

the context or meaning thereof mean and include its successors in title) of the **Third Part**; MADHURI REALITY AND LEASING PVT. LTD., a company incorporated and registered under the provisions of Companies Act, 1956 and having its registered office at Sahara India Point, CTS 40-44, S.V. Road, Goregaon(W), Mumbai- 400 104, hereinafter called "MRLPL" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors in title) of the **Fourth Part**; MAGAN DEVELOPMENT AND REALITY PVT. LTD., a company incorporated and registered under the provisions of Companies Act, 1956 and having its registered office at Sahara India Point, CTS 40-44, S.V. Road, Goregaon(W), Mumbai- 400 104, hereinafter called "MDRPL" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors in title) of the **Fifth Part**; MAJSAVAALA REALITY AND DEVELOPMENT PVT. LTD., a company incorporated and registered under the provisions of Companies Act, 1956 and having its registered office at Sahara India Point, CTS 40-44, S.V. Road, Goregaon(W), Mumbai- 400 104, hereinafter called "MRDPL" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors in title) of the **Sixth Part**; MAHESH DEVELOPMENT AND FINANCE PVT. LTD., a company incorporated and registered under the provisions of Companies Act, 1956 and having its registered office at Sahara India Point, CTS 40-44, S.V. Road, Goregaon(W), Mumbai- 400 104, hereinafter called "MDFPL" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors in title) of the **Seventh Part**; Shri Ayodhya Prasad S/o Shri Palak Dhari R/o Behamanpurwa, Vibhuti Khand, Behind Sahara Bazar, Gomti Nagar, Lucknow, hereinafter called "SHRI AYODHYA PRASAD" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors in title) of the **Eighth Part**; Shri Ashok Kumar Singh S/o Shri Ranu Janam Singh, R/o E-11/123, Sector C, Aliganj, Lucknow hereinafter called "SHRI ASHOK KUMAR SINGH" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors in title) of the **Ninth Part**; Shri Rampal Rawat S/o Shri Fakeere Rawat, R/o Khurram Nagar, Lucknow hereinafter called "SHRI RAM PAL RAWAT" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors in title) of the **Tenth Part**; Shri Abdul Quadir S/o Shri Abdul Zabbar, R/o 14/229, Vikas Nagar, Lucknow hereinafter called "SHRI ABDUL QUADIR" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors in title) of the **Eleventh Part**; Shri Buddeshwar Pandey, S/o Shri T.N. Pandey R/o 306, Pragati Vihar, Kalyan Pur, Lucknow hereinafter called "SHRI BUDDESHWAR PANDEY" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors in title) of the **Twelfth Part**; Shri Rudranath Yadav, S/o Shri

21/11/2018

Ram Lakhan Yadav R/o 2/552, Sector-H, Jankipuram, Lucknow hereinafter called "SHRI RUDRANATH YADAV" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors in title) of the **Thirteenth Part**; Shri Jagdish Prasad, S/o Shri Khakanu Prasad R/o Behemanpurwa, Vill. Vibhuti Khand, Gomti Nagar, Lucknow hereinafter called "SHRI JAGDISH PRASAD" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors in title) of the **Fourteenth Part**; Shri Jageshwar Prasad, S/o Shri Nanhey Ram R/o Raibhan Kehra, Mohanlal Ganj, Lucknow hereinafter called "SHRI JAGESHWAR PRASAD" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors in title) of the **Fifteenth Part**; and Shri Ram Sagar Gautam, S/o Shri Keshav Gautam R/o Village Punchbhari Post, Jitruwa Dist. Barabanki hereinafter called "SHRI RAM SAGAR GAUTAM" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors in title) of the **Sixteenth Part**; INDALI CITY HOMES LUCKNOW PRIVATE LIMITED, a company incorporated under the provisions of Companies Act, 1956 and having its registered 1, Kapoorinais Complex, Aligarh, Lucknow, hereinafter called "ICHLPL" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors in title) of the **Seventeenth Part**;

WHEREAS:

