT

1. Received ₹ 50,00,000/- Through Cheque No. 000004 dated 23-11-2022 drawn on HDFC Bank Ltd. Lucknow.
2. Received ₹ 50,00,000/- Through Online Transfer No. 151087571 dated 13-12-2022 from HDFC Bank Ltd. Lucknow.
3. Received ₹ 50,00,000/- Through Online Transfer No. 151087571 dated 14-12-2022 from HDFC Bank Ltd. Lucknow.
4. Received ₹ 50,00,000/- Through Online Transfer No. 151087571 dated 15-12-2022 from HDFC Bank Ltd. Lucknow.
5. Received ₹ 50,00,000/- Through Cheque No. 000007 dated 15-12-2022 drawn on HDFC Bank Ltd. Lucknow.
6. Received ₹ 46,00,000/- Through Online Transfer No. 324574999 dated 16-12-2022 from HDFC Bank Ltd. Lucknow
7. Received ₹ 50,00,000/- Through Online Transfer No. 197393211 dated 13-02-2023 from HDFC Bank Ltd. Lucknow.
8. Received ₹ 50,00,000/- Through Online Transfer No. 119420335 dated 14-02-2023 from HDFC Bank Ltd. Lucknow.
9. Received ₹ 50,00,000/- Through Online Transfer No. 470121149 dated 16-02-2023 from HDFC Bank Ltd. Lucknow.
10. Received ₹ 54,00,000/- Through Cheque No. 000017 dated 22-02-2023 drawn on HDFC Bank Ltd. Lucknow.

**Total Interest Free Refundable Security Deposit Received of
₹ 5,00,00,000/- (Rupees Five Crores only).**

For Rosebud Reelion LLP
Narish Sami
Partner/Auth. Signatory

JAS INFRATECH LLP

Javed
Partner

Agarwal

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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.



(Arpit Jain)
S/o Sri Naresh Jain
R/o B-199, Indira Nagar,
Lucknow



For Rosebud Realcon LLP
Naresh Jain
Partner/Auth. Signatory



OWNER / FIRST PARTY

2.



(Mohd. Zaved)
S/o Sri Samsuddin
R/o 164, Village Singha Khurd,
Singahi Kalan, Kheri U.P.



JAS INFRATECH LLP



Partner



BUILDER/ SECOND PARTY

Drafted by :



(Arun Khanna)
Advocate
Civil Court, Lucknow.

Composed by :



(Amit Kumar Singh)

GREEN

GREEN

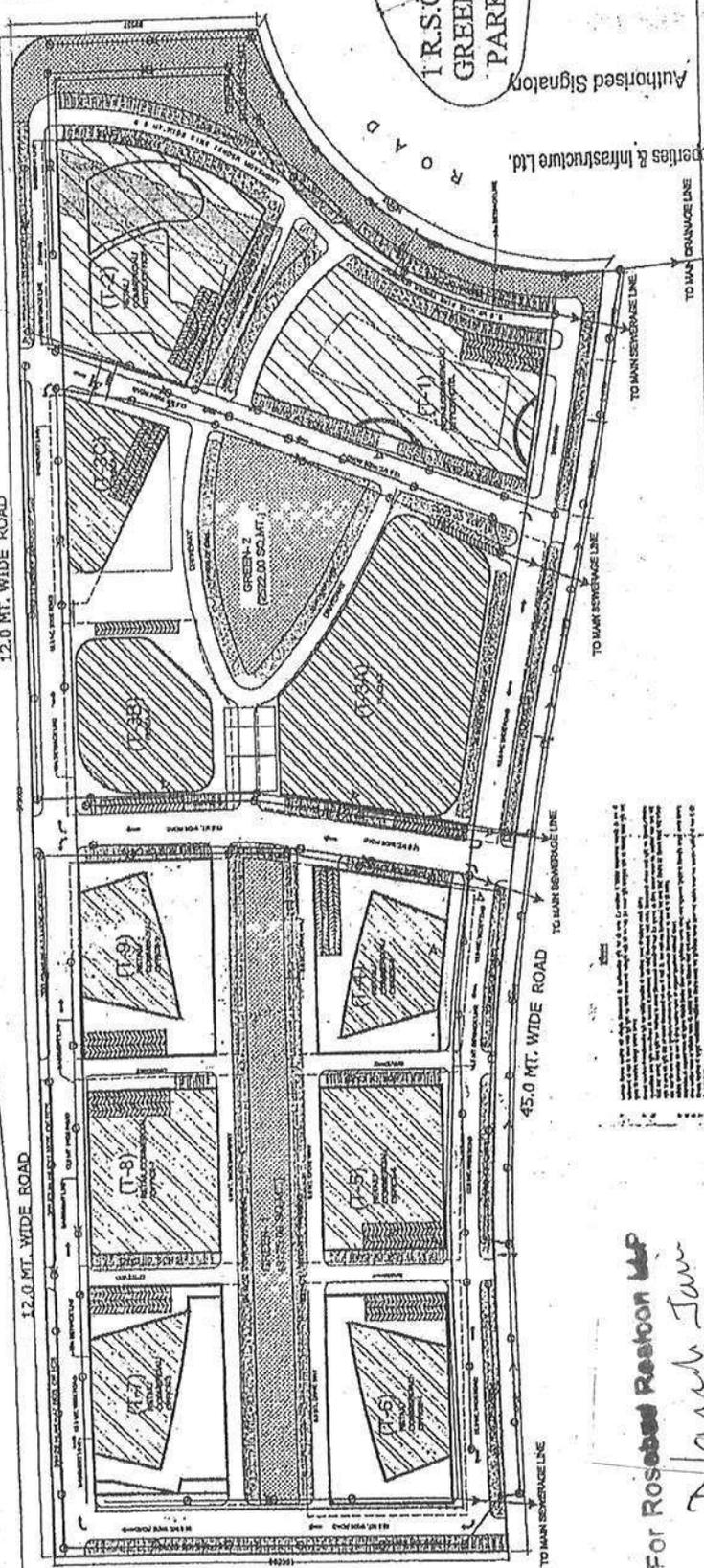
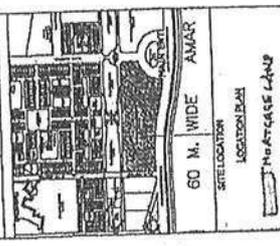
12.0 MT. WIDE ROAD

12.0 MT. WIDE ROAD

45.0 MT. WIDE ROAD

24.0 MT. WIDE ROAD

PROJECT
 PROPOSED
 LAYOUT PLAN OF COMMERCIAL-1
 (INTERNATIONAL BUSINESS BAY-1)
 ALONG AMAR SHARADH ROAD AT
 SUSHANT GOLF COURSE AT TECH
 TOWNSHIP, LUDHIANA (L.P.)



DRAWING TITLE
**SERVICES LAYOUT PLAN
 (BB-1)**

SCALE
 AS SHOWN

DATE
 15/08/2024

PROJECT
 PROPOSED LAYOUT PLAN OF COMMERCIAL-1 (INTERNATIONAL BUSINESS BAY-1) ALONG AMAR SHARADH ROAD AT SUSHANT GOLF COURSE AT TECH TOWNSHIP, LUDHIANA (L.P.)

CLIENT
 JAS INFRA TECH LLP

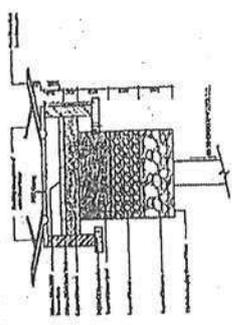
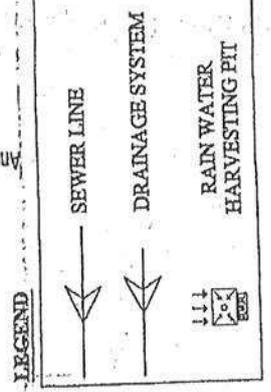
DESIGNER
 JAS INFRA TECH LLP

PROJECT NO.
 JAS/INFRA/2024/001

DATE
 15/08/2024

SCALE
 AS SHOWN

PROJECT
 PROPOSED LAYOUT PLAN OF COMMERCIAL-1 (INTERNATIONAL BUSINESS BAY-1) ALONG AMAR SHARADH ROAD AT SUSHANT GOLF COURSE AT TECH TOWNSHIP, LUDHIANA (L.P.)



Notes:
 1. The sewer lines are shown in solid lines with downward arrows. The drainage lines are shown in dashed lines with downward arrows. The rain water harvesting pits are shown in squares with downward arrows.
 2. The sewer lines are to be connected to the main sewer line at the 45.0 MT. WIDE ROAD.
 3. The drainage lines are to be connected to the main drainage line at the 45.0 MT. WIDE ROAD.
 4. The rain water harvesting pits are to be connected to the main rain water harvesting system at the 45.0 MT. WIDE ROAD.



