

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date 04/04/2023

Certificate No. G0D2023D2586

G0D2023D2586

Stamp Duty Paid : ₹ 40000
(In. Only)

GRN No. 100811459

100811459

Penalty : ₹ 0
(In. Zero Only)

Seller / First Party Detail

Name: Sh Kapil Dayma

H.No/Floor : Nil

Sector/Ward : Nil

LandMark : Nil

City/Village : Kadarpur

District : Gurugram

State : Haryana

Phone : 98*****32



Buyer / Second Party Detail

Name : Anant Raj Limited

H.No/Floor : H65

Sector/Ward : Nil

LandMark : Connaught circus

City/Village: New delhi

District : New delhi

State : Delhi

Phone : 98*****32

Purpose : COLLABORATION AGREEMENT

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrahry.nic.in>

COLLABORATION AGREEMENT

This Irrevocable Collaboration Agreement is made at Gurugram on this 06th day of April, 2023

BETWEEN

Sh. Kapil Dayma (PAN No CEDPD2666A & Adhar No.416794824710) S/o Sh. Sumer Singh R/o Village Kadarpur Tehsil Wazirabad, Gurugram, Haryana,122102, hereinafter called "THE OWNER(S) / FIRST PARTY" (which expression shall mean and include its successor, legal, representatives, administrators, executors, nominees and assigns etc)

AND

M/s Anant Raj Limited (CIN No. L45400HR1985PLC021622), a company incorporated under the provisions of the Companies Act, 1956, having its registered office at CP-1, Sector-8, IMT



प्रलेख न:185

दिनांक:06-04-2023

डीड संबंधी विवरण

डीड का नाम COLLABORATION
AGREEMENT

तहसील/सब-तहसील वजीराबाद

गांव/शहर कादरपुर

धन संबंधी विवरण

राशि 2000000 रुपये

स्टाम्प ड्यूटी की राशि 40000 रुपये

स्टाम्प नं : G0D2023D2586

स्टाम्प की राशि 40000 रुपये

रजिस्ट्रेशन फीस की राशि 10000
रुपये

EChallan:100813078

पेस्टिंग शुल्क 0 रुपये

Drafted By: LAKHMINDER KHATANA ADV

Service Charge:0

यह प्रलेख आज दिनांक 06-04-2023 दिन गुरुवार समय 11:31:00 AM बजे श्री/श्रीमती /कुमारी
KAPIL DAYMA पुत्र SUMER SINGH निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

हस्ताक्षर प्रस्तुतकर्ता
KAPIL DAYMA



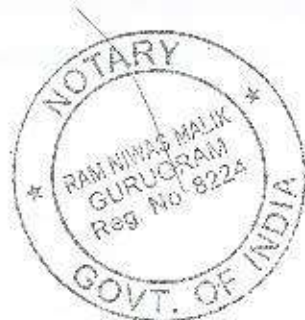
उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी ANANT RAJ LTD thru AKHIL KUMAR OTHER हाजिर हैं । प्रतुत प्रलेख के तथ्यों
को दोनों पक्षों

नं सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी P.K. Angrish पिता , निवासी ADV GGM व
श्री/श्रीमती /कुमारी SHASHI NARAYAN THAKUR पिता ,
निवासी DELHI ने की ।

साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।

दिनांक 06-04-2023



उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

Manesar, Haryana – 122051 and its Corporate office at H-65, Connaught Circus, New Delhi - 110001 (PAN –AABCA3972B), represented by its Authorized Signatory Shri Akhil Kumar (Aadhaar No. 9946 7427 6982) S/o Sh. Shyam Saran Kulshreshtha R/o Flat No. 965, Tower-11, HEWO Apartment-II, GH-41, Sector 56, Gurugram duly authorized vide resolution passed in the Meeting of the Board of Directors held on 01.06.2018, (hereinafter referred to as **“THE DEVELOPER / SECOND PARTY”** (which expression shall mean and include their respective legal heirs, successors, legal representatives, administrators, executors, nominees and assigns etc).

WHEREAS the Owner(s) herein is/are the absolute owner and in possession of Salam land Khewat no. 254 Khata no.263 Rect No.8// Kila no.3/1(1K-10M) in shear 1/135 area 0K-0M-2S, Khewat no. 255 Khata no.264 Rect No.4// Kila no.21(5K-10M) ,23 (7K-12M) kita 2 area 13K-2M ka in shear 53/7074 area 0K-1M-8S, Khewat no. 359 Khata no. 371 Rect No.4// Kila no.22/1(7K-7M) in shear 22/3969 area 0K-0M-7S, Total area in three Khewat 0K-2M-8S situated in Revenue record of Village Kadarapur Gurugram, totaling to 0.0180 Acres land as per Jamabandi for the year 2020-21 ,farad badar no.9 vide Mutation no.4232 dated 30.08.2022 & Vasika No.7627 dated 19.07.2022 duly registered with the Sub-Registrar-Wazirabad, Gurugram, hereinafter referred to as THE SAID LAND. Copy of certified latest mutation and the Sale Deed copy in favour of the Owner(s) is also attached. Copy of certified latest mutation in favour of the Owner(s) is also enclosed.

AND WHEREAS the first party represents that the said land is, free from all kinds of encumbrances such as prior Sale, Gift, Mortgage, Disputes, Litigation, Requisition, attachment in the decree of any court injunction, Notices, Claims, Demands, Will, Trust, Exchange, Lease, Loan, Surety, Security, Stay order, Prior agreement to sell, Collaboration/ Development Agreement, any other type of prior agreement, Receipts etc. And only the Owner(s) has absolute & exclusive right, title, possession, or interest in the said property in any manner whatsoever and the Owner(s) has full power and authority to enter into this agreement.

AND WHEREAS the Owner(s) further represents that the said land is not the subject matter of any HUF and that no part of the said land is owned by any minor. The First Party undertakes to



Reg. No.

Reg. Year

Book No.

185

2023-2024

1



पेशकर्ता



दावेदार



गवाह



उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- KAPIL DAYMA

दावेदार :- श्री AKHIL KUMAROTHERANANT RAJ LTD

गवाह 1 :- P K Angrish

गवाह 2 :- SHASHI NARAYAN THAKUR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 185 आज दिनांक 06-04-2023 को बही नं 1 जिल्द नं 133 के पृष्ठ नं 131.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 4127 के पृष्ठ संख्या 94 से 95 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 06-04-2023

उप/सयुक्त पंजीयन अधिकारी(वजीराबाद)



obtain the necessary permission to transfer /sell the minor's share if any in the said land from the competent Courts of Law.

AND WHEREAS the Developer is already developing a Residential Township namely "Anant Raj Estate" in Sector 63A, Gurugram over approx. 110 acres of land .the subject land mentioned above i.e. 0.0180 acres is contiguous to the land for which additional license us applied by the Developer.

AND WHEREAS the Developer has requisite experience and resources in developing Residential Project so the Owner(s) has approached and requested the Developer to develop the said land along with other lands, to which the developer has agreed on the mutually acceptable terms and conditions.

AND WHEREAS the parties have agreed out of their free will and without any undue influence of each other to enter into this Agreement and record into writing their understanding in terms hereof to avoid any misunderstanding in the future.

NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. That the Owner(s) shall be liable to pay all/ any type of taxes, levies, and any other claims on the said land due and payable till date and from the date of the execution of this Agreement to handing over the possession of the said land to the developer.
2. That the Owner(s)/First Party has assured, represented, and declared to the Developer that the said land is free from all sorts of encumbrances, claims legal disputes, charges, lien, gift, lease, mortgage, will, donation, stay order attachment order, encroachment, etc. And this Agreement has been executed by the Second Party on the basis of the assurance, representation, and declaration of the First Party that he shall keep the said land free from any type of legal claim, disputes and encumbrances always.



A handwritten signature in black ink, appearing to be "Johal Singh".





3. That Owner(s) shall be solely liable to the developer and shall keep it saved, harmless, and indemnified against all such costs, damages, losses, suffered by the Developer due to any shortcomings in the representations/ assurances/declarations made by the Owner(s) and /or defect in the good title of Owner(s) and/ or any type of claim for payment of tax, of loan and/or any other type of legal defect/claim on the said land.
4. That if there be any claims, demands, tax liability, litigation, or any other court order whatsoever against the Owner(s) or over the said land, then it is a condition of this agreement that the work of development and/or completion of the said project and/or other matter incidental to this agreement shall not at any time during or after the completion be stopped prevented obstructed or delayed in any manner whatsoever by the Owner(s). Further, any expenses done by the developer to meet any such claims, demands tax liability, litigation, or any other court expenses/fees shall be compensated/ deducted from the Owner(s) share or payment stipulated to be made to him.
5. That the Developer shall after procuring /obtaining the requisite licenses, permissions, sanctions, and approvals of all competent at its own costs and expenses from the concerned Department to develop a Residential Colony or any other Project as the developer may deem fit over the said land (hereinafter referred to as 'the Project'). The Owner(s) agrees and transfers all rights which are required for procuring /obtaining the requisite, licenses, permissions sanctions, and approvals of all competent Authorities and the development and completion of the Project on the said land. It is further agreed by the Owner(s) that neither he nor his heirs or successors shall claim any Ownership/ right over the project.
6. That after the execution of this Agreement the Owner(s) shall always keep the land free from all encumbrances, liens, claims, and charges and not execute any agreement, agreement to sell, sale deed, lease deed, mortgage deed in favor of any other person/entity. If the Owner(s) does any transaction in contravention of the terms and conditions of this Agreement then he shall be liable to make good the loss suffered by the Developer due to this.



[Handwritten signature]





7. That the Owner(s) shall be solely responsible for its good title over the said land. If any defect is found in the Ownership then the Owner(s) and his heirs shall be liable to make good the loss to the developer due to this. And this Agreement shall not be terminated without the written consent of the Developer.
8. That Owner(s) shall provide all documents of the last 30 (Thirty) years to the Developer regarding its Ownership/title on the said land for carrying out detailed due diligence at the time of signing of this agreement. The original copy of title deeds shall be deposited by the Owner(s) with the Developer at the time of signing of this agreement.
9. That the Owner(s) has handed over actual vacant and physical possession of the said land to the Developer along with the execution of this collaboration agreement. Further Owner(s) shall provide necessary help to the Developer so that the survey, fencing, and license procedure is completed without hindrance.
10. That it is agreed between the parties that the Developer shall not be disturbed on any account by the Owner(s) after the possession of the said land for the development of the project in terms of this agreement.
11. That the Owner(s) shall provide all necessary help to the Developer in completing the formalities and paperwork for DGTCP, Haryana, HUDA, HSIIDC, and other departments. Further, the Owner(s) shall always be ready to put his signature /Thumb impression on any documents related to the obtaining license & development of the said land.
12. The Developer shall develop the project according to the Rules, regulations, licenses, directions, and plans approved by the concerned department/government including DGTCP.
13. That the Owner(s) has agreed that since the said land is only 0.0180 acres, it will not be feasible for the Developer to allot the developed area in the Project in lieu of land



[Handwritten signature]





✓ contributed by them. Therefore, it is agreed by the Owner(s) that in lieu of granting development rights and right of the entire sanctioned area over the said land to the Developer, Owner(s) shall be entitled to receive a lump-sum consideration of Rs.20,00,000/- (Rs. Twenty Lakh Only) as full & final discharge of Developers obligations.

✓ 14. That at the time of signing of this agreement, the Developer has paid a sum of Rs 20,00,000/- (Rupees Twenty Lakh Only) vide Cheque no. 956456 dated 18-08-2022 Drawn on SBI, Connaught Circus, New Delhi, as full and final payment of agreed consideration, the receipt of which is acknowledged by the owners.

15. That the Owner(s) irrevocably authorize the Developer(s) to sell/ book the plots/apartment/ space/floors, receive sales consideration and accept application form and enter into Agreement to Sell, maintenance agreement with the prospective buyers of the Developer(s) for entire area sanctioned by the DGTCP in its own name and manner it deems fit after receipt of license and requisite approvals. All the sales promotion activities including advertisements shall be conducted by the Developer(s) only. The name of the Project shall be exclusively decided by the Developer at its sole discretion.

16. That the project shall be maintained either by the developer itself or through Maintenance Agency,

17. That it is agreed by the between the parties that the Project approved by the concerned Department shall be completely owned by the Developer and the Owner(s) shall have no right/title over it and the Owner(s) shall not obstruct the development, construction, and completion of the Project in any manner whatsoever.

18. That all taxes, levies, duties including but not limited to Income Tax, VAT, Service Tax, GST, Wealth Tax, etc as applicable as per law of land arises from this agreement shall be borne by the Owner(s) and Developer(s) for their entitlement under this agreement.



John Jayaram





THE STATE OF OHIO
DO hereby certify that the following is a true and correct copy of the
Constitution of the State of Ohio as amended to the 15th day of October
1912.

19. That it is also agreed between the parties that the Developer shall be entitled to raise the loan from the banks, financial institution, and other lenders by mortgaging or charging the project along with the said land. The Owner(s) shall have no objection in this regard. The Developer shall be exclusively responsible for the repayment of such loans without any liability and responsibility of the Owner(s).
20. That the Owner(s) undertakes to appoint the Developer or its representative/nominee as its attorney for applying /procuring/obtaining the requisite licenses, permissions, sanctions, and approvals from the concerned departments to obtain materials for carrying out whatever is necessary to complete the project as well for other purposes written in the irrevocable power of Attorney as well as agreed between the Parties. The Second Party undertakes not to do anything contrary to law as the Developers or as an attorney. The Developer further undertakes to keep the Owner(s) safe from any loss/damage incurred by him due to such non-observance or non-compliance with the law.
- ✓ 21. That the Owner(s) hereby agrees to furnish a General Power of attorney as well Special Power of Attorney to the Developer to develop this aforesaid land at the time of signing of this agreement as per terms agreed herein including transfer of title of land in its favor upon payment of balance consideration agreed in this agreement.
22. That the Developer shall be responsible for compliance of all terms and conditions of License/ provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and rules till the grant of the final completion certificate issued by the concerned authorities to the Project.
- ✓ 23. That this Collaboration Agreement shall be irrevocable and no modification/ alternation etc in the terms & conditions of such agreement can be undertaken, except after obtaining prior approval of the DGTCP, Haryana.
24. That the Owner(s) agrees & confirms that this agreement is not terminable in nature as entire consideration is received by the owners and considerable expenditure, efforts,



for [Signature]





and manpower are involved in developing the project. Therefore, it is the condition of this agreement that the Owner(s) shall not be entitled to terminate this agreement under any circumstances.

