



Certificate No. G0292021F3763

Stamp Duty Paid : ₹ 1906500  
(Rs. Only)

GRN No. 78686329



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Ashirbad buildwell pvt ltd And others

H.No/Floor : Ot/16/3/f

Sector/Ward : 76

LandMark : Next door parklands

City/Village : Faridabad

District : Faridabad

State : Haryana

Phone: 70\*\*\*\*\*69



**Buyer / Second Party Detail**

Name : Countrywide promoters Private limited

H.No/Floor : Ot14/3f

Sector/Ward : 76

LandMark : Next door parklands

City/Village: Faridabad

District : Faridabad

State : Haryana

Phone : 70\*\*\*\*\*69

Purpose : COLLABORATION AGREEMENT



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

THIS STAMP PAPER FORMS AN INTEGRAL PART OF THE SUPPLEMENTARY COLLABORATION AGREEMENT DATED 30<sup>th</sup> JUNE, 2021 EXECUTED AMONGST COUNTRYWIDE PROMOTERS PRIVATE LIMITED AND ASHIRBAD BUILDWELL PVT. LTD., PASSIONATE BUILDERS PVT. LTD., IMAGINE BUILDERS PVT. LTD. GARLAND INFRASTRUCTURE PVT. LTD., IMPARTIAL BUILDERS PVT. LTD., DIGITAL SEZ DEVELOPERS PVT. LTD., BRIGHT STAR BUILDERS PVT. LTD., AND GROW HIGH REALTORS PVT. LTD.

*Subjnt*

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प्रलेख नः2375

दिनांक:30-06-2021

डीड संबंधी विवरण	
डीड का नाम	COLLABORATION AGREEMENT
तहसील/सब-तहसील	बादशाहपुर
गांव/शहर	हुड्डा सेक्टर

धन संबंधी विवरण	
राशि 95306248 रुपये	स्टाम्प ड्यूटी की राशि 1906125 रुपये
रटागप नं : G029202113763	रटागप की राशि 1906500 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:78686646 पेस्टिंग शुल्क 0 रुपये
Drafted By: NIFISH SHARMA ADV	Service Charge:0

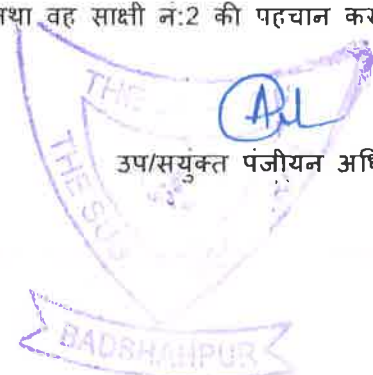
यह प्रलेख आज दिनांक 30-06-2021 दिन बुधवार समय 4:28:00 PM बजे श्री/श्रीमती /कुमारी ASHIRBAD BUI DWELL PVT LTD ETC thru KARAN SINGH OTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।



*[Handwritten Signature]*

हस्ताक्षर प्रस्तुतकर्ता  
ASHIRBAD BUI DWELL PVT LTD ETC

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी COUNTRYWIDE PROMOTERS PVT LTD thru INDER JETTOHER पुत्र . हाजिर हैं । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी NIFISH SHARMA पिता --- निवासी ADV CGM व श्री/श्रीमती /कुमारी IQBAL MALIK पिता CHANDER SINGH निवासी PALAM VIHAR GURUGRAM ने की ।  
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।



## SUPPLEMENTARY COLLABORATION AGREEMENT

This Supplementary Collaboration Agreement ("Agreement") is executed on this 30<sup>th</sup> day of June, 2021 at Gurugram, Haryana;

### BY AND BETWEEN

**COUNTRYWIDE PROMOTERS PRIVATE LIMITED (CIN U70101HR1996PTC082720 and PAN AAACC5280H)**, a company incorporated under the Companies Act, 1956 and having its registered office at OT-14, Third Floor, Next Door, Parklands, Sector 76, Faridabad, Haryana- 121004 acting through its authorized representative Mr. Inderjeet S/o Sh. Sukhpal vide board regulation dated 22/06/2021 (hereinafter referred to as the "**Developer**" which expression shall unless repugnant to the meaning or context hereof be deemed to mean and include its successors and permitted assignees) of the **FIRST PART.**

### AND

- (i) **ASHIRBAD BUILDWELL PVT. LTD.** a company incorporated under the Companies Act, 1956 and having its registered office at OT-16, Third Floor, Next Door, Parklands, Sector-76 Faridabad, Haryana-121004;
- (ii) **PASSIONATE BUILDERS PVT. LTD.**, a company incorporated under the **Companies** Act, 1956 and having its registered office at OT-16, Third Floor, Next Door, U-Block, BPTP Parklands, Sector-76, Faridabad, Haryana 121004;
- (iii) **IMAGINE BUILDERS PVT. LTD.** a company incorporated under the Companies Act, 1956 and having its registered office at OT-16, Third Floor, Next Door, U-Block, BPTP Parklands, Sector-76, Faridabad, Haryana - 121004