For Roshab Reetson MP
 Navneet Jain
 Partner/Auth. Signatory

JAS INFRA TECH LLP
 Partner

Agarwal
 Partner

LOWER GROUND FLOOR				
SHOP No.	COVERED AREA sqm	OWNER/1st Party	Builder/2nd Party	PORTION common
1	217.66			
2, 3	217.66	217.66		217.66
4	29.32			
5	29.32	29.32		29.32
6, 7	143.00			
8	143.00			
9, 10	83.76			
11, 12	83.76	83.76		83.76
13, 14, 15, 16	87.27			
17, 18, 19, 20	82.39			
21, 22, 23, 24	92.54			
25, 26, 27, 28	92.54			
29, 30	78.79			
31, 32	78.79			
33	30.61			
34	30.61			
35, 36, 37	90.96			
38, 39, 40, 41	90.96			
42, 43	74.31			
44, 45	74.31			
46	21.07			
47, 48	54.54			
49	28.59			
50	37.20			
51	37.20			
52, 53	74.66			
54, 55	74.66			
56	298.88			
KIOSK 15 Nos.	124.00			
TOTAL	2602.36	1089.74	1089.74	422.88

JAS INFRA TECH LLP

Partner

Signature

Signature



LOWER GROUND LAYOUT PLAN

For Rosabud Reston
Signature
 Partner/Auth. Signatory

SHOP No.	COVERED AREA sqm	OWNER/1st Party	OUTSIDE 2nd Party	PORTION common
1, 2	85.01		85.01	
3, 4	85.01	85.01		
5, 6	155.74	155.74		
7, 8, 9	155.74	155.74		
10, 11	42.26	42.26		
12, 13	42.26	42.26		
14, 15, 16, 17	124.21	124.21		
18	76.21		76.21	
19, 20	80.66		80.66	
21	85.02		85.02	
22, 23	214.00	214.00		
24, 25	214.00		214.00	
26, 27, 28	127.20		127.20	
29, 30	76.40	76.40		
31	25.40	25.40		
32	25.40	25.40		
33, 34, 35	75.00	75.00		
36, 37	75.00		75.00	
38	63.51	63.51		
39	63.51	63.51		
40	38.08	38.08		
41, 42	148.39		148.39	
43, 44, 45	143.47	143.47		
46	25.00		25.00	
TOTAL	2246.48	1110.74	1110.74	25.00

JAS INFRA TECH LLP
Partner
Partner



UPPER GROUND LAYOUT PLAN

For Rosobud Realcon LLP
Partner/ Auth. Signatory

For Rosebud Realcon LLP
Naruh Jain
 Partner/Auth. Signatory

SHOP No.	COVERED AREA sqm	OWNER/ 1st Party	BUILDER/ 2nd Party	PORTION common
1, 2, 3	76.48		76.48	
4, 5	76.48		76.48	
6, 7	155.76		155.76	
8, 9, 10	155.76		155.76	
11, 12, 13, 14, 15	210.04		210.04	
16, 17, 18, 19	148.08		148.08	
20	31.40		31.40	
21	31.40		31.40	
22	135.40		135.40	
23, 24	180.00		180.00	
25, 26	180.00		180.00	
27, 28, 29	127.15		127.15	
30, 31, 32, 33	127.15		127.15	
34	66.41		66.41	
35, 36	48.79		48.79	
37, 38	63.70		63.70	
39, 40	63.70		63.70	
41, 42, 43	75.70		75.70	
44, 45	75.70		75.70	
46, 47, 48	75.45		75.45	
49, 50, 51	119.79		119.79	
52, 53	69.36		69.36	
54, 55	69.36		69.36	
TOTAL	2363.06		1217.83	1145.23

JAS INFRA TECH LLP
Rajesh
 Partner

Abhishek
Chauhan



FIRST FLOOR LAYOUT PLAN

For Rosebud Realcon LLP

Nawab Jami
Partner/Auth. Signatory

2nd FLOOR

SHOP No.	COVERED AREA sqm	OWNER/1st Party	BUILDER/2nd Party	PORTION common
1,2	111.56		111.56	
3,4	111.56	111.56		
5,6	155.76	155.76		
7,8,9	155.76	155.76		
10,11,12,13,14	210.04	210.04		
15,16,17,18	148.08		148.08	
19	31.40	31.40		
20	31.40	31.40		
21	135.40		135.40	
22,23	180.00	180.00		
24,25	180.00		180.00	
26,27,28,29	242.45	242.45		
30,31,32,33	242.45		242.45	
34,35,36	127.16		127.16	
37,38,39,40	127.16	127.16		
41,42,43	75.30		75.30	
44,45	75.30	75.30		
46,47	53.42	53.42		
48,49	53.42		53.42	
50,51,52	76.68		76.68	
53,54,55	76.68	76.68		
TOTAL	2600.98	1295.17	1305.81	

JAS INFRA TECH LLP

Jas
Partner

Raj

Pr



2nd FLOOR LAYOUT PLAN

For Rosebud Realcon LLP
Naveh Jain
 Partner/Auth. Signatory

3rd FLOOR	AREA No.	COVERED AREA sqm	OWNER/ 1st Party	BUILDER/ 2nd Party	PORTION common
	FINE DINE 1	351.61	351.61		
	FINE DINE 2	351.61		351.61	
	FINE DINE 3	73.26		73.26	
	FINE DINE 4	73.26			73.26
	FINE DINE 5	181.22			181.22
	FINE DINE 6	181.22	181.22		
	FINE DINE 7	77.13		77.13	
	FINE DINE 8	77.13			77.13
	FINE DINE 9	67.12		67.12	
	FINE DINE 10	67.12			67.12
	FINE DINE 11	84.03	84.03		
	FINE DINE 12	84.03			84.03
	SHOP 1	23.60		23.60	
	SHOP 2	21.04			21.04
	SHOP 3	21.04			21.04
	SHOP 4	22.88		22.88	
	SHOP 5	23.60		23.60	
	SHOP 6	24.32		24.32	
	SHOP 7	24.36			24.36
	SHOP 8	23.50			23.50
	SHOP 9	23.50			23.50
	SHOP 10	23.50		23.50	
	SHOP 11	23.50			23.50
	SHOP 12	22.71		22.71	
	TOTAL	1946.29	974.88	974.41	

JAS INFRA TECH LLP
Jas
 Partner

Approved
Signature



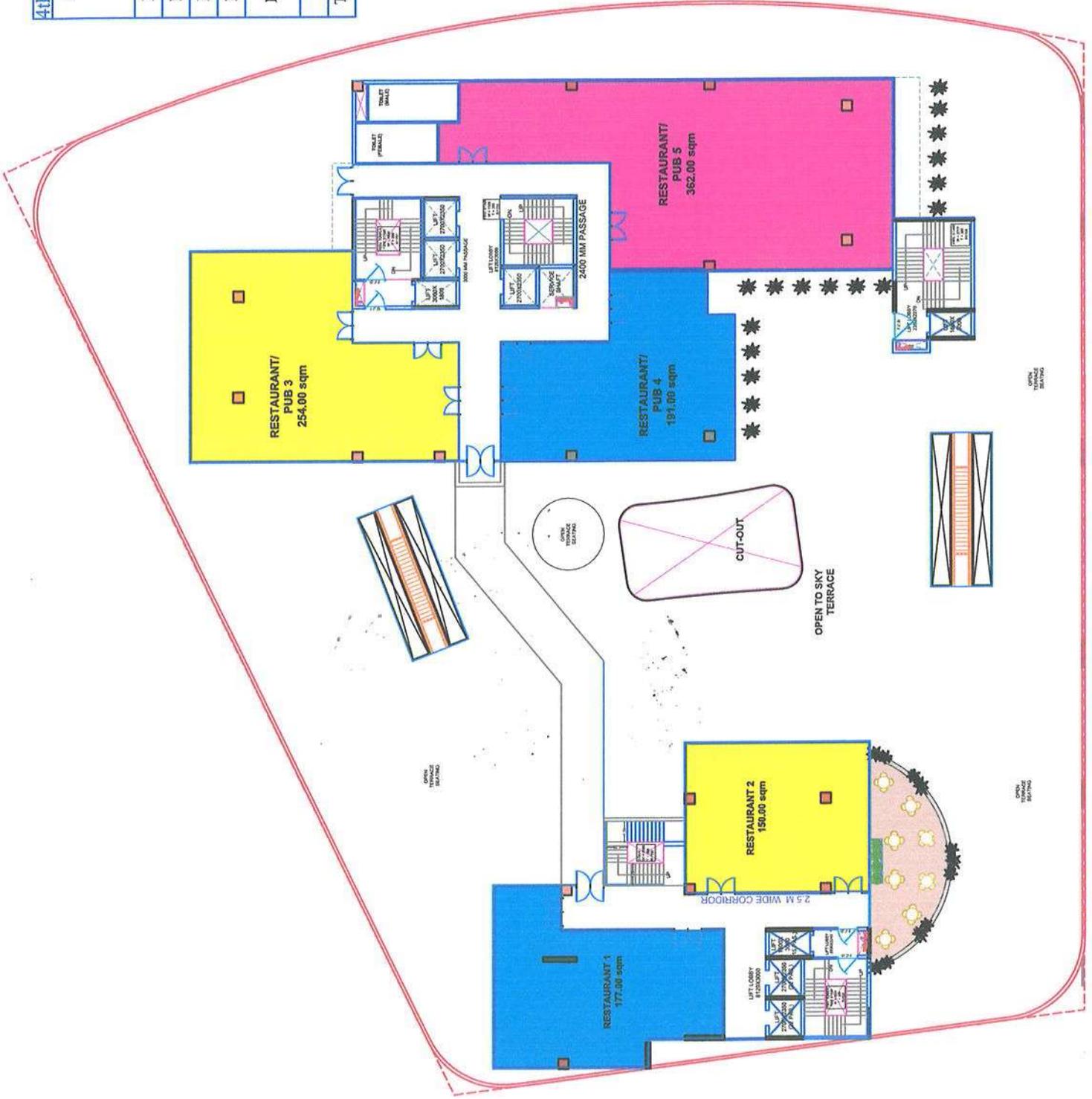
3rd FLOOR LAYOUT PLAN

4th FLOOR

AREA No.	COVERED AREA sqm	OWNER 1st Party	BUILDER 2nd Party	PORTION common
REST 1	177.00		177.00	
REST 2	150.00	150.00		
REST 3	254.00	254.00		
REST 4	191.00		191.00	
REST 5	362.00			181.00
				181.00
TOTAL	1134.00	404.00	368.00	362.00