25. That all amounts paid and the expenses incurred by the Developer on the said land in obtaining sanctions and/or otherwise, shall be deemed to be the first charge against the said land/ property.
26. That both the parties agree to carry out the terms and conditions of this Agreement with mutual cooperation and sincerity and the parties shall not be allowed to make any changes to the terms and conditions of this Agreement without the written permission/consent of each other.
27. That the developer shall have full right to nominate and/or assign this agreement either in whole or in parts at any time and at any stage in favor of any person or persons, be it a firm, company, body corporate or association of person and the Owner(s) or their subsequent, assignee(s) etc. shall have no objection to it.
28. That if any provision of this agreement shall be determined to be void or unenforceable under applicable law, such provisions shall be deemed to be amended or deleted in so far as reasonably inconsistent with the purpose of this agreement and to the extent necessary to conform to applicable law and remaining provisions of this agreement shall remain valid and enforceable in accordance with their terms.
29. That all disputes directly/impliedly arising out of or concerning this contract shall be adjudicated upon by a sole Arbitrator to be appointed by the Developer as per applicable laws. The Owner(s) hereby grants his consent for the appointment of a sole arbitrator by the developer.
30. That all the expenses such as stamp duty, registration charges etc. For this agreement shall be born and paid entirely by the Developer.



Signature





31. That the Owner(s) hereby agrees to indemnify and keep indemnified the Developer and its nominee(s)/ transferee(s) etc. against any/all losses costs, damages and expenses accruing thereby to the Developer and or its nominee(s) /transferee(s) due to any defect in the Ownership of the First Party on the said land.

32. All Disputes arising out of this agreement shall be under the jurisdiction of Gurgaon, Haryana.

That both the parties have read heard and fully understood the terms and conditions of this Agreement and are ready to give effect to this transaction.

IN WITNESS WHEREOF both the parties have signed this agreement at Gurugram on the date first mentioned above in the presence of the following witness:

ATTESTED



RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA

(Sh. Kapil Dayma)
(OWNER(S) / FIRST PARTY)

For Anant Raj Limited



(Akhil Kumar)
(Authorized Signatory)
(DEVELOPER / SECOND PARTY)

Lakhminder Khatana
Advocate
Sub Divisional Court

6/4/20

WITNESS:-

1.
Parveen Kumar Angrish
Advocate
M.A.L.B. BONS,
Sub: W. 2/3/2024

2.
Name: Shashi Narayan Thakur
(Aadhar No. 4308 8833 6690
& Pan No. ADWPT3291R)
Father's Name: Sh. Mahender Thakur
Address: H. No. 703, Gali No. 9,
Block D, Near Sant Gyan Public School Part
1, Mukundpur Extension,
Samaypur, North West Delhi-110042



10
 10

THE BOARD OF
 1911

Certificate No. GOD2023D2522

GOD2023D2522

Stamp Duty Paid : ₹ 130000

GRN No. 100811189

100811189

Penalty : ₹ 0

Seller / First Party Detail

Name: Sh Jeet Singh

H.No/Floor: Nil

Sector/Ward: Nil

LandMark: Nil

City/Village: Kadarpur

District: Gurugram

State: Haryana

Phone: 98*****32

**Buyer / Second Party Detail**

Name: Anant Raj Limited

H.No/Floor: H85

Sector/Ward: Nil

LandMark: Connaught circus

City/Village: New delhi

District: New delhi

State: Delhi

Phone: 98*****32

Purpose: COLLABORATION AGREEMENT

The authenticity of this document can be verified by scanning this QR code through smart phone or on the website <https://egrashy.nic.in>**COLLABORATION AGREEMENT**This Irrevocable Collaboration Agreement is made at Gurugram on this 12th day of May, 2023

BETWEEN

Sh. Jeet Singh (PAN No BDFPS3837Q & Adhar No. 723782903999) S/o Sh. Ved Ram R/o Village Kadarpur Tehsil Wazirabad, Gurugram, Haryana - 122102, hereinafter called "THE OWNER(S) / FIRST PARTY" (which expression shall mean and include its successor, legal, representatives, administrators, executors, nominees and assigns etc)

AND



प्रलेख न:3010

दिनांक:12-06-2023


डीड संबंधी विवरण	
डीड का नाम AGREEMENT	COLLABORATION
तहसील/सब-तहसील	वजीराबाद
गांव/शहर	कादरपुर

धन संबंधी विवरण	
राशि 6500000 रुपये	स्टाम्प ड्यूटी की राशि 130000 रुपये
स्टाम्प नं : G0D2023D2522	स्टाम्प की राशि 130000 रुपये
रजिस्ट्रेशन फीस की राशि 35000 रुपये	EChallan:100811777 पेस्टिंग शुल्क 0 रुपये
Drafted By: SELF	Service Charge:0

यह प्रलेख आज दिनांक 12-05-2023 दिन शुक्रवार समय 2:37:00 PM बजे श्री/श्रीमती /कुमारी
JEEF SINGH पुत्र VED RAM निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।


हस्ताक्षर प्रस्तुतकर्ता
JEEB SINGH





उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी ANANT RAJ LTD thru AKHIL KUMAROTHER हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया [दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी P K Angrish पिता . निवासी ADV GGM व श्री/श्रीमती /कुमारी SHASHI NARAYAN THAKUR पिता . निवासी DELHI ने की । साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।

दिनांक 12-05-2023




उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

M/s Anant Raj Limited (CIN No. L45400HR1985PLC021622), a company incorporated under the provisions of the Companies Act, 1956, having its registered office at CP-1, Sector-8, IMT Manesar, Haryana – 122051 and its Corporate office at H-65, Connaught Circus, New Delhi - 110001 (PAN –AABCA3972B), represented by its Authorized Signatory Shri Akhil Kumar (Aadhaar No. 9946 7427 6982) S/o Sh. Shyam Saran Kulshreshtha R/o Flat No. 965, Tower-11, HEWO Apartment-II, GH-41, Sector 56, Gurugram duly authorized vide resolution passed in the Meeting of the Board of Directors held on 01.06.2018, (hereinafter referred to as "THE DEVELOPER/SECOND PARTY" (which expression shall mean and include their respective legal heirs, successors, legal representatives, administrators, executors, nominees and assigns etc).

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AND WHEREAS the first party represents that the said land is, free from all kinds of encumbrances such as prior Sale, Gift, Mortgage, Disputes, Litigation, Requisition, attachment in the decree of any court injunction, Notices, Claims, Demands, Will, Trust, Exchange, Lease, Loan, Surety, Security, Stay order, Prior agreement to sell, Collaboration/ Development Agreement, any other type of prior agreement, Receipts etc. And only the Owner(s) has



Handwritten signature or initials.



Reg. No.

Reg. Year

Book No.

3010

2023-2024

1



पेशकर्ता




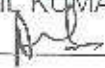
दावेदार




गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- JEET SINGH 

दावेदार :- thru AKHIL KUMAROTHERANANT RAJ LTD 

गवाह 1 :- P K Anrish 


गवाह 2 :- SHASHI NARAYAN THAKUR 

प्रमाण पत्र



प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3010 आज दिनांक 12-05-2023 को बही नं 1 जिल्द नं 137 के पृष्ठ नं 37.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 4220 के पृष्ठ संख्या 20 से 24 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 12-05-2023

उप/सयुक्त पंजीयन अधिकारी (वजीराबाद) 



absolute & exclusive right, title, possession, or interest in the said property in any manner whatsoever and the Owner(s) has full power and authority to enter into this agreement.

