5947

Agreement Award

Indian-Non Judicial Stamp
Haryana Government

Date : 06/10/2025

Certificate No. T0F2025J689
GRN No. 140706565

Stamp Duty Paid : ₹ 600000
Penalty : ₹ 0

Seller / First Party Detail

Name: Bhanwar Singh and Others
H.No/Floor : 347 Sector/Ward : 7 LandMark : Baba wala
City/Village : Jakhauli District : Sonepat State : Haryana
Phone: 98******31

Buyer / Second Party Detail

Name : Snpc Residency Limited
H.No/Floor : 993 Sector/Ward : 6 LandMark : Bahadurgarh
City/Village: Bahadurgarh District : Jhajjar State : Haryana
Phone : 88******68

Purpose : COLLABORATION AGREEMENT

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

DEVELOPMENT-Cum-COLLABORATION AGREEMENT

Type of Property - Agricultural **Value- Rs. 4,40,00,000 Village: Jakhauli**
Stamp Duty -Rs. 8,80,000/-

Area –54 Kanal 16 Marla 3 Sarsai **Stamp Dduty Paid : Rs.8,80,000/-**

THIS AGREEMENT OF DEVELOPMENT/COLLABORATION is made and executed at Rai on this 28.10.2025

By & Between

(1) Rahul S/o Uresh Pal and (2) Munesh Devi widow of Uresh Pal and D/o Uday Singh and (3) Rajan Chauhan S/o Ureshpal Chauhan and (4) Rajni D/o Uresh Pal and w/o Sachin Chauhan all R/o House No. 347, Ward No. 7, Baba Wala, Jakhauli, Sonepat, (5) Bhanwar Singh S/o Mahavir Singh R/o House No. 347, Ward No. 7, Baba Wala, Jakhauli, Sonepat (hereinafter referred to as the owners which expression unless excluded by or repugnant to the context or meaning thereof be deemed to include the owners and their legal heirs, successors, representatives, executors and assigns etc. of the First Part:

Munesh Rajni Bhanwar Singh

Rahul

SNPC RESIDENCY LIMITED
Director

प्रलेख न:5447

दिनांक:29-10-2025

डीड सबंधी विवरण

डीड का नाम COLLABORATION AGREEMENT

तहसील/सब-तहसील राई

गांव/शहर 25-जाखौली

धन सबंधी विवरण

राशि 44000000 रुपये

स्टाम्प ड्यूटी की राशि 880000 रुपये

स्टाम्प नं : 10f2025j689

स्टाम्प की राशि 600000 रुपये

रजिस्ट्रेशन फीस की राशि 50000 रुपये

EChallan:141583431

पेस्टिंग शुल्क 0 रुपये

डेफिशियेंसी स्टाम्प: T0292025J603

डेफिशियेंसी Gmno: 141685786

डेफिशियेंसी शुल्क: 280000

Drafted By: DEEPAK SONI ADV

Service Charge:0

यह प्रलेख आज दिनाक 29-10-2025 दिन बुधवार समय 5:46:00 PM बजे श्री/श्रीमती /कुमारी भवरसिंह पुत्र महावीर सिंह राहुल पुत्र उरेशपाल राजन पुत्र उरेशपाल मुनेश विधवा उरेशपाल भवर सिह पुत्र महावीर सिह श्रीमती रजनी पुत्री उरेश पाल निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Bhanwar Singh
Rajan
Munesh Pahal
Rajni

उप/संयुक्त पंजीयन अधिकारी (राई)

हस्ताक्षर प्रस्तुतकर्ता
भवरसिंह राहुल राजन मुनेश भवर सिह श्रीमती रजनी

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी SNPC RESIDENTIAL LTD THRU SATISH KUMAR हाजिर है। यतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया।दोनों पक्षो की पहचान श्री/श्रीमती /कुमारीMUKESH NUM पिता DAULAT RAM निवासी JAKHAULI व श्री/श्रीमती /कुमारी ROHTASH पिता RAJ SINGH निवासी SOHTI ने की।