For Rosebud Realcon LLP
Narsh Jain
 Partner/Auth. Signatory

JAS INFRA TECH LLP
Asad
 Partner
Asad
Asad



4th FLOOR LAYOUT PLAN

5th FLOOR

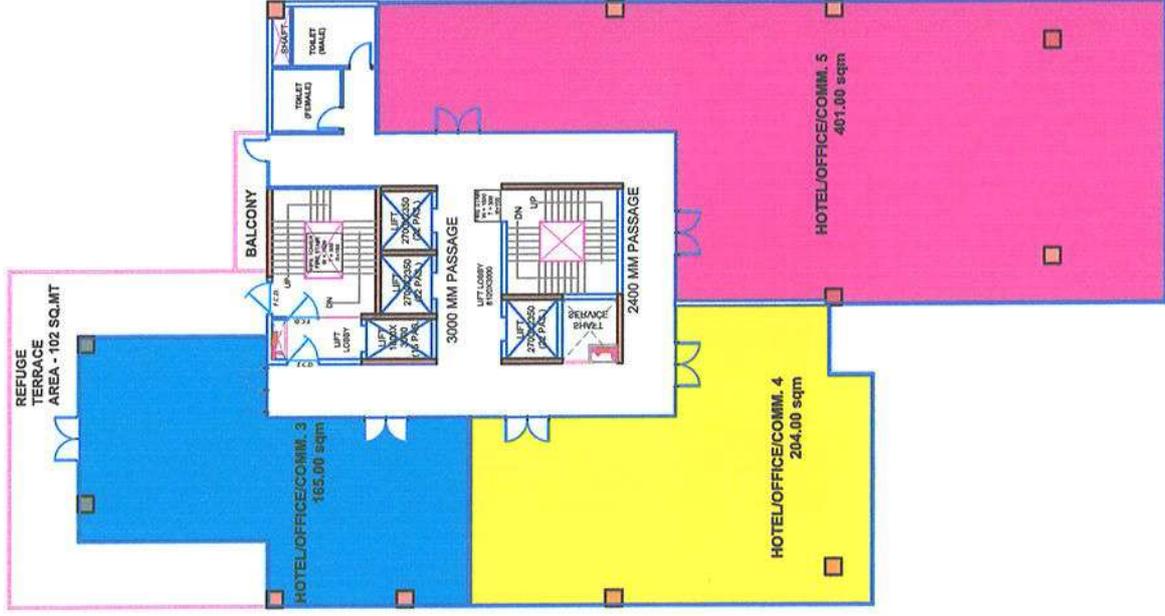
AREA No.	COVERED AREA sqm	OWNER/ 1st Party	BUILDER/ 2nd Party	PORTION common
HOT/OFF/COMM 1	177.00	177.00		
HOT/OFF/COMM 2	98.00		98.00	
HOT/OFF/COMM 3	165.00		165.00	
HOT/OFF/COMM 4	204.00	204.00		
HOT/OFF/COMM 5	401.00			200.50
TOTAL	1045.00	381.00	263.00	401.00

JAS INFRA TECH LLP

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Partner

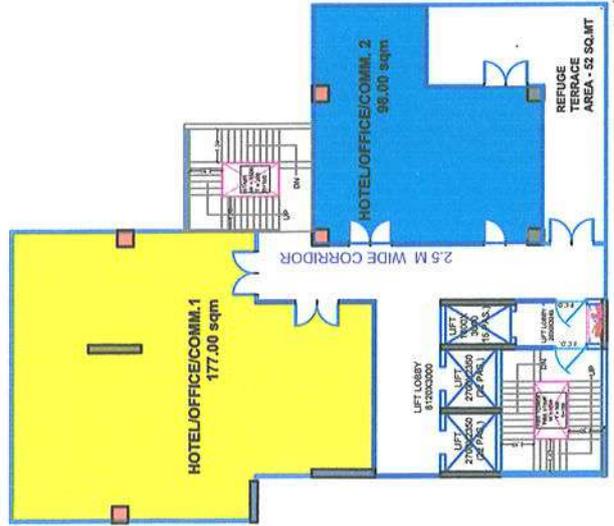
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TOWER-B

**5th FLOOR LAYOUT PLAN
WITH REFUGE TERRACE AREA -
102 SQ.MT**



TOWER-A

**5th FLOOR LAYOUT PLAN
WITH REFUGE TERRACE AREA -
52 SQ.MT**

For Rosebud Realcon LLP

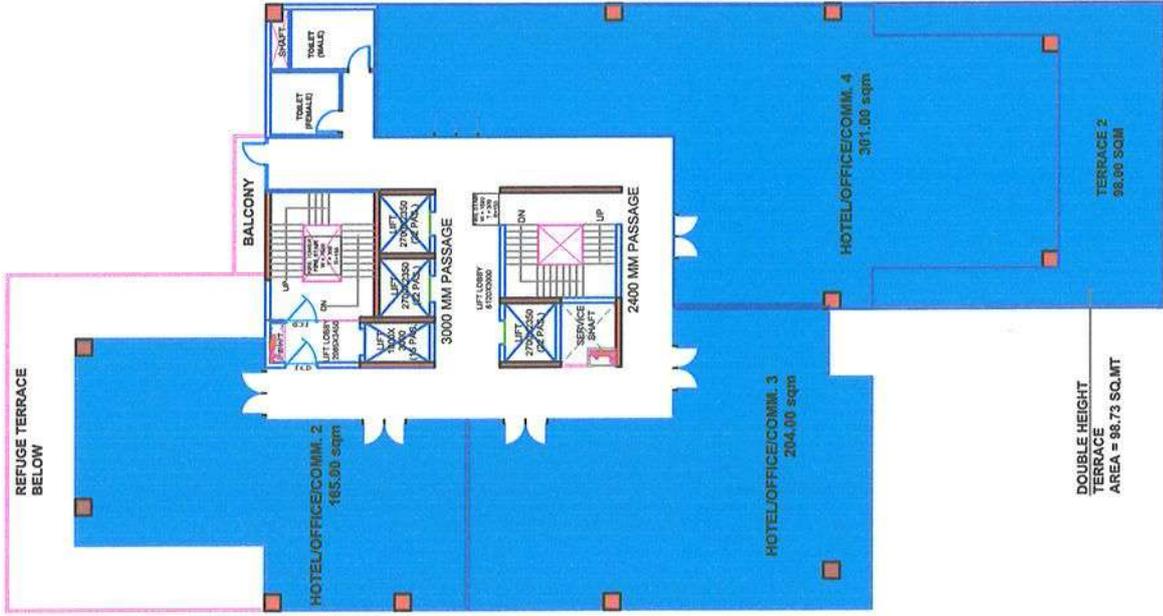
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Partner/Auth. Signatory

6th FLOOR				
AREA No.	COVERED AREA sqm	OWNER/ 1st Party	BUILDER/ 2nd Party	PORTION common
HOT/OFF/COMM 1	198.00	198.00		
HOT/OFF/COMM 2	165.00		165.00	
HOT/OFF/COMM 3	204.00		204.00	
HOT/OFF/COMM 4	301.00		301.00	
TERRACE 1	148.00	148.00		
TERRACE 2	98.00		98.00	
TOTAL	1114.00	346.00	768.00	

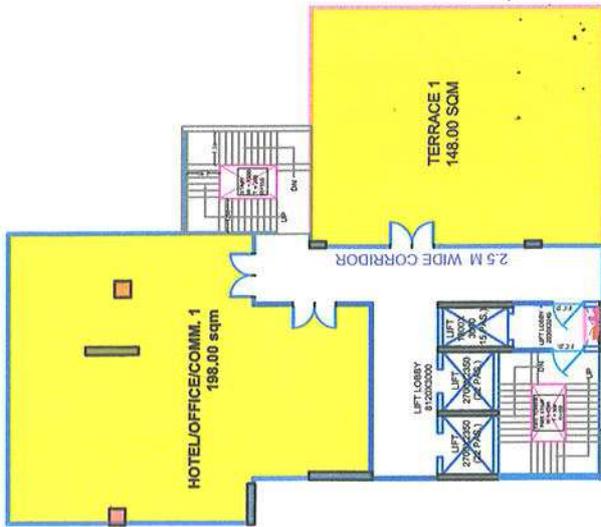
JAS INFRA TECH LLP

Rosebud
Partner

Asad
Partner



TOWER-B
6th FLOOR LAYOUT PLAN



TOWER-A
6th FLOOR LAYOUT PLAN

For Rosebud Realcon LLP

Naveh Jain
Partner/Auth. Signatory

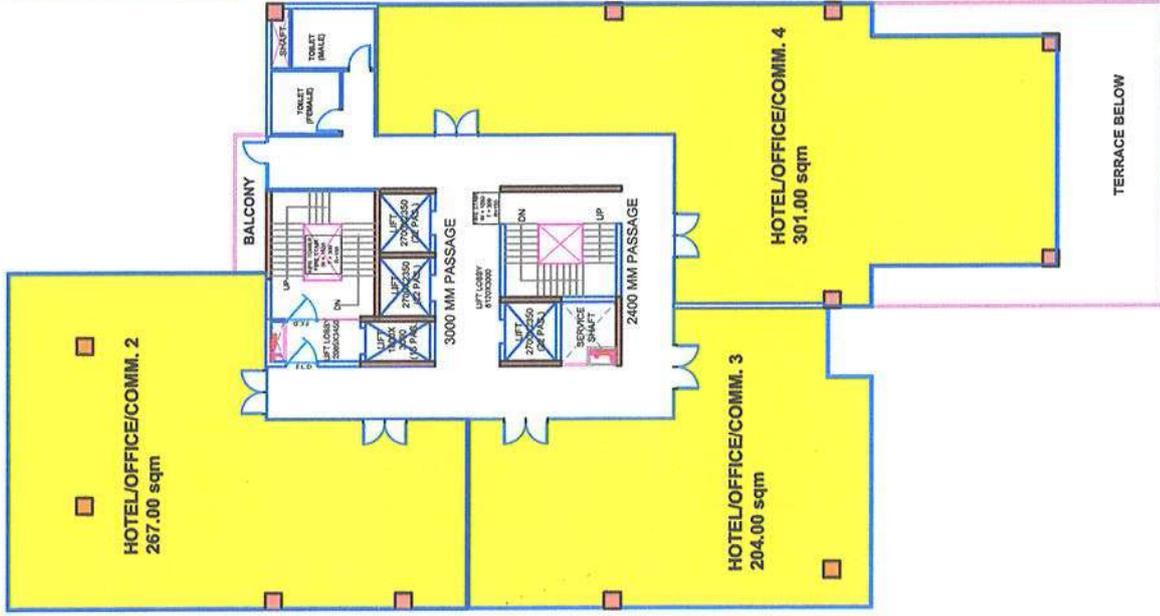
7th FLOOR				
AREA No.	COVERED AREA sqm	OWNER/ 1st Party	BUILDER/ 2nd Party	PORTION common
HOT/OFF/COMM 1	198.00		198.00	
HOT/OFF/COMM 2	267.00	267.00		
HOT/OFF/COMM 3	204.00	204.00		
HOT/OFF/COMM 4	301.00	301.00		
TOTAL	970.00	772.00	198.00	

JAS INFRA TECH LLP

Rosebud
Partner

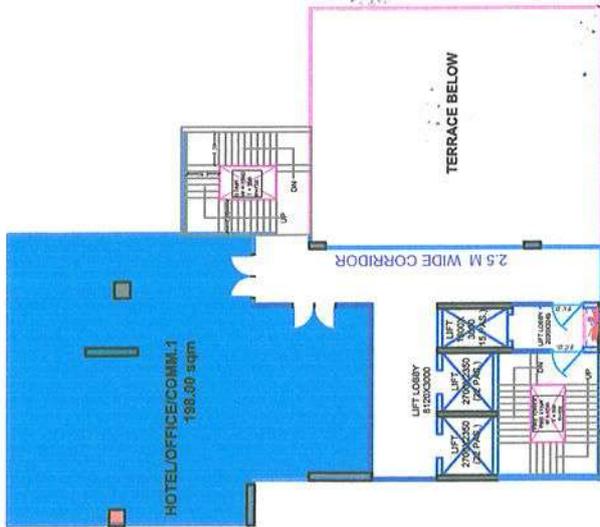
Rosebud

[Signature]



TOWER-B

7th FLOOR LAYOUT PLAN
(HOTEL/OFFICE/COMM.)

