



Indian-Non Judicial Stamp Haryana Government



Date : 05/04/2025

Certificate No. G0E2025D2072

GRN No. 130565293

Stamp Duty Paid : ₹ 1000
(Rs. Thousand Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: R p Build Tech

H.No/Floor : 4/gf

Sector/Ward : Nil

LandMark : Vipin garden kakrola

City/Village : Uttam nagar

District : New delhi

State : Delhi

Phone: 80*****45



Buyer / Second Party Detail

Name : Aura builders And developers Pvt ltd

H.No/Floor : Sst003

Sector/Ward : 30

LandMark : Dlf star tower

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 98*****01

Purpose : ADDENDUM TO COLLABORATION AGREEMENT

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

ADDENDUM TO COLLABORATION AGREEMENT

This addendum to Collaboration agreement is being executed on 15th April 2025 at Gurugram by and between:

R.P. Build-Tech, a partnership firm, having its principal place of business at Metro Pillar No. 803, Ground Floor, Plot no.4, Uttam Nagar, Najafgarh Road, Vipin Garden, Kakrola, New Delhi, West Delhi-59 through its partners Mr. Pradeep Vijayran son of Sh. Rajpal Singh resident of house no.22, Nithari, North West Delhi, Delhi and Mr. Narayan Singh son of Kali Ram resident of House no.59, Main Village Nithari, Kirari Suleman Nagar, Nithari, North West Delhi, Delhi

For RP BUILD TECH

Partner

For RP BUILD TECH
Narayan Singh

Partner

For Aura Builders & Developers Pvt. Ltd.

Deepraj

Auth. Sign.

प्रलेख न:636

दिनांक:15-04-2025

डीड संबंधी विवरण

डीड का नाम TARTIMA

तहसील/सब-तहसील हरसरु

गांव/शहर हरसरु

धन संबंधी विवरण

राशि 10 रुपये

स्टाम्प ड्यूटी की राशि 3 रुपये

स्टाम्प नं : G0E2025D2072

स्टाम्प की राशि 1000 रुपये

रजिस्ट्रेशन फीस की राशि 100 रुपये

EChallan:130974928

पेस्टिंग शुल्क 3 रुपये

Drafted By: PAWAN YADAV ADV

Service Charge:200

यह प्रलेख आज दिनांक 15-04-2025 दिन मंगलवार समय 4:09:00 PM बजे श्री/श्रीमती /कुमारी R P BUILD TECHthru PRADEEP VUAYRANOTHER निवास DELHI द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


Narciem Singh



उप/संयुक्त पंजीयन अधिकारी (हरसरु)

हस्ताक्षर प्रस्तुतकर्ता
R P BUILD TECH

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MESSERS AURA BUILDERS AND DEVELOPERS PVT LTD thru DEEPAK SANGWANOTHER हाजिर है। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी NAVEEN KUMAR ADV पिता . निवासी GURGAON व श्री/श्रीमती /कुमारी RAJ KUMAR SANGWAN पिता DHARAMPAL SINGH SANGWAN निवासी GURGAON ने की। साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 15-04-2025

उप/संयुक्त पंजीयन अधिकारी (हरसरु)

FOR RP BUILD TECH

Partner

FOR RP BUILD TECH

Partner

(Hereinafter referred to as the **first party/Land Owner**, as the context may be);

AND

M/s Aura Builders and Developers Pvt Ltd C/o unit no. STS-003, DLF Star Tower, Sector-30, Gurugram through its authorized representative Sh. Deepak Sangwan (duly authorized to enter upon this addendum, vide resolution dated 15-04-2025 passed by the Board of Directors of aforementioned Company) (Hereinafter called the '**second party/Developer**').

AND WHEREAS:

1. The landowner and the developer had entered upon a Collaboration Agreement dated 27.11.2024, registered at Vasika No. 11743 dated 04.12.2024 for development of a land parcel measuring 10 Kanals situated in the revenue estate of Village Harsaru Sub-Tehsil Harsaru and District Gurugram. The details of the aforementioned land parcel which is subject matter of the said collaboration agreement, are:

A. Khewat/Khata number 520/549 rectangle number 56 Killa number 22(8-0), 23(8-0) rectangle number 72 Killa number 7(8-0) total measuring 24 kanal to the extent of 1/3rd (one third) share measuring 8 kanals situated in the revenue estate of Village Harsaru Sub-Tehsil Harsaru and District Gurugram. The above-mentioned land parcel was purchased vide sale deed bearing

For RP BUILD TECH

Partner

For RP BUILD TECH

Partner

For Aura Builders & Developers Pvt. Ltd.

Page 2 of 6

Auth. Sign.

Reg. No.

Reg. Year

Book No.

636

2025-2026

1



पेशकर्ता



दावेदार



गवाह

पेशकर्ता :- thru PRADEEP VIJAYRANOTHER R P BUILD TECH

दावेदार :- thru DEEPAK SANGWAN OTHER MESSERS AURA BUILDERS AND DEVELOPERS PVT LTD

गवाह 1 :- NAVEEN KUMAR ADV.

गवाह 2 :- RAJ KUMAR SANGWAN



उप/संयुक्त पंजीयन अधिकारी

Naveen Singh

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 636 आज दिनांक 15-04-2025 को बही नं 1 जिल्द नं 99 के पृष्ठ नं 60 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2401 के पृष्ठ संख्या 1 से 3 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 15-04-2025

उप/संयुक्त पंजीयन अधिकारी हरसरु

FOR RP BUILD TECH

Partner

FOR RP BUILD TECH

Partner

vasika no.671 dated 22.04.2024. A mutation bearing no. 5549 was entered on the basis of the above-mentioned sale deed.

B. Khewat no.520/549 Rect no.56 Killa no.22(8-0), 23(8-0) Rect no.72 Killa no.7(8-0) total measuring 24 kanal to the extent of 1/3rd share measuring 8 kanals to the extent of 40/160 share measuring 2 kanals (i.e. 2 kanal land out of 24 kanal land) situated in the revenue estate of Village Harsaru Sub-Tehsil Harsaru and District Gurugram. The above-mentioned land parcel was purchased vide sale deed bearing vasika no.670 dated 22.04.2024. A mutation bearing no. 5537 was entered on the basis of the above mentioned sale deed.

That total land under the collaboration agreement and this addendum is measuring 10 kanals (i.e. 200/480 share out of 24 kanal) situated in the revenue estate of village Harsaru sub-Tehsil Harsaru, district Gurugram. That the above said land parcel measuring 10 kanals is subject matter of this addendum as well.

