

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 01/01/2025

Certificate No.

GFA2025A106



Stamp Duty Paid : ₹ 2936000
(Rs. Only)

GRN No.

126039628



Penalty :

₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name:

Praveen Yadav

H.No/Floor :

318

Sector/Ward : Na

LandMark : Choithai mohalla

City/Village : Wazirabad

District : Gurugram

State : Haryana

Phone:

98*****36

Others :

Rajesh kumar devender yadav ramrati yadav rekha deepak
yadav krishana devi kamal yadav sunita
and sagar yadav
yadav rajni yogesh yadav



Buyer / Second Party Detail

Name :

Ganesh Panchratnam India limited

H.No/Floor : Nh6

Sector/Ward : Na

LandMark : Ganesh complex bombay road

City/Village: Raghudevpur

District : Howrah

State : West bengal

Phone :

98*****36

Yogesh

Defolok

22/11

Praveen

22/11

Praveen

Purpose : COLLABORATION AGREEMENT

Sagar

22/11

Defolok

Kamul

22/11

Praveen

प्रलेख न:13286

दिनांक:02-01-2025

डीड संबंधी विवरण

डीड का नाम COLLABORATION
AGREEMENT
तहसील/सब-तहसील सोहना
गांव/शहर Khatrika

धन संबंधी विवरण

राशि 146777712 रुपये

स्टाम्प ड्यूटी की राशि 2935554.25 रुपये

स्टाम्प नं : GFA2025A106

स्टाम्प की राशि 2936000 रुपये

रजिस्ट्रेशन फीस की राशि 50000
रुपये

EChallan:126002265

पेन्टिंग शुल्क 0 रुपये

Drafted By: MANOJ KUMAR YADAV ADV

Service Charge:0

यह प्रलेख आज दिनांक 02-01-2025 दिन गुरुवार समय 1:15:00 PM बजे श्री/श्रीमती /कुमारी

PRAVEEN YADAV पुत्र RAMAVTAR YADAV RAJESH KUMAR पुत्र MANGAL SINGH DEVENDER YADAV पुत्र
MANGAL SINGH RAMRATI YADAV पत्नी RAKESH YADAV SACHIN YADAV पुत्र RAKESH YADAV REKHA पत्नी
DEVENDER YADAV DEEPAK YADAV पुत्र DEVENDER YADAV KRISHANA DEVI पत्नी MUKESH YADAV
KAMAL YADAV पुत्र MUKESH YADAV SUNITA पत्नी RAMAVTAR YADAV POONAM YADAV पत्नी PRAVEEN
YADAV RAJNI पत्नी RAJESH KUMAR YOGESH YADAV पुत्र RAJESH KUMAR SAGAR YADAV पुत्र RAJESH
KUMAR निवास . द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

Yogesh

Sachin

सुनीता

राजनी

देवेंद्र

राजेश

रक्षा

कृष्णा

कमल

पूनाम

राजनी

रेखा

योगेश

Pradev

Praveen

Kamal

Sagar

Kumar

Yadav

Rajesh

Kumar

Yadav

Sagar

Yadav

Rajesh

हस्ताक्षर प्रस्तुतकर्ता

PRAVEEN YADAV RAJESH KUMAR DEVENDER YADAV RAMRATI YADAV SACHIN YADAV REKHA DEEPAK
YADAV KRISHANA DEVI KAMAL YADAV SUNITA POONAM YADAV RAJNI YOGESH YADAV SAGAR YADAV

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी GANESH PANCHRATNAM INDIA LIMITED thru ALOK KUMAR

BAJORIAOTHER हाजिर है । प्रस्तुत प्रलेख के दृष्ट्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी NARVEER SINGH पिता VED PAL
SINGH निवासी NIMOTH SOHNA व श्री/श्रीमती /कुमारी AMIT BHARDWAJ पिता INDER PRAKASH BHARDWAJ

COLLABORATION AGREEMENT

This Collaboration Agreement ("Agreement") is made and executed at Gurgaon, on January 2, 2025 ("Effective Date"), amongst

- (1) **Mr. Praveen Yadav** (Aadhaar No. 755275625217) s/o Ramavtar Yadav, resident of 318 Chothai Mohalla near Kushal Vatika, Wazirabad, Gurugram-122003 (Haryana)
- (2) **Rajesh Kumar** (Aadhaar No. 926682457904) s/o Mangal Singh, resident of 321 Chothai Mohalla near Indian overseas Bank, Wazirabad, Gurugram-122003 (Haryana)
- (3) **Devender Yadav** (Aadhaar No. 685234873002) s/o Mangal Singh, resident of 1422, nikat Kushal Vatika, Wazirabad, Gurugram-122003 (Haryana)
- (4) **Smt. Ramrati Yadav** (Aadhaar No. 699871997485) w/o Rakesh Yadav, resident of Chothai Mohalla, Wazirabad, Gurugram-122003 (Haryana)
- (5) **Sachin Yadav** (Aadhaar No. 579528846299) s/o Rakesh Yadav, resident of 529, near Pooja Tent House, Wazirabad, Gurugram-122003 (Haryana)
- (6) **Smt. Rekha** (Aadhaar No. 387265170368) w/o Devender Yadav, resident of 1422, nikat Kushal Vatika, Wazirabad, Gurugram-122003 (Haryana)
- (7) **Deepak Yadav** (Aadhaar No. 507154745003) s/o Devender Yadav, resident of nikat Kushal Vatika, Wazirabad, Gurugram-122003 (Haryana)
- (8) **Smt. Krishana Devi** (Aadhaar No. 656268216006) w/o Mukesh Yadav, resident of near Pooja Tent house, Wazirabad, Gurugram-122003 (Haryana)
- (9) **Kamal Yadav** (Aadhaar No. 604167500151) s/o Mukesh Yadav, resident of Sec-52, Wazirabad, Gurugram-122003 (Haryana)
- (10) **Sunita** (Aadhaar No. 776583156845) w/o Ramavtar Yadav, resident of resident of 318 Chothai Mohalla near Kushal Vatika, Wazirabad, Gurugram-122003
- (11) **Poonam Yadav** (Aadhaar No. 951007221911) w/o Praveen Yadav resident of 680, Sec-09, Faridabad, Sec-07 Ballabgarh, Faridabad- 121006
- (12) **Rajni** (Aadhaar No. 209346196228) w/o Rajesh Kumar, resident of near Kushal Vatika, Wazirabad, Gurugram-122003 (Haryana)
- (13) **Yogesh Yadav** (Aadhaar No. 838379233827) s/o Rajesh Kumar, resident of resident of 321 Chothai Mohalla near Indian overseas Bank, Wazirabad, Gurugram-122003 (Haryana)
- (14) **Sagar Yadav** (Aadhaar No. 409138292513) s/o Rajesh Kumar, resident of resident of 321 Chothai Mohalla near Indian overseas Bank, Wazirabad,

Indhu Kamala Yadav
रामरती राजेश्वर कृष्णा
देवि-Deepak रेखा
Yogesh Praveen रजनी सुनीता

GANESH PANCHRATHNAM INDIA LTD.

A J
Director

Reg. No.

Reg. Year

Book No.