1. SICCL, BREPL, DDRPL, MRLPL, MDRPL, MRDPL, MDFPL, Shri Ayodhya Prasad, Shri Ashok Kumar Singh, Shri Ram Pal Rawat, Shri Abdul Quadir, Shri Buddeswar Pandey, Shri Rudranath Yadav, Shri Jagdish Prasad, Shri Jageshwar Prasad and Shri Ram Sagar Gautam had vide Joint Venture Agreements dated 12th day of December, 2003 agreed to jointly develop Residential/Commercial Township on about 158.863 Acres of Land at Village Narharpur Tehsil - Bakshi Ka Talab - Allu Nagar - Tehsil - Lucknow, Dist. - Lucknow.
2. ICHLPL have desired to join the Joint Venture and admitted in the Joint Venture w.e.f. 31-03-2006.
3. BREPL, DDRPL, MRLPL, MDRPL, MRDPL, MDFPL, Shri Ayodhya Prasad, Shri Ashok Kumar Singh, Shri Ram Pal Rawat, Shri Abdul Quadir, Shri Buddeswar Pandey, Shri Rudranath Yadav, Shri Jagdish Prasad, Shri Jageshwar Prasad and Shri Ram Sagar Gautam alongwith ICHLPL have brought in additional Land admeasuring about 11.277 Acres equivalent to 45649.296 sq.mtrs. or thereabouts as such, now the total area for the proposed township development becomes approx 170.14 Acres equivalent to 688726.72

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Village Narharpur Tehsil - Bakshi Ka Talab / Allu Nagar - Tehsil - Lucknow, Distr. - Lucknow. admeasuring about 12.08 acres equivalent to 48899.84 sq.mtrs. or thereabouts which has been valued at Rs. 1,32,07,687/- (Rupees One Crore Thirty Two Lacs Seven Thousand Six Hundred Eighty Seven Only) and which amount will be credited to its capital account in the books of the joint venture and shall be paid to and recovered by DDRPL out of the sale proceeds of units in the newly constructed building to be put up on the said property.

- iii) MRLPL is seized and possessed of or otherwise well and sufficiently entitled to pieces or parcels of land or ground situate, lying and being at Village Narharpur Tehsil - Bakshi Ka Talab / Allu Nagar - Tehsil - Lucknow, Distr. - Lucknow. admeasuring about 10.53 acres equivalent to 42625.44 sq.mtrs. or thereabouts which has been valued at Rs. 92,35,750/- (Rupees Ninety Two Lacs Thirty Five Thousand Seven Hundred Fifty Only) and which amount will be credited to its capital account in the books of the joint venture and shall be paid to and recovered by MDRPL out of the sale proceeds of units in the newly constructed building to be put up on the said property.
- iv) MDRPL is seized and possessed of or otherwise well and sufficiently entitled to pieces or parcels of land or ground situate, lying and being at Village Narharpur Tehsil - Bakshi Ka Talab / Allu Nagar - Tehsil - Lucknow, Distr. - Lucknow. admeasuring about 7.92 acres equivalent to 32060.16 sq.mtrs. or thereabouts which has been valued at Rs. 55,03,390/- (Rupees Fifty Five Lacs Three Thousand Three Hundred Ninety Only) and which amount will be credited to its capital account in the books of the joint venture and shall be paid to and recovered by MDRPL out of the sale proceeds of units in the newly constructed building to be put up on the said property.
- v) MRDPL is seized and possessed of or otherwise well and sufficiently entitled to pieces or parcels of land or ground situate, lying and being at Village Narharpur Tehsil - Bakshi Ka Talab / Allu Nagar - Tehsil - Lucknow, Distr. - Lucknow. admeasuring about 11.95 acres equivalent to 48373.60 sq.mtrs. or thereabouts which has been valued at Rs. 62,42,020/- (Rupees Sixty Two Lacs Forty Two Thousand Twenty Only) and which amount will be credited to its capital account in the books of the joint venture and shall be paid to and recovered by MRDPL out of the sale proceeds of units in the newly constructed building to be put up on the said property.