2. That the aforementioned Collaboration Agreement bearing Vasika No. 11743 dated 04.12.2024 is valid, binding, enforceable and subsisting.
3. That at the time of execution of the aforementioned Collaboration Agreement certain terms and conditions could not be mentioned therein on account of inadvertence. Accordingly, the present addendum to the Collaboration Agreement dated 04.12.2024 is being

executed

FOR RP BUILD TECH

Narain Singh

Partner

For Aura Builders & Developers Pvt. Ltd.
[Signature]
 Auth. Sign.

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HARSARU



For RP BUILD TECH

For RP BUILD TECH

Partner

Partner

4. That the present addendum is in supplement to the Collaboration Agreement dated 04.12.2024. The present addendum and the Collaboration Agreement shall be read together. However, in case any contradiction arises or in case any preference is to be given then the terms of the present addendum shall prevail upon the terms of the Collaboration Agreement.

NOW THIS ADDENDUM WITNESSES AS UNDER:

1. That the developer shall be fully entitled to develop, use and utilize the said land parcel for development and for specific purpose under **mixed land used colony under TOD Policy-2016 (said policy)**.
2. The developer shall be fully entitled to avail all the benefits under and of the said policy.
3. The developer shall also be fully entitled to comply with and perform all the terms and conditions of the said policy.
4. That the developer shall be responsible for all the compliances, performance, liabilities, enforcement, terms and conditions and responsibilities which arise from and which are mentioned in the said policy that is mixed land used colony under TOD policy-2016.
5. That the landowner and the developer specifically agree that the Collaboration Agreement dated 04.12.2024 as well as the present addendum are irrevocable.

For RP BUILD TECH

For RP BUILD TECH

Narvian Singh
Partner

For Aura Builders & Developers Pvt. Ltd.

Deep
Auth. Sign.

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For RP BUILD TECH

Partner

For RP BUILD TECH

Partner

6. That all other terms and conditions of the Collaboration Agreement dated 04.12.2024 shall continue to remain binding, subsisting and enforceable between landowner and the developer.
7. That both the partners of the first party i.e. Mr. Pradeep Vijayan and Mr. Narayan Singh are signing this addendum in confirmation of due execution of this addendum. That both the partners of the first party further admit the due and valid execution, legal and valid registration and subsistence, binding nature as well as enforceability of the collaboration agreement bearing vasika 11743 dated 04.12.2024. That both the partners of the first party further admit the rights and interest of the second party in the said land as per the collaboration agreement as well as this addendum.

In witness whereof, this addendum has been executed by the landowner and the developer in the presence of under mentioned witnesses:

LANDOWNER	DEVELOPER
R.P. Build-Tech, a partnership firm, having its principal place of business at Metro Pillar No. 803, Ground Floor, Plot no.4, Uttam Nagar, Najafgarh Road, Vipin Garden Kakrola, New Delhi, West For RP BUILD TECH	M/s Aura Builders and Developers Pvt Ltd C/o unit no. STS-003, DLF Star Tower, Sector-30, Gurugram through its authorized representative Sh. Deepak Sangwan

Narayan Singh
Partner

For Aura Builders & Developers Pvt. Ltd.

Auth. Sign.



Delhi-59 through its partner Mr. Pradeep Vijayran son of Sh. Rajpal Singh resident of house no.22, Nithari, North West Delhi, Delhi and Mr. Narayan Singh son of Kali Ram resident of House no.59, Main Village Nithari, Kirari Suleman Nagar, Nithari, North West Delhi, Delhi

For RP BUILD TECH

Narayan Singh
Partner

For RP BUILD TECH

[Signature]
Partner

For Aura Builders & Developers Pvt. Ltd.
[Signature]
Auth. Sign.

Witnesses:

1. *[Signature]*
NAVEEN KUMAR
Advocate
Distt. Court Gurugram

[Signature]
2. Mr. Raj Kumar Sangwan S/o Late.
Sh. Dharampal Singh Sangwan
R/o H. No.258, 1st Floor, Sector 45,
Huda, Gurugram Haryana

For RP BUILD TECH

For RP BUILD TECH

Partner :

Partner :



Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 04/12/2024

Certificate No. G0D2024L638

GRN No. 124718660



Stamp Duty Paid : ₹ 2630000
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Rp Build Tech

H.No/Floor : 4/gf

Sector/Ward : Nil

LandMark : Vipin gardenkakrola

City/Village : Uttam nagar

District : New delhi

State : Delhi

Phone: 80*****45



Buyer / Second Party Detail

Name : Aura builders And developers Pvt Ltd

H.No/Floor : Sts003

Sector/Ward : 30

LandMark : Dlf star tower

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 97*****65

Purpose : COLLABORATION AGREEMENT

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

COLLABORATION AGREEMENT



THIS AGREEMENT OF COLLABORATION is made on this 27 day of
November, 2024, at Gurugram by and between:

R.P. Build-Tech, a partnership firm, having its principal place of
business at Metro Pillar No. 803, Ground Floor, Plot no.4, Uttam
Nagar, Najafgarh Road, Vipin GardenKakrola, New Delhi, West Delhi-
59 through its partners Mr. Pradeep Vijayran son of Sh. Rajpal Singh

For R P Build- Tech

Partner

For Aura Builders & Developers Pvt. Ltd.

Auth. Sign

प्रलेख न:11743

दिनांक:04-12-2024

डीड संबंधी विवरण	
डीड का नाम	COLLABORATION AGREEMENT
तहसील/सब-तहसील	हरसरु
गांव/शहर	हरसरु
धन संबंधी विवरण	
राशि 131250000 रुपये	स्टाम्प ड्यूटी की राशि 2625000 रुपये
स्टाम्प नं : G0D2024L638	स्टाम्प की राशि 2630000 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:124719475 पेस्टिंग शुल्क 0 रुपये
Drafted By: NAVEEN KUMAR ADV	Service Charge:0

यह प्रलेख आज दिनांक 04-12-2024 दिन बुधवार समय 4:47:00 PM बजे श्री/श्रीमती /कुमारी

R P BUILD TECHthru PRADEEP VIJAYRANOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।


हस्ताक्षर प्रस्तुतकर्ता
R P BUILD TECH

उप/संयुक्त पंजीयन अधिकारी (हरसरु)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी M S AURA BUILDERS AND DEVELOPERS PVT LTD thru DEEPAK SANGWANOTHER हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारीROHIT पिता SATBIR निवासी NARNAUL व श्री/श्रीमती /कुमारी RAJ KUMAR SANGWAN पिता DHARMPAL SINGH निवासी GGM ने की ।
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।

दिनांक 04-12-2024

उप/संयुक्त पंजीयन अधिकारी(हरसरु)

हस्ताक्षर प्रस्तुतकर्ता

10/12/2024

HARSARU

resident of house no.22, Nithari, North West Delhi, Delhi and Mr. Narayan Singh son of Kali Ram resident of House no.59, Main Village Nithari, Kirari Suleman Nagar, Nithari, North West Delhi, Delhi (hereinafter referred to as the **first party/Land Owner**, as the context may be);

AND

M/s Aura Builders and Developers Pvt Ltd C/o Unit no. STS-003, DLF Star Tower, Sector-30, Gurugram, Haryana through its authorized representative Sh. Deepak sangwan(duly authorized to enter upon this agreement, vide resolution dated 26.11.2024 passed by the Board of Directors of aforementioned Company) (hereinafter called the '**second party/Developer**').