13286

2024-2025

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पेशकर्ता



दावेदार



गवाह



Sagar Deepak

Yogesh

राजेश कुमार
Bachan

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- PRAVEEN YADAV RAJESH KUMAR DEVENDER YADAV RAMRATI
YADAV SACHIN YADAV REKHA DEEPAK YADAV KRISHANA DEVI KAMAL YADAV
SUNITA POONAM YADAV RAJNI YOGESH YADAV SAGAR
YADAV Praaveen रामरती रेखा Kamal कृष्णा सुनीता रजनी

दावेदार :- thru ALOK KUMAR BAJORIA OTHERGANESH PANCHRATNAM INDIA
LIMITED

गवाह 1 :- NARVEER SINGH

गवाह 2 :- AMIT BHARDWAJ

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 13286 आज दिनांक 02-01-2025 को बही नं 1 जिल्द नं 23 के पृष्ठ नं 79.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 702 के पृष्ठ संख्या 83 से 85 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 02-01-2025

उप/संयुक्त पंजीयन अधिकारी सोहना

(hereinafter collectively referred to as the "**Landowners**", which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their legal heirs, successors, executors and permitted assigns):

Ganesh Panchratnam India Limited (CIN No. U51109WB2006PLC107132), having its registered office at Ganesh Complex, NH 6, Bombay Road, Raghudevapur, P.O. Panchla, Uluberia, Howrah, West Bengal - 711322, acting through its authorized representative, Mr. Alok Kumar Bajoria, authorized vide its resolution dated 21.10.2024 (hereinafter referred to as the "**Developer**", which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors in interest and assigns)

WHEREAS,

- A. The Landowners have represented that they are absolute legal and beneficial owners, with a clear and marketable title of a freehold contiguous land parcel measuring 42.74 Acres (341 Kanal 18 Marla) situated at Khatrika, Hadbast No. 213, Tehsil Sohna, District Gurugram, Haryana, as described in **Schedule – I** hereto and demarcated delineated in yellow colour on the plan attached as **Schedule – II** (hereinafter referred to as the "**Subject Land**").
- B. The proportion and pattern of ownership of each of the Landowners in the Subject Land is detailed in **Schedule - I** attached hereto, and the same is true, correct and accurate. The Landowners are in vacant and peaceful possession of the Subject Land and are recorded as the owners and in possession of the Subject Land in the aforesaid proportion in all the governmental records including the Record of Rights (Jamabandi), and no event has occurred which may render the title and possession of the Landowners to the Subject Land, either void or voidable, or repudiated or revoked or frustrated or capable of rescission for any reason, and in particular without limitation by reason of lack of consideration, influence, coercion, duress, default, fraud or misrepresentation.

The title and possession of the Landowners on the Subject Land is free from all kinds of encumbrances, mortgages, charges, lien, injunctive, court

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orders, decrees, legal flaws, claims, demands, dues, notices, family disputes, minor interest, acquisition or any other rights in favour of any third party whatsoever and the Landowners have the exclusive right to deal with the Subject Land in any manner whatsoever including as provided herein.

- D. The Landowners have acquired the Subject Land *vide* the title deeds set forth under **Schedule - III** attached hereto ("**Title Documents**") and they are recorded as the owners in possession of the Subject Land in all the government records including the Record of Rights. The Title Documents provided in **Schedule - III** are the only documents relating to impacting the title and possession of the Subject Land.
- E. The Developer has also done detailed due diligence of title and possession of Land Owners regarding Subject Land and found it satisfactory. The Developer has also published notices in newspapers to invite objection from public in respect of the title and possession of Land Owners regarding Subject Land and in response to said notices no objection was received from public.
- F. The Developer has the requisite expertise, financial capacity and technical knowledge to undertake development of an industrial plotted project on the Subject Land, and pursuant to the mutual discussions the Parties have agreed to enter into this Agreement to collaborate for development of industrial plotted colony over the Subject Land ("**Project**"), as per the terms and conditions set out in this Agreement.

NOW THEREFORE, in consideration of the mutual covenants, terms and conditions and understandings set forth in this Agreement and other good and valuable consideration, the Parties with the intent to be legally bound hereby agree as follows:

1. **DEVELOPMENT OF SUBJECT LAND**

- 1.1. The subject matter of this Agreement is the development of the Subject Land in the manner as further envisaged in this Agreement. This Agreement has been executed to effect, inter-alia, to set forth the obligations and the manner of discharge of the obligations of the Parties in relation to the development, construction and sale of the Project, and sharing the revenue from the Project amongst the Parties as per the relevant provisions of this Agreement.

Sachin Kamal कृष्णा
रामशती सहाय सुनीता
देवि Deepak रेखा
Ravi Ranjani राजेश शर्मा

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Director



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- 1.2. The Developer shall be the developer of Project and shall implement, develop, and drive the Project on the Subject Land. The Developer shall be responsible for compliance of all the terms and conditions of license / provisions of The Haryana Development and Regulation of Urban Areas Act, 1975 (Act 8 of 1975) and rules framed thereunder (Rules 1976) till the grant of final completion certificate to the colony project or relieved of the responsibility by the DTCP, Haryana, whichever is earlier. This Agreement shall be irrevocable and no modification/alteration etc., in the terms and conditions of the said Agreement can be undertaken by parties, except after obtaining prior approval of DG TCP, Haryana.
- 1.3. The Developer shall be the developer of the Project and shall implement, develop and drive the Project at its own sole cost, expenses and resources. The Landowners shall not be required to incur any cost in relation to the Project save and except as provided in this Agreement. The Developer has been vested with all the development rights of the Subject Land, along with all rights and benefits associated with the same including the development potential generated basis the existing and future FAR. The Landowners have handed over vacant and peaceful possession of the Subject Land to the Developer simultaneously with execution of this Agreement for the development of the Project.

2. APPROVALS

- 2.1. The Parties shall apply for and obtain all approvals and modifications/amendments/additions to all approvals in respect of the Project, at the cost, risk and expense of the Developer and to do all acts, deeds and things as may be required in this regard including preparation of applications and submission to be made to the relevant government authority. All costs and expenses in obtaining the requisite License(s) from Director, Town & Country Planning, Haryana at Chandigarh (DTCP) as well as from any other authorities etc., shall be borne and paid by the Developer. All costs, risk and expenses in obtaining other requisite sanctions, permissions/approvals, NOC etc. from HUDA, Fire Department etc. connected with the development, construction and completion shall be borne and paid by the Developer.
- 2.2. Registration of the Project under RERA shall be applied for and obtained by the Developer at its own risk, cost and expenses etc. It is being further clarified that the registration under RERA shall be obtained in the name of Developer as "promoter". Landowners shall not be required to become "co-promoters" of the Project or make filings for compliance with RERA. Developer shall be solely responsible for respective compliances under

Sagar K. Bhatia
 Gesh Sachin Kamal & Panchratnam
 जेनी रामरती गजराजगोरे
 पंचरातन डेवलपर्स सुनीता
 Panchratnam

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Director



RERA.

- 2.3. The Developer shall endeavor to obtain the license for the Project from DTCP within an overall period of 6 (Six) months from the date of execution and registration of this Agreement. The Landowners undertake to provide all documents and information from time to time as is required for obtaining, renewing, or modifying the approvals for the Project. The Landowners shall act in good earnest and take all possible steps and measures to implement the process of obtaining the approvals and shall ensure presence of its authorized signatory whenever required for obtaining and renewing the approvals.

3. CONSTRUCTION OF THE PROJECT

- 3.1. Subject to force majeure, and or the Developer not being able to undertake/continue with the construction work due to any orders or instruction of the government authority, and or the Project getting delayed due to any act or omission by the Landowner, the Developer shall complete the construction of the Project and apply for completion certificate for the Project within a period of 15 (fifteen) months from the date of receipt of all approvals required for the development of the Project ("**Completion Date**").
- 3.2. If the project is not completed within 15 months from the date of obtaining all necessary approvals and licenses, the developer shall be granted a grace period of 6 months. However, if the project remains incomplete after a total of 21 months from the date of receiving all approvals and licenses, the landowner shall impose a penalty of Rs. 5 lakhs per acre of undeveloped land on the developer.

The penalty will be calculated based on the actual area of undeveloped land as determined on the date of assessment. Further, it is clarified that this penalty pertains solely to the development of the project and is not linked to the issuance of the Occupancy Certificate (OC) or the Completion Certificate.

- 3.3. In the event, there are certain plots in the Project that have not been booked or allotted to customers/buyers ("**Unsold Plots**") on the Completion Date, then the Landowners shall have the right, by issuing a notice to the Developer within a period of 30 days from the Completion Date, to require that the Unsold Plots are apportioned between the Landowners and Developer in the ratio of the distribution of Gross Sales Revenue between the Parties, provided that the Landowners' share of Unsold Plots shall be

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Rajesh Richin Kumar Thakur
रामेश्वरी रजनी राजेश्वर
Zaveer रविन्द्र Deepak रेखा

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Director



computed after adjusting the Adjustable Advance Amount and other costs that are to be paid to the Developer in terms of this Agreement. To apportion the Unsold Plots in the aforementioned ratio i.e., 37.5% to the Developer and 62.5% to the Landowners, there shall be a fair and equitable distribution of Unsold Plots between the Landowners and the Developer. The Parties shall enter into such agreement document as required to allot such Unsold Plots to the Landowners. It is hereby clarified that each Party will be free to deal with their respective Unsold Plots in the manner each of them deems fit. The Developer shall extend necessary cooperation in execution of the necessary documents for further sale of the Unsold Plots apportioned allocated to the Landowners (at the cost of the Landowners; Landowner shall not bear any amount on account of EDC, IDC, IFMS or any other charge except the payment of stamp duty and registration fee).