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- vi) **MDFPL** is seized and possessed of or otherwise well and sufficiently entitled to pieces or parcels of additional land or ground situate, lying and being at Village Narharpur Tehsil - Bakshi Ka Talab / Allu Nagar - Tehsil - Lucknow, Distt. - Lucknow, admeasuring about 10.12 acres equivalent to 40965.76 sq.mtrs. or thereabouts which has been valued at Rs. 92,45,020/- (Rupees Ninety Two Lacs Forty Five Thousand Twenty Only) and which amount will be credited to its capital account in the books of the joint venture and shall be paid to and recovered by MDFPL out of the sale proceeds of units in the newly constructed building to be put up on the said property.
- vii) **ICHLPL** is seized and possessed of or otherwise well and sufficiently entitled to pieces or parcels of land or ground situate, lying and being at Village Narharpur Tehsil - Bakshi Ka Talab / Allu Nagar - Tehsil - Lucknow, Distt. - Lucknow, admeasuring about 2.52 acres equivalent to 10200.96 sq.mtrs. or thereabouts which has been valued at Rs. 39,67,276.- (Rupees Thirty Nine Lacs Sixty Seven Thousand Two Hundred Seventy Six Only) and which amount will be credited to its capital account in the books of the joint venture and shall be paid to and recovered by ICHLPL out of the sale proceeds of units in the newly constructed building to be put up on the said property.
- viii) **SHRI AYODHYA PRASAD** is seized and possessed of or otherwise well and sufficiently entitled to pieces or parcels of land or ground situate lying and being at Village Narharpur Tehsil - Bakshi Ka Talab - Allu Nagar - Tehsil - Lucknow, Distt. - Lucknow, admeasuring about 12.15 acres equivalent to 49102.24 sq.mtrs. or thereabouts which has been valued at Rs. 1,33,69,315/- (Rupees One Crore Thirty Three Lacs Sixty Nine Thousand Three Hundred Fifteen Only) and which amount will be credited to its capital account in the books of the joint venture and shall be paid to and recovered by SHRI AYODHYA PRASAD out of the sale proceeds of units in the newly constructed building to be put up on the said property.
- ix) **SHRI ASHOK KUMAR SINGH** is seized and possessed of or otherwise well and sufficiently entitled to pieces or parcels of land or ground situate, lying and being at Village Narharpur Tehsil - Bakshi Ka Talab / Allu Nagar - Tehsil - Lucknow, Distt. - Lucknow, admeasuring about 11.33 acres equivalent to 45863.84 sq.mtrs. or thereabouts which has been valued at Rs. 1,22,33,099/- (Rupees One Crore Twenty Two Lacs Thirty three Thousand Ninety Nine Only) and which amount will be credited to

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its capital account in the books of the joint venture and shall be paid to and recovered by SHRI ASHOK KUMAR SINGH out of the sale proceeds of units in the newly constructed building to be put up on the said property.

- x) **SHRI RAM PAL RAWAT** is seized and possessed of or otherwise well and sufficiently entitled to pieces or parcels of land or ground situate, lying and being at Village Narharpur Tehsil - Bakshi Ka Talab / Allu Nagar - Tehsil - Lucknow, Dist. - Lucknow, admeasuring about 12.51 acres equivalent to 50640.48 sq.mtrs. or thereabouts which has been valued at Rs. 1,36,80,439/- (Rupees One Crore Thirty Six Lacs Eighty Thousand Four Hundred Thirty Nine Only) and which amount will be credited to its capital account in the books of the joint venture and shall be paid to and recovered by SHRI RAM PAL RAWAT out of the sale proceeds of units in the newly constructed building to be put up on the said property
- xi) **SHRI ABDUL QUADIR** is seized and possessed of or otherwise well and sufficiently entitled to pieces or parcels of land or ground situate, lying and being at Village Narharpur Tehsil - Bakshi Ka Talab / Allu Nagar - Tehsil - Lucknow, Dist. - Lucknow, admeasuring about 7.95 acres equivalent to 32181.60 sq.mtrs. or thereabouts which has been valued at Rs. 95,00,517/- (Rupees Ninety Five Lacs Five Hundred Seventeen Only) and which amount will be credited to its capital account in the books of the joint venture and shall be paid to and recovered by SHRI ABDUL QUADIR out of the sale proceeds of units in the newly constructed building to be put up on the said property.
- xii) **SHRI BUDDESHWAR PANDEY** is seized and possessed of or otherwise well and sufficiently entitled to pieces or parcels of land or ground situate, lying and being at Village Narharpur Tehsil - Bakshi Ka Talab / Allu Nagar - Tehsil - Lucknow, Dist. - Lucknow, admeasuring about 12.28 acres equivalent to 49709.44 sq.mtrs. or thereabouts which has been valued at Rs. 1,19,72,540/- (Rupees One Crore Nineteen Lacs Seventy Two Thousand Five Hundred Forty Only) and which amount will be credited to its capital account in the books of the joint venture and shall be paid to and recovered by SHRI BUDDESHWAR PANDEY out of the sale proceeds of units in the newly constructed building to be put up on the said property.
- xiii) **SHRI RUDRANATH YADAV** is seized and possessed of or otherwise well and sufficiently entitled to pieces or parcels of land or ground situate, lying and being at Village Narharpur Tehsil - Bakshi Ka Talab / Allu

