



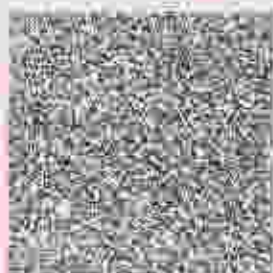
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Certificate No.	IN-DL275824921790380
Certificate Issued Date	16-Mar-2016 03:06 PM
Account Reference	NONACO (BIO) dcbnag02 ROHINI/DL/DLH
Unique Doc Reference	SUBIN-DL/DL/CBIBK02537583611797500
Purchased by	EUPHORIA SPORTS CITY PVT LTD
Description of Document	Article 5 General Agreement
Property Description	NA
Consideration Price (Rs.)	0 (Zero)
First Party	EUPHORIA SPORTS CITY PVT LTD
Second Party	RISE PROJECTS PVT LTD
Stamp Duty Paid By	EUPHORIA SPORTS CITY PVT LTD
Stamp Duty Amount (Rs.)	1,000 (One Thousand only)



For Euphoria Sports City Pvt. Ltd.



FOR RISE PROJECTS PVT. LTD.

Mr. Jyoti Singh Chauhan
A. No. - 3115/1364-8824

0004165367
Vaidhyanathan

0004165367

Warning

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GENERAL AGREEMENT

THIS GENERAL AGREEMENT ("Agreement") is made at New Delhi on this 27th day of April, 2016 ("Execution Date").

BY AND AMONGST:

Euphoria Sports City Private Limited, a company duly incorporated and existing under the provisions of the Companies Act, 1956 of India, having its registered office at S-406, Lower Ground Floor, Greater Kailash-II, New Delhi-110048, through its Authorized Signatory Ms. Nupur Bipin Gandhi W/O Late Shri Shubhjit Bhargava Patel, duly authorized vide Board Resolution dated 14-3-2016 (hereinafter called "Owner", which expression shall mean and include its successors, nominees and permitted assigns) of the FIRST PART.

AND

Rise Projects Private Limited, a company duly incorporated and existing under the provisions of the Companies Act, 1956 of India, having its registered office at Lower Ground Floor, 195, Ram Vihar, Delhi - 110002, also at 537/3-10, First Floor, Kirti Nee, Chandra Chowk, Delhi-110006, through its Authorized Signatory Mr. Varun Jais S/O Shri R.C. Jain, duly authorized vide Board Resolution dated 15th March 2016 (hereinafter called the "Developer", which expression shall mean and include its successors, nominees and permitted assigns) of the SECOND PART.

The Owner and the Developer may hereinafter also be individually referred to as a "Party" and jointly as the "Parties".

WHEREAS:

- A. The Greater Noida Industrial Development Authority ("GNIDA") floated a scheme titled Scheme 2010-2011 (Sports City-I) for development of Sports City in Greater Noida ("Scheme") in the month of March 2011 on consolidated plot of land measuring approximately 130/10 acres (5,26,340 Square Meters) numbered as SC-1, Sports City, Adjoining Tech Zone-IV of Greater Noida, District Gautam Budh Nagar, Uttar Pradesh (in short "Larger Plot"). Technical Qualification Bids and Financial Bids were invited from interested and eligible parties in the form of sealed tenders in the prescribed format.
- B. In terms of the Scheme, MNR Construction Company Private Limited, Advance Construction Company Private Limited and NKG Infrastructure Limited (the "Existing Shareholders") entered into a Memorandum of Agreement dated 23.03.2011 ("MOA") to form a consortium (hereinafter referred to as the "Consortium") to make the bid for allotment of the Larger Plot measuring 5,26,340 Square Meters for the development of Sports City in Greater Noida, and submitted its bid with GNIDA.
- C. Vide letter bearing No. Prop/Commercial/2011/389 dated 30.01.2011, GNIDA intimated to the Consortium the acceptance of the bid, in principle, for the Larger Plot.

- 2 -

For Euphoria Sports City Private Limited OWNER  Authorized Signatory	For Rise Projects Private Limited DEVELOPER  Authorized Signatory
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AGREED AND SIGNED

Deed Related Detail

Deed Name: GENERAL AGREEMENT		GENERAL AGREEMENT	
Land Detail			
Tehsil/Sub-Tehsil: Sub Registrar I		Building Type:	
Village/City: Chandni Chowk			
Place (Segment): Chandni Chowk			
Property Type: Residential			
Property Address: House No. Road No. Chandni Chowk			
Area: 0.00 Sq Meter	0.00	0.00	
Money Related Detail			
Consideration Value: 0.00 Rupees	Stamp Duty Paid: 1,000.00 Rupees		
Value of Registration Fee: 1,000.00	Printing Fee: 100.00 Rupees		
Registration Duty: 0 Rupees	Government Duty: 1000 Rupees		

This document is a GENERAL AGREEMENT

GENERAL AGREEMENT

Presented by: Mr. Smt.

No. W/o

R/o

Enlighten Sports City Pvt Ltd, Sub Registrar I

Enlighten Sports City Pvt Ltd, Sub Registrar I

Enlighten Sports City Pvt Ltd, Sub Registrar I

Enlighten Sports City Pvt Ltd, Sub Registrar I, Delhi, Date: 27/04/2016 12:14:11 day Wednesday

between the hours of

Mr. Chandni

Authorized Signatory

Registrar, Sub Registrar
Sub Registrar I
Delhi/New Delhi

Signature of Presenter

Execution submitted by the said Smt. Mr.

Enlighten Sports City Pvt Ltd, Sub Registrar I

and Smt. Mr.

Enlighten Sports City Pvt Ltd, Sub Registrar I

Witnesses identified by Smt. Smt. Mr. Anil Bhatnagar No. W/o D/o Rajesh Bhargava R/o Gurgaon, Gurgaon, Haryana

and Smt. Mr. Anil Bhatnagar No. W/o D/o D/S Mr. Anil Bhatnagar R/o Gurgaon, Gurgaon, Haryana

(Marginal Witness) who are known to me

Contents of the document are correct and the parties who undertook the conditions and signed them as correct.

Certified that the left (or) Right is the true and correct impression of the document has been affixed in my presence.

Date: 27/04/2016 12:14:52

Registrar, Sub Registrar
Sub Registrar I
Delhi/New Delhi

subject to the payment of 5% of the total premium of the Larger Plot within 30 days from the date of issuance of the aforesaid letter of acceptance ("Allotment Letter").

- D. As per the terms of the allotment, the Existing Shareholders executed a Memorandum of Understanding dated 14.03.2013 ("MOU") and formed "Owner" as a Special Purpose Company to execute the development of the Total Land with the shareholding commitment as stated below:-

S.No.	Name of Member	Shareholding
1.	MMR Construction Company Private Limited	80%
2.	Advance Construction Company Private Limited	10%
3.	NKG Infrastructure Limited	10%
TOTAL		100%

The present shareholding of the owner is held in the following manner:

S.No.	Name of Member	Shareholding
1.	MMR Construction Company Private Limited	50%
2.	Advance Construction Company Private Limited	40%
3.	Rile Projects Private Limited	10%
TOTAL		100%

- E. Subsequently vide undated letter duly acknowledged by GNDA on 19.09.2013, the Owner requested GNDA to allow the Owner to develop the Plot in 13 parts through 13 special purpose companies of Consortium members and requested that the total area of the Larger Plot be divided into 13 parts and lease deeds of the Larger Plot may be executed in favor of 13 special purpose companies of the Consortium in the following manner:-

S. No.	No. of the sub divided Plot	Area of the Sub divided Plot (Square Meters)	Name of the Lessee
1.	GH-01	15,000	Maple Realcom Private Limited
2.	GH-02	10,000	Devast Construction Private Limited
3.	GH-03	20,000	Floral Realcom Private Limited
4.	GH-04	10,000	Irish Infrastructure Private Limited
5.	GH-05	10,000	Patin Developers Private Limited
6.	GH-06	15,000	Godavari Dwellings Private Limited
7.	GH-07	20,000	Seikem Infracon Private

- 5 -

For: **OWNER** **DEVELOPER**

M. K. S. S. S. *R. K. S. S. S.*

14/03/2013 14/03/2013

14/03/2013 14/03/2013

For Euphoria Sports City Pvt. Ltd

M. S. Zomathi

Authorized Signatory



M. S. Zomathi



For BLUE ARQUESTS PVT. LTD.

[Signature]
Authorized Signatory



[Signature]



S. No.	No. of the sub divided Plot	Area of the Sub divided Plot (Square Meters)	Name of the Lessee
			Limited
8.	GH-08	10,000	Clover Probuild Private Limited
9.	GH-09	20,000	Sai Nani Nani Construction Private Limited
10.	GH-10	14,307	Pine Probuild Private Limited
11.	H-01	17,325	Mylque Construction Private Limited
12.	C-01	12,700	Micra Infotech Private Limited
13.	SC-01	1,52,000	Euphoria Sports City Private Limited
TOTAL		5,26,540	

- E. GNIDA accepted the request of the Consortium to sub-divide the larger Plot in the manner stated above and also approved the execution of the lease deeds in favor of the respective lessees, including in favor of the Owner, as named in the letter.
- G. In the above manner, vide the Allotment Letter, the GNIDA has allotted a plot number SC-01, admeasuring 1,52,000 Sq. Meter ("Total Land") situated in Sports City, Adjoining Tech Zone-IV of Greater Noida, Greater Noida district, whereof are set forth in **Schedule I** hereof, bearing part of proposed sports city in terms of Scheme 2010-11 for development of Sports City in Greater Noida ("Scheme") on leasehold basis to the Owner.
- H. The Total Land was allotted to the Owner for a period of 90 years by the GNIDA, vide the Allotment Letter. The lease deed of the Total Land is yet to be executed by GNIDA in favour of the Owner.
- I. The Owner has represented to the Developer that in terms of the Scheme, residential, commercial and permissible components can be developed on the Project Land (as defined hereinafter) in proportions prescribed in the Scheme.
- J. The Developer is a company engaged in real estate development and undertaking the construction, development and marketing of real estate projects and has requisite resources at its disposal to obtain the requisite licenses, approvals, permissions etc., from the appropriate statutory authorities in this regard.
- K. The Developer being desirous of developing and acquiring rights for the Project (as defined hereinafter) on a part of the Total Land admeasuring 1,52,000 Square Meters as described in **Schedule II** hereof (the "Project Land") had approached the Owner with a request to transfer and assign the sole and exclusive Development Rights (as defined

For Euphoria Sports City Ltd.