AND WHEREAS the Owner(s) further represents that the said land is not the subject matter of any HUF and that no part of the said land is owned by any minor. The First Party undertakes to obtain the necessary permission to transfer /sell the minor's share if any in the said land from the competent Courts of Law.

AND WHEREAS the Developer is already developing a Residential Township namely "Anant Raj Estate" in Sector 63A, Gurugram over approx. 110 acres of land .the subject land mentioned above i.e. 0.0840 acres is contiguous to the land for which additional license us applied by the Developer.

AND WHEREAS the Developer has requisite experience and resources in developing Residential Project so the Owner(s) has approached and requested the Developer to develop the said land along with other lands, to which the developer has agreed on the mutually acceptable terms and conditions.

AND WHEREAS the parties have agreed out of their free will and without any undue influence of each other to enter into this Agreement and record into writing their understanding in terms hereof to avoid any misunderstanding in the future.

NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. That the Owner(s) shall be liable to pay all/ any type of taxes, levies, and any other claims on the said land due and payable till date and from the date of the execution of this Agreement to handing over the possession of the said land to the developer.



A handwritten signature in black ink, appearing to be "J. Singh".





2. That the Owner(s)/First Party has assured, represented, and declared to the Developer that the said land is free from all sorts of encumbrances, claims legal disputes, charges, lien, gift, lease, mortgage, will, donation, stay order attachment order, encroachment, etc. And this Agreement has been executed by the Second Party on the basis of the assurance, representation, and declaration of the First Party that he shall keep the said land free from any type of legal claim, disputes and encumbrances always.
3. That Owner(s) shall be solely liable to the developer and shall keep it saved, harmless, and indemnified against all such costs, damages, losses, suffered by the Developer due to any shortcomings in the representations/ assurances/declarations made by the Owner(s) and /or defect in the good title of Owner(s) and/ or any type of claim for payment of tax, of loan and/or any other type of legal defect/claim on the said land.
4. That if there be any claims, demands, tax liability, litigation, or any other court order whatsoever against the Owner(s) or over the said land, then it is a condition of this agreement that the work of development and/or completion of the said project and/or other matter incidental to this agreement shall not at any time during or after the completion be stopped prevented obstructed or delayed in any manner whatsoever by the Owner(s). Further, any expenses done by the developer to meet any such claims, demands tax liability, litigation, or any other court expenses/fees shall be compensated/ deducted from the Owner(s) share or payment stipulated to be made to him.
5. That the Developer shall after procuring /obtaining the requisite licenses, permissions, sanctions, and approvals of all competent at its own costs and expenses from the concerned Department to develop a Residential Colony or any other Project as the developer may deem fit over the said land (hereinafter referred to as 'the Project'). The Owner(s) agrees and transfers all rights which are required for procuring /obtaining the requisite, licenses, permissions sanctions, and approvals of all competent Authorities and the development and completion of the Project on the said land. It is



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further agreed by the Owner(s) that neither he nor his heirs or successors shall claim any Ownership/ right over the project.

6. That after the execution of this Agreement the Owner(s) shall always keep the land free from all encumbrances, liens, claims, and charges and not execute any agreement, agreement to sell, sale deed, lease deed, mortgage deed in favor of any other person/entity. If the Owner(s) does any transaction in contravention of the terms and conditions of this Agreement then he shall be liable to make good the loss suffered by the Developer due to this.
7. That the Owner(s) shall be solely responsible for its good title over the said land. If any defect is found in the Ownership then the Owner(s) and his heirs shall be liable to make good the loss to the developer due to this. And this Agreement shall not be terminated without the written consent of the Developer.
8. That Owner(s) shall provide all documents of the last 30 (Thirty) years to the Developer regarding its Ownership/title on the said land for carrying out detailed due diligence at the time of signing of this agreement. The original copy of title deeds shall be deposited by the Owner(s) with the Developer at the time of signing of this agreement.
9. That the Owner(s) has handed over actual vacant and physical possession of the said land to the Developer along with the execution of this collaboration agreement. Further Owner(s) shall provide necessary help to the Developer so that the survey, fencing, and license procedure is completed without hindrance.
10. That it is agreed between the parties that the Developer shall not be disturbed on any account by the Owner(s) after the possession of the said land for the development of the project in terms of this agreement.



Handwritten signature





11. That the Owner(s) shall provide all necessary help to the Developer in completing the formalities and paperwork for DGTCP, Haryana, HUDA, HSIIDC, and other departments. Further, the Owner(s) shall always be ready to put his signature /Thumb impression on any documents related to the obtaining license & development of the said land.
12. The Developer shall develop the project according to the Rules, regulations, licenses, directions, and plans approved by the concerned department/government including DGTCP.
- ✓ 13. That the Owner(s) has agreed that since the said land is only 0.0840 acres, it will not be feasible for the Developer to allot the developed area in the Project in lieu of land contributed by them. Therefore, it is agreed by the Owner(s) that in lieu of granting development rights and right of the entire sanctioned area over the said land to the Developer, Owner(s) shall be entitled to receive a lump-sum consideration of Rs.65,00,000/- (Rs. Sixty Five Lakh Only) as full & final discharge of Developers obligations.
- ✓ 14. That at the time of signing of this agreement, the Developer has paid a sum of Rs. 50,00,000/- vide Cheque no 956454 dated 18.08.2022 & Rs. 15,00,000/- vide Cheque no 956455 dated 18.08.2022 both drawn on State Bank of India, Connaught Circus, New Delhi, as full and final payment of agreed consideration, the receipt of which is acknowledged by the owners.
- ✓ 15. That the Owner(s) irrevocably authorize the Developer(s) to sell/ book the plots/apartment/ space/floors, receive sales consideration and accept application form and enter into Agreement to Sell, maintenance agreement with the prospective buyers of the Developer(s) for entire area sanctioned by the DGTCP in its own name and manner it deems fit after receipt of license and requisite approvals. All the sales promotion activities including advertisements shall be conducted by the Developer(s)



5-2-2023





only. The name of the Project shall be exclusively decided by the Developer at its sole discretion.

16. That the project shall be maintained either by the developer itself or through Maintenance Agency.
17. That it is agreed by the between the parties that the Project approved by the concerned Department shall be completely owned by the Developer and the Owner(s) shall have no right/title over it and the Owner(s) shall not obstruct the development, construction, and completion of the Project in any manner whatsoever.
18. That all taxes, levies, duties including but not limited to Income Tax, VAT, Service Tax, GST, Wealth Tax, etc as applicable as per law of land arises from this agreement shall be borne by the Owner(s) and Developer(s) for their entitlement under this agreement.
19. That it is also agreed between the parties that the Developer shall be entitled to raise the loan from the banks, financial institution, and other lenders by mortgaging or charging the project along with the said land. The Owner(s) shall have no objection in this regard. The Developer shall be exclusively responsible for the repayment of such loans without any liability and responsibility of the Owner(s).
20. That the Owner(s) undertakes to appoint the Developer or its representative/nominee as its attorney for applying /procuring/obtaining the requisite licenses, permissions, sanctions, and approvals from the concerned departments to obtain materials for carrying out whatever is necessary to complete the project as well for other purposes written in the irrevocable power of Attorney as well as agreed between the Parties. The Second Party undertakes not to do anything contrary to law as the Developers or as an attorney. The Developer further undertakes to keep the Owner(s) safe from any loss/damage incurred by him due to such non-observance or non-compliance with the law.