All above companies are being represented through their common authorized signatory Mr. Karan Singh S/o Sh. Mamraj vide board regulation dated 07/06/2021 & 22/06/2021 (Hereinafter collectively referred to as the "**Land Owners**", which expression shall, unless repugnant or contrary to the context hereof, be deemed to mean and include its respective successors and permitted assignees) of the **SECOND PART.**

### AND

- (i) **GARLAND INFRASTRUCTURE PVT. LTD.** a company incorporated under the Companies Act, 1956 and having its registered office at OT-14, Third Floor, Next Door, Parklands, Sector-76, Faridabad, Haryana- 121004;
- (ii) **IMPARTIAL BUILDERS PVT. LTD.** a company incorporated under the Companies Act, 1956 and having its registered office at OT-14, Third Floor, Next Door, Parklands, Sector-76, Faridabad, Haryana-121004;
- (iii) **DIGITAL SEZ DEVELOPERS PVT. LTD.** a company incorporated under the Companies Act, 1956 and having its registered office at OT-14, Third Floor, Next Door, Parklands, Sector-76, Faridabad, Haryana-121004;



Reg. No.

Reg. Year

Book No.

2375

2021-2022

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पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru KARAN SINGHOTHER ASHIRBAD BUILDWELL PVT LTD  
ETC

दावेदार :- thru INDER JEETOTHERCOUNTRYWIDE PROMOTERS PVT  
LTD

गवाह 1 :- NITISH SHARMA

गवाह 2 :- IQBAL MALIK

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2375 आज दिनांक 30-06-2021 को बही नं 1 जिल्द नं 1262 के पृष्ठ नं 63.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 126 के पृष्ठ संख्या 58 से 59 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 30-06-2021

उप/सयुक्त पंजीयन अधिकारी( बादशाहपुर )



- (iv) **BRIGHT STAR BUILDERS PVT. LTD.** a company incorporated under the Companies Act, 1956 and having its registered office at OT-16, Third Floor, Next Door, U-Block, BPTP Parklands, Sector-76, Faridabad, Haryana -121004;
- (v) **GROW HIGH REALTORS PVT. LTD.**, a company incorporated under the Companies Act, 1956 and having its registered office at OT-16, Third Floor, Next Door, U-Block, BPTP Parklands, Sector-76, Faridabad, Haryana -121004

All above companies are being represented through their common authorized signatory Mr. Karan Singh S/o Sh. Mamraj vide board regulation dated 07/06/2021 & 22/06/2021 (Hereinafter collectively referred to as the "**Confirming Parties**", which expression shall, unless repugnant or contrary to the context hereof, be deemed to mean and include its respective successors and permitted assignees) of the **THIRD PART**.

The Developer, the Land Owners and the Confirming Parties are hereinafter collectively referred to as the "**Parties**" and individually as a "**Party**".

**WHEREAS:**

- A. That the Developer along with other land owing companies, who are licensees on the basis of various collaboration agreements, had collectively obtained licence bearing No. 15 of 2011 ("**Existing License**") to develop plotted colony over land parcels admeasuring 102.02 acres in Sector 70 & 70A, Sub-Tehsil Badhshpur and District Gurugram, Haryana ("**Licensed Lands**"). The Developer has undertaken the development work on the Licensed Lands as per the License.
- B. That the Developer intends to develop an affordable residential plotted colony under Deen Dayal Jan Awas Yojna- 2016 ("**DDJAY**") over land parcels admeasuring **15.5625 acres** in village Palra, at Sector 70A, Sub-tehsil Badshahpur and District Gurugram, Haryana ("**Project Lands**") which is more particularly described in the **Schedule-I** annexed hereto and LOI (*defined herein below*) has already been received thereon.
- C. The Developer is in process of obtaining license under Deen Dayal Jan Awas Yojna to develop an residential plotted colony over land parcels admeasuring **15.5625 acres** ("**Project Lands**") by migrating land admeasuring **13.51875 acres** ("**Land-A**") (more particularly described in the **Schedule-II** annexed hereto) out of the Licensed Lands bearing License No. 15 of 2011 (102.02 acres) and merging it with unlicensed land parcel admeasuring **2.04375 acres** ("**Land-B**") (more particularly described in the **Schedule-III** annexed hereto)
- D. The Developer, Land Owners and Confirming Parties have jointly applied to Directorate Town and Country Planning, Haryana ("**DTCP**") to obtain the license under Deen Dayal Jan Awas Yojna to develop an residential plotted colony over the Projects Lands and DTCP has issued the LOI in this regard vide memo no. LC-4251+4252-JE (VA)-2020/491 dated 11.01.2021 ("**LOI**"). As per condition no. 17 of the said LOI, the Developer is required to submit a registered supplementary irrevocable agreement with respect to the migrated land.