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

उप/संयुक्त पंजीयन अधिकारी (राई)

THE SEAL OF THE JOINT SUB REGISTRAR RAI (SONIPAT)

AND

M/s SNPC RESIDENCY LIMITED (U68200HR2024PLC125682 PAN ABOCS5327C) having its office House No. 383, HL City Sector-37, Bahadurgarh-124507, Distt. Jhajjar, Haryana, India acting today through its Designated Partner **Satish Kumar S/o Shyam Lal** R/o House No. 308, Village Ladrawan, Tehsil Bahadurgarh, Distt. Jhajjar, Haryana hereinafter referred to as "Developer" which expressions shall unless excluded by or repugnant to the context or meaning thereof be deemed to include it's subsiding companies, associates, representatives, successors, liquidators, permitted nominees and assigns of the Second Part.

WHEREAS out of the First Party Rahul S/o Uresh Pal is the owner of 77/109 share and Rajan S/o Uresh Pal is the owner of 1/109 share and Mucsh widow of Uresh Pal is the owner of 31/109 share of Agriculture Land comprised in Khewat No. 527/438, Khata No. 615, Kila No. 101//1/2/2(01-08), 7(08-00),8/1(01-10) kite 3 Rakba 10 Kanal 18 Marla as per Jamabandi year 2023-24 in village Jakhauli, Tehsil Rai, Distt Sonepat, Haryana

AND

Out of the first Party Rahul and Rajan is the owner of 1/4 share and Munesh is the owner of 1/12 share and Rajni is the owner of 1/6 share and Bhanwar Singh is the owner of 1/2 share of Agriculture land comprised in in Khewat No. 854/723, Khata No. 960, Kila No. 97//25/1(05-04),25/2(02-00),102//5(07-04) Kite 3, Rakba 14 Kanal 8 Marla as per Jamabandi year 2023-24 in village Jakhauli, Tehsil Rai, Distt Sonepat, Haryana

AND

Out of the first Party Bhanwar Singh is the owner agriculture land measuring 26 Kanal 17 Marla comprised in Khewat No. 525/438, Khata No. 613, Kila No. 101//2/2 (04-07), 3 (08-00), 4 (08-00), 8/2 (06-10), Kite 4, Rakba 26 Kanal 17 Marla as per Jamabandi year 2023-24 in village Jakhauli, , Tehsil Rai, Distt Sonepat, Haryana

AND

Out of the first party Munesh is the owner of 1/24 share, Bhawar Singh is the owner of 1/6 share Rajan and Rahul are the owner of 1/8 of agriculture land measuring 08 Kanal comprised in Khewat No. 856, Mustil No. 97, Killa No. 24 (8-0) i.e Total share of first party is 02 Kanal 13 Marla 3 Sarsai as per Jamabandi year 2023-24 in village Jakhauli, , Tehsil Rai, Distt Sonepat, Haryana

Whereas first party is the legal and absolute owner of 54 Kanal 16 Marla 3 sarsai in all the four Khewat (Hereinafter referred to as the 'SAID LAND'

Munesh Rahul Rajni Rajan Bhanwar Singh

SNPC RESIDENCY LIMITED

Director

AND WHEREAS the developer, along with its associate company(ies), contemplates developing the said land by constructing a plotted residential colony, Affordable Group Housing Scheme, and/or Affordable Plotted Colony under Deen Dayal Jan Awas Yojna, Residential/Commercial Colony, or any other applicable policies/licenses launched by the State Government. The developer shall ensure that all necessary licenses, permissions, and approvals are obtained from the concerned authorities, and all plans are fully sanctioned/approved by the competent authority prior to the commencement of any development work on the land. The owner shall not bear any liability or responsibility for the failure of the developer to obtain such licenses or approvals. In the event of delays or issues in obtaining these licenses, the developer shall be solely responsible for any consequences, and the owner shall be indemnified against any losses or claims arising due to such delays.