The term LANDOWNER and DEVELOPER shall mean and include their respective heirs, successors, assigns, liquidators, administrators, nominees, representatives, and executors.

AND WHEREAS:

A. The landowner has represented itself to be lawful owner in possession of the following land parcels:

- i. land comprising in Khewat/Khatanumber 520/549 Rectangle number 56Killa number 22(8-0), 23(8-0) Rect

For R P Build-Tech
Partner

For Aura Builders & Developers Pvt. Ltd.

Reg. No.

Reg. Year

Book No.

11743

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru PRADEEP VIJAYRANOTHER R P BUILD TECH

दावेदार :- thru DEEPAK SANGWANOTHERM S AURA BUILDERS AND DEVELOPERS
PVT LTD

गवाह 1 :- ROHIT

गवाह 2 :- RAJ KUMAR SANGWAN

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11743 आज दिनांक 04-12-2024 को बही नं 1 जिल्द नं 91 के पृष्ठ नं 65.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2064 के पृष्ठ संख्या 84 से 86 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 04-12-2024

उप/संयुक्त पंजीयन अधिकारी हरसरु



no.72 Killa no.7(8-0) total measuring 24 kanal to the extent of 1/3 (One third) share measuring 8 Kanalsituated in the revenue estate of village Harsaru sub Tehsil Harsaru, district Gurugram. The above land parcel was purchased vide sale deed bearing vasika no.671 dated 22.04.2024 and mutation no.5549 dated 31.05.2024.

- ii. land comprising In Khewat/Khata number 520/549 Rectangle number 56 Killa number 22(8-0), 23(8-0) Rect no.72 Killa no.7(8-0) total measuring 24 kanal to the extent of 1/3rd share measuring 8 kanals to the extent of 40/160 share measuring 2 kanal(i.e. 200/480 share out of 24 kanal land) of situated in the revenue estate of village Harsaru sub Tehsil Harsaru, district Gurugram. The above land parcel was purchased vide sale deed bearing vasika no.670 dated 22.04.2024 and vide mutation no.5537 dated 15.05.2024.

Both of the above land parcels, jointly and severally, and total measuring 10 kanalsreferred to as **said land**.

- B. The landowner is interested in seeking development of the said land into an appropriate project/colony. However, the area of the said land is in itself insufficient to be developed as any project and furthermore the landowner does not hold, either

For R P BUnd Tech

Partner

For Aura Builders & Developers Pvt. Ltd.

[Signature]

Auth. Sign

the experience or the financial capacity to undertake the development of the said land, itself.

- C. That the developer is lawful owner in possession of the remaining share in the total land measuring 24 kanals i.e. apart from the share of the landowner detailed in preceding para A. The developer is also owner of the land adjoining the aforementioned land parcel detailed in clause A. The developer holds sufficient capability as well as capacity to undertake the development of the said land as well as the adjoining land parcels, either itself or through any other developer.
- D. That the developer is contemplating to develop its own land parcel and having gained the knowledge of this fact, the landowner has approached the developer with the request that the said land be also developed by the developer into an appropriate project/colony, upon terms and conditions, as may be mutually agreed between the landowner and the developer.
- E. That the landowner and the developer had entered upon various rounds and series of negotiations in order to finalise the terms and conditions relating to the development of the said land. After due deliberation, the landowner and the developer have arrived at a consensus and have agreed for the development of the said land as a group housing colony; which

For Aura Builders & Developers Pvt. Ltd.



Auth. Sign

Page 4 of 38

For R P Build-Tech



Partner

shall be developed either by the developer or anyone claiming through or by anyone upon whom the rights are assigned in this regard by the developer, at its sole discretion.

F. The landowner has further represented that the said land is unencumbered, defect free and is marketable. The landowner has also represented that the sale deed bearing vasika number 670 and 671 both dated 22.04.2024 are not under challenge in any litigation by any person concerned. The landowner has also represented that it has not entered into any agreement for sale, joint development agreement, collaboration agreement, sale deed, lease deed, mortgage deed, loan transaction, charge, lien with regard to the said land. The landowner has also represented that it holds the transferable title to the said land and that the said land is capable of being developed under the prevailing rules and policies of the state government of Haryana.

G. That the developer has agreed to enter upon the present collaboration agreement on the basis of the representations made by the landowner, as mentioned in the preceding paragraph and upon the assurances of compliance of the terms and conditions which shall be duly mentioned in this collaboration agreement.

For R P Build- Tech
Partner

For Aura Builders & Developers Pvt. Ltd.


Auth. Sign

H. That in order to specify and substantiate all the terms and conditions which have been agreed upon between the landowner and the developer, the present collaboration agreement is being executed.

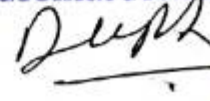
NOW, THEREFORE, THIS AGREEMENT WITNESSETH AS UNDER:

1. That the subject matter of the present collaboration agreement is land detailed in para A of this agreement situated in the revenue estate of village Harsaru sub Tehsil Harsaru, district Gurugram, measuring 10 kanal.
2. That as evident from the description of the land detailed in the preceding paragraph, it is apparent that the said land is in fact an un-partitioned share in a land parcel measuring 24kanals. That even though the remaining share in the total land parcel measuring 24kanals is owned by the developer however if to the sole discretion of the developer, the developer decides that seeking partition of the said land from the total land parcel, in case, it will be appropriate for proper development of the proposed project, then at the request of the developer, the Land Owner agrees that, it shall get the joint portion of the said land officially

For R P Build- Tech


Partner

For Aura Builders & Developers Pvt. Ltd.


Auth. Sign

partitioned and / or demarcated on the ground or the developer may itself get the share partitioned on basis of power of attorney granted by the landowner to the developer. That if the aforementioned eventuality arises and the partition takes place then the partitioned land parcel which is allotted to the landowner in the partition proceedings shall be considered and deemed to be part and subject matter of the present collaboration agreement. That all the terms and conditions of the present collaboration agreement shall apply upon such partitioned land allotted to the landowner. At this juncture it is clarified that the landowner shall not be entitled to seek the partition of the said land at its own or at its discretion, as it may cause obstruction in the development of the project. It will be at the sole discretion of the developer to seek or not to seek partition.