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- E. The Developer has already executed and registered Collaboration Agreement dated 30.10.2020 ("**Collaboration Agreement-1**") with (i) Garland Infrastructure Pvt. Ltd., (ii) Impartial Builders Pvt. Ltd. and (iii) Digital SEZ Developers Pvt. Ltd. for development of lands mentioned therein and such lands are situated in village Palra, at Sector 70A, Sub-tehsil Badshahpur and District Gurugram, Haryana as more particularly described in the **Schedule-IV** annexed hereto vide document no. 2907 dated 30.10.2020 duly registered with the Jurisdictional Sub-registrar Office, Badshahpur, Gurugram for development of residential plotted colony under DDJAY.
- F. The Developer has also executed and registered Collaboration Agreement dated 30.10.2020 ("**Collaboration Agreement-2**") with (i) Garland Infrastructure Pvt. Ltd., (ii) Impartial Builders Pvt. Ltd., (iii) Ashirbad Buildwell Pvt. Ltd., (iv) Digital SEZ Developers Pvt. Ltd., (v) Bright Star Builders Pvt. Ltd., (vi) Grow High Realtors Pvt. Ltd. (vii) Passionate Builders Pvt. Ltd. (viii) Imagine Builders Pvt. Ltd. and (ix) Designer Realtors Pvt. Ltd. for development of lands mentioned therein and such lands are unlicensed land situated in village Palra, at Sector 70A, Sub-tehsil Badshahpur and District Gurugram, Haryana vide document no. 2908 dated 30.10.2020 duly registered with the Jurisdictional Sub-registrar Office, Badshahpur, Gurugram. for development of residential plotted colony under DDJAY.
- G. The Developer has also executed and registered Collaboration Agreement dated 16.12.2020 ("**Collaboration Agreement-3**") with Bright Star Builders Pvt. Ltd. for development of lands mentioned therein and such lands are situated in village Palra, at Sector 70A, Sub-tehsil Badshahpur and District Gurugram, Haryana vide document no. 4727 dated 16.12.2020 duly registered with the Jurisdictional Sub-registrar Office, Badshahpur, Gurugram for development of residential plotted colony under DDJAY.
- H. The Land Owners state and confirm that they are the owners and are in physical possession of the licensed land admeasuring **1.38125 acres (11 Kanal 1 Marla) part of 13.51875 acres** situated in village Palra, at Sector 70A, Tehsil and District Gurugram, Haryana (hereinafter be referred as "**Subject Lands**" or "**Lands C**") Haryana more particularly described in the **Schedule-IV** annexed hereto and desirous to contribute the same in Subject Lands towards development of Project. (as defined herein below).

Sl. No.	Name of the Land Owners	K	M	Village	Rect No.	Killa No.	K	M
1	Ashirbad Buildwell Pvt. Ltd.	9	15	Palra	26	2/1/2/2min	3	18
				Palra	18	24/1/1	5	17
5	Imagine Builders Pvt. Ltd.	1	1	Palra	17	24/2/2min	1	1
6	Passionate Builders Pvt. Ltd.	0	5	Palra	17	24/2/1	0	5
	<b>Total</b>	<b>11</b>	<b>1</b>				<b>11</b>	<b>1</b>

*Indrajit*

*Shree*



- I. The purpose of this Supplementary Collaboration Agreement is, to re-record and re-acknowledge in writing the contents of Collaboration Agreement-1, Collaboration Agreement-2 and Collaboration Agreement-3 and specifically mentioning of 11 Kanal 1 Marla land for the purpose of seeking license under DDJAY and further to comply with the condition no. 17 of the said LOI issued by DTCP. The Parties are also intending to record the terms of mutual agreement in writing in relation to their inter-se collaboration terms and the development of the Projects, as may be permitted under law as on date or in future including but not limited to development of affordable (residential) plotted colony under Deen Dayal Jan Awas Yojna, 2016.

**NOW THEREFORE IN CONSIDERATION OF THE PREMISES, COVENANTS AND MUTUAL REPRESENTATIONS AND WARRANTIES, THE PARTIES HERETO HAVE AGREED TO ENTER INTO THIS AGREEMENT UPON THE TERMS AND CONDITIONS HEREIN CONTAINED:**

**1. LANDS FOR LICENSE:**

- 1.1. The Land Owners and Confirming Parties collectively represent that they are the actual, absolute, legal owners and are in actual, vacant, peaceful, physical possession of the Project Lands situated in village Palra, at Sector 70A, Sub-tehsil Badshahpur and District Gurugram, Haryana.
- 1.2. The Land Owners specifically represent that they are the actual, absolute, legal owners of the Subject Lands and are in actual, vacant, peaceful, physical possession of the Subject Lands i.e. licensed lands admeasuring 1.38125 acres (11 Kanal 1 Marla) being part of Project Lands situated in village Palra, at Sector 70A, Sub-tehsil Badshahpur and District Gurugram, Haryana
- 1.3. The Parties intend to seek license(s) from the DTCP for development of residential colony/plots under Deen Dayal Jan Awas Yojna, 2016 ("Project") for 15.5625 acres more particularly mentioned in **Schedule - I** of this Agreement.