AND WHEREAS the owner, while having full legal ownership and rights over the land, may not have the necessary expertise or resources to execute and complete the work of development and construction of the proposed plotted residential/commercial complex. The owner has, therefore, agreed to collaborate with the developer, who has represented themselves as experienced and well-reputed in the development and construction of such projects. The developer has assured the owner that they are fully equipped and confident in obtaining all required permissions, including Change of Land Use (CLU) and necessary licenses, to carry out and complete the execution of the said plotted residential/commercial complex. It is understood that the developer bears full responsibility for securing all such permissions and licenses in a timely manner, and any failure or delay in doing so shall not result in any liability for the owner.

AND WHEREAS the developers have agreed to undertake the execution and completion of said residential/Commercial Complex on the said land on the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AND PARTIES HEREBY AGREE AS UNDER:-

1. That it is further agreed between the owner and Developer that in lieu of the Developer agreeing to develop the said land for residential / commercial \purposes and agreeing to obtain the licenses at its own cost and expenses and in consideration of the deposit to be made by the Developer to the owner, the parties hereto have agreed to share the entire Developed /built up area in the said project in the following manner.

2. That the subject matter of this Deed of Collaboration between the owner and the developer is the said land measuring **54 Kanal 16 Marla 3 Sarsai** situated in Revenue estate of **Jakhauli Tehsil Rai, District Sonipat**, in the State of Haryana, or thereabout for utilizing the same for Development of plotted residential colony which falls in the revenue estate of **Jakhauli Tehsil Rai, District Sonipat** in the State of Haryana.

Munesh Rahul Rajni Rajan Bhanwar Singh

SNPC RESIDENCY LIMITED

Director

3. That the owner assures and declares that they are the absolute owners of the said land and are fully entitled to execute this collaboration with the developer for the said land. This area (proposed for collaboration) is free from acquisition, and there are no other co-owners or claims on the land. In the event that any unforeseen delay in the development process occurs beyond the control of the owners, the owner shall not be held solely liable for any such delays. Any damages arising from such a delay shall be fairly assessed, taking into consideration the developer's role and actions. The amount of damages, if any, shall be determined by a mutually appointed arbitrator agreed upon by both the owner and the developer, ensuring fairness to all parties involved.

4. That all the rates, cesses, and taxes due and payable in respect of the said land up to the handing over of the actual physical possession of the said land to the developer shall be the exclusive liability of the owner. However, any rates, cesses, taxes, or liabilities that arise after the handing over of possession to the developer, or due to any development-related activities initiated by the developer, shall be the sole responsibility of the developer. The owner shall not be liable for any additional costs, taxes, or charges imposed after possession has been transferred.

5. That the owner has declared and represented to the developer that there are no religious or family disputes or any other encumbrance of any kind whatsoever relating to the said land and the said Land is free from all encumbrances, mortgages, charges, gifts, liens, hypothecations, attachments, liabilities, tenancy, un-authorized occupations, claims and litigations and acquisition and the owner shall keep the title of the said land absolutely free and saleable till the duration and full implementation of this agreement in all respects. The developer has entered into this agreement relying upon these declaration and representations/undertakings of the owners.

6. That in case the said property or any part thereof comprised in and subject matter of this agreement declared to be belonging to the owner, is lost on account of any defect in the owner's title or any litigation started by any one claiming through the owner or any one claiming title paramount to the owner's or on account of any cause or cause whatsoever including relating to any outstanding(s), claim(s) taxes (s) etc. on the owner, the owners shall be liable for the damages, losses, costs and expenses sustained by the developer and / or intending buyers of whole or part of the build / un-built areas of the developer share.

Munesh Rajni Bhanwar Singh

SNPC RESIDENCY LIMITED

Director

7. We expressly agree to keep the developer and the intending buyers of whole or part of the developer's share of the built/un-built areas harmless and indemnified against all claims and demands for damages, losses, cost and expenses which the developer or the intending buyer may sustain or incur by reason of any legal case or cases whatsoever.