OWNER 	DEVELOPER 
--	--

For Euphoria Sports City Ltd.

For Euphoria Sports City Ltd.



hereinafter) of the Project Land, and the Owner had agreed to sell, grant, transfer and assign the same to the Developer on terms and condition set forth herein:

- L. The Parties herein alongwith various other persons, have entered into a Master Framework Agreement dated 25th APRIL 2016 ("Master Agreement"), whereby the Developer has agreed to acquire the sole and exclusive development rights of various parcels of land forming part of the sports city to be developed in terms of the Scheme (including Total Land and the Project Land);
- M. Pursuant to the Master Agreement and various discussions between the Parties, the Parties are desirous of executing the present agreement to record mutually agreed terms and conditions for transfer of the Development Rights of the Project Land in favour of the Developer.

[Handwritten signature]
[Handwritten signature]

NOW THEREFORE, THIS AGREEMENT WITNESSETH AS FOLLOWS:

ARTICLE I
DEFINITIONS AND INTERPRETATIONS

1.1 Definition

"**Agreement**" means this General Agreement (Development and Construction Agreement), its schedules and annexures attached hereto and any amendments from time to time as may be mutually agreed to by and between the Parties herein in writing.

"**Applicable Laws**" shall mean any statute, law, regulation, ordinance, rule, judgment, rule of law, order, decree, ruling, bye-law, approval of any statutory or Government Authority, directive, guideline, policy, clearance, requirement or other governmental restriction or any similar form of decision of or determination by, or any interpretation or administration having the force of law of any of the foregoing by any Government Authority having jurisdiction over the matter in question, whether in effect as of the Execution Date or at any time thereafter.

"**Approvals**" means any permission, approval, sanction, clearance, consent, license, layout plans, building plans, order, decree, authorization, authentication of, or registration, qualification, declaration or filing with or notification, exemption or ruling to or from any Governmental Authority required under any statute or regulation for designing, planning, construction, development, marketing and sale of the Project as contemplated under this Agreement.

"**Development**" shall in addition to its natural grammatical meaning of the expression also include any work of permanent character or otherwise created on the Project Land for any permissible purpose as per Applicable Laws, and includes design and planning, construction and development of structures, roads, infrastructure and provisions for water, electricity, sewage, communication, safety, parking, entertainment and future maintenance of the same.

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CHANDIGARH CITY DEVELOPMENT OWNER <i>[Handwritten signature]</i>	PRAGATI PROJECTS PVT. LTD. DEVELOPER <i>[Handwritten signature]</i>
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"**Development Rights**" shall in addition to the natural grammatical meaning of the expression also include:

- (i) irrevocable, sole and exclusive rights to the Developer to commence, carry out and complete the Development of the entire FAR available on the Project Land, at its own cost and expense (through its agents, servants or assigns, subject to necessary permissions, existing in future, from municipal and any other concerned authorities and for this purpose to have unhindered access to the Project Land including ingress and egress, and do all activities for Development thereupon;
- (ii) the absolute right to even, allotment, transfer, sell, convey or otherwise assign or part with possession of Project Land and the Project including development thereon with proportionate and undivided rights in the land underneath and in other facilities at any time and to receive, retain and appropriate all sale proceeds therefrom from any prospective buyers/transferees without limitation of lien; and
- (iii) the irrevocable and exclusive right to directly or indirectly transfer pro-rata title in the units/apartments in Project to the prospective buyers, by execution of suitable deeds and documents in respect thereof;
- (iv) the irrevocable and exclusive right to maintain all the Development and pursuant thereto the right to enter into agreements with purchasers, occupants and owners of the units in the Project or the Project Land for receiving all service charges and costs from them without any limitation of lien; and
- (v) the absolute right to deal with the Project or the Project Land (except in case of outright sale of Development Rights, which can be made with prior consent of the Advance) at its sole discretion including to transfer, assign or part off with the same without any interference of the Owner.

"**Effective Date**" means the date of registration of the lease deed, executed by GNDA in respect of the Total Land in (a) or of the Owner, with the Sub Registrar having the appropriate jurisdiction.

"**Execution Date**" means the date of execution of this Agreement.

"**Encumbrance**" shall mean any right, title or interest existing by way of, or in the nature of, sale, agreement to sell, gift, title retention, including without limitation, any claim, mortgage, collaboration, development, pledge, charge, security right, security interest, lien, hypothecation, deposit by way of security, bill of sale, option or right of pre-emption, beneficial ownership (including usufruct and similar entitlements), any provisional or executable attachment, non-disposal undertaking, right of first offer or first refusal, tenancy, co-ownership, disposal of beneficial interest or any other interest held by a third party.

"**Government Authority**" shall mean any government or political subdivision thereof, in any ministry, department, board, authority, judicial forum, statutory agency, corporation, commission, court or tribunal whether central, state, local, municipal,

THE SUBSIDIARY COMPANY PVT. LTD. OWNER <i>[Signature]</i> Authorized Signatory	THE ALICE PROJECTS PVT. LTD. DEVELOPER <i>[Signature]</i> Authorized Signatory
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judicial, quasi-judicial or administrative of the Government of India or Government of Uttar Pradesh, any other state government and/or statutory, non-statutory authority including GNDA.

"GPA" means the irrevocable general power of attorney executed simultaneously by the Owner in favour of the Developer and its Representatives for Development Rights and Development of the Project on the Project Land substantially in the form annexed hereto and marked as Schedule IV.

"Gross Revenue" shall mean and include any and all revenues and proceeds on account of sale/ lease/ license/ transfer or other disposal of the interest in the Saleable Area including but not limited to any advance bookings, earned money, preferential location charges, parking, clubhouse, Power Back-up, interest transfer fees, or any other charges that are recovered or recoverable from the customers of the Project. Provided that in the event of the lease or license of the Saleable Areas, the Gross Revenue would mean the lease rental or license fee.

"Representatives" means the agents, servants, associates and any person lawfully claiming through or under any Party hereto.

"Project" collectively means various Developments to be carried by the Developer on the Project Land in terms of the Scheme.

"Saleable Area" is defined as the total super built up area of the Project and shall mean and include the plinth area of the units + villas/ commercial space/ multiplex/ facilities constructible over the Project Land as per the Applicable Laws after loading for common area and other facilities and includes every part of the Project for which any amount is charged from the prospective customers.

1.2 *Interpretation:* In this Agreement, unless the context otherwise requires:

- (i) unless the context clearly indicates a contrary intention, a word or an expression, which denotes a natural person shall include an artificial person (and vice versa); any one gender shall include all other genders and the singular shall include the plural (and vice versa);
- (ii) reference to any individual shall include his/her legal representatives, successors, legal heirs, executors and administrators;
- (iii) reference to any article, clause, section, schedule or annexure shall be deemed to be a reference to an article, a clause, a section, a schedule or an annexure of this Agreement;
- (iv) Headings in this Agreement are inserted for convenience only and shall not be used in its interpretation;
- (v) The recitals, schedules and annexures to this Agreement shall be deemed to be incorporated in and form an integral part of this Agreement.

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104, Puri Road, 2nd Floor, 1100 OWNER  Authorized Signatory	104, Puri Road, 2nd Floor, 1100 DEVELOPER  Authorized Signatory
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- (vii) References to the words "include" or "including" shall be construed as being sufficed by the term "without limitation"
- (viii) Reference to a law shall be a reference to that law as amended, re-enacted, consolidated, supplemented or replaced, and
- (ix) Reference to any agreement, deed, document, instrument, rule, regulation, notification, statute or the like shall mean a reference to the same as may have been duly amended, modified or replaced,
- (x) The Parties acknowledge that they and their respective counsel have read and understood the terms of this Agreement and have participated equally in the negotiation and drafting. Accordingly, no court or arbitrator considering this Agreement shall construe it more stringently against one Party than against the other.