**2. CONFIRMATION OF THE CONDITIONS ESSENTIALLY REQUIRED TO BE AGREED IN THE COLLABORATION AGREEMENT FOR OBTAINING LICENSES FROM DTCP UNDER HARYANA DEVELOPMENT AND REGULATIONS OF URBAN AREAS ACT, 1975:**

- 2.1. The Developer i.e. Countrywide Promoters Pvt. Ltd. shall be responsible for compliance of all terms & conditions of license / provisions of the Haryana Development and Regulation of Urban Areas Act 1975, Rules and Regulations made thereunder till the grant of final completion certificate to the colony or relived of the responsibility by the DTCP whichever is earlier.
- 2.2. This Agreement shall be irrevocable and no modification/ alteration etc. in the terms & conditions of this Agreement can be undertaken, except after obtaining prior approval of the DTCP.





2.3. That the Developer, Land Owners and Confirming Parties shall jointly apply to the concerned authority for obtaining the requisite licences, permissions, sanctions and approvals under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 for development of Project over the Project Lands. The Land Owners shall extend full co-operation and assistance to the Developer in relation to obtaining the aforesaid licenses, permissions, sanctions and approvals. The Developer shall be acting as developer for the purposes of the Projects and shall fulfill all obligations of DTCP and be responsible for all compliances. Including all filings under Rule 24, 26, 27 and 28 in DTCP and for compliance of the Real Estate (Regulation and Development) Act, 2016.

**3. RE-CONFIRMATION OF GRANT OF DEVELOPMENT RIGHTS:**

3.1. The Land Owners hereby confirms and affirms the grant, transfer and convey of the entire development rights over the Subject Lands to the Developer along with such other ancillary and incidental rights, benefits, interests, easements, privileges and appurtenant thereto, free from any encumbrances, to develop, construct, launch, market and sell the Project including but not limited to the right to develop and transfer of completed structures of the Project, as may be deemed appropriate by the Developer, which shall, pursuant to this Agreement, vest with the Developer.

3.2. The Developer shall be entitled to construct, develop, market, sale, lease, transfer, license the built-up area to any third party or any of its group/associate companies.

3.3. The Confirming Parties hereby re-confirm and re-affirm the grant, transfer and convey of the entire development rights over the Project Lands to the Developer.

3.4. That the Developer would be entitled to undertake projects and receive license for such usages as may be permitted under law including but not limited to plots under Deen Dayal Jan Awas Yojna, 2016.

**4. POSSESSION:**

4.1. The Land Owners have irrevocably handed over the actual physical vacant, peaceful and exclusive possession of the Subject Lands to the Developer for all intent and purposes of this Agreement and agree that it shall not reclaim the said possession hereafter.

4.2. The Confirming Parties have irrevocably handed over the actual physical vacant, peaceful and exclusive possession of the Project Lands to the Developer for all intent and purposes of this Agreement and agree that it shall not reclaim the said possession hereafter.

**5. DEVELOPMENT OF THE PROJECTS AND ITS COST AND EXPENSES**

5.1. That the entire costs and expenses required for carrying out construction, development and completion of the Projects including the charges and fees of the architect for preparation of plans and all other statutory and other fees, charges



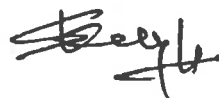
and/or demands in furtherance to or in compliance of the various approvals, sanctions and licenses obtained in respect to the Project Lands shall be wholly borne by the Developer. The Land Owners and Confirming Parties shall not be responsible for the payment for any costs, expenses, compliances, dues, fees, charges, bank guarantees and/or demands in this respect.

6. **CONSIDERATION**

- 6.1. That in lieu of the mutual covenants of the Parties under this Agreement, the Land Owners have agreed to transfer and convey the entire built-up area permitted over the Project Lands (FAR) to the Developer.
- 6.2. It is further agreed that any increase in FAR (Floor Area Ratio) / FSI (Floor Surface Index) shall be to the benefit of the Developer only and Land Owners shall not make any claim towards the said increase in FAR/FSI on any ground whatsoever.
- 6.3. As consideration for the Land Owners and Confirming Parties for (a) providing the Subject Lands/Project Lands to the Developer, to develop and construct the Project intended thereon; (b) providing absolute right to the Developer to sell the units and other saleable area of the project(s) and to market the same, to prospective buyer(s); and (c) conveying and transferring, in the manner provided in this Agreement their rights and interest in the Subject Lands/Project Lands; the Developer (1) has reimbursed / shall, prior to receipt of occupation/completion / part completion certificate of the Project, pay to the Land Owners and Confirming Parties all costs and expenses incurred by the Land Owners and Confirming Parties with respect to the purchase of the Subject Lands / Project Lands, including cost of lands, registration charges, stamp duty, commission to brokers and all other expenses incurred for acquiring the ownership, title and possession of Subject Lands /Project Lands, and (2) has paid / shall, prior to receipt of occupation certificate / part occupation certificate of the Projects, pay to the Land Owners and Confirming Parties a consolidated sum calculated @ Rs. 35,000/- (Rupees Thirty Five Thousand Only) per acre of Subject Lands/Project Lands.