3. That the landowner has represented to the developer that there is no encroachment upon the said land and that the landowner holds the actual physical possession of the said land which is capable of being transferred to the developer at the time of execution of this agreement. However, in case any dispute is found upon the demarcation of the said land

For R P Build Tech

Partner

For Aura Builders & Developers Pvt. Ltd

Auth. Sign
Page 7 of 38

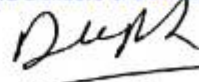
parcel then the landowner shall be obligated to get the said land cleared from all such disputes. Similarly, if any error or mistake is found in the records pertaining to the said land including but not limited to the revenue records, title documents then the landowner shall be obligated to get the same rectified, at its own.

4. The **LANDOWNER** has transferred the peaceful and vacant possession of the **SAID LAND** to the **DEVELOPER** simultaneously to the execution of the present agreement. The developer shall be entitled to fence the said land, raise construction of offices upon the same, construct tin sheds, marketing offices, labour accommodation, excavate the said land, develop a project thereupon et cetera and to do all other activities as may be required for proper usage of the said land. The developer shall be entitled to raise construction upon the said land and to develop it into the project.
5. The Physical possession of the **SAID LAND** shall remain with the **DEVELOPER** and in the event of any dispute, relating to title and/or possession, or any part thereof, with any third party then the same shall be settled and resolved by the **LANDOWNER** at its own cost and risk and the

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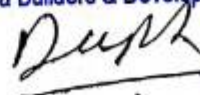
possession of the **SAID LAND** of the **DEVELOPER** and the development work of the project shall not be disturbed by the **LANDOWNER** or any third party.

6. That all and every kind of approvals, sanctions, clearances, license, permissions etc. required for development of the **SAID LAND** under the Haryana Development and Regulation of Urban Areas Act, 1975 or any other act/rule/regulation shall be obtained by the **DEVELOPER** at its own cost and expense. That the Developer shall be initially liable to pay the external development charges, infrastructure development charges and all other charges, dues, cess etc. imposed by the state/centre or any of its departments.
7. That all expenses on development, construction and provision of infrastructure facilities and services in relation to development of the **SAID LAND**, development charges etc shall be borne by the **DEVELOPER** and the landowner, in proportions as mentioned in this agreement.
8. That the said land shall be developed as a part of a group housing colony. That the landowner and the developer both contemplate that the proposed development of the said land (and have decided that the development of the same) as a

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group housing colony will be the most apt development. However, if there is any change in circumstances prevailing in the real estate sector or if there is any other exigency, then the developer at its sole discretion shall be entitled to change the nature of the proposed development upon the said land from group housing colony to any other sort of development. No specific consent of the landowner would be required in this regard.

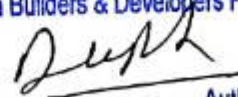
9. That the parties hereto shall share the area of the proposed group housing colony in the under mentioned manner:

a. The total land as mentioned in this agreement is 24 kanals or 3 acres, however once the area of the land which adjoins the land parcel of 24 kanal is considered then the total land comes to 8.265 Acres. The project is to be developed (as far as this agreement is concerned) upon 8.265 acres of land (even though the developer shall be at liberty to integrate additional land, but such additional land will not be part of this agreement and the landowner shall not have any rights or share therein). The land owner has a share of 10 kanals or 1.25 Acres in the land measuring 24 kanals.

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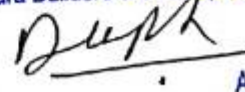
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- b. The landowner shall be entitled to 15% of the total developable area as may be achieved upon 8.265 Acres of land, subject to payment of proportionate costs of construction. Similarly, the landowner will also be entitled to 15% share in TDR, if availed by the developer.
- c. The landowner shall not have any right in any additional land parcel (beyond the 8.265 acres) which may be included in the project as well as any other integrated land (beyond the 8.265 acres). However, subject to mutual consent of the parties hereto, if the landowner pays for the sale consideration or other consideration, then the landowner may be entitled to proportionate share in such additional land.
- d. The entire project, commercial component of the project, school site(s) if any, club, built up area of the project, all apartments and any other area of any nature shall be under sole entitlement and exclusive ownership of the developer, which the developer will be entitled to dispose off, alienate, allot, lease, mortgage etc. However, the landowner shall be entitled to 15% share in the consideration received from sale of the project, as per this agreement. The landowner will also be entitled to

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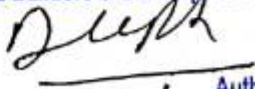

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15% share in the lease/rental amounts, if any derived from the lease or renting out of any area of the project (which is capable of being leased out). The lease deeds, its terms and conditions, the rent or lease consideration will be negotiated by the developer, solely. The lease deed shall be executed and registered by the developer, solely. However, as stated above the landowner will be entitled to 15% share in the lease money/rent, as received by the developer. The developer shall periodically transfer such 15% amount of rentals, as and when received by the developer from the lessee. The developer shall be exclusively entitled to sell, transfer, alienate, lease, mortgage, assign, part away with, create third party interest and to deal with in any and all manner, the entire project. The developer shall be entitled to do as per its own entitlement in the total land as well as per the power of attorney granted by the landowner to the developer. The power of attorney is coupled with consideration and it has created a vested interest in the said land, thus the power of attorney will be irrevocable and shall be binding upon the successors of the landowner.

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10. That as already stated above the landowner is owner to the extent of 1.25 acres land being undivided share in total land measuring 24 kanals. That the total area wherein the project is being developed is 8.265 acres. The land apart from 1.25 acres is under ownership of the developer. That the construction cost of the project are also to be shared by the landowner. That after due application of prudent mind and considering the cost of construction as per prevailing rates and values and also considering the time which will be taken for completion of the project, the landowner and developer have mutually agreed that the cost of construction which shall be payable by the landowner to the developer shall be Rs. 150 crores. That the aforementioned cost of construction of the share of the landowner has been duly agreed upon by the landowner as well as the developer considering all aspects thereof. That the landowner and the developer have undertaken independent assessment of the cost of construction and it is only thereafter that the aforementioned amount of Rs. 150 crores has been arrived at. That with the passage of time the cost of construction is likely to increase however, the developer has shall not