ARTICLE 2 GRANT OF DEVELOPMENT AND CONSTRUCTION RIGHTS

- 2.1 In lieu of payment of the Consideration (as defined hereinafter) to the Owner by the Developer in the manner contained hereinafter, the Owner, as of the Execution Date, hereby sells, grants, transfers and assigns to the Developer and the Developer hereby acquires the sole, absolute, exclusive and irrevocable rights, title and interest of the Owner under the Allotment Letter in respect of the Project Land (i.e. land adjoining 1,52,000 Square Meters and forming part of the Total Land), subject to the terms and conditions contained herein.
- 2.2 The Parties agree that from the Effective Date, the Developer shall be the absolute owner and beneficiary of all titles, rights, interests and privileges in respect of the Development Rights for Project and the Project Land.
- 2.3 With effect from the Effective Date, the Developer shall be entitled and have the absolute and unrestricted rights to undertake and carry out the Development of the Project on the Project Land hereof in terms of the Approvals and the Applicable Laws for development of various components of the Project including sale thereof, as may be deemed appropriate by the Developer, without any interference by Owner or any party/person claiming under or through the Owner. With effect from the Effective Date, the Developer shall be the sole owner of the Development Rights of the Project Land.
- 2.4 As of the Execution Date, the Owner hereby represents and declares that it has full authority and right and has taken all requisite Corporate Approvals to execute this Agreement and perform its obligations hereunder.
- 2.5 It is hereby agreed that from the Execution Date, the Owner is left with no rights, titles and interests in the Project Land, allotted to the Owner pursuant to issuance of the Allotment Letter, in any manner whatsoever and all rights, titles, interests,

To: EMERALD CITY PVT. LTD. OWNER <i>[Signature]</i> Authorized Signatory	The LIFE PROJECTS PVT. LTD. DEVELOPER <i>[Signature]</i> Authorized Signatory
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entitlements of the Owner under the Allotment Letter hereby stand transferred/assigned absolutely in favour of the Developer.

- 2.6 It is hereby agreed that from the Effective Date, the Owner will be left with no rights, titles and interests in the Development Rights of the Project Land and/or the Project in any manner whatsoever; and all rights, titles, interests, entitlements of the Owner in the same shall thereby be transferred/assigned absolutely in favour of the Developer immediately, without any act to be performed by either of the Parties;
- 2.7 The Owner agrees, accepts and acknowledges that based on the assurances, representations and warranties granted by Owner, the Developer shall incur substantial expenditures for the Development of the Project on the Project Land and shall have to deploy immovable resources and manpower; therefore, Owner hereby undertakes, agrees, assures and declares that the Development Rights granted to the Developer are irrevocable and cannot be terminated. The Developer, at its sole discretion, with effect from the Effective Date, would have the absolute, unfettered and unconditional rights to develop, market and sell, including the right to transfer and/or assign the Development Rights to any third party in full or part without the prior approval of Owner, and Owner shall render all assistance which may be required in this regard including the signing and executing/registering documents, deeds, applications, affidavits etc.
- 2.8 Notwithstanding anything contained herein, the Developer cannot sell the Project Land or part thereof without prior written consent of the Owner. However no such consent is required for sale of developed units/area of the Project.
- 2.9 Notwithstanding anything contained herein, in case the Developer sells the Saleable Area of the Project at a price less than the prices stipulated in Schedule III hereof, the shortfall in the actual sale realization and the value arrived at the prices mentioned in the said Schedule III shall be contributed by the Developer in the Escrow Account.
- 2.10 It is hereby agreed between the Parties that any additional FAR purchasable with respect to the Project Land in accordance with the Applicable laws shall be part of Project Land. The Developer shall be entitled to acquire such additional FAR at its own costs and expenses. The Developer shall not be liable to pay any additional amount/amount to Owner on this account.

ARTICLE 3 CONSTRUCTION AND DEVELOPMENT

- 11 With effect from the Effective Date, the Developer shall have the exclusive rights, entitlements and authority for the Development on the Project Land (i.e. land measuring 1,52,000 Square Meters and forming part of the Total Land), at its own cost and expense and commercially utilize/exploit the same as per the Applicable Laws.

OWNER <i>[Signature]</i>	DEVELOPER <i>[Signature]</i>
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- 3.2 It is hereby further agreed that if due to any change in policies/rules of the Governmental Authority, any additional FAR beyond the FAR prescribed in Schedule II hereof at any time after the Expiration Date is made available or purchasable, whether till the Effective Date or during the course of the Development or after the completion of Development, such additional Development shall be the exclusive property of the Developer without having to pay any additional consideration to the Owner in any form whatsoever. However all costs and expense to be incurred for acquiring such additional FAR shall be paid and borne by the Developer.
- 3.3 On the Effective Date, immediately upon registration of lease deed of the Total Land and taking over possession of the same from GNDA, the Owner shall hand over the vacant and peaceful possession of the Project Land to the Developer and shall also grant to the Developer and its Representatives, irrevocable license to enter into the Project Land and to possess the same for the purpose of planning, beautification, landscaping, putting up hoarding, survey of the Project Land and to do all acts for carrying out the Development of the Project. The Developer shall be liable to make payment of the stamp duty payable on lease deed to be executed by GNDA in favour of the Owner with respect to the Total Land.
- 3.4 The Developer shall be entitled to engage any contractors, architects, engineers, consultants and workmen for the Development without any interference by the Owner or any third party.
- 3.5 In order to enable the Developer to undertake the Development and exercise the Development Rights in terms of this Agreement, the Owner shall execute and register a GPA in favour of the Developer and/or its Representatives, which shall be in the form set forth in Schedule IV hereto and will be effective from the Effective Date, thereby authorizing and empowering the Developer and/or its Representatives to do all acts, things and deeds necessary on their behalf for the Development of the Project in the Project Land, deal with the Project and the Project Land in accordance with the terms of this Agreement and to give effect to this Agreement, including pursuing various applications concerning the obtaining and grant of Approvals provided; It is also agreed that the Owner shall sign, execute and deliver all papers, documents, deeds, letters, affidavits, no-objection certificates, authorizations, undertakings and take such other actions as may be required for purposes of the Development, marketing and/or sale/transfer of the Project/Project Land or part thereof and as may be requested by the Developer to consummate more effectively the purposes or subject matter of this Agreement.
- 3.6 The Owner shall not interfere, hinder or carry out any obstruction in the Development in any manner whatsoever in the construction of the Development/marketing/sale/transfer of the Project or any additional FAR by the Developer and shall provide all insurance and co-operation as may be required by the Developer in relation thereto without any financial obligations on the Owner. The Owner shall duly fulfill and perform its obligations under this Agreement, failing which the Developer shall be entitled to claim from the Owner all the losses and damages suffered or which it is likely to suffer including any penalties, fines, demands as may be imposed on the Developer as a result of breach of the obligations of the Owner.

For Empress Sports City Pvt. Ltd. OWNER <i>M. Anand</i> Authorized Signatory	For Empress Sports City Pvt. Ltd. DEVELOPER <i>[Signature]</i> Authorized Signatory
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- 3.7 The Owner shall execute a special power of attorney ("SPA") in favour of the Developer authorizing it to execute necessary document for loan to be obtained by the customers of the Project in the format set forth in Schedule V (annex)

ARTICLE 4 APPROVALS

- 4.1 The Developer shall be entitled to prepare and file the design, layout plans, building plans and undertake and complete the Development on the Project Land at its own cost and expenses. The Developer shall make the Development in conformity with the Approvals and the Applicable Laws.
- 4.2 All the payments to be made to GNDA or other authorities with respect to the Approvals shall be paid and borne by the Developer.
- 4.3 The Developer shall be responsible to make payment of all outstanding dues with respect to the lease premium farmers compensations, lease rents, Interest, Penal Interest and any other charges payable to GNDA in respect of Project Land directly to GNDA. The Developer shall be entitled to get the amounts payable to GNDA for the Project Land resettled at its own costs and expenses. Provided that at any time, there shall be not more than two consecutive instalments payable to GNDA pending or unpaid. However, this restriction of two consecutive instalments shall not be applicable for farmer's compensation and purchasable FAR. Further, this restriction shall not be applicable post payment of the Consideration to the Owner.
- 4.4 Any bank guarantees required to be provided for the Approvals for the Project shall be provided by the Developer from its own resources.
- 4.5 The Owner shall provide necessary co-operation and assistance of the Developer for obtaining the Approvals including execution of necessary documents, applications, undertakings and affidavits etc. at the costs and expenses of the Developer.

ARTICLE 5 ROLE, RESPONSIBILITY AND OBLIGATIONS OF OWNER

- 5.1 The Owner hereby assures and agrees not to disturb, prevent or interrupt the Development activities carried out by the Developer and/or commit any act or omission that may result in stoppage or delay of the Development to be undertaken pursuant to and in accordance with this Agreement.
- 5.2 The Owner undertakes and assures that it shall not, in any way, transfer, Encumber, mortgage or part with its/their rights, titles or interests in the Project Land or create any sort of lien or charge or Encumbrance or third party rights on the Project Land or create any hindrance or obstruction in the Development of the Project, except as may be directed by the Developer.

- 11 -

For Empressa Source City Pvt. Ltd. OWNER <i>[Signature]</i> Authorized Signatory	EMPIRESSA SOURCE CITY PRIVATE LIMITED DEVELOPER <i>[Signature]</i> Authorized Signatory
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- 5.3 The Owner shall if required and instructed by the Developer, execute separate title deed(s) in other form of title documentation in favour of the prospective buyers/tenurees of the area/lot(s)/space(s) comprised in the Project along with proportionate undivided share in the Project Land.
- 5.4 The Owner shall provide all legal documents, attorneys and agreements as required by the Developer for the Development and Development Rights on the Project Land including marketable title of the Project Land, GPA and other documents/deeds referred herein.

ARTICLE 6 CONSIDERATION AND ESCROW ACCOUNT

- 6.1 In consideration of the representations, declarations, covenants and assurances of the Owner absolutely granting, assigning, selling and transferring the Development Rights of the Project on the Project Land free from all encumbrances in favour of the Developer the Developer shall pay to the Owner an amount of Rs. 65,80,00,000/- (Rupees Sixty Five Crores Eight Lakhs only) (the "Consideration") in the below manner:

- (i) The Developer has already paid an amount of Rs. 12,85,00,000/- (Rupees Twelve Crores Eighty Five Lakhs only) to Advance Construction Company Private Limited on behalf of the Owner, receipt whereof is hereby acknowledged by the Owner; and
- (ii) The Developer shall pay to the Owner the balance amount of Rs. 52,95,00,000/- (Rupees Fifty Two Crores Ninety Five Lakhs only) within 12 months from the Start Date through the Escrow Account.