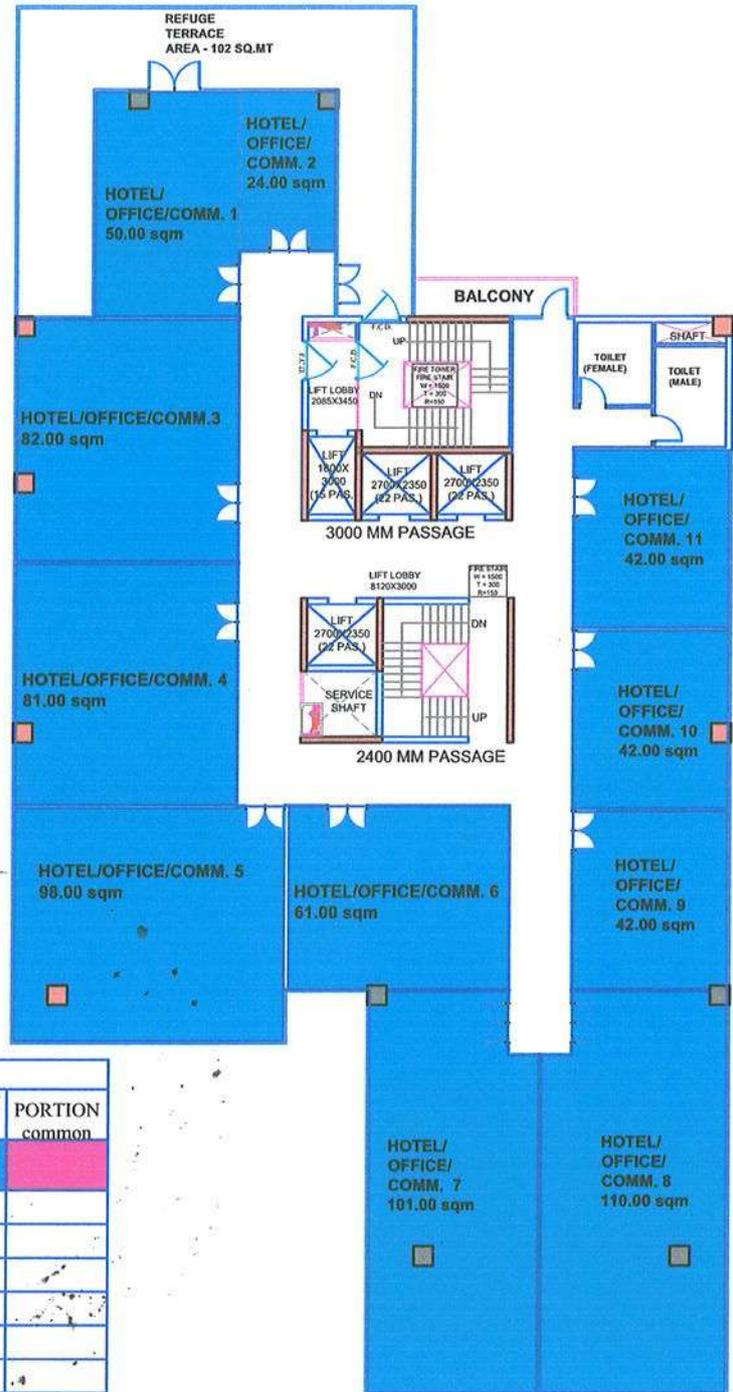
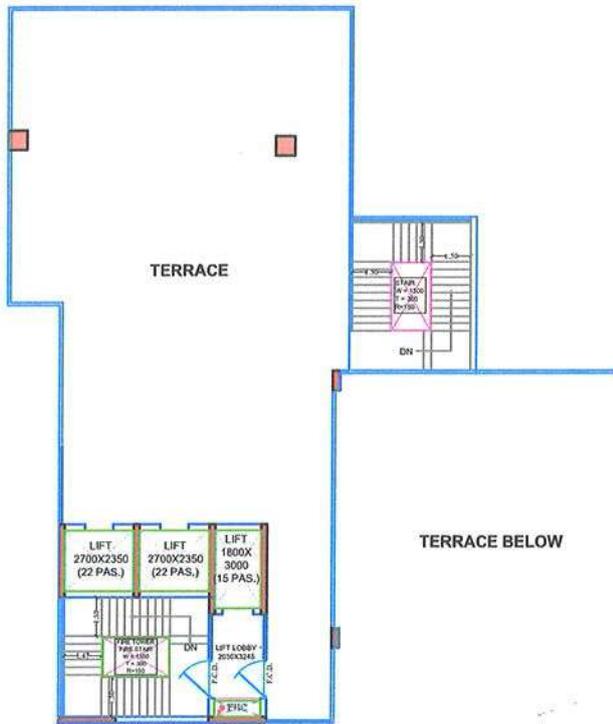


TOWER-A

7th FLOOR LAYOUT PLAN
(HOTEL/OFFICE/COMM.)

For Rosebud Realcon LLP

Nayuh Jani
Partner/Auth. Signatory



For Rosebud Realcon LLP

Narish Jain

Partner/Auth. Signatory

TOWER-A
TERRACE

8th FLOOR

AREA No.	COVERED AREA sqm	OWNER/ 1st Party	BUILDER/ 2nd Party	PORTION common
HOT/OFF/COMM 1	24.00		24.00	
HOT/OFF/COMM 2	50.00		50.00	
HOT/OFF/COMM 3	82.00		82.00	
HOT/OFF/COMM 4	81.00		81.00	
HOT/OFF/COMM 5	98.00		98.00	
HOT/OFF/COMM 6	61.00		61.00	
HOT/OFF/COMM 7	101.00		101.00	
HOT/OFF/COMM 8	110.00		110.00	
HOT/OFF/COMM 9	42.00		42.00	
HOT/OFF/COMM 10	42.00		42.00	
HOT/OFF/COMM 11	42.00		42.00	
TOTAL	733.00		733.00	

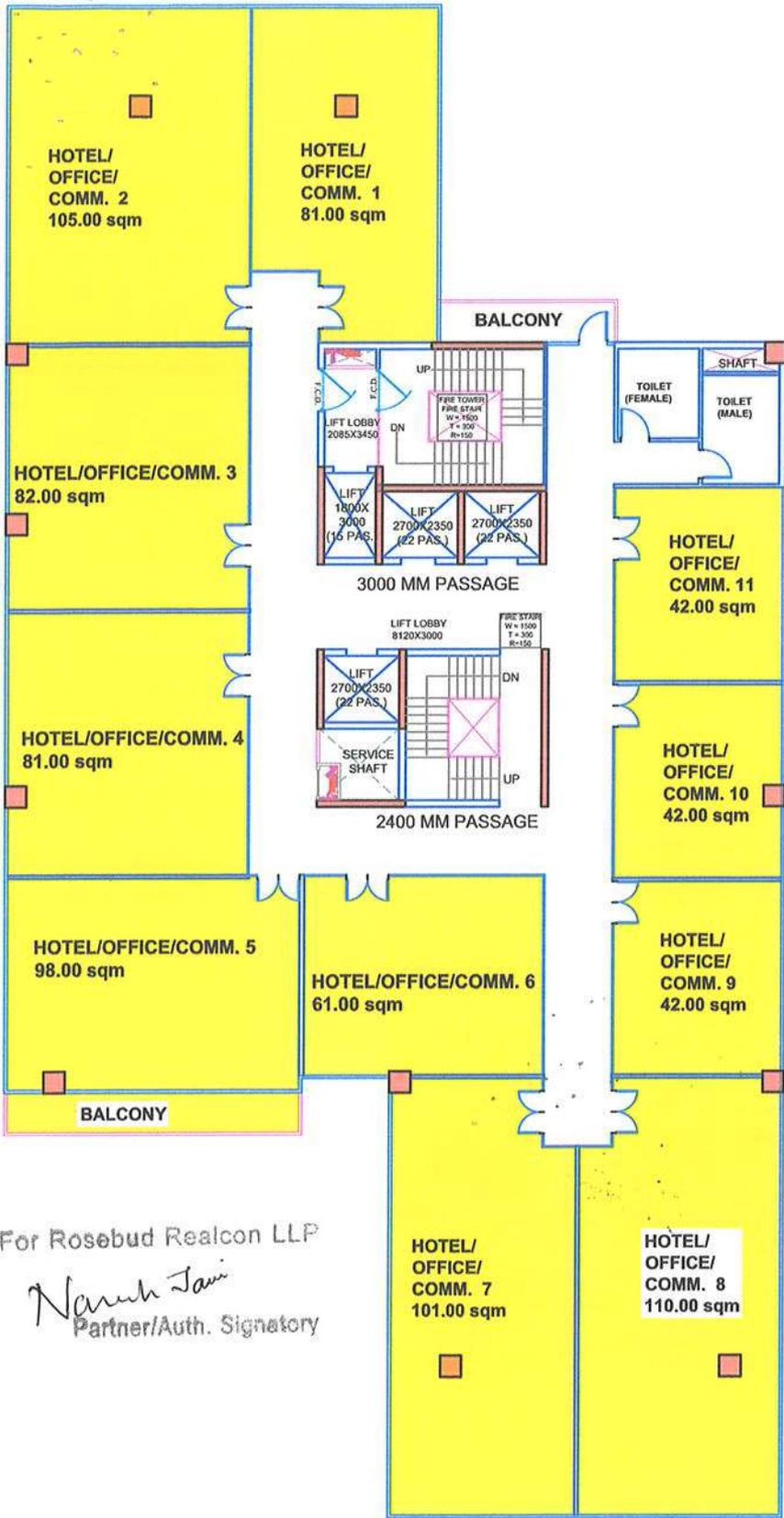
8th FLOOR LAYOUT PLAN
(HOTEL/OFFICE/COMM.)
WITH REFUGE TERRACE AREA - 102
SQ.MT