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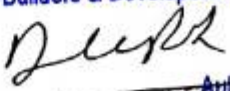
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demand any amount towards the cost of construction over and amount of Rs. 150 crores. The actual cost of construction may rise; however, the agreed cost of construction of Rs.150 Cr payable by the landowner shall remain static. Owing to the fact that on account of inflation, market scenario etc. the cost of construction tends to rise with time and as the developer has given up its right to seek such rise in cost of construction from the landowner, moreover, the developer is also bearing the development charges qua the share of the landowner accordingly the landowner has agreed that the quantum of the agreed cost of construction of Rs. 150 crores will never be questioned or challenged by the landowner. That the landowner shall not be entitled to disclaim the agreed cost of construction. The landowner shall be also not be entitled to call for and claim the details, records, documentation, audit etc of the actual cost of construction from the developer or otherwise. The landowner shall not object that the quantum of agreed cost of construction of Rs.150 crores. That the cost of construction shall be payable by the landowner at the end of every quarter. The first quarter shall commence from the date of commencement of construction. The developer shall

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inform the landowner with regard to the date of construction at the site. The aforementioned amount of Rs. 150 crores payable at the end of every quarter shall be spread upon 12 quarters. The landowner shall ensure that the entire agreed cost of construction of Rs. 150 crores is paid in full by the end of 12th quarter from the date of commencement of construction. The payment shall be made by the landowner by the end of every quarter, proportionately i.e. Rs. 150 Cr spread equally, over 12 quarters. Any delay the making the payment of the agreed cost of construction as per the above schedule shall levy of interest at the rate of 18 per cent per annum. That after due negotiations the landowner has proposed that the landowner is not interested in seeking allotments of its share in the project in the shape of apartments rather the landowner wishes to receive and avail the sale price of the area which may be allocated to the landowner. Accordingly, it has been agreed that the entire sales and marketing of the project including the share of the landowner shall be undertaken by the developer. That the developer shall be at liberty to sell the areas to be developed in the project at any rate felt marketable by the developer. That the amounts which are received by the developer from

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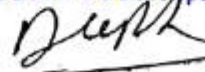
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the sale of areas in the project shall be consolidated at the end of every quarter, such quarter commencing from the date of commencement of project. At the end of every quarter the accounts shall be consolidated and 15 per cent of the sale price (excluding all development charges, taxes, cess, GST, payments to be made to govt. departments/authorities etc) received by the developer against the area achievable qua 8.265 Acres of land, to the extent of 15 per cent shall be paid by the developer to the landowner, from the amounts received by the developer from the sale of areas. That the cost of construction is also to be borne by the landowner to the extent of above proportion of 15 per cent. This cost of construction has been agreed as Rs. 150 crores. That the landowner acknowledges the fact that the development, construction, marketing and sale of the project is subject to numerable factors such as prevailing real estate market sentiment, sale in the vicinity of the area where project is located etc. accordingly the amount which is to be paid by the developer to the landowner to the extent of 15 per cent shall be accordingly subject to the amounts as and when received by the developer from sale of areas. If there is a market slow down

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which leads to slow down in the sales of the project then the developer shall not be liable for the same and the landowner shall receive its money as and when the sales are made and money is received. The developer shall not be personally liable for the payment of the share of the landowner and the share shall be payable from the amounts received from the sale of the areas of the project. That the landowner has agreed to the aforementioned proposition and admits to the fact that despite of best intention of the developer, ultimately the sales of a project depends upon various external factors which may not be within the control of the developer. It is clarified that the sales of the project and consequent share of the landowner is not linked with the costs of construction. The landowner shall be bound to pay the costs of construction as agreed in this agreement and as per schedule, irrespective of the amounts received or not received by the landowner from sales of the project. Slowdown, non-sales etc resulting in no amount or less amount being transferred to the land owner shall not be a ground for the landowner to not pay for the costs of construction as per agreed schedule. In case costs of construction are not paid then the developer shall be entitled

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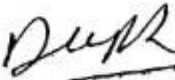
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to withhold the transfer of subsequent amounts to landowner alongwith all other legal remedies. That the landowner shall not have any right, title or interest in any part or portion of the project or its developed area. The entitlement of the landowner shall be restricted to receive 15 per cent of sale price from the area which may be achievable against 8.265 crores of land. Thus the landowner shall not interfere in the development of the project, construction or the land underneath the project, marketing, sales, advertisement of the project and usage of the bank accounts relating to the project by the developer. The developer shall be fully and solely entitled to use and utilize the bank account in which the project money is received. Needless to say, the developer shall comply with the provisions of RERA by maintaining such accounts. The landowner shall not any indulge in such act or interference or obstruction which may have any effect on the ability, competence of the developer to develop the project and to use and utilize the amounts received from the sales of the project. The amounts which are received by the developer from sale of areas of the project shall be under many heads such as BSP, PLC, EDC, Club charges, Parking Charges IFMS Etc. However, as

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stated above the landowner shall be entitled to 15% of basic sale price and PLC only excluding all charges, taxes, other amounts etc. That the landowner acknowledges that all amounts received from the sales of the project shall be deposited in designated RERA account. That the landowner and the developer shall open a separate escrow amount in any bank of their mutual choice. That amounts which are free and usable i.e amounts which can be utilized by the developer as per RERA (above the threshold prescribed by RERA which is to be used for the project), shall be transferred from designated RERA account to the escrow account of the parties and from this escrow account, amount equal to 15% thereof shall be transferred to the personal bank account of the landowner, as may be provided by him on monthly basis.

11. That in consideration of the developer carrying on the entire development of the said land and bearing cost of construction (except 150 Cr to be borne by the landowner), development, EDC/IDC (initially) and all other such charges and also payment of the refundable deposit, the project and the sale receipts of the area of the project and the amounts received from sales (except 15% share of the landowner)

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 Page 19 of 38

shall be the share of the developer and the developer shall be entitled to the ownership and possession of the same and the landowner shall not have any right, title or interest therein. That the entire FAR, club (if any), community sites, school sites, commercial component of the colony and all other areas of any nature shall be under sole entitlement and ownership of the developer. The landowner shall not have any share therein.