In the event the collections from the customers of the Project are suspended due to any court/tribunal orders or order of any Government Authority, the due dates for payment of the Consideration shall be extended for corresponding period.

The Parties hereto agree that time is the essence of this Agreement.

- 6.2 The Developer shall open an escrow account ("Escrow Account") with a bank ("Escrow Agent") mutually acceptable to Owner and the Developer. The Developer hereby undertakes that the Gross Revenue of the Project shall be deposited directly in the Escrow Account without any delay and/or default.

The Developer shall submit a list of sales made and collections made in the Project ("MIS") to Owner on a monthly basis. The Owner shall be entitled to audit the MIS at its own costs and expenses. The Developer shall provide necessary details and cooperation in this regard to the Owner. The auditor to be appointed for such audit shall be appointed with mutual consent of the Owner and the Developer.

- 6.3 The revenue from the other parcels of land forming part of Total Land shall also be deposited in the Escrow Account and shall be dealt with in the manner detailed in a separate escrow agreement to be executed in this regard.

* 12 *

For Euphoric North City Pvt. Ltd.

OWNER

Authorized Signatory

For Euphoric Projects Pvt. Ltd.

DEVELOPER


Authorized Signatory



6.3 The amounts credited in the Escrow Account with respect to the Gross Revenue shall be distributed by the Escrow Agent in the following manner:

- (i) 45% (forty five percent) of the amounts credited shall be transferred to a designated bank account of the Owner and 55% (fifty five percent) of the amounts credited shall be transferred to a designated bank account of the Developer on a daily basis during first year of execution hereof. After expiry of one year from execution hereof, 35% of the amounts credited shall be transferred to a designated bank account of the Owner and balance amount in the Escrow Account shall be transferred to a designated bank account of the Developer on a daily basis.

The amounts transferred to the bank account from the Escrow Account as above of the Owner shall be adjusted against the amount of the Consideration payable as above. The said distribution shall be effective till payment of the entire Consideration and after that, any and all amounts shall belong to the Developer only without any claim or rights of the Owner.

The amounts paid to the Owner from the Escrow Account as above shall be reconciled on a quarterly basis and any shortfall in the amounts payable in terms of Clause 6.1 above shall be paid by the Developer to the Owner within 4 months of expiry of the relevant calendar year.

If the shortfall amount is not paid within this period of 4 (four) months, the Owner shall have the right to recover its dues by selling/creating rights on a part of the Total Land which is not released to the Developer in terms of the Master Agreement, at the then prevailing market price, however, the right of first refusal for the same will rest with the Developer. The said right of first refusal has to be exercised by the Developer immediately upon receipt of notice from the Owner in this regard and the payments thereon shall be made by the Developer within 60 (sixty) days of exercise of such right.

ARTICLE 7 RIGHT TO BOOK, ALLOT, ASSIGN AND MAINTAIN

7.1 The Owner hereby agrees, acknowledges and confirms that with effect from the Effective Date,

- (i) The Developer shall have the sole and exclusive right to market, book, allot, transfer, let, lease, license and/or assign the entire or any part of the areas/units/spaces in the Project to the prospective buyers/transferees, at the price and as per the payment schedule as may be decided solely by the Developer, and also to place its Hoarding/Sign Board at site, as per prevalent policy; and
- (ii) The Developer shall be solely and exclusively entitled to carry out advance bookings, issue receipts and to enter into agreements for sale, lease, etc., with

<13>

Signature of Owner OWNER  Authorized Signatory	Signature of Developer DEVELOPER  Authorized Signatory
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any prospective buyers/ transferees of the areas/spaces in the Project on the Project Land and shall receive any and/or all sale proceeds from the sale/lease of the Project in the Escrow Account; and

(iii) The Owner shall provide full co-operation and assistance to the Developer in this regard and undertakes not to cause any interruption in the same.

7.2 The Owner shall authorize the Developer to sign/execute and register the tripartite/other agreements/deeds on behalf of the Owner. The Owner shall ensure that appropriate GPA is executed and registered by the Owner in favour of the Developer and its Representative providing such authorization in respect hereof.

7.3 To the exclusion of other Parties the Developer or any agency nominated by it shall have the sole right to maintain the completed building(s) in the Project Land, the common areas, facilities and amenities thereon as per the provisions of Applicable Laws and all the occupants thereof shall be bound to observe the rules and regulations framed/ adopted by the Developer and/or of any agency nominated by the Developer. All decisions of the Developer with regards to the maintenance shall be final and binding on all the occupants of the Project.

ARTICLE 8 SALES AND MARKETING

8.1 The Parties hereby agree that only the Developer shall have the sole rights and authority to do the entire marketing and sale of the Project. The name and branding of the Development on the Project Land shall be solely done and decided by the Developer.

8.2 It is hereby agreed that any intellectual property rights developed, whether registered or not, in respect of the Project pursuant to this Agreement shall be owned, used and possessed by the Developer only. The Developer shall have all the rights, titles and interest in such intellectual properties and the sole and exclusive right to use such intellectual property rights and the Owner shall not have any right/ title/ interest in respect therein in any manner whatsoever.

8.3 The Developer shall have the exclusive rights to formulate marketing strategies and carry out marketing of the Project, including appointment of brokers, releasing of advertisements and handbills, participation in exhibitions and preparation of brochures, etc. without any interference or obstructions by the Owner.

8.4 The Developer shall have the sole discretion to decide the time and manner of sale and marketing of the Project.

8.5 The Developer shall be solely entitled to market the Project and negotiate the sale price hereof and Owner shall not in any manner prevent or disrupt the same.

8.6 The Parties hereby agree that sale/ transfer of the units/areas/spaces in full or part shall be made through execution of a tripartite agreement/deed with the prospective buyer/ transferee where under Owner shall sign as landowner through the Developer as GPA.

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The Emporia Sports City Pvt. Ltd. OWNER <i>[Signature]</i> Authorized Signatory	THE EMPORIA SPORTS CITY PVT. LTD. DEVELOPER <i>[Signature]</i> Authorized Signatory
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holder and the Developer is developer, without charging any cost. Notwithstanding the above, the Developer shall have the absolute right to sell/transfer the units/spaces/spaces with proportionate land underneath on the basis of GPA and/or other authorizations granted by the Owner.

- 8.7 The Owner shall further, as and when considered expedient by the Developer, sign and execute all documents/deeds/instruments etc. without charging any cost for transfer, conveyance of titles and interest in the spaces/ areas in the Project including all developments on the Project Land in favour of the prospective buyers.
- 8.8 The Owner shall not do any act or deed which would in any manner, whatsoever, including but not limited to creation of any parallel documentation, be in conflict or contrary to the marketing and sales programme or strategy of the Developer.

ARTICLE 9 FUNDING

- 9.1 From the Effective Date, the Developer shall be entitled to raise loan/finance for funding the Development of the Project including payments to be made to GNDA by way of creation of appropriate security/ mortgage of the Project Land and the construction thereon and/or creation of charge over receivables from and/or on the Development Rights hereby granted with any third party i.e. bank and/or financial institution, NBFCs and SEBI/RR approved PE/VC fund/fund house/FII/FPI, at the sole discretion of the Developer. The Owner hereby agrees to creation of such mortgage or other Encumbrance over the Project Land/Project/receivables and hereby waive any objection it has or may have to respect thereto. The Owner shall provide all assistance including executing of such documents/deeds, Issuance of NOC and revised escrow agreements as may be required by the Developer for mortgaging the Project/ Project Land. However the arrangement of agreed payments to Owner from the Escrow Account with respect to the Gross Revenue shall not be changed. The Owner shall provide the original lease deed(s) for deposit to be made to the lender for raising such finance/funding. However the Developer shall be entitled to create charge/mortgage/lien only on the Project Land.
- 9.2 The cost of funding/ loan shall be borne and paid by the Developer alone and repayment of such loan along with all charges, interest shall be the sole responsibility and liability of the Developer. The money raised from such mortgage shall be used by the Developer for construction and development of the Project Land including payments to be made to GNDA.
- 9.3 On the Effective Date, the Owner shall hand over the lease deed executed by GNDA in favour of the Owner in respect of the Total Land to the Trustee appointed in terms of the Master Agreement.