3.4. Notwithstanding anything contrary contain in this Agreement, after the said apportionment, the Landowners shall not be entitled to any revenue share any amounts under this Agreement, and all future collection of revenues from the Unsold Units retained by the Developer shall solely belong to the Developer. It is however clarified that the Landowners shall continue to perform all the covenants and obligations of the Landowners under this Agreement.

3.5. The Developer shall be entitled to appoint all contractors, architects, consultants, technicians, engineers, employees, brokers, advertisers at its own risk, cost & expenses which shall be engaged for purposes of carrying out the development of the Project by the Developer including to pay their bills, dues, salaries, fees, taxes, benefits, claims, safety, accidents, complaints, litigation in respect thereof.

3.6. The Developer shall be solely entitled to select and finalize the specifications, construction materials, method of construction, construction equipment and techniques, and shall determine the design, layout, quality, cost, aesthetics, landscaping, facilities, architecture or any other unit specifications of the Project.

4. POWER OF ATTORNEY

4.1. The Landowners agree and undertake to execute, maintain and cause to be registered, at the cost and expenses of the Developer, simultaneously on signing of this Agreement a separate general power of attorney in favour of the Developer (the "GPA") in respect of the Subject Land, *inter alia*, to enable the Developer to perform all its obligations and utilise all its entitlements, benefits, rights as stated under this Agreement including to

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Sachin Kamal Thodan
माता रामवती राजिरा धार सुनीता
Raveen दिवेंद्र देविका रेखा

DANESH PRAGATI NATHAN

Director

sign the allotment and transfer documents in favour of customers/purchasers of the Project. The Developer shall be entitled to appoint one or more substitutes or its authorised representatives under / through the GPA for the exercise of any or all of the powers and authorities there under in favour of its nominee(s). Landowners agree and undertake that the GPA shall be irrevocable and shall not be cancelled, revoked, or modified in any manner. The Landowners agree and acknowledge that the GPA has been executed as a consequent to an interest created in favour of the Developer in the Subject Land under this Agreement and it shall be irrevocable, including under Section 202 of the Indian Contract Act, 1872.

5. MORTGAGE

- 5.1. The Developer shall have no right to mortgage/pledge any part of the said Land.
- 5.2. It is clarified that under no circumstances, the Landowners will be guarantors or liable to the lenders and/or the financial institutions for any repayment of the loans obtained by the Developer. The Developer shall be responsible to service all its obligations and repay any and all amounts due or payable to its lending banks/financial institutions/ entity under any financing and security documents entered into with the banks/financial institutions/ entity for the said loans.
- 5.3. The Developer shall fully disclose to its lenders that the Landowners are entitled to Landowners Revenue Share in accordance with the terms of this Agreement, and the Developer will disclose to its lenders that the Landowners Revenue Share Consideration shall have priority over payment made to its lenders.

6. MARKETING, BRANDING AND SALE

- 6.1. The Parties agree that the Developer shall have the exclusive rights of sale, marketing and branding the Project. The entire saleable area of the Project shall be marketed and transferred solely by the Developer. It is agreed and understood that the Landowners shall not market and sell any part of the saleable area in the Project.
- 6.2. The Developer with written approval of landowners shall be entitled to prepare and use all documents and agreements and communication which would be signed by / with / exchanged with the customers/ allottees in the Project, including but not limited to marketing brochure, prospectus, application forms, provisional / final allotment letters, apartment

Sagar
Rajesh Sachin Kamal Madan कछडा
वनी रासुरती राजेश कुमार
Rohaveen रविन्द्र देवदास रेखा सुनीता

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Director

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agreement for sale, conveyance, sale deeds, maintenance agreements and others as the Developer may consider appropriate. The Developer shall be entitled to negotiate and finalize the terms of all such allotments, sales, and transfers with the end purchasers. The Developer shall be entitled to sign, execute, issue the same for itself and on behalf of the Landowners (deriving authorizations from the GPA). In the said customer documentation, the Developer shall be entitled to provide all such representations and warranties to the allottees/customers that have been represented by the Landowners to the Developer under this Agreement.

- 6.3. The Parties hereto agree that only the Developer's (or its agents/partners) contact details (address, phone numbers etc.) would appear on all Marketing and selling materials.

7. ADJUSTABLE ADVANCE AMOUNTS

- 7.1. The Developer has deposited an adjustable advance amount of Rupees Twelve Crores Ninety Four Lakhs Ninety Four Thousand Five Hundred and Six only detailed at **Schedule - IV** of the Subject Land with the Landowners prior to and at the time of execution and registration of this Agreement after adjusting the advance token amount of Rupees Fifty One Lakhs already paid to the Landowners prior to the execution of this Agreement ("Adjustable Advance Amount"). In the below mentioned manner:

Amount in INR	Payee	Date	RTGS details
51,00,000/-	Devender Yadav	20-10-2024	Idfbr52024102200669546

- 7.2. Notwithstanding anything stated herein, the Adjustable Advance Amount shall be adjusted from the amounts payable to the Landowners in accordance with Clause 8 herein below.

8. CONSIDERATION

- 8.1. It has been agreed between the Landowners and the Developer, that the Developer shall pay to the Landowners, 50% (fifty percent) of the Gross Sales Revenue generated from the sale of saleable area in the Project after deducting the actual brokerage/commission paid for selling the saleable area, as consideration under this Agreement ("Landowners Revenue Share Consideration").

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Bhaskar
जना
Ranjeen
Sachin Kamal
रामशती राजेश कुमार
देविश देविश देविश देविश
कृष्णा
सुनीता

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Director

- 8.2. The Developer shall be entitled to receive Rs. 6,800/- only (Rupees Six Thousand and Eight Hundred Only) per Sq. Yard on the saleable area out of the Gross Sales Revenue, as the **cost of development and marketing of the project ("Development Cost")**. The above cost is inclusive of GST.
- 8.3. Both the Parties shall be entitled for equal amount of **Profit Share** after deducting the Landowners Revenue Share Consideration and Development Cost from the Gross Sales Revenue, as illustrated below:

Details	Psq yard of Saleable Area
Total Revenue	17,500
(-) Actual brokerage	500
Gross Sales Revenue	17,000
(-) Landowners Revenue Share Consideration (50% of Gross Sales Revenue)	8,500
(-) Development Cost	6,800
Profit	1,700
Profit distributed to Landowner	850
Profit distributed to Developer	850

- 8.4. The Developer shall be entitled to deduct withholding taxes as applicable while making payments of Landowners Revenue Share to the Landowners.
- 8.5. The Developer shall open escrow bank accounts with any scheduled commercial bank that the Developer may identify, as may be required under RERA ("**Bank Accounts**"). The parties shall control the Bank Accounts and the representatives of the parties shall be the joint signatories relating to the Bank Accounts with powers to deal with the Bank Accounts. Notwithstanding the aforementioned, the amounts in the Bank Accounts shall be used and withdrawn in accordance with RERA.

The Parties have agreed that the sale price for sale of each plot in the Project shall be determined by a committee constituted by the Parties ("**Committee**"). The Committee shall comprise of 2 (two) members, one member appointed by the Developer and the Landowners Representative shall be appointed as the other member of the Committee by the Landowners. Prior to the sale of every plot in the Project, the member appointed by the Developer shall present the proposal for sale of unit at a proposed price, and the Landowners Representative shall be entitled to agree or disagree on a price. In the event, the proposal is agreed in writing

Pradeep
सुनीता

Yogesh Sagar
रमेश
Praveen

Sukin Kamal
रामश्री
दीपक

GANESH PANCHRATNAM INDIA LTD.