12. That simultaneously with the execution of the Agreement, the LANDOWNER has executed and got registered a Special Power of Attorney and a general power of attorney in favour of the Developer/ its authorized representative incorporating powers including the grant of authority and power to make all the applications to and represent the **LANDOWNER** before all Statutory, Governmental, Local and Municipal Authorities, Departments, Offices, Agencies, Electricity, sewerage and water supply Departments, etc. for grant of requisite exemptions, approvals, permissions, NOC's, etc. The said Power of Attorney(s) contains the right to sub-delegate all or any of the powers contained therein and further the **LANDOWNER** also authorizes the **DEVELOPER** to submit all applications and to follow up the

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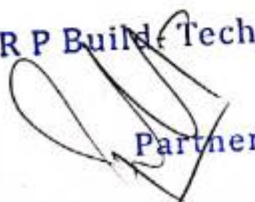
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same on their behalf with Director General, Town & Country Planning, Haryana, Chandigarh and all other competent authorities as the **DEVELOPER** may be required to submit and follow up for development of the **SAID LAND**. That a General power of attorney has also been executed and got registered simultaneously to the execution of the present agreement through which powers have been granted to the developer / its nominees to market, sell, alienate, lease etc. the entire group housing colony as well as in the said land. Other comprehensive authorizations have been granted through aforementioned general power of attorney. That the aforementioned special power of attorney as well as general power of attorney shall be irrevocable. That the landowner acknowledges that the aforementioned power of attorneys have been executed for consideration and a vested right has been created in favour of the developer with regard to the said land. That the landowner accepts the fact that with the execution of the present collaboration agreement, the developer shall be making immense investments, shall be bearing all the cost and expenses of obtaining approvals relating to the proposed project, shall be mobilising resources and people for achieving the purposes

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 Page 21 of 38

of the present collaboration agreement and that the developer has also made a payment to the landowner at the time of execution of this collaboration agreement. Accordingly, the power of attorneys shall not be terminated or revoked by the landowner.

13. That the landowner has undertaken to bear the costs of the construction in proportion to the share of the landowner i.e. 15%. That the construction costs are fixed. Thus, the landowner shall bear the said costs totaling to Rs. 150 Cr.
14. The **LANDOWNER** represents and assures the **DEVELOPER** that the LANDOWNER has unimpeachable and absolute right, title and interest over the **SAID LAND**, free from all claims, charges, liens, adjustments, liabilities, litigation, prior mortgages or encumbrances of any kind whatsoever.
15. The **LANDOWNER** represents that all charges, such as land revenue, taxes, cess, etc. with respect to the **SAID LAND** and all other dues, etc. relating to the **SAID LAND** shall be paid by the LANDOWNER.
16. In consideration of the said Land and mutual agreements and covenants, representations & warranties contained in this Agreement and other good and valuable consideration

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(the receipt and adequacy of which are hereby mutually acknowledged), each of the Parties hereby agree, as follows:

- a. The DEVELOPER has paid an amount of Rs.1,00,000/- in total to the LANDOWNER, in the following manner, towards non-refundable deposits:

Name of the landowner	Amount received (Rs.)	Rtgs/NEFT No. And Date 04.12.2024	Drawn on
R.P. Buildtech	1,00,000/-	N 339243433688460	HDFC bank,

17. That after the registration of the present collaboration agreement, the developer shall commence the process of undertaking the development of the said land as well as for obtaining the approvals for such development.
18. That the developer shall complete the development and construction work of the proposed project upon the said land with a period as mentioned in the RERA registration certificate (to be obtained by the developer) or any extended period thereof.
19. That the time period mentioned in the preceding paragraph for development of the proposed project shall be subject to 'Force Majeure' such as any act of god i.e. fire, drought,

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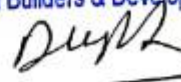
flood, earthquake, epidemics, natural disasters or disabilities or deaths, explosions or accidents, air crashes, departmental delays, procedural delays, change in policy, reasons beyond control of the developer etc and these time periods shall be excluded from the periods stated above for obtaining license, sanctioning of building plans and completion of development. In the event of any delay due to any dispute/litigation involving the LANDOWNER with third persons, including non performance of any of its obligations under this Agreement then in that event the said period of delay shall also be excluded.

20. The **LANDOWNER** has assured the **DEVELOPER** that all the stipulations, obligations, terms and conditions in this Agreement shall be faithfully and fully performed/complied with and **LANDOWNER** further agree and undertake:

- a) That the LANDOWNER shall execute and get registered a comprehensive irrevocable general power of attorney and irrevocable special power of attorney in favour of the developer/nominee for attaining the purposes of the present collaboration agreement simultaneously on execution of the present agreement. That the said power of attorney, apart from other authorizations

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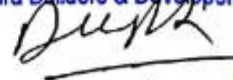
includes the authorizations to sell/book/allot/alienate/lease the entire project in the proposed project as well as to assign the present development agreement. The landowner admits the fact that in the absence of execution as well as registration of both the power of attorneys, the developer will not be able to commence the development work of the project and accordingly the landowner shall ensure the due execution as well as registration of the power of attorneys.

- b) That here-now-after, the LANDOWNER shall not sell, gift, mortgage, pledge or encumber or partition or in any manner deal with the **SAID LAND** or any part of it with any other party i.e. it shall not by any means through any registered and/or unregistered document create any third party rights or interest on the **SAID LAND** or any part of it in any manner, whatsoever.
- c) That landowner shall not surrender, cancel, revoke, extinguish or lapse the license(s) granted under any circumstances whatsoever.
- d) That after the completion of the project the LANDOWNER, if so required by the DEVELOPER shall

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execute all documents of conveyance, transfer, sale, assignment, declarations etc. in respect of the project to the DEVELOPER or in the DEVELOPER'S nominee(s) /prospective buyers'favour without any objection whatsoever but the cost and expenses to be incurred on execution of such documents and their registration charges shall be paid by the DEVELOPER or his nominee(s) / prospective buyers. The owner shall also execute such declarations, documents and papers under the Apartment Act or any other law for time being in force, as the DEVELOPER may reasonably require the LANDOWNER to do and as also required by the DEVELOPER in terms prevailing convention and practices in the market. All the expenses that may be incurred for obtaining any permissions for transfer, taxes, duties and fees of any kind imposed on the transfer or registration of such transfer shall be borne by the DEVELOPER or its nominees and the LANDOWNER shall at no time be called upon to defray the same.

- e) If so required by the DEVELOPER or by any law for the time being in force the application and forms required

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to be filed before various competent / appropriate authorities for obtaining such No Objection Certificate etc. need to be executed by the LANDOWNER, the same shall be executed by the LANDOWNER.

- f) That the LANDOWNER shall not cause any delay to the project and the shall interfere in the site of the project.
- g) After the requisite License with respect to the said Land has been granted to the Land Owner's name through the developer, and thereafter at any stage as found suitable to the developer and at the sole discretion of the developer, the Land Owner shall apply to the concerned authorities for grant of No Objection Certificate/ Permissions for transfer of the title of the said Land in favour of the Developer and also for transfer of the requisite License(s) in favour of the Developer.

21. The **DEVELOPER** has assured the **LANDOWNER** that all the stipulations, obligations, terms and conditions in this Agreement would be faithfully and fully performed/complied with and the **DEVELOPER** further agrees and undertakes:

- (a) to make applications, declarations, etc in the prescribed format and to process and obtain

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necessary sanctions, permissions and approvals, as may be required from the Local/State Government and other statutory authorities under the relevant laws for development of the **SAID LAND**.