7. **OBLIGATIONS OF THE LAND OWNERS**

- 7.1. The Land Owners shall not interfere with or obstruct in any manner with the execution and completion or work of development and construction of the Project on the Project Lands at any point of time in present or in future.
- 7.2. The Land Owners undertake irrevocably to constitute the Developer and/or its nominees as their attorney to sign, execute and submit applications, documents and other relevant papers for getting permissions, approvals and sanctions for the various authorities and to do such acts, deeds and actions for and on behalf of the Land Owners as may be required to be done for the purpose of developing, constructing and completion of the Project on the Project Lands and to enter into agreement to sell and/or execute and register sale deed(s) or such other transfer documents in respect of the built-up area allotted to the Developer and also to





obtain necessary clearance if need be under their own name and signatures, in this regard.

- 7.3. The Land Owners have undertaken to execute all documents, agreements and assurances as may be necessary and requisite to be given in favour of the Developer. The Developer shall always be fully competent to negotiate for or transfer any part or portion of unbuilt or built up areas in the Project Lands to any person at any time either before or after the Project is complete and Developer shall be fully competent to enter into any agreement and accept cash, cheques, pay order, draft, etc. from all such transferees in its own name and can issue receipts for all such payments in its own name.
- 7.4. The Land Owners undertake to execute a general power of attorney, duly registered with the Sub-Registrar of Assurances in favour of the Developer and/or or its nominee for such powers as may be desired by the Developer, as and when so required by the Developer.
- 7.5. Sale deeds or such other documents effecting the transfer of the plots /built up property on the Project Lands or any part thereof, shall be executed and duly registered in the name of the Developer and/or its nominee which may include its Buyers / allottees or the intending Buyer(s) as may be desired by the Developer and the Land Owners shall sign all such documents without any demur or protest. The Developer shall be at liberty to sign, execute and register all deeds and documents for transfer of property on the basis of this document and if permitted under law a general power of attorney shall also be got executed and duly registered in favour of the Developer or its appointed nominee. The stamp duty and other expenses on execution and registration of the deeds of transfer shall, however, be borne entirely by the Developer or by intending buyer(s). The Developer shall have the unhindered right to accept the financial consideration against such transaction and shall issue receipts thereof to the intending buyer(s) in its own name without any interference of the Land Owners. That the Land Owners shall issue such board resolution nominating the representative of the Developer to do all such acts which form part of the Developer's obligations.
- 7.6. The Land Owners shall not interfere with sale, marketing, advertising of the Projects as may be conceived by the Developer and the Developer shall be entitled to advertise the Projects at its cost by distributing pamphlets, brochures, publishing advertisements in newspapers, magazine and/or by putting sign-boards, neon-signs or such other modes of advertisement, as the Developer may deem fit, on the Project Lands or at other places, in any manner and thus its shall be entitled to invite prospective buyers/customers to the site.
- 7.7. At any time after the execution of this Agreement, the Land Owners shall neither create any mortgage nor any third party rights over the Project Lands, without the prior written permission of the Developer.





8. **OBLIGATION OF DEVELOPER TO OBTAIN APPROVALS:**

- 8.1. The Developer shall represent the Land Owners and Confirming Parties before all offices, authority, State/Central Government or local body including but not limited to DTCP, Haryana Shehri Vikas Pradhikaran ("HSVP") or any other authority/office of the Government of Haryana, Municipal Council / Local Body, which may be connected and / or concerned with the development of the Project Lands and to make statement, sign, verify and file all letters, applications, affidavits, indemnities, proposals, undertakings, replies, etc. for and on behalf of the Land Owners and Confirming Parties
- 8.2. The Developer shall with respect to the Projects make applications with regard to the Project Lands under Punjab Scheduled Roads and controlled Areas (Restriction of Unregulated Development) Act, 1963, Haryana Development and Regulation of Urban Areas Act, 1975, and the Real Estate (Regulation and Development) Act, 2016, the rules made thereunder for the purposes contained in the said Acts, Rules or various policies of the State Government in this regard and to make all payments, fees and charges, give Bank Guarantees, etc., as may be required, remove objections, make statements, file affidavits, undertakings, representations, appeals, revisions, reviews, etc.
- 8.3. The Developer shall appear and represent, on a day to day basis, the Land Owners and Confirming Parties before the Central/State Government offices/ Authorities/ Departments including but not limited to HSVP, Haryana State Pollution Control Board ("HSPCB"), State Environment Assessment Committee ("SEAC"), Haryana Shehri Vikas Pradhikaran ("HSVP"), State Environment Impact Assessment Authority ("SEIAA"), Directorate of Town and Country Planning, Haryana ("DTCP"), Airports Authority of India ("AAI"), Dakshin Haryana Bijli Vitran Nigam ("DHBVN"), Haryana Vidhyut Prasaran Nigam Limited ("HVPNL"), Deputy Commissioner Office/Revenue Department, National Board of Wild Life ("NBWL"), Ministry of Panchayat Raj, Mining and Geology Department, Haryana, Municipal Corporation Gurugram ("MCG"), Fire Department, Office of Senior Town Planner, Gurugram ("STP Office"), Haryana Renewable Energy Development Agency ("HAREDA"), Central Ground Water Authority ("CGWA"), Forest Department, HRERA or any other concerned authority (collectively as "Governmental Authorities") in connection with the Project Lands including Subject Lands.
- 8.4. The Developer shall get the building plans filed and approved on the plots as well as on the commercial component of the colony and to apply and seek Occupation Certificate and to do all such things as may be required with respect to the entire Projects.
- 8.5. The Developer shall apply and seek Completion certificate of the colony upon its development and to do all such things as may be required for seeking completion from DTCP or any other competent authority in that regard.