Director

by the Landowners Representative, then the Developer shall undertake the sale of the proposed plot at the agreed price. The Parties agree and acknowledge that the Landowners Representative and/or the Landowners shall also have right to introduce any prospective buyer or to present any proposal for sale of plot in the Project only when any other prospective buyer offers price of plot which is higher than the price agreed between the parties.

- 8.6. On and from the launch of the Project, the Landowners Revenue Share Consideration to the extent of the collected Gross Sales Revenue (subject to adjustments in accordance with Clause 8.1 and the Adjustable Advance Amount at the recovery rate of 100%) for a given month, shall be due, accrue and be paid on the 15th day of commencement of the next month, in accordance with RERA.
- 8.7. All EDC IDC amounts collected by the Developer from the purchasers allottees of the Project basis the payment plan shared with the allottee customer shall be retained by the Developer paid to DTCP.
- 8.8. The amounts payable towards the Landowners Consideration, after aforementioned adjustments, shall be deposited in a designated escrow bank account notified by the Landowners. By depositing the Landowners Consideration, after aforementioned adjustments, into the said designated bank account, the Developer shall be deemed to have completed its obligation of payment of the Landowners Consideration under this Agreement in proportion to their respective ownership of the Subject Land between the Landowners. TDS shall be deducted and deposited by the Developer in the same proportion.
- 8.9. The Parties shall reconcile the accounts on monthly basis. Subject to Clause 3.2, a final reconciliation of the accounts shall be carried out after the completion occupation certificate of the entire Project has been obtained and after all apartments are sold and all monies are collected from the buyers - allottees.

9. BINDING ON LEGAL HEIRS AND SUCCESSORS

- 9.1. The provisions of this Agreement and the GPA shall be binding on all legal heirs and successors of the Landowners and similarly to the entire future line of heirs and successors on whom ownership to the Subject Land may devolve from time to time. The Landowners covenant and agree that the GPA is irrevocable in nature, and it shall survive the death of the

हस्ताक्षर
Sagar Panchratnam
Sachin Kamal
सुनीता
रामेश्वरी
वन्दे
Deepak
20/06/2022

GANESH PANCHRATNAM INDIA LTD.
K. B. S.
Director

incapacity of the executant, and in the event of demise of any of the executant, the authorizations granted to the Developer under the GPA shall continue as if the same have been granted by the respective legal heirs or successors of the demised/incapacitated executants.

- 9.2 Without prejudice to the aforementioned understanding, The Landowners hereby direct and instruct her legal heirs and successors, to execute and register all such documents and do all such acts at no additional cost or consideration, as may be required by the Developer including, to carry out the full intent and meaning of this Agreement, including in relation to the aforementioned obligations.

10. COVENANTS AND OBLIGATIONS OF THE DEVELOPER

- 10.1 All applications, plans and other papers, documents required for development of the Project on the Subject Land shall be submitted by or in the name of the Developer at the risk, cost, expenses and responsibility in all respects of the Developer, and the Developer shall pay and bear all submission filing processing fee and charges, if any, as required to be paid or deposited for obtaining the approvals including the zoning layout plan.
- 10.2 The Developer shall bear the cost of construction and development of the Project.
- 10.3 After obtaining the license from DTCP, the Developer shall comply with all terms and conditions of the said license and shall be responsible for renewal of the license as and when it falls due till obtainment of completion certificate/ occupancy certificate of the Project from the concerned government authorities, at its own cost and expense. The Developer shall be entitled to hold in its possession originals of all other approvals in respect of the Project.
- 10.5 In the event the Developer fails and or defaults in complying with the terms and conditions of approvals obtained for implementation of the Project, other than due to any action or inaction of the Landowners, the Developer shall be under obligation to cure the default at its own cost and expenses and ensure compliance.
- 10.6 The Developer shall pay and bear from execution hereof and till such time the entire Project is complete and sold, all water and electricity charges payable with respect to construction activity, directly to the concerned authorities on demand.

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3/5/12
6/9/12

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Raveen

Sachin Kamal Phadav

रामरती राजिराडकार सुनीता
दिवर Deepak रेवरा

GANESH PANCHRATNAM INDIA LTD.

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Director



- 10.7. The Developer shall share any subsidy related to the Project with the Landowners in a 50:50 ratio, provided the subsidy is received from any department or authority and the agreed development cost is not exceeded.
- 10.8. The Developer shall exclusively bear all penalties, fines, compounding and regularization charges, and any other expenses and/or demands which may be levied, incurred and/or imposed with respect to any matter concerning the construction of the Project built-up areas, except that may occur on account of a default by the Landowners of the terms herein. It is agreed between the parties that any payment done by Developer on these account or any other additional demand raised by any department authorities etc. in future shall be sole liability of Developer and the Developer shall not be entitled to load such these amount in "Development Cost" of the plots.
- 10.9. The Developer shall run the typical and customary day-to-day construction management of the Project and shall have the right and responsibility to take and execute all decisions relating to, in connection with and in regard to the development and construction of the Project in terms of this Agreement.
- 10.10. If so required, the Developer shall be authorized in the name of the Landowners, at the Developer's risk, cost, to apply for and obtain temporary connections of water, electricity, drainage and sewerage for the purpose of the Project.
- 10.11. The Developer shall be entitled to do all things, deeds and matters pertaining to (i) all of the development activities on and in relation to the Subject Land and exercise of its Development Rights, (ii) interactions with any Governmental Authorities or any other person in respect of any acts, deeds, matters and things which may be done or incurred by, and (iii) signing all letters, applications, agreements, documents, court proceedings, affidavits, and such other papers as may be required from time to time. It is agreed between the parties that the Developer shall share copies of all such correspondences, legal matters etc. with the landowners by hand as well as through their respective email IDs.

11. COVENANTS AND OBLIGATIONS OF LANDOWNERS

- 11.1. The parties shall not create any mortgage or encumbrance on the Subject Land or any part thereof.

- 11.2. The Landowners shall be responsible for payment of all taxes, property

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Sagar
Rajesh
रवनी
between

Sachin Kumar सुनीता
रामरती रामराउर
विनोद देवदास रेखा

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Director

taxes, costs, penalties, fee, and expenses as may be accrued in respect of the Subject Land before the Effective Date, even if the same are payable after the Effective Date.

- 11.3. The Landowners shall at its own costs and expenses rectify any breach of representations, warranties, covenants, obligations, and assurances of the Landowners under this Agreement to ensure that the same continue to be true and correct (other than any change in status of the Subject Land which is a consequence of this Agreement or caused by actions or inactions of the Developer).
- 11.4. Without prejudice to other rights and entitlement of the Developer under this Agreement and Applicable Law if any dispute regarding their title or possession arise in future of which cause of action arose prior to the date of execution of this agreement then the Landowners shall forthwith and at its own cost and expense, cure, resolve and settle any breach and rectify any impediment, claim or restriction or Encumbrance on title or possession of the Subject Land and contest and settle all disputes, claims, demands, suits, complaints, litigation, etc., which may be raised, filed or created, in a manner that the rights of the Developer are not adversely impacted, impeded or restricted in any manner.
- 11.5. The Landowners subject to the terms contained in clause no. 11.4 of this agreement, shall remain responsible for all liabilities resulting from impediment, claim or restriction that may accrue towards all third parties customers of the Project. It is further agreed that till such time the Landowners resolve settle any impediment, claim or restriction or encumbrance on title or possession of the Subject Land, the timelines for completion of the Project under this Agreement shall stand extended for the entire period during which such Encumbrance, impediment, claim and/or restriction continues and is not completely rectified by the Landowners. During the said period, all other rights and obligations of the Parties shall continue to remain applicable. In case the Landowners fails to rectify resolve the aforesaid issues, the Developer may at its option, at the cost of the Landowners and on behalf of the Landowners rectify, mitigate or resolve issues and in such case s, without prejudice to the rights of the Developer under this Agreement and/or under law and/or under equity, the Developer shall be entitled to recover such amount s from the Landowners Consideration, unless if already paid by the Landowners within a period of 30 (thirty) days from the date of such expenses and demand by the Developer in writing.