ARTICLE 10 REPRESENTATIONS AND WARRANTIES

- 10.1 The Owner hereby represents and warrants to the Developer as follows:

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For Euphoria Special City Pvt. Ltd. OWNER <i>[Signature]</i> Authorized Signatory	For Euphoria Special City Pvt. Ltd. DEVELOPER <i>[Signature]</i> Authorized Signatory
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- (i) The Owner has not executed any other agreement/understanding/arrangement with any entity with respect to the Project Land save and except the Master Agreement. The Allotment Letter issued by GNIDA is valid and subsisting.
- (ii) As of the Effective Date, there is no receiver, trustee or manager appointed over the whole or any part of the Project Land and the Owner shall not have committed any act of bankruptcy under the laws of India or any other applicable jurisdiction.
- (iii) As of the Effective Date, the Owner shall be legally entitled to grant the Development Rights to the Developer without requiring any permission from any person or court or authority for executing or delivering the Agreement.
- (iv) As of the Effective Date, the Project Land and/or the Development Rights shall be neither encumbered nor the whole or any part thereof be subject matter of any third party occupation allowed nor suffer from any disability that could disable its use for the purposes contemplated in the Agreement.
- (v) The Development Rights granted to the Developer under this Agreement are irrevocable and that the same cannot be expressly or impliedly revoked, cancelled, curtailed or suspended at any time for any reason whatsoever in law or contract at the instance of the Owner and/or any other person claiming under the Owner.
- (vi) The Owner affirms that rights and interest allotted to the Owner as per the Allotment Letter are valid, subsisting and not been cancelled as of the Execution Date and the Owner has not assigned and transferred such rights and interests, as allotted to it pursuant to the Allotment Letter, to any third person.
- (vii) The Owner affirms that, with effect from the Effective Date, the Development Rights shall belong absolutely to the Developer without any charge or lien or encumbrance, and the maintenance and upkeep of the constructed Project may be performed by Developer at its own expense or against payment of fee or charges collected by Developer from the purchasers/users of the Development/Project at the rates to be decided by Developer.
- (viii) The representations provided hereunder are true and accurate as on the Execution Date in all respects and do not contain any untrue statement of any material fact or omit to state any material fact necessary to make the statement not misleading and will continue to be true and accurate save and except any changes in the factual position warranted, occurring or arising as a direct consequence of performance by the concerned Party(ies) of any obligations assumed under this Agreement.
- (ix) The Owner represents that the representations provided by it in respect of the Project Land as of the Effective Date, shall continue to be true, accurate and

For Bapinagar Gurgaon City P-4, L-16

OWNER <i>M. S. Srinivasan</i> MANOJ K. SINGH	DEVELOPER <i>[Signature]</i> DEVELOPER
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7.11.2016



valid and shall submit and be adhered to after the Effective Date and for the period thereafter.

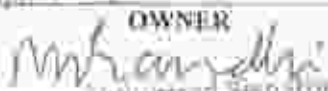
- (viii) The Owner hereby accepts and acknowledges that at the event any of the above representations and warranties is not found to be true and/or if it is ever proved otherwise, the Owner shall be in material breach of its obligations under this Agreement.

10.2 The Developer hereby represents and warrants to Owner as follows:

- (i) The Developer shall arrange the requisite resources to plan, design, construct, develop and market the Project as per the terms and conditions agreed in this Agreement and Approvals.
- (ii) The Developer shall plan, design, construct, develop, market and sell the Project in the manner and in accordance with the terms and conditions of this Agreement, Approvals and applicable laws.

10.3 Each of the Parties hereby represent and warrant to the other Parties that:

- (i) Each Party has full power, authority, legal right and capacity to enter into, deliver and perform this Agreement, its respective obligations under this Agreement and to consummate the transactions contemplated hereby. This Agreement has been duly executed and delivered by each Party and constitutes their legal, valid and binding obligation enforceable against it in accordance with its respective terms.
- (ii) Each of the representations and warranties made by each of the Parties, in terms as aforesaid, is separate and independent and none of the aforesaid representations and warranties shall be treated as qualified by any actual or constructive knowledge on the part of the other Party or any of their respective agents, Representatives, officers, employees or advisers.
- (iii) This Agreement constitutes a legal, valid and binding obligation, and is enforceable against it in accordance with its terms.
- (iv) The execution, delivery and performance of this Agreement will not conflict with, result in the breach of, or constitute a default under any covenant, agreement, understanding, decree or order to which such Party is a party or by which such Party or any of its/their properties or assets is bound or affected and does not result in a violation of any Applicable Laws.
- (v) All information furnished by each Party in connection with this Agreement, does not contain any untrue statement or omit to state any fact, the omission of which makes any statements made therein in the light of the circumstances under which they are made, misleading, and each Party is not aware of any material facts or circumstances that have not been disclosed to the other Parties.

By Euphoria Sports City Pk. Ltd.	
OWNER	DEVELOPER
	
Authorized Signatory	Authorized Signatory



which might, if disclosed, adversely affect the decision of a Person considering whether or not to enter into this Agreement

ARTICLE 11 INDEMNIFICATION

- 11.1 Each Party ("**Defaulting Party**") hereby agrees to indemnify and hold harmless the other Party, its officers, employees, shareholders, directors and affiliates ("**Non-Defaulting Party**") from any or all losses, liabilities, claims, costs, charges, actions, proceedings, third party claims, damages, including but not limited to, interest, penalties with respect thereto and out-of-pocket expenses (including reasonable attorneys' and accountants' fees and disbursements) that have arisen from claims resulting from or relating to or arising out of or in connection with the following:
- (a) any failure on the part of the Defaulting Party to discharge its liabilities and/or obligations under this Agreement; and
 - (b) any willful act of omission or commission, material breach, misrepresentation or misconduct by the Defaulting Party, as the case may be, of any covenant, agreement, representation, warranty or other obligation contained in this Agreement.
- 11.2 The indemnification rights of the Parties under this Agreement are independent of, and in addition to, such other rights and remedies as the Developer or Owner may have in law or in equity or otherwise, including the right to seek specific performance or other injunctive relief, none of which rights or remedies shall be affected or diminished thereby.

ARTICLE 12 DISPUTE RESOLUTION AND APPLICABLE LAW

Amicable Settlement

- 12.1 Any and all disputes or differences between the Parties arising out of or in connection with this Agreement or its performance shall first be resolved by the Representatives of the Parties amicably.

Arbitration

- 12.2 In the event the Parties fail to resolve any dispute amicably within thirty (30) days after one Party has served a written notice on the other Party requesting the commencement of discussions, then such dispute shall be referred to arbitration of three arbitrators, whereby one arbitrator shall be appointed by the Developer, the other arbitrator shall be appointed by Advantus defined under the Master Agreement and the third providing arbitrator shall be appointed by the two arbitrators so appointed. The arbitration proceedings shall be conducted in accordance with the Arbitration and Conciliation Act, 1996 and any amendments/modification thereof.

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Team Virginia Sports Club Pvt. Ltd.

OWNER 	For DEVELOPER 
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12/07/2024



- 12.3 All arbitration proceedings shall be conducted in the English language and the place of arbitration shall be Delhi. The Arbitration award shall be final and binding on the Parties and the Parties agree to be bound thereby and to act accordingly. The Parties shall continue to perform such of their respective obligations under this Agreement that do not relate to the subject matter of the dispute, without prejudice to the final determination in accordance with the provisions under this Clause.

Changing Law and Jurisdiction

- 12.4 This Agreement shall be governed by and interpreted in accordance with the laws of India and subject to dispute resolution mechanism mentioned, the Courts of New Delhi alone shall have exclusive jurisdiction in respect of all matters arising in respect of this Agreement.

ARTICLE 13

MISCELLANEOUS PROVISIONS

- 13.1 **No Partnership:** The Parties have entered into this Agreement on principal to principal basis and this ~~agreement~~ shall be deemed or construed as a partnership between them nor shall it be construed as association of persons in any manner, nor will the same bind them except to the extent specifically stipulated herein.
- 13.2 **Amendment:** This Agreement may not be amended, modified or supplemented except by a written instrument executed by each of the Parties.
- 13.3 **Waiver:** No waiver of any of the terms of this Agreement shall be effective unless made in writing and no waiver of any particular term shall be deemed to be a waiver of any other term.
- 13.4 **Taxes:** Each Party hereto shall pay and discharge their respective tax liabilities under the Income Tax Act, 1961 and all their personal debts and shall indemnify and keep indemnified and harmless the other from and against all claims, charges, proceedings, penalties in respect of any default or failure to pay or discharge such liabilities and debts.
- 13.5 **Stamp Duty & Registration:** The Parties shall get this Agreement duly registered. The cost of registration and stamp duty payable shall be borne and paid by the Developer.
- 13.6 **Entire Agreement:** This Agreement alongwith the Master Agreement sets forth the entire agreement and understanding between the Parties relating to the subject matter herein and supersedes any and all prior discussions, communications, negotiations, understanding, agreements, or contracts, whether written or oral except the Master Agreement. No modification of, or amendment to, this Agreement, nor any waiver of any rights under this Agreement, will be effective unless in writing signed by the Parties.
- 13.7 **Notice:** Any communication to be made under or in connection with this Agreement

Mr. [Signature] OWNER	Mr. [Signature] DEVELOPER
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shall be made in writing and, unless otherwise stated, may be made by hand, speed post, registered mail, letter, email or courier. However to be effective, the Parties hereby agree that any communication or notice to be sent hereunder shall compulsorily be sent by at least Speed Post and simultaneously by an email.

The communication notice shall be sent at the addresses mentioned in the title clause of this Agreement or any other address as may be intimated by either Party in advance. For the purpose of this Clause the email address of each of the Party is given below:

Euphoria Sports City Private Limited
Email: nepalgunadi1@gmail.com, nepalgunadi@yahoo.co.in
Rise Projects Private Limited
Email: info@riseprojects.in

- 13.8 **Severability:** Each and every obligation under this Agreement shall be treated as a separate obligation and shall be severally enforceable as such and in the event of any obligation or obligations being or becoming unenforceable in whole or in part shall not affect the validity of the balance Agreement provided the fundamental terms of the Agreement are not altered. If any requirement, restriction or undertaking herein is (i) found by any court or other competent authority to be void or unenforceable; or (ii) requires any authorization, Approval or consent which is not granted, the Parties shall negotiate in good faith to replace such void or unenforceable requirement, restriction, undertaking or lack of Approval, consent or authorization with a valid provision which, as far as possible, has the same commercial effect as that which it replaces.
- 13.9 **Assignment:** Subject to the provisions of this Agreement, the Developer shall be entitled to transfer and/or assign any of its rights, including but not limited to the Development Rights to any other party without any consent of Owner.
- 13.10 **Time:** Any date or period as set out in any Article/Clause of this Agreement may be extended with the written mutual consent of the Parties, failing which time shall be of the essence of this Agreement.
- 13.11 **Independent Rights:** Each of the rights of the Parties hereto under this Agreement are independent, cumulative and without prejudice to all other rights available to them; and the exercise or non-exercise of any such rights shall not prejudice or constitute a waiver of any other right of the Party, whether under this Agreement or otherwise.
- 13.12 **Specific Performance:** This Agreement shall be specifically enforceable in accordance with the terms hereof, at the instance of either of the Parties.
- 13.13 **Language:** If this Agreement is translated into any language other than English, the English language text shall always prevail.