8. That if there be any claim, demand, or litigation of any nature whatsoever against the owners, the development work or any other matter incidental to this agreement shall not, at any time or after the commencement or on handing over possession to the intending purchaser, be stopped, prevented, obstructed, or delayed in any manner, provided the claims or litigation are not directly related to the actions or omissions of the developer. It is agreed that such claims, outstanding demands, litigation, or court decrees, if any, shall only be met out of the owner's share of the area of the project or proceeds thereof, but only to the extent that such claims are directly linked to the owner's prior actions or liabilities. The owners further undertake that this agreement is irrevocable, provided the developer honours all obligations and performs as per the terms of the agreement. In case the landowner fails to honor this agreement in any way, after the developer has fulfilled all of its obligations, the Developer shall be entitled to seek legal recourse to enforce this agreement.

9. That the owner shall execute a General Power of Attorney (GPA) and Special Power of Attorney and/or any other necessary documents in favor of the Developer solely for the purpose of obtaining the required regulatory approvals, licenses, and sanctions needed for the development of the said land. All actions taken by the Developer under the GPA must be subject to prior written consent from the owner, and the Developer shall regularly provide detailed reports on the status of the approvals obtained. In the event that any other/further document is required for the purpose of development, the owner agrees to sign such documents, provided that the owner is fully informed and satisfied that the Developer has fulfilled all its obligations to date. The Developer shall be responsible for any delay or costs arising from its failure to adequately pursue the necessary licenses or permissions.

10. That the owners further undertake that they shall not deal with the said land in any manner whatsoever that would unreasonably affect the development under this agreement. The owners shall keep the said land free from any new charge, lien, litigation, or claim that may arise after the signing of this agreement, provided that the Developer has fulfilled its obligations as per the agreement. The owners shall not create any obstruction or impediment in the development of the said land unless the Developer fails to meet its obligations or violates the terms of this agreement. In such cases, the owners reserve the right to suspend cooperation until the Developer rectifies any defaults or breaches. Additionally, if any new claim or litigation arises due to the Developer's actions or omissions, the Developer shall be solely responsible for resolving such matters without any liability to the owner.

Munesh Rajni Rajan Bhanwar Singh



SNPC RESIDENCY LIMITED

Director

11. That the owners shall furnish documentary proof of their title of the said land as and when required by the Developer and/or the concerned authorities, provided that such requests are made in a reasonable and timely manner, and that the Developer has fully complied with its obligations under this agreement. The owners shall have the right to verify the purpose and necessity of such requests to ensure that they are legitimate and do not place any undue burden on the owners. Any costs related to providing such documentation shall be borne by the Developer.

12. That the owner will assist the developer to defend and otherwise respect to any proceeding that may be initiated by any person in regard to the any portion of the said land which may be instituted at any time hereafter before any court or other authority.

13. That the owners shall hand over the actual physical possession of the said land to the developer for the purpose of developing the said land for the agreed residential plotted colony, on the execution of this collaboration agreement. The transfer of possession shall not in any way transfer ownership or rights to the Developer beyond what is explicitly agreed in this collaboration agreement, and the ownership shall remain fully vested with the owner until the agreed terms of the development are fully satisfied.

14. It is however agreed by the Developer that the developer shall develop, construct and complete the total development and construction of the aforementioned land at its own cost and expense after procuring requisite licenses, permissions, approvals, sanctions, whenever required from the concerned authorities. Furthermore, the Developer shall provide regular updates to the owner on the progress of obtaining such licenses and approvals, ensuring full transparency throughout the process.

15. That all licenses, approvals, sanctions etc. wherever required for development on the said land shall be procured by the Developer at its own cost and expenses and in its own name. All expenses towards scrutiny fee, License Fee, Conversion Charges, payable to the concerned authorities shall be paid by the Developer only.