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Syaz Panchratnam

सखी

between

The parties shall get this agreement registered at the cost of the Developer

Richin Kumar सुनीता

राहुवती राजेश कुमार

दिवेंद्र देवदास रेखा

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Director

The present and future demand of stamp duty & registration fee etc. shall be paid solely by the Developer. The landowners shall, at the cost and expenses of the Developer extend all support and cooperation and do all such acts and deeds that may be required to give effect to the provisions of this Agreement. Landowners shall furnish all such relevant information in respect of the Subject Land, as the Developer may request from time to time.

- 11.7. Landowners agree and covenant that at any time after the Effective Date, and except in accordance with the terms hereof, it shall not enter into any agreement, commitment, arrangement or understanding with any person which shall have the effect of creating, directly or indirectly and whether immediately or contingently, in favour of such person any right, interest, title, claim or Encumbrance in or over or in relation to the Development Rights, the Subject Land or the Project.
- 11.8. Landowners shall ensure that during the subsistence of this Agreement, no other person, acting under or through it, does any act of commission or omission that (i) interferes with or causes any obstruction or hindrance in the exercise of any of the Development Rights by the Developer or (ii) whereby the grant and transfer of the Development Rights or the rights of the Developer in respect of the Subject Land are prejudicially affected.
- 11.9. The Landowners hereby irrevocably appoint and designate "Mr. Praveen Yadav" to serve as their authorised representative to deal with the Developer from time to time, with full power and authority to do anything or undertake any matter (including but not limited to making any decision, executing any agreement or document, serving any notice or other communication, granting any right, waiver or indulgence or making any election for any purpose) under or in connection with this Agreement on their behalf. Accordingly, any communication understating received from the Landowners Representative by the Developer or made to the said Landowners Representative by the Developer, shall be binding upon all Landowners. All notices, communications and confirmations made to or made by the Landowners Representatives under this Agreement shall be deemed to have been made to and received from all of the Landowners. The Landowners Representative shall be solely liable for curing any dispute or differences amongst the Landowners in such manner that the rights and entitlements of the Developer under this Agreement are not impacted at any time.

MUTUALLY AGREED TERMS AND CONDITIONS

Signature of
Rajin Kanai कृष्णा
रामरती राजेश्वर सुनीता
देविन्द्र देविका रेखा

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Director

- 12.1. Simultaneous with the execution of this Agreement, the Parties have executed an escrow agreement and appointed an institutional trustee/custodian/escrow agent, and the Landowners have deposited all original Title Documents in relation to the Subject Land with the said escrow agent. The original Title Documents shall be released to the Developer for the purposes of handover of the same to the common organization/association of allottees in the Project. Each Party shall be entitled to inspect and shall also be entitled to allow its purchasers, investors etc. to inspect the said original title documents. The Parties agree that the fee payable to the escrow agent shall be borne by the Parties in equal proportion.
- 12.2. The Parties shall be responsible to bear their respective liabilities for income tax, as may be applicable and levied on their shares and entitlements under this Agreement.
- 12.3. In performance of its duties and exercise of its rights, powers and authorities under this Agreement, Parties shall act in the best interest of the Project and shall not, in any manner whatsoever do any act, deed or thing that is detrimental to or against the interests of the Project.
- 12.4. If either Party receives any communication, correspondence, notice, demand etc. of any nature whatsoever from any Governmental Authority and/or any third party, that may directly or indirectly be related to the Subject Land or the Project, it shall within 2(two) days of receipt of the said communication, correspondence, notice, demand, share it with the other Party.
- 12.5. Both Parties shall have a right of first refusal with respect to acquiring additional lands adjoining to the Subject Land. The Developer shall have the first right to develop any additional lands purchased by the Landowners that are adjacent to the Subject Land. The Landowners shall have the first right to purchase any additional lands adjoining the Subject Lands which the Developer intends to acquire for development in future.
- 12.6. Each and every provision of this Agreement shall be construed as though both parties participated equally in the drafting of same, and any rule of construction that a document shall be construed against the drafting party, including without limitation, the doctrine commonly known as contra proferentem, shall not be applicable to this Agreement. For greater certainty, in interpreting this Agreement, it shall be irrelevant which Party drafted any particular provision thereof.

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13. REPRESENTATIONS AND WARRANTIES

Sagar
Bachin Kamal
रामरती राजराज
Deepak रेखा
सुनीता

BANESH PANCHRATNAM INDIA LTD.

Director

13.1. Each of the Parties hereby represents, warrants, and undertakes to the other Party that: (a) it has the full power and authority to enter into, execute and deliver this Agreement and any other deeds, documents or agreements, including GPA and consents, contemplated hereunder or pursuant hereto, and (b) the execution, delivery and performance of this Agreement and the consummation of the transaction contemplated hereunder does not conflict with or result in any breach of their respective constitutional documents, third party agreements or violate any order, judgment, or decree against, or binding upon it or upon its respective securities, properties, or businesses, and (c) the information specifically set forth in this Agreement (including all information set forth in the Recitals) as applicable to the respective Party is true, correct, accurate and complete in all aspects.

13.2. The Landowners represents and warrants to the Developer that:

- (a) The Subject Land is completely free and clear of all disputes, litigation, threatened litigation, lis-pendens, easement rights, acquisition, attachment by the decree of any court, attachment (of the Income Tax Department or any other departments of any Government or Authority or of any other person or entity), requisition, or attachment, court injunction, claims, partition, prior agreement to develop joint ventures, power of attorney, authorities etc empowering any third person(s) to deal with Subject Land or any part thereof, for any purpose. The Developer has also verified title and possession of landowners over said land through extensive DDR done at its own end.
- (b) There are no religious sites on the Subject Land.
- (c) Landowners have not received any written notice from the Government or any other local authorities (a) whereby the Subject Land or any portion thereof is affected by any acquisition; or (b) with respect to breach of any Approvals in relation to the Subject Land.
- (d) There are no protected trees on the Subject Land.
- (e) Currently, there are no hazardous chemicals, materials stored under the Subject Land which could affect the construction development by the Developer.

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Sachin Kamal
श्री रामवती राजेश्वर
श्री देविन्दू देवदास
सुनीता

GANESH PANCHRATNAM INDIA LTD.

Director

- (f) There are no tenants, or any rights created in favour of third parties with respect to the Subject Land or any part thereof.
- (g) Landowners have (I) not entered into any agreement to sell, development agreement, collaboration agreement or any other agreement for selling, transferring, disposing off or creating any right either in the whole or in any part of the Subject Land with any third party i.e.; (II) not accepted any advance part consideration in respect of the Subject Land from any third party; (III) not executed any contract due to which an action or to the best of its knowledge threatened action is pending, or which affects or is likely to affect the title, interest or right of the Landowners in or to the Subject Land.
- (h) The Subject Land are not subject to any proceedings pending under the Income Tax Act, 1961 nor are there any proceedings pending against the Landowners, nor is it aware of any existing circumstance on account of which the Subject Land could be attached, nor has the Landowners received any notice with respect to the Subject Land from any Governmental Authorities or any third parties.
- (i) The consideration that was payable to the respective erstwhile sellers by the Landowners and/or its affiliates under the title deeds, through which the Landowners acquired the title to the Subject Land, has been duly paid by the Landowners and received by the respective erstwhile sellers and the said deeds are binding on the respective erstwhile sellers.

13.3. Each of the representations and warranties set forth in this Agreement shall be construed as a separate warranty and shall not be limited or restricted by reference to or inference from the terms of any other representation or warranty.

13.4. Each Party shall notify the other Party in writing promptly if either of them becomes aware of any fact, matter, or circumstance (whether existing on or before the date hereof or arising afterwards) which would cause any of the representations or warranties given by such Party, to become untrue or inaccurate or misleading, at any point of time.

14 INDEMNITY

Without prejudice to the rights of each Party under any other provision of this Agreement or any other remedy available to the Party under law or equity, each Party shall jointly and severally indemnify, keep indemnified,

For
Sachin Kamal कृष्णा सुनीता
गणेश देवदत्त Deepak शर्मा

GANESH PANCHRATHNAM INDIA LTD.