[Handwritten signature]





- ✓ 21. That the Owner(s) hereby agrees to furnish a General Power of attorney as well Special Power of Attorney to the Developer to develop this aforesaid land at the time of signing of this agreement as per terms agreed herein including transfer of title of land in its favor upon payment of balance consideration agreed in this agreement.
22. That the Developer shall be responsible for compliance of all terms and conditions of License/ provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and rules till the grant of the final completion certificate issued by the concerned authorities to the Project.
- ✓ 23. That this Collaboration Agreement shall be irrevocable and no modification/ alternation etc in the terms & conditions of such agreement can be undertaken, except after obtaining prior approval of the DGTCP, Haryana.
24. That the Owner(s) agrees & confirms that this agreement is not terminable in nature as entire consideration is received by the owners and considerable expenditure, efforts, and manpower are involved in developing the project. Therefore, it is the condition of this agreement that the Owner(s) shall not be entitled to terminate this agreement under any circumstances.
25. That all amounts paid and the expenses incurred by the Developer on the said land in obtaining sanctions and/or otherwise, shall be deemed to be the first charge against the said land/ property.
26. That both the parties agree to carry out the terms and conditions of this Agreement with mutual cooperation and sincerity and the parties shall not be allowed to make any changes to the terms and conditions of this Agreement without the written permission/consent of each other.



Handwritten signature





27. That the developer shall have full right to nominate and/or assign this agreement either in whole or in parts at any time and at any stage in favor of any person or persons, be it a firm, company, body corporate or association of person and the Owner(s) or their subsequent, assignee(s) etc. shall have no objection to it.
28. That if any provision of this agreement shall be determined to be void or unenforceable under applicable law, such provisions shall be deemed to be amended or deleted in so far as reasonably inconsistent with the purpose of this agreement and to the extent necessary to conform to applicable law and remaining provisions of this agreement shall remain valid and enforceable in accordance with their terms.
29. That all disputes directly/impliedly arising out of or concerning this contract shall be adjudicated upon by a sole Arbitrator to be appointed by the Developer as per applicable laws. The Owner(s) hereby grants his consent for the appointment of a sole arbitrator by the developer.
30. That all the expenses such as stamp duty, registration charges etc. For this agreement shall be born and paid entirely by the Developer.
31. That the Owner(s) hereby agrees to indemnify and keep indemnified the Developer and its nominee(s)/ transferee(s) etc. against any/all losses costs, damages and expenses accruing thereby to the Developer and or its nominee(s) /transferee(s) due to any defect in the Ownership of the First Party on the said land.
32. All Disputes arising out of this agreement shall be under the jurisdiction of Gurgaon, Haryana.

That both the parties have read heard and fully understood the terms and conditions of this Agreement and are ready to give effect to this transaction.



Deed





IN WITNESS WHEREOF both the parties have signed this agreement at Gurugram on the date first mentioned above in the presence of the following witness:

Drafted by :- Lakhminder Khatana Adv.




(Sh. Jeet Singh)
(OWNER(S) / FIRST PARTY)


For Anant Raj Limited



(Authorized Signatory)
(DEVELOPER / SECOND PARTY)

WITNESSES:

1. 
Name: Shashi Narayan Thakur
Address: H. No. 703, Gali No. 9,
Block D, Near Sant Gyan Public School Part
1, Mukundpur Extention,
Samaypur, North West Delhi-110042

2. 
Name: Shashi Narayan Thakur
(Aadhar No. 4308 8833 6690
& Pan No. ADWPT3291R)
Father's Name: Sh. Mahender Thakur
Address: H. No. 703, Gali No. 9,
Block D, Near Sant Gyan Public School Part
1, Mukundpur Extention,
Samaypur, North West Delhi-110042



ATTESTED
RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA



Certificate No. G0H2022D1654
GRN No. 88573985



Stamp Duty Paid: ₹ 1526250
(Rs. Only)
Penalty: ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Sh Sarjeev Jain etc
H.No/Floor: B138 Sector/Ward: 11 Landmark: Majlis park adarsh nagar
City/Village: Shanjar pur District: North West Delhi State: Delhi
Phone: 98*****32



Buyer / Second Party Detail

Name: Anant Raj Limited
H.No/Floor: Cp1 Sector/Ward: 8 Landmark: (Nil)
City/Village: Manesar District: Gurugram State: Haryana
Phone: 98*****32

Purpose: Collaboration Agreement

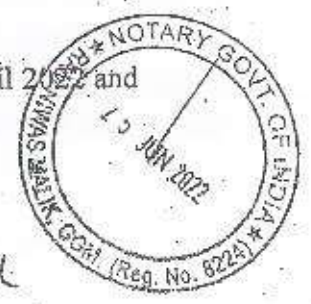
The authenticity of this document can be verified by scanning this QR Code through smart phone or on the website <https://agrashry.nic.in>



COLLABORATION AGREEMENT

TYPE OF PROPERTY	:	AGRICULTURE LAND
VILLAGE/CITY NAME	:	Ullawas
UNITS LAND	:	20 Kanal 7 Marla
TRANSACTION VALUE	:	Rs. 7,63,12,500/-
STAMP DUTY	:	Rs. 15,26,250/-
STAMP CERTIFICATE No./DATE	:	G0H2022D1654/08.04.2022
REGISTRATION FEE GRN No.	:	88574669

This deed ("Collaboration Agreement") is made on this 22nd day of April 2022 and executed at Tehsil Wazirabad, Gurugram.



Sanjeev Jain Pushpagarg Beena Groll

M/S YLW



प्रलेख नः 1567

दिनांक: 22-04-2022

डीड संबंधी विवरण

डीड का नाम COLLABORATION
AGREEMENT

तहसील/सब-तहसील वजीराबाद

गांव/शहर उल्लायास

धन संबंधी विवरण

राशि 76312496 रुपये

स्टाम्प ड्यूटी की राशि 1526250 रुपये

स्टाम्प नं : g0h2022d1654



पेस्टिंग शुल्क 0 रुपये

रजिस्ट्रेशन फीस की राशि 50000 रुपये

पेस्टिंग शुल्क 0 रुपये

Drafted By: P K Angrish Adv

Service Charge: 0

यह प्रलेख आज दिनांक 22-04-2022 दिन शुक्रवार समय 3:37:00 PM बजे श्री/श्रीमती /कुमारी

Sanjeev Jain पुत्र Pati ram Jain Beena Rani पत्नी Prem Chand Goel Pushpa Garg पत्नी Rajender Kumar Garg Manoj Kumar Singhal पुत्र Deep Chand Singhal निवास Hno द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

Beena Goel

Sanjeev Jain Pushpa Garg

हस्ताक्षर प्रस्तुतकर्ता

Sanjeev Jain Beena Rani Pushpa Garg Manoj Kumar Singhal

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Ms Anant Raj Ltd thru Akhil Kumar OTHER हाजिर है | प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया | दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी Mahipal पिता --- निवासी katarpur GGm व श्री/श्रीमती /कुमारी P K Angrish पिता ---