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- 8.6. The Developer shall be fully entitled to execute and register, for and on behalf of the Land Owners and Confirming Parties, before the concerned Sub-Registrar, the agreement to sell, tripartite agreement, conveyance /sale deed and / or any other document to be executed with the allottee / customer of the Project being developed on the Project Lands in its complete discretion, and without seeking any consent.
- 8.7. The Developer shall execute and register, for and on behalf of the Land Owners and Confirming Parties, any other document that may be required under the rules and regulations of the Real Estate (Regulation and Development) Act, 2016 (including any amendments thereto) and the Rules made thereunder by the Government of Haryana with respect to the Project.
- 8.8. The Developer shall be entitled to do all such acts that are required to be undertaken by the Developer in terms of this Agreement and its amendments or as may be mutually agreed in terms of this Agreement including sale, transfer, its recording, communication with customers, maintaining ledger, advertisement, filing of compliance with RERA/ DTCP etc.
- 8.9. All costs, charges and expenses that are incidental to any acts, deeds, matters and things done or caused to be done by the Developer /collaborator in furtherance of the powers herein contained, shall be paid by the Developer.
- 8.10. That the Land Owners, Confirming Parties and Developer shall be bound to comply with all the terms and conditions of license and the terms and conditions of the DTCP in respect of the Project Lands sought to be developed.
- 8.11. The Developer shall engage and/or contract with any proprietorship concern, partnership firm, group or company of architects, surveyors, engineers, contractors, sub-contractors, employees and such other labourers at its own costs, expenses and responsibilities for preparation, submissions and obtaining approvals for developing, promoting, constructing and completing the Projects on the Project Lands. The payment of wages, salaries, professional fees and all other expenses for engaging, employing and/or contracting any person shall be the sole responsibility of the Developer.

**9. RIGHT TO OBTAIN FINANCIAL SUPPORT FROM BANKS/ NBFCS/FIIS FOR CONSTRUCTION FINANCE :**

- 9.1. The Developer shall be entitled to mortgage the Project Lands in favour of any bank / financial institution for obtaining / raising construction finance for construction and development of Project. In this regard, at the request of the Developer, the Land Owners and Confirming parties shall, without any demur or protest -
- a) execute all necessary documents for creation or charge / mortgage over the Project Lands; and
  - b) hand over the original registered sale deed(s) to the lender.







**10. TAXES & CESSSES:**

- 10.1. That the Parties individually shall be liable with respect to their respective income tax and other fiscal liabilities for the consideration received under this Agreement.
- 10.2. All rates, taxes and demands due and payable to revenue or any other authority, in respect to the Project Lands upto the date of this Agreement, shall be the exclusive responsibility/ liability of the Land Owners, thereafter the same shall be the exclusive responsibility of the Developer.
11. All the terms and conditions of Collaboration Agreement - 1, Collaboration Agreement - 2 and Collaboration Agreement - 3 shall remain valid and binding on the Parties.

**IN WITNESS WHEREOF** the parties have signed this Agreement at Gurugram on the date, month and year first above written in the presence of witnesses.

For & on behalf of <b>COUNTRYWIDE PROMOTERS PVT. LTD.</b>  Inderjit Authorized Signatory	For & on behalf of <b>ASHIRBAD BUILDWELL PVT. LTD.</b>  Karan Singh Authorized Signatory
For & on behalf of <b>PASSIONATE BUILDERS PVT. LTD.</b>  Karan Singh Authorized Signatory	For & on behalf of <b>IMPARTIAL BUILDERS PVT. LTD.</b>  Karan Singh Authorized Signatory
For & on behalf of <b>BRIGHT STAR BUILDERS PVT. LTD.</b>  Karan Singh Authorized Signatory	For & on behalf of <b>DIGITAL SEZ DEVELOPERS PVT. LTD.</b>  Karan Singh Authorized Signatory
For & on behalf of <b>GROW HIGH REALTORS PVT. LTD.</b>  Karan Singh Authorized Signatory	For & on behalf of <b>IMAGINE BUILDERS PVT. LTD.</b>  Karan Singh Authorized Signatory




For & on behalf of  
GARLAND INFRASTRUCTURE PVT. LTD.