Director

defend and hold harmless the other Party and its directors, officers, employees and agents against any and all losses, expenses, claims, costs and damages suffered, arising out of, or which may arise in connection with (a) any misrepresentation or any breach of any representation or warranty of a Party contained in this Agreement including any encumbrance and proceedings of any nature in respect of Subject Land or the rights and entitlements of the Developer under this Agreement; (b) any breach of or non-compliance with any covenant or obligation or any other term of this Agreement, and (c) any claims, demands, suits, litigation and proceedings of any nature in respect arising on account of such non-compliance by a Party or failure of a Party to fulfil its obligations arising out of this Agreement.

15. SPECIFIC PERFORMANCE

Notwithstanding any other right or remedy under this Agreement or applicable law, each Party shall be entitled to specifically enforce the performance of the term/ condition of this Agreement against the other Party. Each Party shall have the right to apply to a court of competent jurisdiction for injunctive relief and/ or specific performance of the provisions of this Agreement as such Party shall deem appropriate. Such right shall be in addition to the remedies otherwise available under law or equity.

16. LEGAL REMEDIES

Since considerable expenditure, efforts and expertise are involved in developing the Project, it is an express condition of this Agreement that neither Party nor its nominees, legal heirs, successors, or persons claiming under the Party shall ever terminate, repudiate, cancel or back-out from this Agreement under any circumstances whatsoever. Each Party shall have all other legal remedies under the Applicable Laws as may be available against breach of any term or condition of this Agreement by the other Party.

17. DISPUTE RESOLUTION

This Agreement and the rights and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India. Any dispute or difference in connection with the interpretation, performance, or otherwise in connection with this Agreement, shall be submitted to arbitration by a sole arbitrator who shall not be below the rank of retired High Court Justice, to be mutually appointed by the Parties and shall be conducted in accordance with the

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5/9/2024

Shrikanth Kamal रामवती
रेखा देवी, Deepak सुनीता
Praveen रजनी राजेश

Arbitration and Conciliation Act, 1996 for the time being in force or any statutory re-enactment thereof, as may be in force then. The seat and venue of the Arbitration shall be Gurugram (Haryana). The proceedings shall be undertaken in English. The arbitration award shall be final and binding on the parties.

18. NOTICES

- 18.1. Any notice or other communication required to be sent under this Agreement shall be sent or delivered to the receiving Party at the address set forth herein, or at such other address as the Parties may from time to time designate in writing:

For Landowners:

Address: 318 Chothai Mohalla, near Kushal Vatika,
Wazirabad, Gurugram-122003 (Haryana)
Kind Attention: **Mr. Praveen Yadav**
Email: praveenyadav53@yahoo.com
Phone: +91 99999 97183

For Developer:

Address: 10/11 WE, Manikarn Apartment, 3B, Ram
Mohan Mullick Garden Lane, Belegghata,
Kolkata, West Bengal 700010
Kind Attention: **Mr. Alok Kumar Bajoria**
Email: delhi@ganeshcomplex.in

- 18.2. Any notice or other communication shall be sent by courier or registered post with acknowledgement of receipt or by hand delivery or by e-mail. All notices referred in this Agreement or other communications shall be deemed to have been delivered (i) if sent by courier or registered mail with acknowledgement of receipt or hand delivery, then the date contained in the acknowledgement; or (ii) if sent by e-mail, at the time of confirmation of transmission recorded on the sender's computer.
- 18.3. A Party may change or supplement the addresses given above, or designate additional addresses, for purposes of this Clause 21, by giving the other Parties written notice of the new address in the manner set forth above.

19. MISCELLANEOUS

- 19.1. Entire Agreement. This Agreement constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes

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Praveen
Sachin Kumar Sagar
सुनीता
अनी रासुरती राजेश अकाउंट
Praveen देव-Deepak रेखा

GANESH PANCHRATNAM INDIA LTD.

Director

all prior oral or written representations and agreements.

19.2. **Binding Agreement.** This Agreement shall be equally binding and enforceable against the Parties hereto.

19.3. **Amendment.** No change or modification of this Agreement shall be valid unless the same shall be in writing and signed by each of the Parties.

19.4. **Severability:** In the event that any of the provisions of this Agreement or part thereof is found to be void, but would be valid if some part thereof was deleted or the scope, period or area of application were reduced, then such provision shall apply with the deletion of such words or such reduction of scope, period or area of application as may be required to make such provisions valid and effective; provided however, that on the revocation, removal or diminution of the Applicable Law or provisions, as the case may be, by virtue of which such provisions contained in this Agreement were limited as provided hereinabove, the original provisions would stand renewed and be effective to their original extent from the date of such revocation / removal or diminution (as the case may be).

19.5. **Waivers and Cumulative Rights and Remedies.** No failure or delay by the Parties in exercising any right or remedy provided by Applicable Laws under or pursuant to this Agreement shall impair such right or remedy or operate or be construed as a waiver or variation of it or preclude its exercise at any subsequent time and no single or partial exercise of any such right or remedy shall preclude any other or further exercise of it or the exercise of such or any other right or remedy. The rights and remedies of the Parties under or pursuant to this Agreement are cumulative, may be exercised as often as such Party considers appropriate and are in addition to its rights and remedies under the Applicable Laws.

19.6. **Assignment.** Parties shall not be entitled to assign their rights and obligations under this Agreement, without written consent/approval of other party. Developer will be permitted to freely assign its rights and obligations under this Agreement only to its group entity, with prior written intimation to the Landowners.

19.7. **Acknowledgement.** Each Party represents, warrants, and acknowledges that it has read and understood the terms and conditions of this Agreement and has sought necessary advice in relation to this Agreement and that the Agreement or any or other documentation will not be construed in favour of or against either Party due to that Party's drafting of such documents.

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Sagar Prasad

Krishna Sachin Kumar रामरती

शशाङ्क, Deepak राजेश्वर

Praveen राजनी

सुनीता

GANESH PANCHRATNAM INDIA LTD.

Director

19.8. **Costs.** Subject to the terms of this Agreement, each Party shall bear its own costs and expenses (including legal costs) incurred in negotiating this Agreement.

19.9. **Stamp Duty and Taxes.** Stamp duty and statutory registration fee on this Agreement shall be borne by the Developer. Each Party shall be responsible for its own income tax liability for incomes received and/or gains arising as a result hereof.

*[Remainder of the page has been intentionally left blank by the Parties;
Schedules to follow]*

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Sagar P. Madan
रेश्मा
Sachin Kumar राममुरती
Rishi
Rishi Deepak राजेश अग्र
Ravi
Ravi सुनीता

GANESH PANCHRATNAM INDIA LTD.

A. S. S.
Director

Description of Subject Land

Raet No.	Killa No.	Area			Owners' Name
		Kanal	Marla	Acres	
21	41	2	19	0.37	Praveen Yadav s/o Ramavtar Yadav (Share - 526/6838)
	72	9	4	1.15	Sunila w/o Ramavtar Yadav (Share - 526/6838)
	11	8	0	1.00	Poonam Yadav w/o Praveen Yadav (Share - 526/6838)
	12	8	0	1.00	Krishna Deyl w/o Mukesh Yadav (Share - 526/6838)
	13	8	0	1.00	Kamal Yadav s/o Mukesh Yadav (Share - 526/6838)
	14	6	0	0.75	Rajesh Kumar s/o Mangal Singh (Share - 394/6838)
	18	8	14	1.09	Rajni w/o Rajesh Kumar (Share - 394.67/6838)
	19	8	0	1.00	Yogesh Yadav s/o Rajesh Kumar (Share - 394.67/6838)
	20	8	0	1.00	Sagar Yadav s/o Rajesh Kumar (Share - 394.67/6838)
	21	8	0	1.00	Ramrati Yadav w/o Rakesh Yadav (Share - 526/6838)
	22	8	0	1.00	Sachin Yadav s/o Rakesh Yadav (Share - 526/6838)
	23	3	6	0.41	Devender Yadav s/o Mangal Singh (Share - 526/6838)
22	13	8	0	1.00	Rekha w/o Devender Yadav (Share - 526/6838)
	14	8	0	1.00	Deepak Yadav s/o Devender Yadav (Share - 526/6838)
	15	8	0	1.00	
	16	8	0	1.00	
	17	8	0	1.00	
	18	8	0	1.00	
	23	8	0	1.00	
	24	8	0	1.00	
	25	8	0	1.00	
27	3	8	0	1.00	
	4	8	0	1.00	
	5	8	0	1.00	
	6	8	0	1.00	
	7	8	0	1.00	
	8	8	0	1.00	