JAS INFRA TECH LLP

Jasdeep
Partner
A Aggarwal
Singh

9th FLOOR

AREA No.	COVERED AREA sqm	OWNER/ 1st Party	BUILDER/ 2nd Party	PORTION common
HOT/OFF/COMM 1	81.00	81.00		
HOT/OFF/COMM 2	105.00	105.00		
HOT/OFF/COMM 3	82.00	82.00		
HOT/OFF/COMM 4	81.00	81.00		
HOT/OFF/COMM 5	98.00	98.00		
HOT/OFF/COMM 6	61.00	61.00		
HOT/OFF/COMM 7	101.00	101.00		
HOT/OFF/COMM 8	110.00	110.00		
HOT/OFF/COMM 9	42.00	42.00		
HOT/OFF/COMM 10	42.00	42.00		
HOT/OFF/COMM 11	42.00	42.00		
TOTAL	845.00	845.00		



JAS INFRATECH LLP

Javed
Partner

A. Agalwal
Singh

For Rosebud Realcon LLP

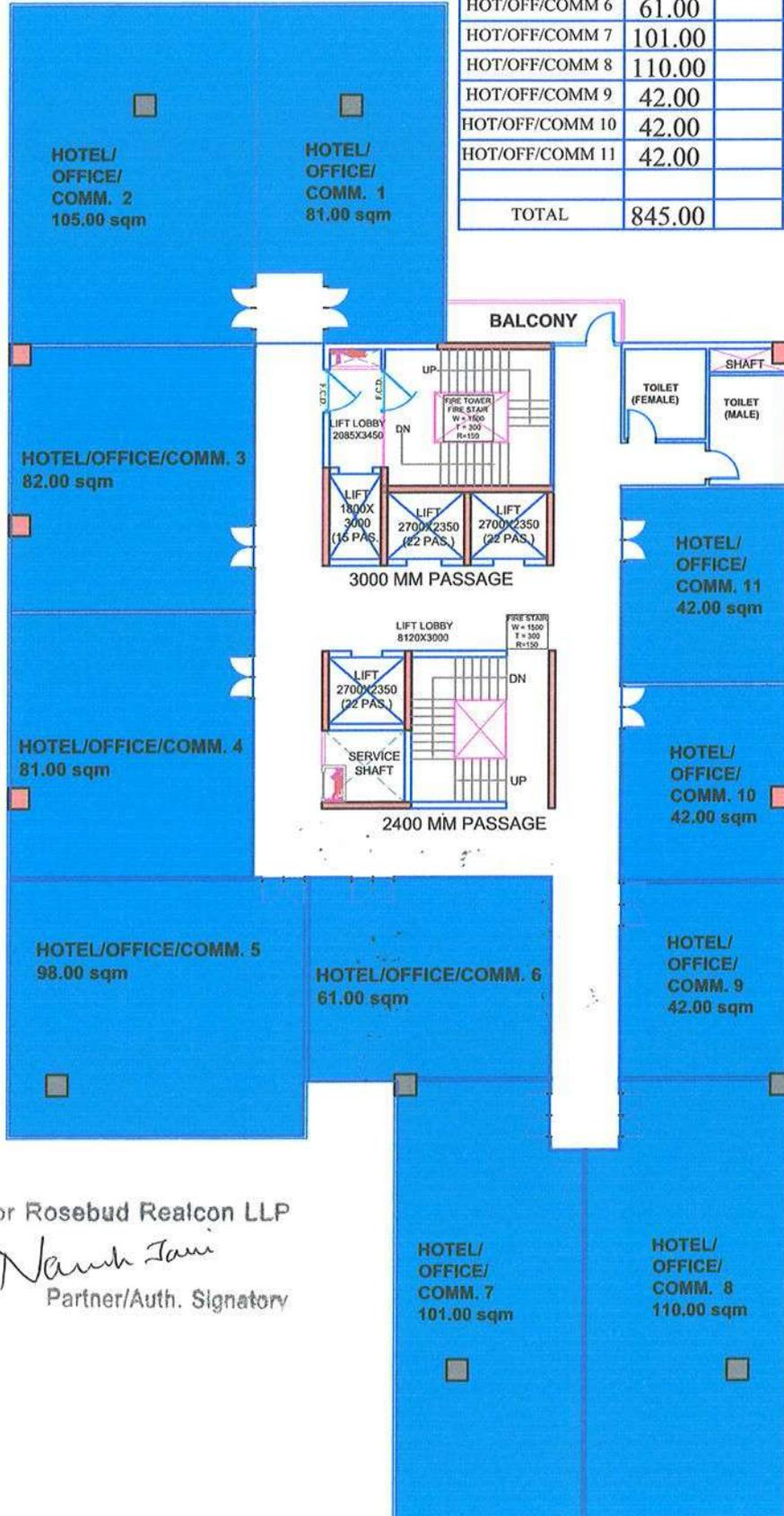
Narish Jain
Partner/Auth. Signatory

9th FLOOR LAYOUT PLAN (HOTEL/OFFICE/COMM.)



10th FLOOR

AREA No.	COVERED AREA sqm	OWNER/1st Party	BUILDER/2nd Party	PORTION common
HOT/OFF/COMM 1	81.00		81.00	
HOT/OFF/COMM 2	105.00		105.00	
HOT/OFF/COMM 3	82.00		82.00	
HOT/OFF/COMM 4	81.00		81.00	
HOT/OFF/COMM 5	98.00		98.00	
HOT/OFF/COMM 6	61.00		61.00	
HOT/OFF/COMM 7	101.00		101.00	
HOT/OFF/COMM 8	110.00		110.00	
HOT/OFF/COMM 9	42.00		42.00	
HOT/OFF/COMM 10	42.00		42.00	
HOT/OFF/COMM 11	42.00		42.00	
TOTAL	845.00		845.00	