निवासी adv ggम ने की |

साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।



उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

BETWEEN

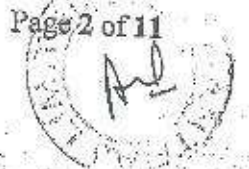
- (1) Sh. Sanjeev Jain (PAN No. AALPJ4119Q & Adhar No. 3453 5692 3358) S/o Sh. Pati Ram Jain R/o B138, Street No. 1, Majlis Park, Adarsh Nagar, Shanjar Pur, North west delhi, Subzi Mandi, Delhi-110033
 - (2) Smt. Beena Goel (Adhar No. 3380 5051 1274) W/o Prem Chand Goel R/o H. No. 2382, T-29, IInd floor, Mandi Extn, Narela, North West Delhi, 110040
 - (3) Smt. Pushpa Garg (Adhar No. 6891 4005 3827 & PAN no. AAIPG0083H) W/o Mr. Rajender Kumar Garg R/o MU-38, Pitam Pura, Saraswati Vihar, North West Delhi-110034
 - (4) Sh. Manoj Kumar Singhal (Adhar No. 5086 2819 0446) S/o Sh. Deep Chand Singhal R/o KU-90, Pitam Pura, Saraswati Vihar, North West Delhi, 110034
- hereinafter jointly called "THE OWNER(S) / FIRST PARTY" (which expression shall mean and include its successor, legal, representatives, administrators, executors, nominees and assigns etc)

AND

M/s Anant Raj Limited (CIN No. L45400HR1985PLC021622), a company incorporated under the provisions of the Companies Act, 1956, having its registered office at CP-1, Sector-8, IMT Manesar, Haryana - 122051 and its Corporate office at H-65, Connaught Circus, New Delhi - 110001 (PAN - AABCA3972B), represented by its Authorized Signatory Shri Akhil Kumar (Aadhaar No. 9946 7427 6982) S/o Sh. Shyam Saran Kulshreshtha R/o Flat No. 965, Tower-11, HEWO Apartment-II, GH-41, Sector 56, Gurugram duly authorized vide resolution passed in the Meeting of the Board of Directors held on 01.06.2018, (hereinafter referred to as "THE DEVELOPER / SECOND PARTY" (which expression shall mean and include their respective legal heirs, successors, legal representatives, administrators, executors, nominees and assigns etc).

WHEREAS the Owner(s) herein is/are the absolute Owners and in possession of Salem land Khewat no. 433 Rect No. 39// Kila no. 8/2/2 (3K-3M), Khewat no. 303 Min Rect no. 39// Kila no. 12/1(4K-0M), Khewat no. 394 min Rect. no. 39// Kila no. 12/2 (3K-0M), Khewat no. 435 Rect no. 39// Kila no. 22/2 (6K 5M), Khewat no. 394 Min Rect no. 39 Kila no. 23/1/2 (3k-19M) totaling to 20K-7M (2.54375 Acres) land situated in the revenue record of Village Ullawas, Gurugram as

Sanjeev Jain Pushpa Garg
Beena Goel M. U. Singhal



Reg. No.

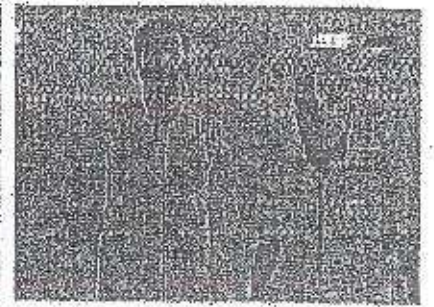
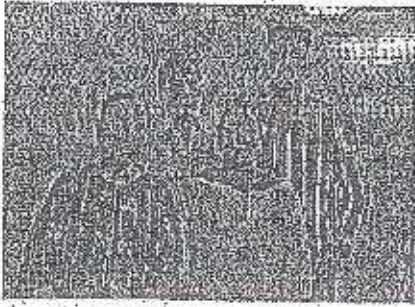
Reg. Year

Book No.

1567

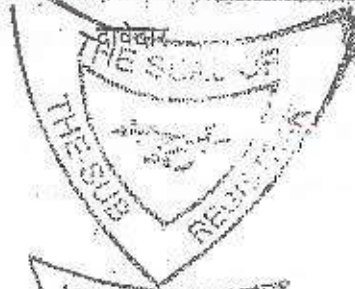
2022-2023

1



पेशकर्ता

गवाह



Beena Raoel 11/11/2022

Sanjeev Jain Pushpa Garg

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- Sanjeev Jain Beena Rani Pushpa Garg Manoj Kumar Singhel

दावेदार :- M/s Akhil Kumar OTHERMs Anant Raj Ltd

गवाह 1 :- Mehpal Mahi

गवाह 2 :- P K Anrigh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1567 आज दिनांक 22-04-2022 को बही नं 1 जिल्द नं 103 के पृष्ठ नं 40.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3274 के पृष्ठ संख्या 56 से 58 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 22-04-2022



उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

per Jamabandi for the year 2017-18, hereinafter referred to as THE SAID LAND. Copy of certified latest Jamabandi in favour of the Owner(s) is attached. Copy of certified latest mutation in favour of the Owner(s) is also enclosed. Ownership in the said land is shared by Owner(s) as under:

Name of Owner(s)	Ownership (in Kanal -Marla)	Ownership (in Acres)	% of Share in total land
Sanjeev Jain	10K-3M	1.26875	49.87
Beena Rani	3K-8M	0.425	16.71
Pushpa Garg	3K-8M	0.425	16.71
Manoj Singhal	3K-8M	0.425	16.71
TOTAL	20K - 7M	2.54375	

AND WHEREAS the first party represents that the said land is, free from all kinds of encumbrances such as prior Sale, Gift, Mortgage, Disputes, Litigation, Requisition, attachment in the decree of any court injunction, Notices, Claims, Demands, Will, Trust, Exchange, Lease, Loan, Surety, Security, Stay order, Prior agreement to sell, Collaboration/ Development Agreement, any other type of prior agreement, Receipts, etc. And only the Owner(s) has absolute & exclusive right, title, possession, or interest in the said property in any manner whatsoever and the Owner(s) has full power and authority to enter into this agreement.

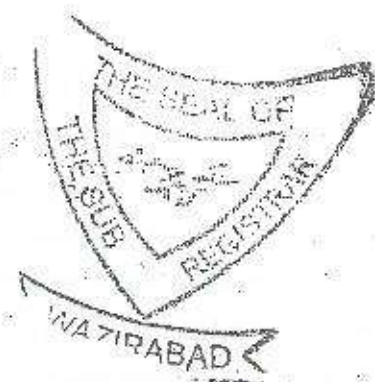
AND WHEREAS the Owner(s) further represents that the said land is not the subject matter of any HUF and that no part of the said land is owned by any minor. The First Party undertakes to obtain the necessary permission to transfer /sell the minor's share if any in the said land from the competent Courts of Law.

AND WHEREAS the Developer is already developing a Residential Township namely "Anant Raj Estate" in Sector 63A/63 over approx. 110 Acres of land.

AND WHEREAS the Developer has requisite experience and resources in developing Residential Project so the Owner(s) has approached and requested the Developer to develop the said land along with other lands/ township, to which the developer has agreed on the mutually acceptable terms and conditions.

Sanjeev Jain Pushpa garg
Beena Rani Manoj Singh



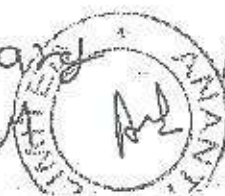


AND WHEREAS the parties have agreed out of their free will and without any undue influence of each other to enter into this Agreement and record into writing their understanding in terms hereof to avoid any misunderstanding in the future.

NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. That the Owner(s) shall be liable to pay all/ any type of taxes, levies, and any other claims on the said land due and payable till the date of execution of present collaboration agreement and from the date of the execution of this Agreement to handing over the possession of the said land to the developer. Thereafter, the developer is liable to pay the same.
2. That the Owner(s)/First Party has assured, represented, and declared to the Developer that the said land is free from all sorts of encumbrances, claims legal disputes, charges, lien, gift, lease, mortgage, will, donation, stay order attachment order, encroachment, etc. And this Agreement has been executed by the Second Party on the basis of the assurance, representation, and declaration of the First Party that he shall keep the said land free from any type of legal claim, disputes and encumbrances always.
3. That Owner(s) shall be solely liable to the developer and shall keep it saved, harmless, and indemnified against all such costs, damages, losses, suffered by the Developer due to any shortcomings in the representations/ assurances/declarations made by the Owner(s) and /or defect in the good title of Owner(s) and/ or any type of claim for payment of tax, of loan and/or any other type of legal defect/claim on the said land.
4. That if there be any claims, demands, tax liability, litigation, or any other court order whatsoever against the Owner(s) or over the said land, then it is a condition of this agreement that the work of development and/or completion of the said project and/or other matter incidental to this agreement shall not at any time during or after the completion be stopped prevented obstructed or delayed in any manner whatsoever by the Owner(s). Further, any expenses done by the developer to meet any such claims, demands tax liability, litigation, or any other court expenses/fees shall be compensated/ deducted from the Owner(s) share or payment stipulated to be made to him.

Sanyuktin Pushpa gary
Beena goel





5. That the Developer shall after procuring /obtaining the requisite licenses, permissions, sanctions, and approvals of all competent at its own costs and expenses from the concerned Department to develop a Residential Colony or any other Project as the developer may deem fit over the said land (hereinafter referred to as 'the Project'). The Owner(s) agrees and transfers all rights which are required for procuring /obtaining the requisite, licenses, permissions sanctions, and approvals of all competent Authorities and the development and completion of the Project on the said land. It is further agreed by the Owner(s) that neither he nor his heirs or successors shall claim any Ownership/ right over the project. The developer shall inform in writing to the owner(s) about the grant of LOI as well as the sanction of License, etc within 15 days from the date of such approval or sanction.
6. That after the execution of this Agreement the Owner(s) shall always keep the land free from all encumbrances, liens, claims, and charges and not execute any agreement, agreement to sell, sale deed, lease deed, mortgage deed in favor of any other person/entity. If the Owner(s) does any transaction in contravention of the terms and conditions of this Agreement then he shall be liable to make good the loss suffered by the Developer due to this.
7. That the Owner(s) shall be solely responsible for its good title over the said land. If any defect is found in the Ownership then the Owner(s) and his heirs shall be liable to make good the loss to the developer due to this. And this Agreement shall not be terminated without the written consent of the Developer.
8. That owner shall provide all documents of the last 30 (Thirty) years to the Developer regarding its ownership/title on the said land for carrying out detailed due diligence at the time of signing of this agreement. The original copy of title deeds shall be deposited by the owner with the Developer at the time of allocation of Owners share.
9. That the Owner(s) shall hand over actual vacant and physical possession of the said land to the developer along with the execution of this collaboration agreement. Further Owner(s) shall provide necessary help to the Developer so that the survey, fencing, and license procedure is completed without hindrance.

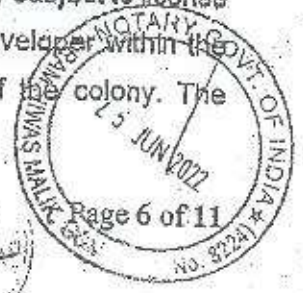


Sanjiv Kumar Rastogi
Beena Groll 11/5/21



10. That it is agreed between the parties that the Developer shall not be disturbed on any account by the Owner(s) after the possession of the said land for the development of the project in terms of this agreement.
11. That the Owner(s) shall provide all necessary help to the Developer in completing the formalities and paperwork for DGTCP, Haryana, Chandigarh, HUDA, HSIIDC, and other departments. Further, the Owner(s) shall always be ready to put his signature /Thumb impression on documents specifically related to the obtaining license & development of the said land.
12. The Developer shall develop the project according to the Rules, regulations, licenses, directions, and plans approved by the concerned department/government including DGTCP. The Owner(s) will utilize 4 plots for their personal use of the total allocated plots. It is agreed that the EDC and IDC of the said 4 plots shall be borne by the developer. However, the EDC and IDC of the remaining plot of the share of Owner(s) shall be paid by the purchaser/ Owner(s) at the time of handing over the possession of plots by the Developer to the Owner(s) or their respective purchaser. The developer also agreed that they will not claim EDC and IDC regarding the remaining plots falling in the share of Owner(s) prior to the handing over the possession of those plots. The tentative current EDC and IDC charges are approx. 6,500/- sq. yard subject to the final determination by the Government department at the time of issue of license/ LOI.
13. That the Owner(s) shall not obstruct the development, construction, and completion of the Project in any manner whatsoever.
14. That Developer shall allot vacant residential plots only admeasuring to 1,580 Sq. yds. per acre for every acre contributed by the Owner(s) and for which license is granted in the land of the owner(s) falls in the township and remaining sanctioned area shall solely belong to the Developer. The Owner(s) shall have no right to any other area of the Project and/or Township. The total land owned by the Owner(s) is 2.54375 acres. Therefore, Owner(s) shall be entitled to 4019 sq. yards of residential plot/plots only subject to license is granted over the said land by the DGTCP, as identified by the developer within the residential colony being developed after approval of layout plan of the colony. The tentative size/area of plots will be between 300-400 sq. yards.

Signature Pushpagaar
 Beena Groll 11/11/2022





15. That the Developer has agreed to pay a non-refundable Deposit of Rs.25,00,000/- (Rupees Twenty Five Lakhs only) per acre to the Owner(s) for the due performance of its obligations contained herein, as per details mentioned below:

Cheque no.	Date	Amount (Rs.)	Drawn on Bank	Drawn in name of
621020	24.02.2022	31,71,875/-	SBI, Delhi	Sanjeev Jain
621021	24.02.2022	10,62,500/-	SBI, Delhi	Beena Goel
621022	24.02.2022	10,62,500/-	SBI, Delhi	Pushpa Garg
621023	24.02.2022	10,62,500/-	SBI, Delhi	Manoj Singhal
	TOTAL	63,59,375/-		

16. That the Developer shall hand over the possession of Owner(s) share of plots in the Project, allotted to them in terms of this agreement after completion of development of the colony and receipt of the Completion Certificate of the Project from Town and Country Planning Department, Haryana. The timelines for obtaining the letter of intent for the development of the said land and the Project are 18 (eighteen) months from the date of execution of this collaboration agreement. The development of the township will be carried out by the developer as per timelines specified in the RERA after receipt of the license. However, in case, on the mutual agreement the Owner(s) intends to take possession of its plots after completion of the Development, however, before grant of completion/ part completion certificate, the developer will hand over the same of the owner(s) subject to Owner(s) shall keep the developer indemnified against the same.