Sagar Sachin Kumar कौशिक
Rajni Ramrati शशि उमाश
Paveen दीपिका देव्या मुनीता

Director

	11 (2510)	0	12	0.08
	12	8	0	1.00
	13	8	0	1.00
	14	8	0	1.00
	15	8	0	1.00
	16	7	10	0.94
	17	8	0	1.00
	18	8	0	1.00
	19	8	0	1.00
	20	7	8	0.93
	22	8	0	1.00
	23	8	0	1.00
	24	8	0	1.00
	25.1	0	10	0.06
	25.2	3	6	0.41
28	1	8	0	1.00
	2	6	4	0.78
	10	9	4	1.15
	11	4	19	0.62
29	4	8	2	1.01
	Total	341	18	42.74

Pradev

कृष्णा सुनीता

Singer Sachin Kamal वामरावी

पेशवा रविन्द्र Dceरक रेखा

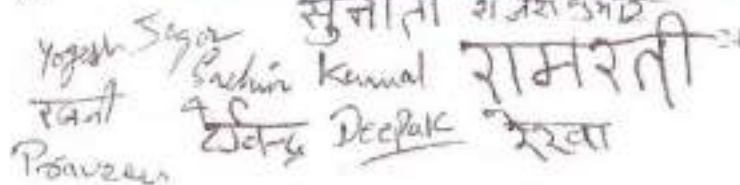
Praveen राजराजराज

GANESH PANCHRATNAM INDIA LTD.

K. S. S.

Director

Plan To Demarcate the Subject Land and Access to the Subject Land



 Director

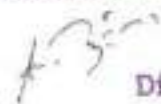
Schedule - III

Title Documents - Attached

Sagar P. Kholav
Yogesh K. Chaudhary
रेखा सुनीता
अवनेही Kamal रामवती
अवनेही Deepak री. अ. अ. अ. अ.
अवनेही रवनी

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GANESH PANCHRAI NAM INDIA LTD.


Director

UNSTABLE ADVANCE AMOUNTS

#	Name	Relation	Share (%)	Share	Gross Advance (INR)	Received (INR)	Balance Advance (INR)	Details of Payment (Cheque / RTGS details)
1	Prasanna Vaidya	s/o Prasanna Vaidya	100%	520,00,000	49,00,000	-	471,00,000	Cheque No. 101491 Cheque Date: 20/01/2019
2	Sudhakar	s/o Rajendra Vaidya	100%	850,00,000	70,00,000	-	780,00,000	Cheque No. 101492 Cheque Date: 20/01/2019
3	Prasanna Vaidya	d/o Mangra Singh Vaidya	100%	850,00,000	59,00,000	-	800,00,000	Cheque No. 101493 Cheque Date: 20/01/2019
4	Sudhakar Vaidya	s/o Mangra Singh Vaidya	100%	170,00,000	59,00,000	-	111,00,000	Cheque No. 101494 Cheque Date: 20/01/2019
5	Sudhakar Vaidya	s/o Mangra Singh Vaidya	100%	170,00,000	20,00,000	-	150,00,000	Cheque No. 101495 Cheque Date: 20/01/2019
6	Rajendra Kumar	s/o Mangra Singh Vaidya	100%	900,00,000	74,00,000	-	826,00,000	Cheque No. 101496 Cheque Date: 20/01/2019
7	Rajendra Kumar	s/o Rajendra Kumar	100%	100,00,00,000	74,00,000	-	99,26,00,000	Cheque No. 101497 Cheque Date: 20/01/2019
8	Sudhakar Vaidya	s/o Rajendra Kumar	100%	100,00,00,000	74,00,000	-	99,26,00,000	Cheque No. 101498 Cheque Date: 20/01/2019
9	Sudhakar Vaidya	s/o Rajendra Kumar	100%	100,00,00,000	74,00,000	-	99,26,00,000	Cheque No. 101499 Cheque Date: 20/01/2019
10	Rajendra Kumar	s/o Rajendra Kumar	100%	850,00,000	49,00,000	-	801,00,000	Cheque No. 101500 Cheque Date: 20/01/2019
11	Sudhakar Vaidya	s/o Rajendra Kumar	100%	220,00,000	49,00,000	-	171,00,000	Cheque No. 101501 Cheque Date: 20/01/2019
12	Rajendra Kumar	s/o Rajendra Kumar	100%	520,00,000	49,00,000	41,00,000	471,00,000	Cheque No. 101502 Cheque Date: 20/01/2019
13	Rajendra Kumar	s/o Rajendra Kumar	100%	520,00,000	49,00,000	-	471,00,000	Cheque No. 101503 Cheque Date: 20/01/2019
14	Rajendra Kumar	s/o Rajendra Kumar	100%	520,00,000	49,00,000	-	471,00,000	Cheque No. 101504 Cheque Date: 20/01/2019
15	Rajendra Kumar	s/o Rajendra Kumar	100%	520,00,000	49,00,000	-	471,00,000	Cheque No. 101505 Cheque Date: 20/01/2019
				100%	12,00,00,000	41,00,000	11,59,00,000	

1

GANESH PANCHRATNAM INDIA LTD.

A.3:-

Director

Pradav कृष्णा सुनीता
 जनी Suchin Karmal Sagar
 रामरती राजेश अग्र
 लिवन् Deepak रेखा
 Praveen

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date: 08/10/2025

Certificate No. GFH2025J158



GRN No. 140792598



Stamp Duty Paid: ₹ 101

Penalty: ₹ 0

(Rs. 200 Only)

Seller / First Party Detail

Name: Praveen yadav Etc

H.No/Floor: 318

Sector/Ward: 0

LandMark: Chothal mohalla near kushal vatika

City/Village: Wazirabad

District: Gurugram

State: Haryana

Phone: 93*****40



Buyer / Second Party Detail

Name: Ganesh panchratnam India private Limited

H.No/Floor: 0

Sector/Ward: 0

LandMark: Raghudevpur panchila

City/Village: Uluberia

District: Howrah

State: West bengal

Phone: 99*****29

Purpose: AGREEMENT

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

Reg No - 8837
9-10-25

Reg No - 8837
9.10.25

ADDENDUM COLLABORATION AGREEMENT

This Addendum to Collaboration Agreement ("Agreement") dated 02/01/2025 is made and executed at Sohna, District Gurgaon, on 09 day of October 2025, AMONGST

- (1) Mr Praveen Yadav (Aadhaar No. 755275625217) s/o Ram Avtar, resident of 318 Chothai Mohalla near Kushal Vatika, Wazirabad, Gurugram-122003 (Haryana)
- (2) Rajesh Kumar (Aadhaar No. 926682457904) s/o Mangal Singh, resident of 321 Chothai Mohalla near Indian overseas Bank, Wazirabad, Gurugram-122003 (Haryana)
- (3) Devender Yadav (Aadhaar No. 685234873002) s/o Mangal Singh, resident of 1422, nikat Kushal Vatika, Wazirabad, Gurugram-122003 (Haryana)
- (4) Smt. Ramrati (Aadhaar No. 699871997485) w/o Rakesh Kumar, resident of Chothai Mohalla, Wazirabad, Gurugram-122003 (Haryana)
- (5) Sachin Yadav (Aadhaar No. 579528846299) s/o Rakesh Yadav, resident of 529, near Pooja Tent House, Wazirabad, Gurugram-122003 (Haryana)
- (6) Smt. Rekha (Aadhaar No. 387265170368) w/o Devender Yadav, resident of 1422, nikat Kushal Vatika, Wazirabad, Gurugram-122003 (Haryana)
- (7) Deepak Yadav (Aadhaar No. 507154745003) s/o Devender Yadav, resident of nikat Kushal Vatika, Wazirabad, Gurugram-122003 (Haryana).
- (8) Smt. Krishna Devi (Aadhaar No. 656268216006) w/o Mukesh Kumar, resident of near Pooja Tent house, Wazirabad, Gurugram-122003 (Haryana)
- (9) Kamal Yadav (Aadhaar No. 604167500151) s/o Mukesh Kumar, resident of Sec-52, Wazirabad, Gurugram-122003 (Haryana)
- (10) Sunita (Aadhaar No. 776583156845) w/o Ramavtar, resident of resident of 318 Chothai Mohalla near Kushal Vatika, Wazirabad, Gurugram-122003
- (11) Poonam Yadav (Aadhaar No. 951007221911) D/o Karan Singh Yadav resident of 680, Sec-09, Faridabad, Sec-07 Ballabgarh, Faridabad- 121006
- (12) Rajni (Aadhaar No. 209546196228) w/o Rajesh Kumar, resident of near Kushal Vatika, Wazirabad, Gurugram-122003 (Haryana)
- (13) Yogesh Yadav (Aadhaar No. 838379233827) s/o Rajesh Kumar, resident of resident of 321 Chothai Mohalla near Indian overseas Bank, Wazirabad, Gurugram-122003 (Haryana)
- (14) Sagar Yadav (Aadhaar No. 409138299513) s/o Rajesh Kumar, resident of