- (b) to engage, at its own cost and expense, services of Architects, Engineers, Contractors and other employees as it may deem fit and necessary, and
- (c) to be responsible for compliance of all laws, rules, regulations and notifications during the time when construction work is being carried on the **SAID LAND** in terms of this Agreement.
- (d) That the developer shall develop the said land and shall raise constructions as per the approved plans. The developer shall not raise any construction and shall not develop the said land in unauthorized manner or against the permissions and sanctioned plans, unless compoundable.
- (e) That in case there is any untoward accident in the construction of the project, the DEVELOPER shall be fully responsible for all the consequences of the same under Workmen's Compensation Act or any other law or Act or rules made thereunder in force, if the

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LANDOWNER are ordered to attend a Court or are required to be represented before any other authority in this connection, the LANDOWNER shall empower the DEVELOPER to attend the Court/authority concerned on their behalf and the DEVELOPER shall do at its own cost and keep the Owner fully indemnified against all liabilities that may accrue and may costs that the LANDOWNER might incur. The safety, security and welfare of the workers on the site shall be the sole responsibility of the DEVELOPER.

22. This Agreement shall not be construed or understood to be a Partnership, agency, contracting/sub-contracting or any other legal relationship between the **LANDOWNER** and **DEVELOPER**, save and except what is specifically provided for under the terms of this Agreement.
23. That as per rules, the developer shall be entitled to create third-party interest, receive booking amounts, execute allotment letters and apartment buyer agreements in favour of the intending allottees regarding the apartments to be constructed in the project. The developer shall also be entitled to undertake marketing of the project. The developer shall have its sole right to name the project. That

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the documentation pertaining to the said project such as allotment letter, buyers agreement et cetera shall be prepared by the developer. All this documentation shall be uniform for the entire project.

24. That in case any refund is ordered by any authority/department concerning to any payment made by the developer and if such refund is made in the name of the landowner, then the landowner shall ensure transfer of such refunded amount to the developer within 7 working days of receipt.
25. This agreement is **irrevocable** save and except in the circumstances specifically provided herein.
26. That the land owner has obtained due legal advise regarding the terms and conditions contained in the present agreement and has executed the present agreement after understanding the meaning, nature and intent of the present agreement.
27. The Developer shall have the right, including but not limited to, to develop, construct & market the Group Housing building/s on the said Land, including it's own land, if any, and the land of other land owner as it may acquire or collaborate for, receiving all the required permissions,

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conversions, Licenses, sanctions, clearances, etc. from the competent authorities and getting the sale deed(s) executed and registered in respect of the said Land in its favour, at its own costs. It is hereby clarified that the Land Owner shall not be liable to incur any costs, investments or expenses for obtaining any permissions and/or licenses & sanctions.

28. The layout, design and specifications for the development / construction of the building(s) on the said Land as well as of the entire project, shall be decided at the sole discretion of the Developer and the Land Owner shall not have any objection and/or interfere in the same in any manner whatsoever.
29. The developer shall have the exclusive right to appoint a maintenance agency for the maintenance of the project.
30. That both Parties to this Agreement shall take all the requisite steps to get this agreement registered and all expenses relating to the said registration shall be borne and paid by the **DEVELOPER**.
31. That the present collaboration agreement shall not be terminated by either of the parties hereto except if the development of the said land cannot be undertaken due to change in policies/rules.

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32. The Developer shall at its own costs draft all the documentation(s), leaflets, brochures, advertisements, etc. for the sale of allotted areas which shall be including but not limited to Buyers Agreement. The said draft of the Buyers Agreement shall not be objected to by the land owner.
33. That the developer shall have a right to either develop the said land itself or to get the said land developed from any 3rd person/entity/company either by assigning the rights which have been created in favour of the developer through this collaboration agreement or by entering into a joint development agreement for a joint venture with such 3rd person/entity/company. The landowner shall not have any objection aforesaid regard. The terms of the present collaboration agreement as well as the power of attorneys granted by the landowner shall be sufficient consent on the part of the landowner for authorising the developer for assignment/entering into JDA/JV and a separate consent will not be required. However, in the aforementioned eventuality, the landowner shall be entitled to the allocation of its share as per the terms of the present collaboration agreement. That all references made in this agreement, all rights granted and all obligations placed upon the developer

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shall be applicable to the assignee/nominee/transferee of the developer.

34. That the developer shall be exclusively liable for making all compliances as required or as may be required under RERA. The defaults if any committed in this regard shall be the sole liability of the developer and the developer shall keep the landowner saved and indemnified in this regard. The developer shall ensure that the project account as opened under RERA is properly utilised as per rules. That in case there is any default on the part of the developer, delay in completion of the project or abandonment of the project and such circumstances lead to legal proceedings before RERA, consumer court or any other forum/court then the developer shall be exclusively liable for the same including the cost of litigation, result of litigation, refunds if any to be made, delay payment interest/penalty if any to be made and the developer shall keep the owner saved and indemnified in this regard. However the above clause will not apply if the landowner defaults in payment of costs of construction and in such an eventuality the landowner shall also be liable.

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[Signature]

35. That the developer shall be entitled to mortgage the said land for obtaining a loan or to keep the said land as collateral for raising finances for development of proposed project.
36. The Land Owner hereby agrees to indemnify the Developer and keep the Developer indemnified at all times from and against all claims, demands, actions, suits and/or proceedings that may be made or taken against the Developer and against all the losses, damages, costs and expenses that may be suffered by the Developer on account of the following:
- (i) Any of the representations, statements and assurances made by the Land Owner is found to be false, fraudulent or misleading.
 - (ii) Any defect in the title of the said Land.
 - (iii) Possession of the said Land getting disturbed by the Land Owner itself or by anybody claiming under it.
37. This Agreement represents the entire understanding between the Parties hereto with respect to the matters dealt herein and supersedes all previous understanding,

For R P BUND-Tech

Partner

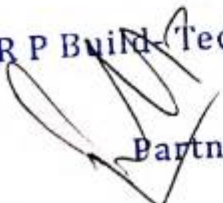
For Aura Builders & Developers Pvt. Ltd.

Auth. Sign

agreement or arrangement(express or implied) between the Parties in relation to the **SAID LAND**.

38. That both the parties hereto admit that the present agreement is capable of being specifically enforced. That either of the parties shall be fully entitled to seek specific performance of the present contract through arbitration proceedings. Similarly, any and all rights, claims, remedies, reliefs arising from the present agreement in favour of the parties hereto, shall be capable of being made through arbitration proceedings.