[Execution page follows]

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OWNER <i>Nepalgunadi</i> Authorized Signatory	DEVELOPER <i>[Signature]</i> Authorized Signatory
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shall be made in writing and, unless otherwise stated, may be made by hand, speed post, registered mail, telex, email or courier. However, to be effective, the Parties hereby agree that any communication or notice to be sent hereunder shall compulsorily be sent by at least Speed Post and simultaneously by an email.

The communication notice shall be sent at the addresses mentioned in the title clause of this Agreement or any other address as may be intimated by other Party in advance. For the purpose of this Clause the email address of each of the Party is given below:

Euphoria Sports City Private Limited
Email: nripal.gandhi10@gmail.com ; nripal.gandhi@yahoo.co.in
Rise Projects Private Limited
Email: rajall@rise.in ; rajall@gmail.com

- 13.8 **Sovereignty:** Each and every obligation under this Agreement shall be treated as a separate obligation and shall be severally enforceable as such and in the event if any obligation or obligations being or becoming unenforceable in whole or in part shall not affect the validity of the balance Agreement provided the fundamental terms of the Agreement are not altered. If any requirement, restriction or undertaking herein is (i) found by any court or other competent authority to be void or unenforceable, or (ii) requires any authorization, approval or consent which is not granted, the Parties shall negotiate in good faith to replace such void or unenforceable requirement, restriction, undertaking or lack of Approval, consent or authorization with a valid provision which, as far as possible, has the same commercial effect as that which it replaces.
- 13.9 **Assignment:** Subject to the provisions of this Agreement, the Developer shall be entitled to transfer and/or assign any of its rights, including but not limited to the Development Rights to any other party without any consent of Owner.
- 13.10 **Time:** Any date or period as set out in any Article-Clause of this Agreement may be extended with the written mutual consent of the Parties, failing which time shall be of the essence of this Agreement.
- 13.11 **Independent Rights:** Each of the rights of the Parties hereto under this Agreement are independent, cumulative and without prejudice to all other rights available to them, and the exercise or non-exercise of any such rights shall not prejudice or constitute a waiver of any other right of the Party, whether under this Agreement or otherwise.
- 13.12 **Specific Performances:** This Agreement shall be specifically enforceable in accordance with the terms hereof, at the instance of either of the Parties.
- 13.13 **Language:** If this Agreement is translated into any language other than English, the English language text shall always prevail.

[Execution page follows]

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For Euphoria Sports City Pvt. Ltd. OWNER  Authorized Signatory	For Rise Projects Pvt. Ltd. DEVELOPER  Authorized Signatory
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OWNER		DEVELOPER
<i>[Signature]</i>		<i>[Signature]</i>
AUTUMN'S SIGNATURE		AUTUMN'S SIGNATURE

Deed Related Detail

Deed Name: GENERAL AGREEMENT		(GENERAL AGREEMENT)	
Land Detail			
Tehsil/Sub Tehsil: Sub-Registrar I		Building Type:	
Village/Vill:	Chandni Chowk		
Place (Segment):	Chandni Chowk		
Property Type:	Residential		
Property Address:	House No. : Road No. : Chandni Chowk		
Area of Property:	226.340 0 Sq.Meter	0.00	0.00
Money Related Detail			
Consideration/Value:	0.00 Rupees	Stamp Duty Paid:	1,100.00 Rupees
Value of Registration Fee:	1,000.00	Pasting Fee:	100.00 Rupees
Revenue Duty:	0 Rupees	Government Duty:	1000 Rupees

File/Document of: GENERAL AGREEMENT

GENERAL AGREEMENT

Presented by: Sh/Smt.

S/o, W/o

R/o

Anshu/Sa. Sports City Pvt Ltd New Delhi
Bharatpur

Shri/Sri (Name) and

Shri/Sri (Name) Shri/Sri (Name) Shri/Sri (Name)

At the office of the Sub-Registrar, Delhi, this 27/04/2016 12:19:36

day Wednesday

between the parties of

Signature of Presenter


 Registrar/Sub Registrar
 Sub Registrar I
 Delhi/New Delhi

Execution admitted by the said Shri/Ms.

Anshu/Sa. Sports City Pvt Ltd New Delhi, Bharatpur

and Shri/Ms.

R/o Bharatpur Pvt Ltd New Delhi, Bharatpur

Who were identified by Shri/Sri/Kar Ankit Bhargava S/o W/o Dr. Rakesh Bhargava R/o Kishan Gali Shri/Sri (Name) Mathura UP

and Shri/Sri/Kar Kamlesh Mishra S/o W/o Dr. D S Mishra R/o B-465-551 Kirti Nagar E/Sec-44 North C/B/Sugar I/II

(Married/Widow/Widower No. If known to all)

Contents of the deed were explained to the parties who understood the conditions and admit that it is correct

and that the title for Right, as the case may be, land should be registered of the Applicant has been offered to my presence

Date:



 Registrar/Sub Registrar
 Sub Registrar I
 Delhi/New Delhi

Schedule 1
DETAILS OF THE TOTAL LAND

Plot number SC-411 measuring 1,52,005 Sq. Meter situated at Sports City, Adjoining Tech
Zone-IV of Greater Noida, Greater Noida



= 22 =

For Euphoria Sports City Pvt. Ltd.

OWNER <i>M/S Amelha</i> Sole Proprietor	DEVELOPER <i>[Signature]</i>
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BY LTD

11.3.07



**SCHEDULE B
DETAILS OF THE PROJECT LAND**

Land having FAR below and such additional FAR purchasable with respect to the same on land parcel admeasuring 1,52,000 Sq. Meters as highlighted in the attached map and forming part of the Total Land

Particulars	FAR (in lakhs Sq. Ft.)
Golf Villa	4.28
Floral Sports Villa	4.28
Sc III Residential	2.00

[Map attached]

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For Euphoria Sports City Pvt. Ltd.

OWNER 	DEVELOPER 
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HLLP/2020/2021/2022



1001

For complete Board City PD info:

McDonald
Authorized Signature

FOI b6 DECLASSIFIED BY: 60322 UCBAW

~~Signature~~

Long Area : 15200 sq.m

EUPHORIA SPORT CITY PVT. LTD. SC-01, Adjoining Sector: Tech zone IV



SCHEDULE III

DETAILS OF MINIMUM SELLING PRICE OF THE SALEABLE AREA OF THE PROJECT

Villa – Rs. 4,500/- Sq. Ft. (Built Up area basis)

Flats (at KC-01) – Rs. 3,000/- Sq. Ft.

Apartments (Group Housing and at KC-01) – Rs. 1,000/- Sq. Ft.

Mr. Enphoria Upadhyay  Authorised Signatory	BASE PROJECT / E. & V. LTD DEVELOPER  Authorised Signatory
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SCHEDULE IV
Format of GPA

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE, Euphoria Sports City Private Limited, company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 8-106, Lower Ground Floor, Greater Kailash-II, New Delhi-110048, acting through its Authorized Signatory, duly authorized vide Board Resolution dated 01/09/2015 (hereinafter referred to as the "EXECUTANT", which expression shall mean and include its administrators, successors and permitted assigns),

Capitalized words and expressions used but not defined herein shall carry the same meaning as ascribed to them in the General Agreement (Development and Construction Agreement) dated 27-04-2016 executed by and between the EXECUTANT and Rise Projects Private Limited.

WHEREAS:

- A. The Greater Noida Development Authority ("GNDA") has allotted a parcel of land measuring 3,52,093 Sq. Meters, situated Sports City, Adjoining Town Zone-IV of Greater Noida. Greater Noida (hereinafter referred to as the "Total Land") on leasehold basis to the EXECUTANT vide Allotment Letter dated 30/01/2011.
- B. The EXECUTANT and Rise Projects Private Limited have executed a General Agreement (Development and Construction Agreement) dated 27-04-2016, whereby the EXECUTANT has transferred the Development Rights (as defined therein), which shall come in effect from the date of registration of lease deed by GNDA ("Effective Date"), of a part of the Total Land details whereof is set forth in Schedule I hereto (the "Project Land") to Rise Projects Private Limited ("Development and Construction Agreement") for development of the Project and
- C. Under the General Agreement (Development and Construction Agreement), the EXECUTANT has, inter-alia, agreed to execute an irrevocable general power of attorney, in favour of Rise Projects Private Limited authorizing it to do all acts, deeds, matters and things and to exercise all powers and authorities as may be necessary or expedient for the construction, development, marketing, sale and maintenance of the Project on the Project Land, in the manner hereinafter appearing.