Karan Singh  
Authorized Signatory

WITNESSES:

1. Sign: **IDENTIFIED BY ME**  
After Seen Aadhar Card of Parties  
(Not Responsible If it is not Genuine)  
Name: \_\_\_\_\_  
Address: **NITISH SHARMA (ADVOCATE)**  
**GURUGRAM**

2. Sign:   
Name: **IQBAL SINGH S/O Chandan Singh**  
Address: **Palm vikas**  
**Gurgaon**



**IDENTIFIED BY ME**  
After Seen Aadhar Card of Parties  
(Not Responsible If it is not Genuine)

**HITISH SHARMA (ADVOCATE)**  
GURUGRAM

**DRAFTED BY**  
As per Instruction Given  
By Seller & Purchaser  
**HITISH SHARMA (ADVOCATE)**  
GURUGRAM



**SCHEDULE-I**

**DESCRIPTION OF PROJECT LANDS**

(As per LOI bearing memo no. LC-4251+4252-JE (VA)-2020/491 dated 11.01.2021)

Lands measuring **15.5625 acres (124 Kanal 10 Marla)** situated in village Palra, at Sector 70A, Tehsil Sub-tehsil Badshahpur and District Gurugram, Haryana

Sl. No.	Name of the Land Owners	K	M	Village	Rect No.	Killa No.	K	M
1	Impartial Builders Pvt. Ltd.	12	19	Parla	19	25	8	0
				Palra	24	5min	4	19
2	Ashirbad Buildwell Pvt. Ltd.	11	16	Palra	25	2/2min	2	1
				Palra	26	2/1/2/2min	3	18
				Palra	18	24/1/1	5	17
3	Digital SEZ Developers Pvt. Ltd.	10	1	Palra	25	2/1min	4	19
				Palra	26	1/2	5	2
4	Garland Infrastructure Pvt. Ltd.	25	4	Palra	17	23/1/2	0	5
				Palra		23/2min	2	8
				Palra		24/1min	3	8
				Palra	18	18min	4	11
				Palra		19/1min	0	9
				Palra	26	23/1	2	19
				Palra		2/2	0	4
				Palra		3min	5	6
				Palra	26	4min	4	14
				Palra		7min	0	12
Palra	26	8/1min	0	8				
5	Imagine Builders Pvt. Ltd.	1	1	Palra	17	24/2/2min	1	1
6	Passionate Builders Pvt. Ltd.	0	5	Palra	17	24/2/1	0	5
7	Digital SEZ Developers Pvt. Ltd. 117/131 share	6	11	Parla	25	1/1	6	11
	Grow High Realtors Pvt. Ltd. 14/131 share							
8	Digital SEZ Developers Pvt. Ltd. 302/488 share	3	18	Parla	18	17/2min	3	18
	Impartial Builders Pvt. Ltd. 93/488 share							
	Garland Infrastructure Pvt. Ltd. 93/488 share							
9	Digital SEZ Developers Pvt. Ltd. 1/3 share	6	14	Parla	25	8min	0	7

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*Beep*



	Impartial Builders Pvt. Ltd. 1/3 share			Parla	18	23/3	1	0
	Garland Infrastructure Pvt. Ltd. 1/3 share			Parla	25	3min	5	7
10	Bright Star Builders Pvt. Ltd.	29	14	Parla	25	1/2min	0	7
				Parla	18	24/2	2	0
				Parla	18	25/1/1	2	0
				Parla	17	21min	1	12
				Parla	17	22/2min	1	4
				Parla	25	4/1	7	11
				Parla	25	5/1	7	13
				Parla	25	6/2/1	0	1
				Parla	26	1/1	2	18
				Parla	26	2/1/1	2	7
				Parla	26	9min	1	13
				Parla	26	10min	0	8
11	Digital SEZ Developers Pvt. Ltd.	10	0	Parla	19	17/2	1	11
				Palra	19	24min	7	18
				Palra	24	4/2min	0	11
12	Passionate Builders Pvt. Ltd.	0	10	Palra	24	4/1min	0	10
13	Garland Infrastructure Pvt. Ltd. 1/6 share, Digital SEZ Developers Pvt. Ltd. 13/24 share, Impartial Builders Pvt. Ltd. 1/6 share. Countrywide Promoters Pvt. Ltd. 1/8 share	0	4	Palra	18	17/1min	0	4
				Palra	18	24/1/2	0	3
14	Countrywide Promoters Pvt. Ltd.	5	11	Palra	18	25/2/1min	5	8
15	Bright Star Builders Pvt. Ltd.	0	2	Palra	25	5/2/1	0	2
	<b>Total</b>	<b>124</b>	<b>10</b>				<b>124</b>	<b>10</b>

*Indrajit*

*Joseph*



**SCHEDULE-II**

**DESCRIPTION OF LAND -A (Subject matter of migration)**

Lands measuring 13.51875 acres (108 Kanal 3 Marla) situated in village Palra, at Sector 70A, Sub-tehsil Badshahpur and District Gurugram, Haryana