अशोक कुमार सिंह
Ashok Kumar Singh

श्री रामपाल रावत
Shri Ram Pal Rawat

श्री अब्दुल क़ादिर
Shri Abdul Quadir

श्री बुद्धेश्वर पण्डेय
Shri Buddeshwar Pandey

श्री रुद्रनाथ यादव
Shri Rudranath Yadav

श्री अशोक कुमार सिंह
Shri Ashok Kumar Singh

Nagar - Tehsil - Lucknow, Dist. - Lucknow, admeasuring about 10.12 acres equivalent to 40965.76 sq.mtrs. or thereabouts which has been valued at Rs. 92,45,020/- (Rupees Ninety Two Lacs Forty Five Thousand Twenty Only) and which amount will be credited to its capital account in the books of the joint venture and shall be paid to and recovered by SHRI RUDRA NATH YADAVA out of the sale proceeds of units in the newly constructed building to be put up on the said property.

xiv) **SHRI JAGDISH PRASAD** is seized and possessed of or otherwise well and sufficiently entitled to pieces or parcels of land or ground situate, lying and being at Village Narharpur Tehsil - Bakshi Ka Talab Ailu Nagar - Tehsil - Lucknow, Dist. - Lucknow, admeasuring about 12.48 acres equivalent to 5051904 sq.mtrs. or thereabouts which has been valued at Rs. 1,39,15,447/- (Rupees One Crore Thirty Nine Lacs Fifteen Thousand Four Hundred Forty Seven Only) and which amount will be credited to its capital account in the books of the joint venture and shall be paid to and recovered by SHRI JAGDISH PRASAD out of the sale proceeds of units in the newly constructed building to be put up on the said property.

xv) **SHRI JAGESHWAR PRASAD** is seized and possessed of or otherwise well and sufficiently entitled to pieces or parcels of land or ground situate, lying and being at Village Narharpur Tehsil - Bakshi Ka Talab Ailu Nagar - Tehsil - Lucknow, Dist. - Lucknow, admeasuring about 12.16 acres equivalent to 49223.68 sq.mtrs. or thereabouts which has been valued at Rs. 1,63,02,340/- (Rupees One Crore Sixty Three Lacs Two Thousand Only) and which amount will be credited to its capital account in the books of the joint venture and shall be paid to and recovered by SHRI JAGESHWAR PRASAD out of the sale proceeds of units in the newly constructed building to be put up on the said property.

xvi) **SHRI RAM SAGAR GAUTAM** is seized and possessed of or otherwise well and sufficiently entitled to pieces or parcels of land or ground situate, lying and being at Village Narharpur Tehsil - Bakshi Ka Talab / Ailu Nagar - Tehsil - Lucknow, Dist. - Lucknow, admeasuring about 11.61 acres equivalent to 46997.28 sq.mtrs. or thereabouts which has been valued at Rs. 1,33,52,842/- (Rupees One Crore Thirty Three Lacs Fifty Two Thousand Eight Hundred Forty Two Only) and which amount will be credited to its capital account in the books of the joint venture and shall be paid to and recovered by SHRI RAM SAGAR GAUTAM out of the sale


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Approved for
श्री राम सगर गौतम