सुनीता, प्रवीण, राजेश, योगेश, कामल, सगर, रामरती, रेखा, कृष्णा

प्रलेख न:8837

दिनांक:09-10-2025

डीड संबंधी विवरण	
डीड का नाम	AGREEMENT
तहसील/सब-तहसील	सोहना
गांव/शहर	Khatrika
धन संबंधी विवरण	
राशि 101 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : GFH2025J158	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:140833327 पेस्टिंग शुल्क 3 रुपये
Drafted By: DR YADAV ADV	
Service Charge:200	

यह प्रलेख आज दिनांक 09-10-2025 दिन गुरुवार समय 11:51:00 AM बजे श्री/श्रीमती /कुमारी
 PRAVEEN YADAV पुत्र RAM AVTAR RAJESH KUMAR DEVENDER YADAV पुत्र MANGAL SINGH RAMRATI
 पत्नी RAKESH KUMAR SACHIN YADAV पुत्र RAKESH YADAV REKHA पत्नी DEVINDER YADAV DEEPAK
 YADAV पुत्र DEVINDER YADAV KRISHNA DEVI पत्नी MUKESH KUMAR KAMAL YADAV पुत्र MUKESH KUMAR
 SUNITA पत्नी RAM AVTAR POONAM YADAV पुत्री KARAN SINGH RAJINI पत्नी RAJESH KUMAR YOGESH
 YADAV SAGAR YADAV पुत्र RAJESH KUMAR निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

रजिस्ट्रार सचिव उभार Sachin Deepak Yogesh
 Kamal Sagar
 सुनीता रेखा रामरती

उप/संयुक्त पंजीयन अधिकारी (सोहना)

हस्ताक्षर प्रस्तुतकर्ता

PRAVEEN YADAV RAJESH KUMAR DEVENDER YADAV RAMRATI SACHIN YADAV REKHA DEEPAK YADAV
 KRISHNA DEVI KAMAL YADAV SUNITA POONAM YADAV RAJINI YOGESH YADAV SAGAR YADAV

Pradev का प्रारंभ रजनी Praveen

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी GANESH PANCHRATNAM INDIA PVT LTD thru ALOK KUMAR

BAJORIA/OTHER हाजिर हैं। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SHRI CHAND NAMBARDAR पिता,

निवासी ALIPUR व श्री/श्रीमती /कुमारी MANISH पिता,

निवासी GURUGRAM ने की।

साक्षी सं-1 श्री/श्रीमती/कुमारी/अभिमानिका ने इस से सम्बन्ध है जहां वह साक्षी सं-2 की उपस्थिति में है।

(Signature)

PRINTED & GISTRA...

resident of 321 Chothai Mohalla near Indian overseas Bank, Wazirabad, Gurugram-122003 (Haryana)

(Hereinafter collectively referred to as the "Landowners", which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their legal heirs, successors, executors and permitted assigns).

AND

Ganesh Panchratnam India Private Limited (CIN No. U51109WB2006PLC107132) having its registered office at Ganesh Complex, NH 6, Bombay Road, Raghudevapur, P.O. Panchla, Uluberia, Howrah, West Bengal - 711322, acting through its authorized representative, Mr. Alok Kumar Bajoria, authorized vide its resolution dated 21.10.2024 (hereinafter referred to as the "Developer", which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors in interest and assigns)

(The Landowners and the Developer are hereinafter sometimes individually referred to as a "Party" and collectively as the "Parties").

WHEREAS the parties have executed one collaboration agreement dated 02/01/2025, regarding land parcel measuring 42.74 Acres (341 Kanal 18 Marla) situated at Khatrika, Hadbast No. 213, Tehsil Sohna, District Gurugram, Haryana, as described in **Schedule - I** of the said Collaboration agreement.

AND WHEREAS the parties have applied for taking CLU/License on above-mentioned land from the office of DTCP Haryana to develop project over this land.

AND WHEREAS now the office of DTCP Haryana has asked the parties vide its Memo no. 33898 dated 28/08/2025 to delete clause no. 2.3 and 3.1 of said Collaboration agreement dated 02/01/2025.

AND WHEREAS in compliance of directions of DTCP Haryana, the parties are executing this Addendum Agreement to the Collaboration Agreement dated 02/01/2025 as follows:

NOW THEREFORE, in consideration of the mutual covenants, terms and conditions and understandings set forth in this Agreement and other good and valuable consideration, the Parties with the intent to be legally bound hereby agree as follows:

अश्विनी राजेश कुमार Sachin सुनीता Madan
Deepak Yogesh Kamal Raveen
रजनी Sagar रेखा रामरती कृष्णा

Reg. No.

Reg. Year

Book No.

8837

2025-2026

1



पेशकर्ता



दावेदार



गवाह



Sachin रामरती Praveen
Deepak Kamal
सुनीता कृष्णा

देविन्द्र राजेश आर Yogesh Sagar
रजनी

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- PRAVEEN YADAV RAJESH KUMAR DEVENDER YADAV RAMRATI
SACHIN YADAV REKHA DEEPAK YADAV KRISHNA DEVI KAMAL YADAV SUNITA
POONAM YADAV RAJNI YOGESH YADAV SAGAR YADAV

दावेदार :- thru ALOK KUMAR BAJORIA OTHER GANESH PANCHRATNAM INDIA PVT
LTD

गवाह 1 :- SHRI CHAND NAMBARDAR

गवाह 2 :- MANISH

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8837 आज दिनांक 09-10-2025 को बही नं 1 जिल्द नं 39 के पृष्ठ नं 172.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1317 के पृष्ठ संख्या 1 से 5 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 09-10-2025

उप/संयुक्त पंजीयन अधिकारी सोहना

JOINT SUB REGISTRAR

1. That the clauses numbers 2.3 and 3.1 of Collaboration Agreement dated 02/01/2025 shall be read as deleted.
2. That the rest of the contents of Collaboration Agreement dated 02/01/2025 shall remain same and unchanged.

IN WITNESS WHEREOF, THE PARTIES HAVE ENTERED INTO THIS ADDENDUM AGREEMENT THE DAY AND YEAR FIRST ABOVE WRITTEN

AS per 100% & Both parties

कृष्ण

पदार्थ

रजनी

Praveen

Kamal

सुनीता

Seja

रामरती

रश्मी

1. दिव्य

2. राजेश 3412

3. Sachin

4. Deepak

5. Yogesh

(LAND OWNERS)

GANESH PANCHRATNAM INDIA LIMITED For

h-3-1

M/s Ganesh Panchratnam India Limited

(DEVELOPER)

Witnesses:

1.

Name:

SHRI CHAND NAMBARDI
Village Alipur, Teh. Soni
Dist. Gurugram (Hr.)



Address:

2.

Name:

Address: Manish Kumar Bhardwaj
Sec- 143.B, Noida, U.P.