Sl. No.	Name of the Land Owners	K	M	Village	Rect No.	Killa No.	K	M
1	Impartial Builders Pvt. Ltd.	12	19	Parla	19	25	8	0
				Palra	24	5min	4	19
2	Ashirbad Buildwell Pvt. Ltd.	11	16	Palra	25	2/2min	2	1
				Palra	26	2/1/2/2min	3	18
				Palra	18	24/1/1	5	17
3	Digital SEZ Developers Pvt. Ltd.	10	1	Palra	25	2/1min	4	19
				Palra	26	1/2	5	2
4	Garland Infrastructure Pvt. Ltd.	25	4	Palra	17	23/1/2	0	5
				Palra		23/2min	2	8
				Palra		24/1min	3	8
				Palra	18	18min	4	11
				Palra		19/1min	0	9
				Palra		23/1	2	19
				Palra		2/2	0	4
				Palra	26	3min	5	6
				Palra		4min	4	14
				Palra		7min	0	12
Palra	26	8/1min	0	8				
5	Imagine Builders Pvt. Ltd.	1	1	Palra	17	24/2/2min	1	1
6	Passionate Builders Pvt. Ltd.	0	5	Palra	17	24/2/1	0	5
7	Digital SEZ Developers Pvt. Ltd. 117/131 share	6	11	Parla	25	1/1	6	11
	Grow High Realtors Pvt. Ltd. 14/131 share							
8	Digital SEZ Developers Pvt. Ltd. 302/488 share	3	18	Palra	18	17/2min	3	18
	Impartial Builders Pvt. Ltd. 93/488 share							
	Garland Infrastructure Pvt. Ltd. 93/488 share							
9	Digital SEZ Developers Pvt. Ltd. 1/3 share	6	14	Parla	25	8min	0	7

*Indrajit*

*Deep*



	Impartial Builders Pvt. Ltd. 1/3 share			Parla	18	23/3	1	0
	Garland Infrastructure Pvt. Ltd. 1/3 share			Parla	25	3min.	5	7
10	Bright Star Builders Pvt. Ltd.	29	14	Parla	25	1/2min	0	7
				Parla	18	24/2	2	0
				Parla	18	25/1/1	2	0
				Parla	17	21min	1	12
				Parla	17	22/2min	1	4
				Parla	25	4/1	7	11
				Parla	25	5/1	7	13
				Parla	25	6/2/1	0	1
				Parla	26	1/1	2	18
				Parla	26	2/1/1	2	7
				Parla	26	9min	1	13
				Parla	26	10min	0	8
	<b>Total</b>	<b>108</b>	<b>3</b>				<b>108</b>	<b>3</b>

### SCHEDULE-III

#### DESCRIPTION OF LAND -B

Lands measuring 2.04375 acres (16 Kanal 7 Marla) situated in village Palra, at Sector 70A, Tehsil Sub-tehsil Badshahpur and District Gurugram, Haryana

Sl. No.	Name of the Land Owners	K	M	Village	Rect No.	Killa No.	K	M
1	Digital SEZ Developers Pvt. Ltd.	10	0	Palra	19	17/2	1	11
				Palra	19	24min	7	18
				Palra	24	4/2min	0	11
2	Passionate Builders Pvt. Ltd.	0	10	Palra	24	4/1min	0	10
3	Garland Infrastructure Pvt. Ltd. 1/6 share, Digital SEZ Developers Pvt. ltd. 13/24 share, Impartial Builders Pvt. Ltd. 1/6 share, Countrywide Promoters Pvt. Ltd. 1/8 share	0	4	Palra	18	17/1min	0	4
4	Countrywide Promoters Pvt. Ltd.	5	11	Palra	18	24/1/2	0	3
				Palra	18	25/2/1min	5	8
5	Bright Star Builders Pvt. Ltd.	0	2	Palra	25	5/2/1	0	2
	<b>Total</b>	<b>16</b>	<b>7</b>				<b>16</b>	<b>7</b>

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SCHEDULE-III

DESCRIPTION OF SUBJECT LANDS/ LAND - C

(Subject matter of migration)

Lands measuring 1.38125 acres (11 Kanal 1 Marla) situated in village Palra, at Sector 70A, Tehsil Sub-tehsil Badshahpur and District Gurugram, Haryana

Sl. No.	Name of the Land Owners	K	M	Village	Rect No.	Killa No.	K	M
1	Ashirbad Buildwell Pvt. Ltd.	9	15	Palra	26	2/1/2/2min	3	18
				Palra	18	24/1/1	5	17
5	Imagine Builders Pvt. Ltd.	1	1	Palra	17	24/2/2min	1	1
6	Passionate Builders Pvt. Ltd.	0	5	Palra	17	24/2/1	0	5
	<b>Total</b>	<b>11</b>	<b>1</b>				<b>11</b>	<b>1</b>

*Indrajit*

*Steeple*