श्री राम सगर गौतम
श्री जगदिश प्रसाद
श्री जगेश्वर प्रसाद
श्री रुद्रनाथ यादव


3. BREPL, DDRPL, MRLPL, MDRPL, MRDPL, MDFPL, Shri Ayodhya Prasad, Shri Ashok Kumar Singh, Shri Ram Pal Rawat, Shri Abdul Quadir, Shri Buddeshwar Pandey, Shri Rudranath Yadav, Shri Jagdish Prasad, Shri Jageshwar Prasad, Shri Ram Sagar Gautam and ICHLPL have all agreed to and authorise SICCL to make arrangements for sourcing the funds and wherever needed to mortgage land and/or building of Joint Venture with Bank(s)/Financial Institution(s)/Company(s)/Individual(s) for the loan facilities provided and sign all documents/papers including mortgage documents on behalf of Joint Venture participants.
4. The usual and proper books of account shall be kept or caused to be kept by the Joint Venture which shall be properly posted and shall not be removed from the office of the Joint Venture at Sahara India Centre, 2, Kapoorthala Complex, Lucknow and/or Village Narharpur Tehsil - Bakshi Ka Talab / Allu Nagar - Tehsil - Lucknow, Distt. - Lucknow., without the consent of all the parties. Each party shall have free access to the said books of account and at all times shall be at liberty to make such extracts in such account.
5. All the activities of the Joint Venture shall be carried on from Sahara India Centre 2, Kapoorthala, Complex, Lucknow and/or from Village Narharpur Tehsil - Bakshi Ka Talab - Allu Nagar - Tehsil - Lucknow, Distt. - Lucknow., or from such other place or places as may be mutually agreed upon by and between the parties hereto.
6. All other terms and conditions of the Joint Venture Agreement dated 12-12-2003 shall remain the same.

IN WITNESS WHEREOF ALL THE PARTIES SIGNED AND EXECUTED this deed of Agreement at Lucknow on the day, month and year mentioned above in the presence of the following witnesses

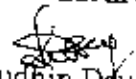
For Sahara India Commercial Corporation Limited

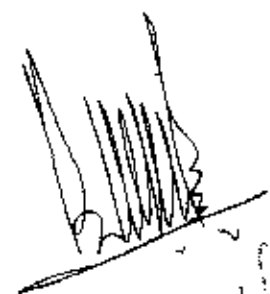

(Asad Ahmad)
Principal Officer

For Bansidhara Realty and Estate Pvt. Ltd.,


(R.S. Dubey)
Director

For Dharmveer Development and Realty Pvt. Ltd.,


(Sudhin Dey)
Director









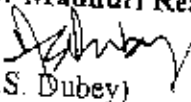
सहारा इंडिया कॉर्पोरेशन लिमिटेड

बंसिधारा रीलिटी एंड एस्टेट प्राइवेट लिमिटेड

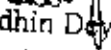
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सहारा इंडिया कॉर्पोरेशन लिमिटेड

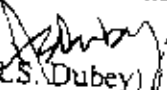
For Madhuri Reality and Leasing Pvt. Ltd.,


(R.S. Dubey)
Director


For Magan Development and Reality Pvt. Ltd.,


(Sudhin Dey)
Director

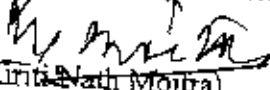
For Mahaavaaja Reality and Development Pvt. Ltd.,


(R.S. Dubey)
Director

For Mahesh Development and Finance Pvt. Ltd.,

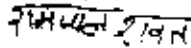

(Sudhin Dey)
Director

For Indati City Homes Lucknow Private Limited,



(Kirita Nath Moitra)
Director



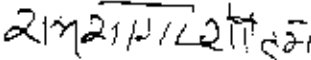
(Ayodhya Prasad)



(Rampal Rawat)



(Buddheswar Pandey)

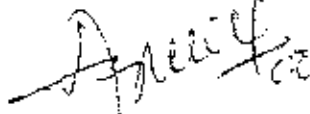
(Jagdish Prasad)




(Ram Sagar Gautam)

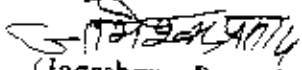
Witness: 1.

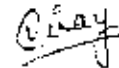

VIRAS GUPTA
S/O Shri L.R. Gupta
B1/248, Sector-G,
Janakpuriam - LKO


(Ashok Kumar Singh)


(Aboul Quadir)


(Rudra Prasad)


(Jageshwar Prasad)

2. 
Viray Kr Singh
B 2/2 River Bank Colony
Lucknow