NOW KNOW ALL THAT THESE PRESENTS WITNESSETH THAT WE THE EXECUTANTS do hereby nominate, constitute and appoint **RISE PROJECTS PRIVATE LIMITED**, a company duly registered under the provisions of the Companies Act, 1956 and having its registered office at Lower Ground Floor, 195, Ram Vihar, Delhi - 110092, and/or its nominees and/or Mr. Ravihit Sharma, S/o Mr. M. C. Sharma, R/o 195, Ram Vihar, Delhi-110092 (hereinafter referred to as the "ATTORNEY", which expression shall, wherever the context permits, mean and include its successors and permitted assigns) our true and lawful general power of attorney holder to do the following acts, deeds and things in our name and on

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FOR EUPHORIA SPORTS CITY PVT. LTD. OWNER <i>[Signature]</i> Authorized Signatory	FOR RISE PROJECTS PRIVATE LTD. DEVELOPER <i>[Signature]</i> Authorized Signatory
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out behalf in respect of the Project for development and sale of the Project in pursuance of the General Agreement (Development and Construction Agreement)

1. To enter upon the Project Land, survey the same, prepare layout and building plans, detailed drawings, etc., for the purpose of commencing, continuing or completing the construction and development of the Project
2. To undertake construction and development of the Project either itself or through contractor or sub-contractors agents and to enter into contracts in relation thereto
3. To deal with and correspond with the concerned statutory local, central, state, governmental and other authorities including State Pollution Control Board and State Level Environmental Impact Assessment Authority, etc. in respect of matters relating to grant of licenses, approvals, sanctions, consents, registrations and renewals extensions thereof under applicable laws, rules, regulations, orders, notifications, for and in respect of the development of the Project and in particular the following, viz.:
 - (i) to apply for, submit and follow up application for obtaining Approvals in pursuance thereof for development of the Project on the Project Land;
 - (ii) to submit and resubmit layout plans, building plans and zoning plans, to apply for and obtain sanction plans or the revocation and/or revision of the plans sanctioned or to be sanctioned, with alterations and additions, as the ATTORNEY may desire;
 - (iii) to apply for and obtain commencement certificate and/or occupation certificate and/or building completion certificate (including part thereof) and any like certificates or permissions that may be required by the applicable law, issue declarations or undertakings and obtain all necessary permissions, sanctions, approvals and no-objections from the aforesaid authorities and its department(s);
 - (iv) to appear and represent the EXECUTANT before all concerned authorities and parties as may be necessary in connection with the proper and effective development of the Project;
 - (v) generally to do all other acts and matters in connection with or relating to or in respect of the planning, designing, construction, development, completion, marketing and occupation of buildings, structures for development of the Project on the Project Land; and
 - (vi) to submit all undertakings, agreements, affidavits, declarations, applications, bonds, etc., in behalf of the EXECUTANT, as required from time to time in connection therewith
4. To deal with GNDA with respect to the Project Land and the amounts payable with respect to the same and to get the amount payable rescheduled at its discretion

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For Employer/Owner/Client/End User OWNER 	For Developer/Builder/Contractor/End User DEVELOPER 
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- 5 To sign and execute necessary documents, applications, affidavits and undertakings etc. with respect to the rescheduling of amounts due to GNIDA with respect to the Project Land
- 6 To do all such acts, deeds and things as may be required for making the Project Land fit and proper for the purposes of the development and construction of the Project thereupon
- 7 To carry out the Development (as defined in the Financial Agreement (Development and Construction Agreement)) and to construct/reconstruct, demolish, repair, amend, improve upon or otherwise develop the Project or any part or portion thereof subject to the provisions of the General Agreement (Development and Construction Agreement) and in accordance with the building plans and specifications, commencement certificate and other requirements of the concerned authorities and for that purpose to employ/engage the services of contractors, architects, engineers, surveyors and other professionals as may be required in that behalf
- 8 To commence, carry out and complete and/or cause to be commenced, carried out and/or completed at the ATTORNEY'S costs, construction work of the Project and every part thereof in accordance with the building plans, commencement certificate and specifications and to do all such acts, deeds, matters and things as may be necessary or expedient to ensure compliance with all rules and regulations applicable thereto
- 9 To prepare and/or get prepared and to submit and file with all concerned authorities, government or otherwise applications for grant and/or issue of permits, quotas, licenses and authorizations for alignment of cement, steel and other controlled building material that may from time to time be required for the purpose of construction and erection of building(s) on the Project Land and for that purpose to appear before any authority or officers to make any statement and give any particulars as from time to time be necessary and/or required to be obtained and take delivery of such building materials to which said licenses, permits, quotas or authorizations may relate and to utilize the same for the purpose of development of the Project
- 10 To sign all applications, forms, papers, undertakings, indemnities, authorities, terms and conditions etc. as well as pay all fees, deposits and other amounts under whatsoever head to any such authority and to receive back the same and issue valid receipts and to take and give oral and written statements on behalf of the EXECUTANT before any such authorities or persons whomsoever, as may be required by the authorities concerned from time to time
- 11 To appoint architects, surveyors and appoint all other consultants from time to time, as may be found necessary to carry out and/or implement any of the provisions herein contained and to substitute them or any of them and to execute appropriate writings in their favour authorizing them and/or delegating to them authority to obtain all necessary sanctions, approvals, no-objections and permissions for the construction and development of the Project

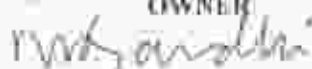
- 27 -

For Signature: OWNER <i>[Signature]</i> 20/07/2024	For Signature: DEVELOPER <i>[Signature]</i> 20/07/2024
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12. To deal with and correspond with and make necessary applications to the concerned electric and water and other authorities and/or officers for obtaining connections for electricity and water supply for the Project and to obtain necessary orders in pursuance thereof and as its or issued to be done all necessary acts for laying the water lines, sewerage lines, drainage lines and telephone and electric cables, to carry out the internal lay out for the development of the Project and for that purpose (i) sign all letters, applications, undertakings, indemnities, terms and conditions etc. as may be required by the authorities concerned.
13. To attend (or to manage, look after, watch, examine and take care of the Project Land) Project or any part or portion thereof regularly at all reasonable time and to prevent any encroachments, trespasses and/or unauthorized constructions thereof being made by any person or persons or body and if any encroachments, trespasses or unauthorized constructions are already existing and/or being made hereafter, and/or erected or constructed by any person or persons or body on the Project Land or any part or portion thereof, to take all effective steps for removing the same and/or remove them and pull down the same and to take all preventive measures, appropriate action and legal proceedings against the concerned person or persons or body.
14. To procure/ obtain such financial assistance from any financial institution/ banks/ any person by creating a charge on the Project Land, the Project and/or its receivables as security for its debt/ repayment obligations and for development of the Project, subject to the terms and conditions stipulated in the General Agreement (Development and Construction Agreement) and to execute necessary documents in this regard and to hand over title deeds of the Total Land to such lender.
15. To apply for and obtain and receive refund of moneys paid and/or deposit or which may be deposited with the relevant authorities/corporation and to sign receipt for the purpose.
16. To do all marketing, publicity and advertising activities and make advance bookings and to allot, lease, sub-lease, license, sub-license, sell, transfer and dispose off the areas/units/spaces in the Project (as defined in the General Agreement (Development and Construction Agreement)) of the Project Land as it may deem fit and proper.
17. To collect and receive from the allottees, lessees, acquirers, occupants, transferees or purchasers of the areas/units/spaces in the Project, the entire allotment/consideration, lease rentals, license fees, Consideration, charges or price as aforesaid and appropriate the same and also to receive and collect or demand the rent/ license fee, in case of lease/ license, and maintenance charges from the occupants and to sign and execute and/or give proper and lawful discharge for the receipts.
18. To sell, transfer, assign or part off with the Project Land or part thereof in terms of the General Agreement (Development and Construction Agreement) and to receive consideration thereof and to execute necessary documents in this regard and to register the same.

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For Employer/Project/City/Plot/LLD	For Developer/Plot/LLD/LLD
OWNER	DEVELOPER
 Authorized Signatory	 Authorized Signatory



- (19) To execute from time to time all the agreements, deeds, documents on and in any other manner in respect of the areas/units/spaces in the Project and also to execute and sign sale, allotment, lease, sub-lease, license, sub-license, conveyance and transfer deeds/agreements for sale, allotment, lease, sub-lease, license, sub-license, sale, conveyance and/or transfer of the areas/units/spaces in the Project in favour of prospective allottee(s)/transferee(s), as the ATTORNEY may deem fit.
20. To appear before the concerned registrar or sub-registrar as may be considered proper either by law or by practice or as deemed expedient by the ATTORNEY for the execution, stamping and/or registration of all writings, deeds/documents for registration of sale/lease/transfer, as the case may be, of the areas/units/spaces in the Project alongwith proportionate rights in the land underneath in the Project Land in favour of the prospective allottee(s)/transferee(s) and to admit execution of any deeds, assurances, conveyances or other instruments referred hereinabove.
21. To give formal/physical possession of the areas/units/spaces in the Project or any part thereof to the prospective allottee(s)/transferee(s).
22. To manage and maintain the Project either on its own or through any maintenance agency appointed in accordance with the General Agreement (Development and Construction Agreement) and to fix such maintenance charges as may be deemed expedient by the ATTORNEY or the maintenance agency.
23. If required, to take all necessary steps for the registration of a company, society, association, etc., of the owners and other occupants of the Project, registered under the applicable law and for that purpose to sign and execute all necessary forms, applications, papers and writings before the concerned authorities and to do all other acts, deeds, matters and things necessary for registration of the company, society, association and to obtain registration certificate.
24. To bear and pay all taxes, cess, charges, levies and any other outgoings payable in respect of the Project upon receipt of possession of the Project Land and to further bear and pay all taxes, cess, charges, levies and any other outgoings, including but not limited to, income tax, sales tax, service tax and value added tax, upon construction and Development of the Project Land in pursuance of the General Agreement (Development and Construction Agreement).
25. To make payments of any fees/charges on behalf of the Owner of the Project Land for obtaining any Approval including any extension of the license.
26. To evict the tenant unauthorized occupant trespasser on the Project Land, to initiate and file suits or any legal proceedings in court/tribunal of competent jurisdiction, appoint any pleader/advocate, compromise and withdraw any proceeding/cases and to do all acts which may be required in respect thereto.
27. To sign, verify, file, present, defend and pursue all kinds of suits, writs, applications, affidavits, claims, etc., in respect of the Project Land and/or the Project in all the courts, civil, revenue or criminal, and before any and all authorities, tribunals including arbitral