16. **That it is agreed between the parties that in lieu of the owner providing their land to the developer, the developer shall pay amount of ₹ 66,00,00,000 Non Refundable amount and in addition, the developer shall deliver, transfer, and hand over the owner's share in the fully developed land, as per the terms agreed in this collaboration agreement**, which is received by the first party from developer through RTGS as per details bellow

Mukesh Rahul Rajni Rajan Bhanwar Singh

SNPC RESIDENCY LIMITED

Director

Date	Bank	UTR No.	Favoring	Amount
23.09.2025	AU Small Finance Bank	AUBLR62025092318741044	Bhanwar Singh	21,00,000
23.09.2025	---do---	AUBLR62025092318740648	Rajni	5,00,000
23.09.2025	---do---	AUBLR62025092318741145	Munesh	5,00,000
23.09.2025	---do---	AUBLR62025092318741212	Rahul	5,00,000
23.09.2025	---do---	AUBLR62025092318742073	Rajan	5,00,000
06.10.2025	---do---	AUBLR62025100619025344	Bhanwar Singh	5,00,000
06.10.2025	---do---	AUBLR62025100619026368	Rajan	5,00,000
06.10.2025	---do---	AUBLR62025100619026414	Rajni	5,00,000
06.10.2025	---do---	AUBLR62025100619026718	Rahul	5,00,000
06.10.2025	---do---	AUBLR62025101519266460	Munesh	5,00,000
		Total		66,00,000

17. That it is Further agreed and assured by the Developer that the Developer at their sole discretion may apply for obtaining License for the whole or any/some part/portion of total land/acres mentioned in this agreement.

18. That the agreement shall be irrevocable and no modification/ alteration etc. in the terms and conditions of such agreement can be undertaken, except after obtaining prior approval of DGTCP Haryana. The owner reserves the right to review and approve any proposed changes through mutual discussion with the developer.

19. That the developer firm i.e. M/s SNPC RESIDENCY LIMITED shall be responsible for the compliance of all terms and conditions of license/provisions of Act of 1976 till the grant of final completion certificate o the colony or relieved of the responsibility by the Director General, Town And Country Planning, Haryana, whichever is earlier.

20. That the collaboration agreement executed between the parties shall be applicable for the Plotted, Affordable Group Housing Scheme or Affordable Plotted Colony under the Deen Dayal Jan Awas Yojna, and any or all of the policies/licenses launched by the State Government, as the case may be. If the developer fails to secure all necessary approvals, licenses, or complete their obligations within this period, the owner reserves the right to terminate the agreement without any liability, and all rights to the land shall revert back to the owner without any further claims from the developer. Any extensions of this agreement shall be subject to mutual agreement, and the owner's consent shall be required for any such extension.

Munesh Rahul Rajni Rajan BhanwarSingh

SNPC RESIDENCY LIMITED

Director

OWNER'S ALLOCATION

(a) That the owners shall be entitled to receive fully developed residential/commercial plots equivalent to 50% of the saleable area obtained in the land pertaining to land owner which will be obtained after finalization of layout against the total land of 54 kanal 16 Marla 3 sarsai owned by them. It is made clear that the residential plots allocated to the owner shall be provided from the plots developed on the owner's land, unless otherwise mutually agreed upon in writing. The division of the 50% of plots pertaining to land owner plots of different sizes shall be decided through mutual discussion, ensuring that the owner's interests are fully protected at all times. The developer shall not impose any allocations, divisions, or sizes without the owner's express written approval.

(b) The Owner shall have the choice to either market the plots allocated to them through the Developer or to market them independently. Should the Owner choose to market independently, the Developer shall have no involvement in the marketing, sale, or any related activities, and all proceeds from such sales shall belong entirely to the Owner without any claim, commission, or involvement from the Developer.