JAS INFRATECH LLP

Javed
Partner

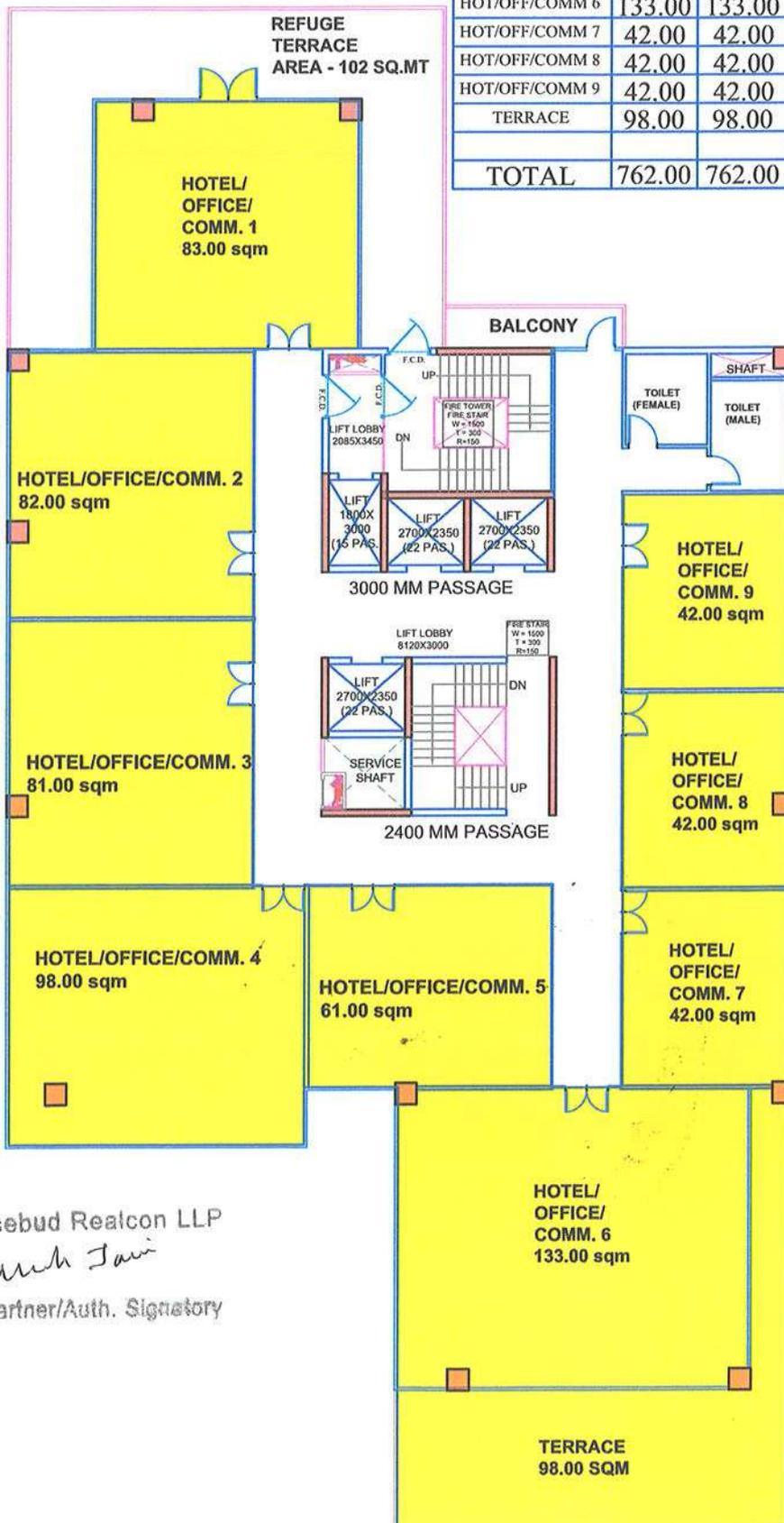
Asad
Singh

For Rosebud Realcon LLP

Naveen Jain
Partner/Auth. Signatory

**10th FLOOR LAYOUT PLAN
(HOTEL/OFFICE/COMM.)**

11th FLOOR				
AREA No.	COVERED AREA sqm	OWNER/ 1st Party	BUILDER/ 2nd Party	PORTION common
HOT/OFF/COMM 1	83.00	83.00		
HOT/OFF/COMM 2	82.00	82.00		
HOT/OFF/COMM 3	81.00	81.00		
HOT/OFF/COMM 4	98.00	98.00		
HOT/OFF/COMM 5	61.00	61.00		
HOT/OFF/COMM 6	133.00	133.00		
HOT/OFF/COMM 7	42.00	42.00		
HOT/OFF/COMM 8	42.00	42.00		
HOT/OFF/COMM 9	42.00	42.00		
TERRACE	98.00	98.00		
TOTAL	762.00	762.00		



JAS INFRATECH LLP

Jas
Partner

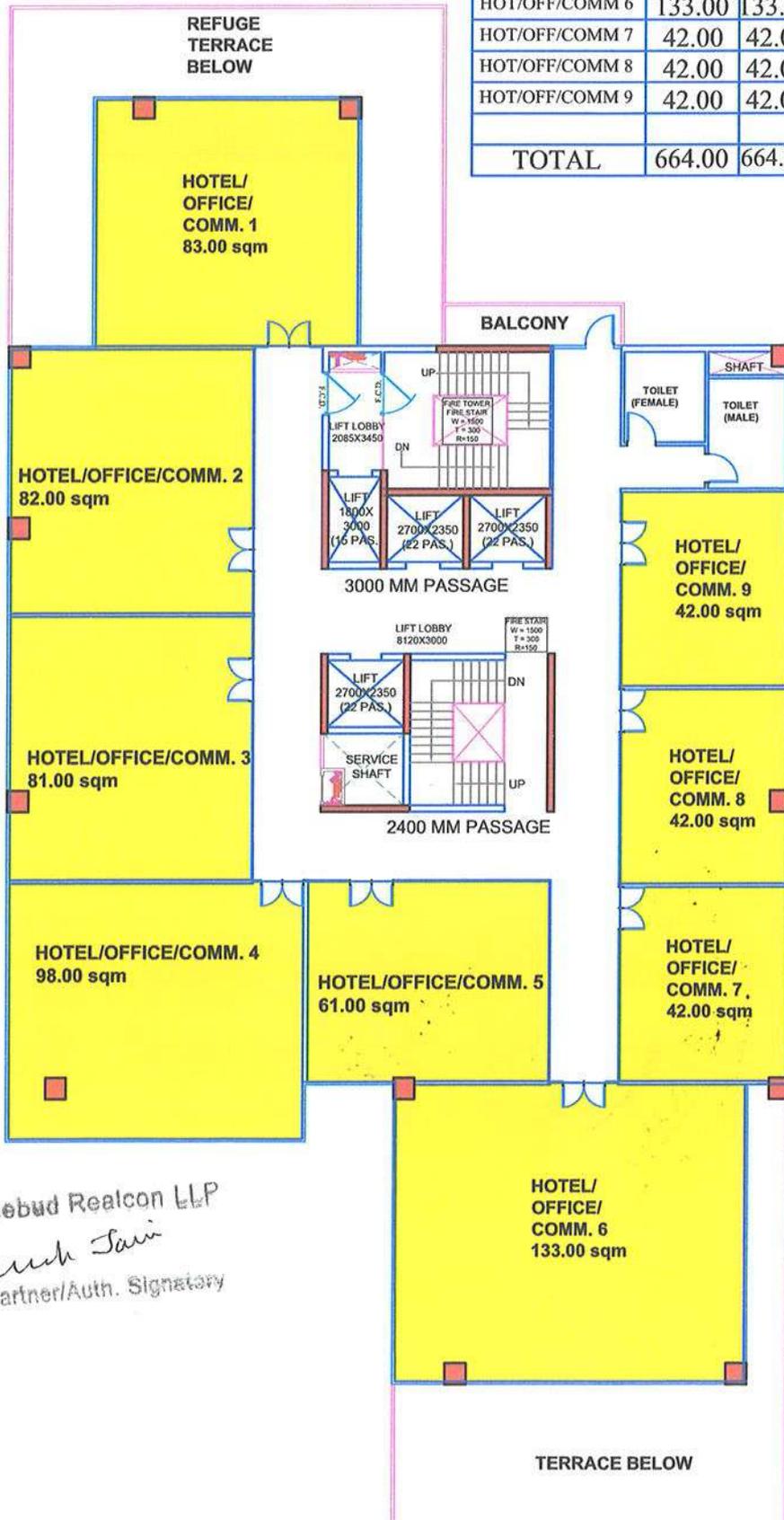
Agalwal
Swain

For Rosebud Realcon LLP
Narsh Jain
Partner/Auth. Signatory

**11th FLOOR LAYOUT PLAN
(HOTEL/OFFICE/COMM.)
WITH REFUGE TERRACE AREA - 102 SQ.MT**

12th FLOOR

AREA No.	COVERED AREA sqm	OWNER/ 1st Party	BUILDER/ 2nd Party	PORTION common
HOT/OFF/COMM 1	83.00	83.00		
HOT/OFF/COMM 2	82.00	82.00		
HOT/OFF/COMM 3	81.00	81.00		
HOT/OFF/COMM 4	98.00	98.00		
HOT/OFF/COMM 5	61.00	61.00		
HOT/OFF/COMM 6	133.00	133.00		
HOT/OFF/COMM 7	42.00	42.00		
HOT/OFF/COMM 8	42.00	42.00		
HOT/OFF/COMM 9	42.00	42.00		
TOTAL	664.00	664.00		



JAS INFRATECH LLP

Arav
Partner

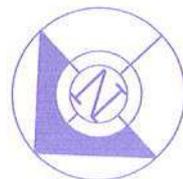
Agalwal

Shiv

For Rosebud Realcon LLP

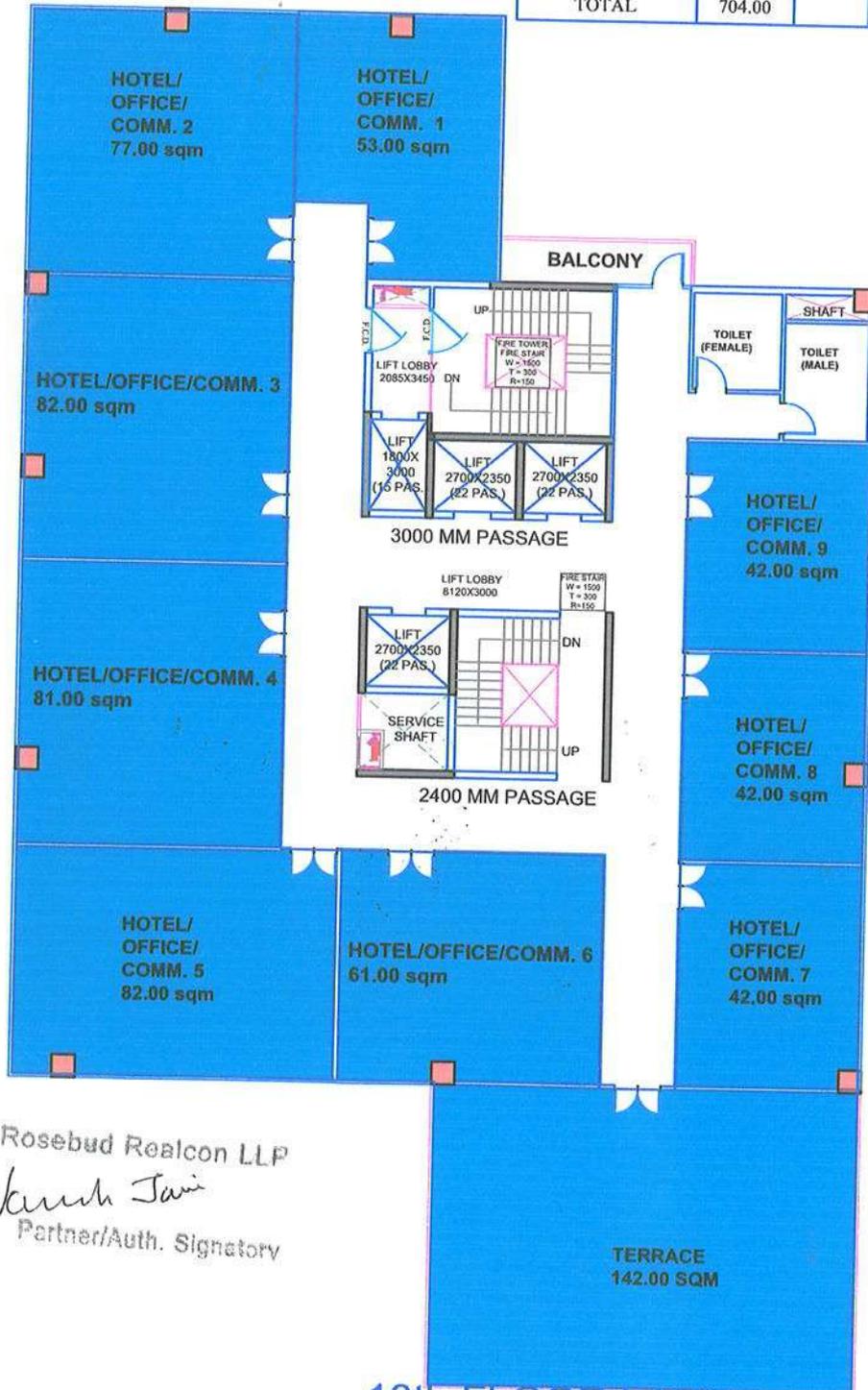
Naveen Jain
Partner/Auth. Signatory

12th FLOOR LAYOUT PLAN (HOTEL/OFFICE/COMM.)