39. That in the event of any dispute arising between the parties relating to this Agreement or any part thereof the same, including the specific performance of this agreement shall be resolved through arbitration. The provisions of arbitration and conciliation Act as prevailing shall apply. The decision of the arbitrator would be binding upon the parties hereto. The venue and seat of arbitration shall be Gurugram. The costs of arbitration shall be initially borne by both the parties equally. Final costs would be subject to arbitration award. The jurisdiction of Courts at Gurugram and the Punjab & Haryana High Court at Chandigarh, would apply, qua the arbitral matters.

For R P Build-Tech

 Partner

For Aura Builders & Developers Pvt. Ltd.



Auth. Sign

40. 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 provision of this agreement shall remain valid and enforceable in accordance with their terms.

41. The Parties have agreed to not to cancel any of the terms of this Agreement and if required the Parties shall obtain the prior written permission from the Director General Town and Country Planning, Haryana before cancelling the terms of this Agreement.

42. The Parties shall always comply with all the terms and conditions as may be incorporated in the letter of intent and license to be granted by the Director General Town and Country Planning, Haryana in respect to the said land. The Parties shall always comply with the Haryana Development and Regulation of Urban Areas Act, 1975 and the rules framed there under. The Parties shall remain bound with the terms and conditions until the Developer obtains the Final

For R P Build-Tech
Partner

For Aura Builders & Developers Pvt. Ltd.

Auth. Sign

Completion Certificate or till DGTCP specifically allows the release of the Developer from complying with such terms and conditions.

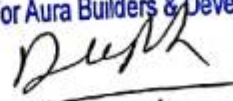
IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SIGNED THIS AGREEMENT ON THE DAY, MONTH AND YEAR FIRST HEREINABOVE MENTIONED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

<u>DEVELOPER</u>	<u>LANDOWNER</u>
M/s Aura Builders and Developers Pvt Ltd C/o Unit no. STS-003, DLF Star Tower, Sector-30, Gurugram, Haryana through its authorized representative Sh. Deepak sangwan	R.P. Build-Tech, a partnership firm, having its principal place of business at Metro Pillar No. 803, Ground Floor, Plot no.4, Uttam Nagar, Najafgarh Road, Vipin Garden Kakrola, New Delhi, West Delhi-59 through its partners Mr. Pradeep Vijayran son of Sh. Rajpal Singh resident of house no.22, Nithari, North West Delhi, Delhi and Mr. Narayan Singh son of Kali Ram

For R P Build-Tech


Partner

For Aura Builders & Developers Pvt. Ltd



Auth. Sign

	resident of House no.59, Main Village Nithari, Kirari Suleman Nagar, Nithari, North West Delhi, Delhi
--	--

Witnesses:

1.

Rohit
Rohit Sp Sathle
(Nathari)

2.



Rishi Kumar Sanyal
s/o Late Shri Dhanrajpal
Singh Sanyal Mo No 258
First Floor Sector 45
Gurgaon (Hr)

For R P Build- Tech

Partner

For Aura Builders & Developers Pvt. Ltd



Auth. Sign



R.P BUILD-TECH

PLOT NO. 4, GROUND FLOOR, MAIN NAJAFGARHROAD, OPP. METRO
PILLAR NO. 803, VIPIN GARDEN, KAKROLA, UTTAM NAGAR,

NEW DELHI-110059

To whomsoever it may concern

Declaration for Authorized Signatory

We, Pradeep Vijayran and Narayan Singh (Partners of "RP Build-tech") hereby solemnly authorize Mr. Pradeep Vijayran (PARTNER) to Sign JV/JDA/Collaboration of property at Village – Harsaru, Tehsil-Kadi Pur District-Gurgaon Haryana, on behalf of firm.

Mr. Pradeep Vijayran (PARTNER) of "RP Build-tech" is hereby authorized to represent the firm and take all effective steps and to sign, seal, execute and deliver all such documents and to do all such acts, as may be necessary to give effect to this authorization.

For R P Build- Tech

All his actions in relation to this business will be binding on us.

1. Pradeep Vijayran (Partner).....
Partner

For R P Build- Tech

2. Narayan Singh (Partner).....
Partner

Acceptance as an authorized signatory

I, Mr. Pradeep Vijayran (Partner) hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.

For R P Build- Tech

Partner
Pradeep Vijayran
(Partner)

Date: 04-12-2024
Place: New Delhi

GSTIN: 06AATCA9302K1ZB
PAN NO. AATCA9302K

Mob.:8447092301p
0124-4235198

AURA BUILDERS & DEVELOPERS PVT. LTD.

CIN : U45201HR2020PTC088712

Email : aurabuildersanddevelopers@gmail.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF AURA BUILDERS AND DEVELOPERS PRIVATE LIMITED HELD ON TUESDAY, THE 26TH DAY OF NOVEMBER, 2024 AT 11:00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY AT UNIT NO. STS 003, DLF STAR TOWER, SECTOR 30, GURGAON, SADAR BAZAR, HARYANA-122001

AUTHORIZE MR. DEEPAK SANGWAN TO SIGN AND EXECUTE THE COLLABORATION AGREEMENT WITH THE R.P. BUILD-TECH.

The Chairman apprised the Board of Director of the Company that, the Company need to authorise Mr. Deepak Sangwan for signing and executing the Collaboration agreement with R.P. Build-Tech. Therefore in this connection, following resolution has been unanimously passed:

“RESOLVED THAT Mr. Deepak Sangwan (PAN: AVVPS7189N, AADHAAR: 8351 5935 4808, Date of Birth 23/09/1985) is hereby authorized to sign and execute the Collaboration agreement with R.P. Build-Tech, in the office of sub-registrar at sub Tehsil Harsaru, district Gurgaon, Haryana on behalf of the company.

“RESOLVED FURTHER THAT Mr. Deepak Sangwan (PAN: AVVPS7189N, AADHAAR: 8351 5935 4808, Date of Birth 23/09/1985) is hereby authorized to represent the Company and take all effective steps, and to sign, seal, execute, and deliver all such documents and to do all such acts, as may be necessary to give effect to this resolution.”

“RESOLVED FURTHER THAT Any Director of the Company be and is hereby severally authorized to certified true copy of this resolution to any authority or person, as and when required.”

CERTIFIED TRUE COPY
FOR AND ON BEHALF OF
AURA BUILDERS AND DEVELOPERS PRIVATE LIMITED



VARUN SHARMA
DIRECTOR
DIN: 06879367

DATE: 26.11.2024
PLACE: GURGAON

Unit No. STS003, DLF Star Tower, Sector-30, Gurugram, Haryana - 122002