Block No. 10, Phase 1, Plot 10, Ltd. OWNER <i>[Signature]</i> Authorized Signatory	Block No. 10, Phase 1, Plot 10, Ltd. DEVELOPER <i>[Signature]</i> Authorized Signatory
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tribunal, government offices/ departments including tax authorities, statutory authorities/corporations and all other bodies/ authorities

28. To appear and act either personally or through its agent or authorized officers before all authorities, courts, tribunals, offices of the government/ semi government/ local bodies and/or any other statutory bodies for and in connection with the above purposes.
29. To sign, verify and execute plaints, written statements, counter-claims, appeals, reviews, applications, affidavits, authentications and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever (including action against the tenants/occupants) in any court of law or equity whether of original, appellate, territorial or revisional jurisdiction or judicial authority constituted by law or authority and to do all acts and appointments and applications in any such court or courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend, answer or oppose the same or suffer judgments or decrees given, taken or pronounced in any such suits, actions, appeals, proceedings and to execute decrees as the ATTORNEY shall be advised or thinks proper.
30. To take such steps, at the cost of the EXECUTANT, as to ensure that the representations and warranties offered by the EXECUTANT are true, complete and accurate.
31. To mortgage the Project Land for obtaining finance facilities from banks/ financial institutions / FI and any RBI / SEBI Approved FI / VC Fund/FUTFI and food houses including execution of necessary documents, undertakings, applications, affidavits and to deposit the original title deeds of the Project Land/Total Land in this regard as security through the lien shall be on packages released till such date.
32. To revise the escrow arrangement and change the Escrow Agent without affecting the share of the Owner in the Gross Revenue for the purpose of obtaining funding/financial assistance in terms of the General Agreement (Development and Construction Agreement) with the consent of Escrow beneficiaries.
33. To appoint any other general/ special power of attorney and delegate all or any of the powers given under this Power of Attorney.

And generally to do any and/or all such other acts, deeds, matters and things which the ATTORNEY think necessary and expedient for the purposes mentioned above in respect of the Project and other facilities to be developed on the Project Land even if they are not covered by the aforesaid acts.

And, the EXECUTANT do hereby agree to confirm and ratify all those acts, deeds, matters and things done and/or cause to be done by the ATTORNEY shall be construed as acts, deeds, matters and things done by the EXECUTANT personally as if present and shall be binding on the EXECUTANT.

For the Proprietor/Owner/Client/VEE Ltd. OWNER <i>[Signature]</i> Authorized Signature	For the Proprietor/Developer/VEE Ltd. DEVELOPER <i>[Signature]</i> Authorized Signature
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And, the EXECUTANT and the ATTORNEY hereby agree that this Power of Attorney cannot be revoked by the EXECUTANT until execution and registration of conveyance/sale deeds for all the units in the Project.

IN WITNESS WHEREOF, the EXECUTANT through its duly authorised representative has set forth its hands to this writing on this 27 day of April, 2016.

Signed, Sealed and Delivered
For and on behalf of the EXECUTANT
EUPHORIA SPORTS CITY PRIVATE LIMITED

Through Mr. Nepal Bama Gandhi
Authorized Signatory

Accepted by the ATTORNEY
RISE PROJECTS PRIVATE LIMITED

Through Mr. Vaibhav Jain
Authorized Signatory

WITNESSES:

1. 
Ankit Bhargava
Mr. Karlesha Bhargava
Mr. Kishore Gang Sheetla
Ghati Mathura (N.P.)
DL no/29937, Mathura


2. Karlesha Mishra
Mr. D.S. Mishra
Mr. B-465/550 Khajuraho colony
Sec 44 NOIDA G.B. Nagar
(N.P.) UPIE 20150018598

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For Euphoria Sports City Pvt Ltd Ltd	
OWNER	DEVELOPER
	
Signature	Signature

Deed Related Detail

Deed Name: GENERAL AGREEMENT		GENERAL AGREEMENT	
Land Detail			
Tahsil/Sub Tahsil: Sub Registrar 1			
Village/City	Chandni Chowk	Building Type	
Place (Region)	Chandni Chowk		
Property Type	Residential		
Property Address	House No. : Road No. : Chandni Chowk :		
Area of Property	520.540.00 Sq.Meter	0.00	0.00
Money Related Detail			
Consideration Value	0.00 Rupees	Stamp Duty Paid	15000.00 Rupees
Value of Registration Fee	1000.00	Posting Fee	10000 Rupees
Registration Duty	0 Rupees	Government Duty	1000 Rupees

This document of GENERAL AGREEMENT

GENERAL AGREEMENT

Presented by: Sh. Smt.

Sh. A/W

R/o

Laxmi Narayan City Pvt Ltd New Delhi

Smt. Chandni

Smt. Laxmi Narayan City Pvt Ltd New Delhi

In the office of the Sub Registrar, Delhi on 27/04/2016 12:14:11

Day: Wednesday

beginning the hour of

Signature of Presenter

Registrar/Sub Registrar
Sub Registrar 1
Delhi/New Delhi

Execution admitted by the said Shri / Ms.

Laxmi Narayan City Pvt Ltd New Delhi

and Shri / Ms.

R/o Preeti Pvt Ltd New Delhi

Who were identified by Shri/Smt. Anil Bhargava S/o W/o Dr. Rakesh Bhargava R/o Kirti Gauri Shrestha Gauri Mathur LLP

and Shri/Smt. Kirti Mathur S/o W/o Dr. S. S. Mathur R/o D-465/55 Kirti Gauri Shrestha Gauri Mathur LLP

Married Witnesses, Witness No. II, known to me.

Contents of the document explained to the parties who understand the conditions and admit them in correct.

Certified that the left (or) Right as the case may be hand month impression of the assent has been affixed in my presence.

Date

Registrar/Sub Registrar
Sub Registrar 1
Delhi/New Delhi

Schedule 1

DETAILS OF THE PROJECT LAND

Land having FAR below and such additional FAR purchasable with respect to the same on land parcel admeasuring 1,52,000 Sq. Meters as highlighted in the attached map and forming part of the Total Land

Particulars	FAR (in lakhs Sq Ft.)
Golf Villa	4.25
Plotted/ Spaced Villa	2.25
Self Residential	2.00

[Map attached]

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For Registration and Customer Use OWNER <i>[Signature]</i> Authorized Signatory	For: NICE PROJECTS PVT. LTD. DEVELOPER <i>[Signature]</i> Authorized Signatory
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SCHEDULE V
Format of SPA

POWER OF ATTORNEY (SPECIAL)

BE IT KNOWN TO ALL MEN whom it may concern that we
Euphoria Sports City Private Limited, a company duly incorporated and existing under the provisions of the Companies Act, 1956 of India, having its registered office at 8-406, Lower Ground Floor, Greater Kailash-II, New Delhi-110048 do hereby nominate, constitute, appoint, empower and authorize **RISE PROJECTS PRIVATE LIMITED**, a company duly registered under the provisions of the Companies Act, 1956 and having its registered office at Lower Ground Floor, 195, Ram Vihar, Delhi-110092, and/or its nominees and/or Mr. Ruchit Sharma, S/o Mr. M C Sharma, R/o 195, Ram Vihar, Delhi-110092 (hereinafter referred to as the "ATTORNEY", which expression shall wherever the context permits, mean and include its successors and permitted assigns) hereinafter called as Attorney to do the following:

IN RESPECT OF

WHEREAS the Executant is the sole lawful owner in possession of land admeasuring 152,000 Sq. Meters, forming part of SC-II, Sports City, Adjoining Tech Zone-IV of Greater Noida, Greater Noida.

Our said Attorney shall be entitled to do all act(s), deed(s) and things which are necessary for the execution the loan documents involving prospective buyers with various banks.

All acts lawfully done by the said attorney by virtue of these presents shall be deemed to have been ratified by us.

IN WITNESS WHEREOF, the EXECUTANT through its duly authorised representative has set forth its hands to this writing on this 27th day of April, 2016.

Place: New Delhi

WITNESSES

EXECUTANT

1. ~~RAJESH K. BANSAL~~
2. ~~RAJESH K. BANSAL~~
3. ~~RAJESH K. BANSAL~~
4. ~~RAJESH K. BANSAL~~
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OWNER	DEVELOPER
<i>[Signature]</i>	<i>[Signature]</i>
Authorized Signatory	Authorized Signatory

Reg. No.
1256

Reg. Year
2016-2017

Book No.
4



1st Party



2nd Party



Witness

1st Party

Kapthori Sports City Post (at Jharkhand, Nepal, Haryana, Gujarat)

2nd Party

Rise Properties Pvt. Ltd. (at Jharkhand, Nepal, Haryana, Gujarat)

Witness

Kishan Thakur, Kamlesh Mishra

Certificate (Section 60)

Registration No. 1256 in Book No. 4 Vol No. 3444
on page 1 to 11 on this date 30/04/2016 19:01:03
and left clearly impressions has/have been taken in my presence

day Saturday

Date 30/04/2016 19:06:14


Sub Registrar
Sub Registrar I
New Delhi/Delhi