13th FLOOR

AREA No.	COVERED AREA sqm	OWNER/ 1st Party	BUILDER/ 2nd Party	PORTION common
HOT/OFF/COMM 1	53.00		53.00	
HOT/OFF/COMM 2	77.00		77.00	
HOT/OFF/COMM 3	82.00		82.00	
HOT/OFF/COMM 4	81.00		81.00	
HOT/OFF/COMM 5	82.00		82.00	
HOT/OFF/COMM 6	61.00		61.00	
HOT/OFF/COMM 7	42.00		42.00	
HOT/OFF/COMM 8	42.00		42.00	
HOT/OFF/COMM 9	42.00		42.00	
TERRACE	142.00		142.00	
TOTAL	704.00		704.00	



JAS INFRATECH LLP

Javed
Partner

Atul
Sul

For Rosebud Realcon LLP

Narish Jain
Partner/Auth. Signatory

13th FLOOR LAYOUT PLAN (HOTEL/OFFICE/COMM.)

विक्रय अनुबंध विलेख (बिल्डर)

बही सं०: 1

रजिस्ट्रेशन सं०: 6771

वर्ष: 2023

प्रतिफल- 0 स्टाम्प शुल्क- 12967000 बाजारी मूल्य - 185237000 पंजीकरण शुल्क - 1852370 प्रतिनिपिकरण शुल्क - 180 योग: 1852550

श्री. मे. जे ए एस इन्फ्राटेक एलएलपी द्वारा
ओबेद जावेद अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री स्व. अब्दुल बाकी
व्यवसाय: व्यापार
निवासी: कार्यालय-फ्लैट संख्या-501, 5वां तल, गीताकुंज अपार्टमेंट, सी-817, 818, सेक्टर-सी, महानगर, लखनऊ



श्री. मे. जे ए एस इन्फ्राटेक एलएलपी द्वारा
ने यह लेखपत्र इस कार्यालय में दिनांक 27/02/2023 एवं 03:32:51 PM बजे
निबंधन हेतु पेश किया।

ओबेद जावेद अधिकृत पदाधिकारी: प्रतिनिधि

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबंधक: सरोजनीनगर

लखनऊ
27/02/2023

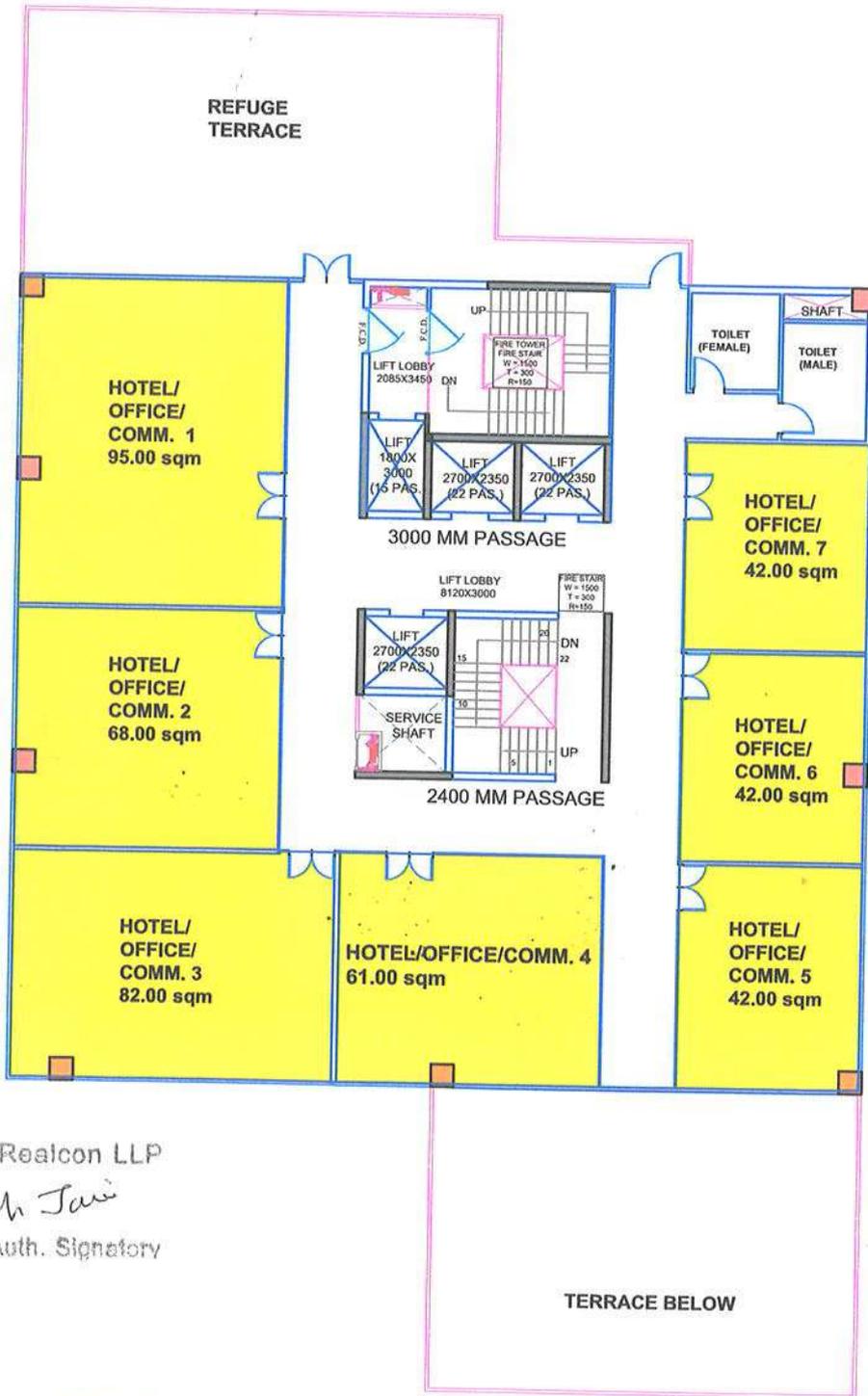
निबंधक लिपिक
27/02/2023

प्रिंट करें



14th FLOOR

AREA No.	COVERED AREA sqm	OWNER/ 1st Party	BUILDER/ 2nd Party	PORTION common
HOT/OFF/COMM 1	95.00	95.00		
HOT/OFF/COMM 2	68.00	68.00		
HOT/OFF/COMM 3	82.00	82.00		
HOT/OFF/COMM 4	61.00	61.00		
HOT/OFF/COMM 5	42.00	42.00		
HOT/OFF/COMM 6	42.00	42.00		
HOT/OFF/COMM 7	42.00	42.00		
TOTAL	432.00	432.00		



JAS INFRATECH LLP

Javed
Partner

Asghar
Shir

For Rosebud Realcon LLP

Nand Jais
Partner/Auth. Signatory

**14th FLOOR LAYOUT PLAN
(HOTEL/OFFICE/COMM.)
WITH REFUGE TERRACE AREA - 145.21
SQ.MT**

बही सं०: 1

रजिस्ट्रेशन सं०: 6771

वर्ष: 2023

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

विक्रेता: 1

श्री मे. रोजबड रियलकॉन एलएलपी द्वारा पार्ट. नरेश जैन, पुत्र श्री स्व. आत्मा राम जैन
 निवासी: कार्यालय-702, 7वां तल, शालीमार टाइटैनियम, विभूति खण्ड, गोमती नगर, लखनऊ
 व्यवसाय: व्यापार
 क्रेता: 1



श्री मे. जे ए एस इन्फ्राटेक एलएलपी के द्वारा ओबेद जावेद, पुत्र श्री स्व. अब्दुल बाकी
 निवासी: कार्यालय-फ्लैट संख्या-501, 5वां तल, गीताकुंज अपार्टमेंट, सी-817, 818, सेक्टर-सी, महानगर, लखनऊ
 व्यवसाय: व्यापार
 क्रेता: 2



श्री मे. जे ए एस इन्फ्राटेक एलएलपी द्वारा पार्ट. आकाश अग्रवाल, पुत्र श्री सुरेश कुमार अग्रवाल
 निवासी: कार्यालय-फ्लैट संख्या-501, 5वां तल, गीताकुंज अपार्टमेंट, सी-817, 818, सेक्टर-सी, महानगर, लखनऊ
 व्यवसाय: व्यापार
 क्रेता: 3



श्री मे. जे ए एस इन्फ्राटेक एलएलपी द्वारा पार्ट. शिव कुमार सिंघानिया, पुत्र श्री स्व. ईश्वर कुमार सिंघानिया
 निवासी: कार्यालय-फ्लैट संख्या-501, 5वां तल, गीताकुंज अपार्टमेंट, सी-817, 818, सेक्टर-सी, महानगर, लखनऊ
 व्यवसाय: व्यापार

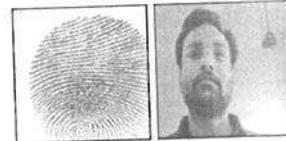


ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

श्री अर्पित जैन, पुत्र श्री नरेश जैन
 निवासी: बी-199, इन्दिरा नगर, लखनऊ
 व्यवसाय: व्यापार
 पहचानकर्ता: 2



श्री मो. जावेद, पुत्र श्री समसुद्दीन
 निवासी: 164, ग्राम सिंघा खुर्द, सिंघही कला, खीरी, उ. प्र.
 व्यवसाय: नौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अब्दुल
 27/02/2023