17. That the Owner(s) will not be allowed to market/sell the plots allotted till such time the licence is granted to the Developer, RERA registration of the Project is obtained and also the Developer has allotted specific Area / Plots to the Owner(s) in terms of this agreement. The Owner(s) shall be entitled to market/sell only the specific plots (equivalent to the area) allotted to them at any time without reference to the Developer after RERA registration & allocation of the plots by Developer. However, necessary formalities related to the Developer (to comply with RERA and other regulations) shall be ensured by the Owner(s) at the time of sale of such plots.

Sanjiv Jain Pushpa Garg
Beena Goel Manoj Singhal





18. That the Owner(s) irrevocably authorize the Developer(s) to sell/ book the plots/apartment/ space/floors, receive sales consideration and accept application form and enter into Agreement to Sell, Maintenance agreement with the prospective buyers of the Developer(s) for its own share in its own name and manner it deems fit, after allocation of the plots falls in the share of Owner(s). All the sales promotion activities including advertisements shall be conducted by the Developer(s) only for its own share. The name of the Project shall be exclusively decided by the Developer at its sole discretion.

19. The Owner(s) shall also inform the Developer and provide the details of persons to whom they sell the area allotted to them after receipt of all approvals and permissions and shall get names substituted with the developer. The buyer of the Owner(s)' share of plots shall be liable to pay Possession related charges such as Advance Maintenance Charges, Security Deposit, Power Back Up Charges, Electricity Establishment Charges, Water Connection Charges, Club Membership, or any other charges as applicable to other buyers of the project of the developer. The above charges shall be payable by the buyer of the owner at the time of handing over the possession of said plots by the developer or execution & registration of sale deeds/ conveyance deed whichever is earlier.

20. That the project shall be maintained either by the developer itself or through Maintenance Agency, where the Owner(s) shall pay the maintenance charges to the developer as applicable to other allottees of the Project.

That it is agreed between the parties that the Project approved by the concerned Department shall be completely owned by the Developer and the Owner(s) shall have no right/title over it except plots allotted to him in terms of this agreement. After allotment of share by Developer, the Owner(s) shall convey rights and title of the land by execution of relevant documents in favour of the Developer.

21. That all taxes, levies, duties including but not limited to Income Tax, VAT, Service Tax, GST, Wealth Tax, etc as applicable as per law of land arises from this agreement shall be borne by the Owner(s) and Developer(s) for their respective share under this agreement.

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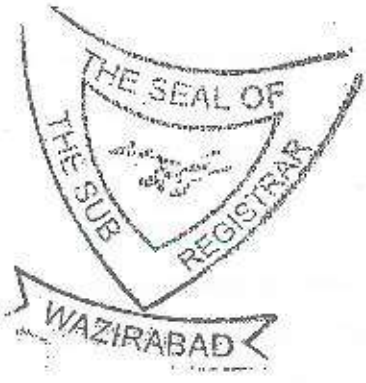




22. That it is also agreed between the parties that the Developer shall be entitled to raise the loan from the banks, financial institution, and other lenders by mortgaging or charging the Developer's share in the project along with the land beneath it after allocation of the plots falls in the share of the owner(s). Further, the Developer shall be exclusively responsible for the repayment of such loans without any liability and responsibility of the Owner(s).
23. That the Owner(s) undertakes to appoint the Developer or its representative/nominee as its attorney for applying /procuring/obtaining the requisite licenses, permissions, sanctions, and approvals from the concerned departments to obtain materials for carrying out whatever is necessary to complete the project as well for other purposes written in the irrevocable power of Attorney as well as agreed between the Parties. The Second Party undertakes not to do anything contrary to law as the Developers or as an attorney. The Developer further undertakes to keep the Owner(s) safe from any loss/damage incurred by him due to such non-observance or non-compliance with the law.
24. That the Owner(s) hereby agrees to furnish a General Power of attorney as well Special Power of Attorney to the Developer to develop this aforesaid land at the time of signing of this agreement.
25. That the Developer shall be responsible for compliance of all terms and conditions of License/ provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and rules till the grant of the final completion certificate issued by the concerned authorities to the Project.
26. That this Collaboration Agreement shall be irrevocable and no modification/ alteration etc in the terms & conditions of such agreement can be undertaken, except after obtaining prior approval of the DGTCP, Haryana.
27. That both the parties agree to carry out the terms and conditions of this Agreement with mutual cooperation and sincerity and the parties shall not be allowed to make any changes to the terms and conditions of this Agreement without the written permission/consent of each other.



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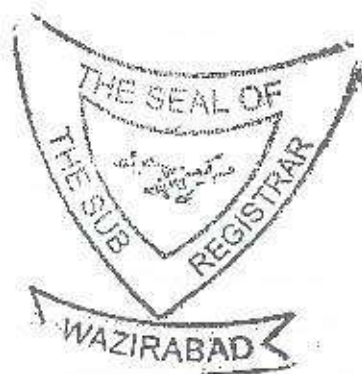


28. That since considerable expenditure, efforts and manpower are involved in developing the project, it is the condition of this agreement that the Owner(s) shall not be entitled to terminate this agreement under any circumstances.
29. That the developer shall have full right to nominate and/or assign this agreement either in whole or in parts at any time and at any stage in favor of any person or persons; be it a firm, company, body corporate or association of person and the Owner(s) or their subsequent, assignee(s) etc. shall have no objection to it.
30. That if any provision of this agreement shall be determined to be void or unenforceable under applicable law, such provisions shall be deemed to be amended or deleted in so far as reasonably inconsistent with the purpose of this agreement and to the extent necessary to conform to applicable law and remaining provisions of this agreement shall remain valid and enforceable in accordance with their terms.
31. That in case any disputes directly/impliedly arising out of or concerning this collaboration agreement, the Courts at Gurugram and Hon'ble High Court of Punjab & Haryana shall have exclusive jurisdiction regarding the same.
32. That all the expenses such as stamp duty, registration charges etc. for this agreement shall be borne and paid entirely by the Developers.
33. That the Owner(s) hereby agrees to indemnify and keep indemnified the Developer and its nominee(s)/ transferee(s) etc. against any/all losses costs, damages, and expenses accruing thereby to the Developer and or its nominee(s) /transferee(s) due to any defect in the Ownership of the First Party on the said land.
34. All Disputes arising out of this agreement shall be under the jurisdiction of Courts at Gurgaon, Haryana.

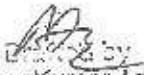
That both the parties have read heard and fully understood the terms and conditions of this Agreement and are ready to give effect to this transaction.

Sanjay Kumar Puri
Beena Goll





IN WITNESS WHEREOF both the parties have signed this agreement at Gurugram on the date first mentioned above in the presence of the following witness:


Farveon Kumar Angish
Advocate
M.A.L.L.B., HONS.
Distt. Courts, Gurgaon

For Anantraj Limited



(Authorized Signatory)

(DEVELOPER / SECOND PARTY)

Sampurn Jain

Rishba Dary

Beena Goll


M. S. Y. L. M.

(OWNER(S) / FIRST PARTY)

WITNESS:- 1.


Farveon Kumar Angish
Advocate
M.A.L.L.B., HONS.
Distt. Wazirabad, Gurgaon

WITNESS:- 2.


MR. MAHIPAL S/O SH. RAMJI LAL
R/O VPO KADARPUR TEHSIL
WAZIRABAD DISTT. GURUGRAM H.R.