उप निबंधक : सरोजनीनगर

लखनऊ
 27/02/2023

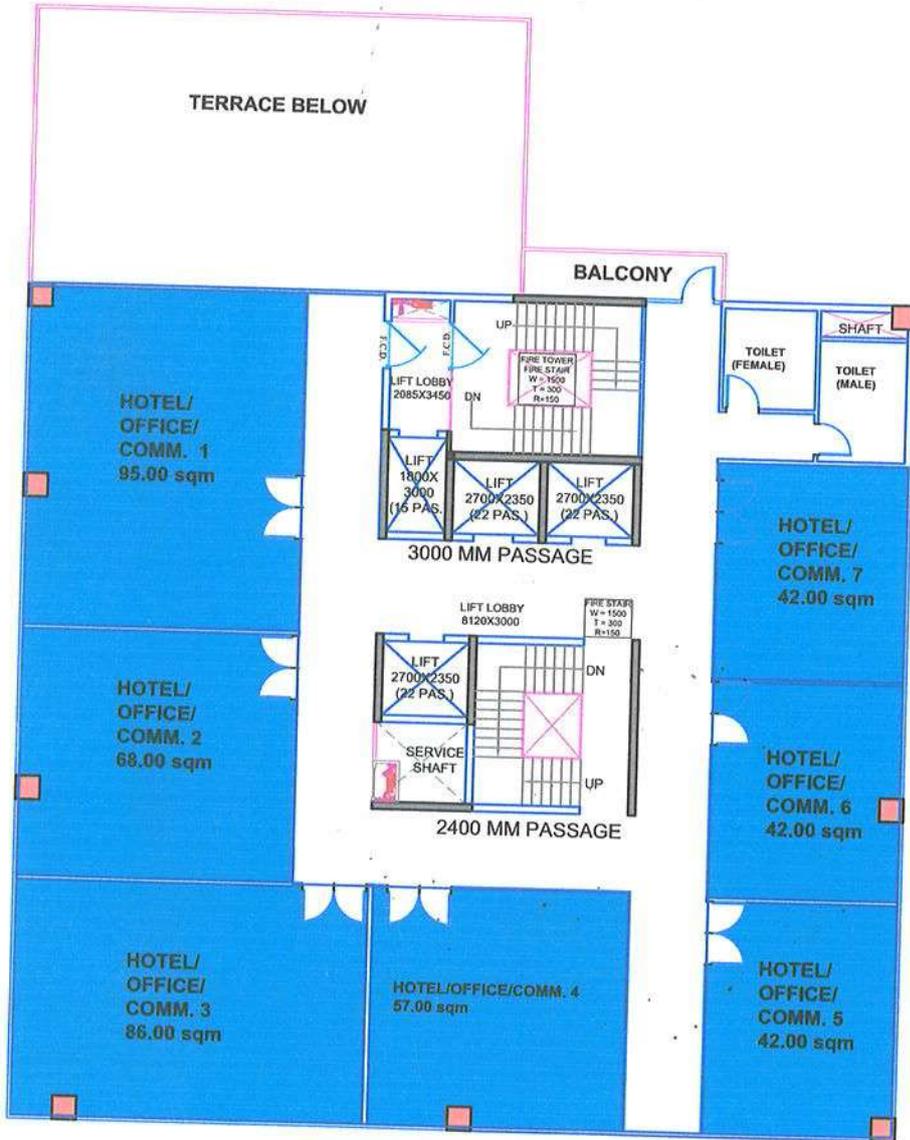
रामसागर त्रिपाठी

निबंधक लिपिक लखनऊ
 27/02/2023

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

15th FLOOR

AREA No.	COVERED AREA sqm	OWNER/ 1st Party	BUILDER/ 2nd Party	PORTION common
HOT/OFF/COMM 1	95.00		95.00	
HOT/OFF/COMM 2	68.00		68.00	
HOT/OFF/COMM 3	86.00		86.00	
HOT/OFF/COMM 4	57.00		57.00	
HOT/OFF/COMM 5	42.00		42.00	
HOT/OFF/COMM 6	42.00		42.00	
HOT/OFF/COMM 7	42.00		42.00	
TOTAL	432.00		432.00	



JAS INFRATECH LLP

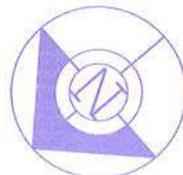
[Signature]
Partner

[Signature]
[Signature]

15th FLOOR LAYOUT PLAN (HOTEL/OFFICE/COMM.)

For Rosebud Realcon LLP

Narshi Javi
Partner/Auth. Signatory



आवेदन सं०: 202301041009301

बही संख्या 1 जिल्द संख्या 10382 के पृष्ठ 189 से 260 तक क्रमांक 6771 पर दिनांक
27/02/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



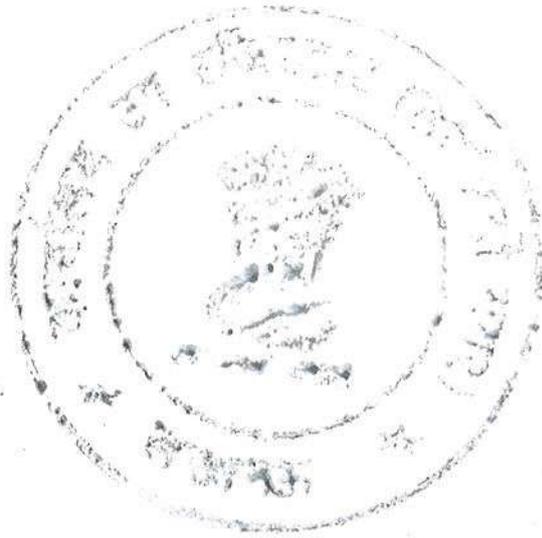
वन्दना . .

उप निबंधक : सरोजनीनगर

लखनऊ

27/02/2023

प्रिंट करे



प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सरोजनीनगर लखनऊ क्रम 2023367009311

आवेदन संख्या : 202301041009301

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2023-02-27 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम ओपेद जावेद

लेख का प्रकार विक्रय अनुबंध विलेख
प्रतिफल की धनराशि 0 / 185237000.00

1. रजिस्ट्रीकरण शुल्क 1852370

2. प्रतिविक्रय शुल्क 180

3. निरीक्षण या तलाश शुल्क

4. मुहताब के अधिप्रमाणीकरण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भत्ता

1 से 6 तक का योग 1852550

शुल्क वसूल करने का दिनांक 2023-02-27 00:00:00

दिनांक जब लेख प्रतिविक्रय या नगलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2023-02-27 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

JAS INFRATECH LLP

FLAT NO. 501, 5TH FLOOR, GEETAKUNJ APARTMENT, C-817
818, SECTOR-C, MAHANAGAR, LUCKNOW

EXTRACT OF THE MINUTES OF THE BOARD MEETING OF JAS INFRATECH LLP HELD ON 22-02-2023 AT 01:00 P.M. AT ITS REGISTERED OFFICE SITUATED AT FLAT NO. 501, 5TH FLOOR, GEETAKUNJ APARTMENT, C-817, 818, SECTOR-C, MAHANAGAR, LUCKNOW

“RESOLVED that the consent of the Limited Liability Partnership be and is hereby given to the Board of Directors/Partners to invest in immovable properties of any specification and to do, execute and perform all or any the acts so long as they are directors of the company to act for and in the name of the company or on behalf of the company”.

“RESOLVED further that **Sri Obed Javed, Sri Akash Agarwal Sri Shiv Kumar Singhania** Authorised Partners, be and is hereby unanimously authorised to execute Builder Agreement or any other documents with respect to Undivided share of Commercial Freehold Developed Land (FSI) having area of 11,306.37 sq. meters of Tower-2 in International Business Bay-1, situated at Sushant Golf City, Sultanpur Road, Lucknow on behalf of the company/firm and take all such action as are necessary for the company/firm”.

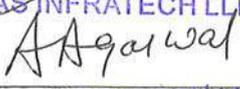
Certified True Copy

JAS INFRATECH LLP

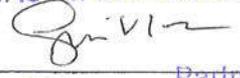
(Obed Javed)


Partner
JAS INFRATECH LLP

(Akash Agarwal)


JAS INFRATECH LLP

(Shiv Kumar Singhania)


Partner

(Madhaw Prasad Bhimsaria)


JAS INFRATECH LLP

Authorised Partners

Partner

M/s ROSEBUD REALCON LLP

LLPIN: AAM-6686

Reg. Office: 702, 7th Floor, Shalimar Titanium, Vibhuti Khand,
Gomti Nagar, Lucknow, Uttar Pradesh 226010

Mobile: +91-9889541699 | E-mail: a_j06@rediffmail.com



CERTIFIED COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE DESIGNATED PARTNERS OF ROSEBUD REALCON LLP HELD ON TUESDAY, 21ST FEBRUARY 2023 AT REGISTERED OFFICE OF THE LLP AT 702, 7th FLOOR, SHALIMAR TITANIUM, VIBHUTI KHAND, GOMTI NAGAR, LUCKNOW, UTTAR PRADESH-226010 IN.

"RESOLVED THAT the consent of the Designated Partners of the LLP be and is hereby given to execute the Builder Agreement in respect of Plot-T2, IBB-1, Ansal Sushant Golf City, Shaheed Path, Lucknow-226030.

"RESOLVED FURTHER THAT Mr. Naresh Jain, Designated Partner of the LLP be and is hereby authorized to represent the LLP and to take necessary actions on all Builder Agreement related issues including but not limited to presenting documents/records etc., on behalf of the LLP and representing for registration of the builder agreement and also to make any alterations, additions, corrections, to the documents, papers, forms, etc., filed with authorities as and when required.

RESOLVED FURTHER THAT a certified true copy of the resolution issued under the signature of any of the Designated Partner of the LLP be submitted to whomsoever it may concern.

Certified true Copy
Dated this 21th Day of February 2023
At Lucknow

For M/s RosebudRealcon LLP

Naresh Jain
1. Naresh Jain

Designated Partner

DIN: 00953508

Sangeeta Jain
2. Sangeeta Jain

Designated Partner

DIN: 00953627

Ashish Khemka
3. Ashish Khemka

Designated Partner

DIN: 01193120

For ARJ Associates Private Limited

Arpit Jain
Director/ Auth Signatory

Mona Khemka
4. Mona Khemka

Designated Partner

DIN: 05220988

5. For ARJ Associates Pvt Ltd

Arpit Jain - Partner

DIN: 06470468