(c) That the sale and marketing of the developed area allocated to the Developer shall be conducted by the Developer on terms and rates fixed by the Developer for their allocated plots. All marketing expenses, including commissions to agents/brokers, brochures, advertisements, and other related costs, shall be borne solely by the Developer. A separate General Power of Attorney (GPA) shall be executed by the Owner in favor of the Developer, which shall be strictly limited to the marketing and sale of the plots allocated to the Developer's share. Under no circumstances shall this GPA be used to market, sell, or influence the marketing or sale of the Owner's allocated plots, nor shall the rates set by the Developer for their plots be enforceable on the Owner's plots.

DEVELOPER'S ALLOCATION

That the Developer shall be entitled to ownership of the remaining land measuring 54 kanal 16 Marla 3 sarsai only after the successful transfer, delivery, and handover of the owner's allocation of 50% residential/commercial plots of fully developed plots, as agreed in this Development-cum-Collaboration agreement. The remaining saleable plotted area (excluding the plots allotted to land owner) and common facilities and amenities shall vest in the Developer solely as consideration for fulfilling their obligations under this agreement. The Developer's entitlement to the remaining land is strictly contingent upon full compliance with the terms of the agreement, including the complete and timely development of the owner's allocated share. Any failure or delay in meeting these obligations shall result in the Developer forfeiting any claims to the remaining land until full compliance is achieved.

Munesh Kumar Rajni Rajan Bhanwar Singh

SNPC RESIDENCY LIMITED

Director

It has been agreed by the land owners that after transferring of plots allocated to land owner in favor of Owner (as per owner allocation section) they will execute Regd. Exchange Deed in favor of Developer firm.

After transfer of agreed amount and agreed residential plots to the owner, the whole Developed Area/said land shall go and will be owned and retained by the developer in lieu of consideration amount and agreed residential plots and towards development of the said land and the developer shall become exclusive owner of the said land and only developer shall have the right to develop the said land for other purposes other than residential such as Commercial etc. However, the Developer's exclusive rights over the said land, including for purposes other than residential (such as commercial), shall only commence once the Owner's full allocation has been delivered, verified, and accepted

The Common Areas of the project such as Roads, services, community sites and other structures will be owned/ controlled by the Developer. Developer on the basis of GPA shall be entitled to book the plots and or enter into agreement to sell with third parties shall execute deeds of conveyances of such saleable area and various units of the said project in such part or parts as shall be required. Further developer shall join and confirm such sale by executing all and every transfer document/deed in favor of the Transferees. The costs of such conveyances including stamp duty and registration expenses and all other legal expenses shall be borne and paid by the Transferees. Owner shall execute further GPA in Developer's or its nominee's favor such that developer shall be fully entitled to sell their shares of the unsold area and receive consideration directly in their name. However, the Owner shall also be entitled to transfer their share of the developed plots to any third party, and no transfer charges shall be levied on such transfers. Owner however at all times shall co-operate for such purpose and shall execute any further documents to effectively and legally transfer and convey developer's unsold area in third party favor, without being entitled to any further money or consideration for that matter.

1. Developer at its absolute discretion shall demolish all structure "Kacha" or "Pucca" existing on the said land before the Developer applies for requisite approvals and sanctions.
2. That the Developer shall commence and complete the development of the said residential/commercial complex by providing the entire finance, equipment, input materials, infrastructure, and expertise necessary to develop the residential/Group Housing/Commercial Complex in accordance with the sanctioned plans and any modifications thereof as may become necessary or agreed to during the progress of the work. The Developer shall ensure that any modifications or changes to the sanctioned plans are done only with the prior written approval of the owner, and the owner shall be kept informed of all developments. The Developer may assign this agreement in favor of a third party only with the owner's prior written consent. Such assignment shall not in any way relieve the Developer of its obligations under this agreement, and the Developer shall remain fully responsible for ensuring compliance with all terms and conditions of the agreement. Any attempt to assign this agreement

Munesh Rahul Rajni Rajan Bhanwar Singh

SNPC RESIDENCY LIMITED

Director

without the owner's consent shall be deemed invalid and shall entitle the owner to terminate the agreement.

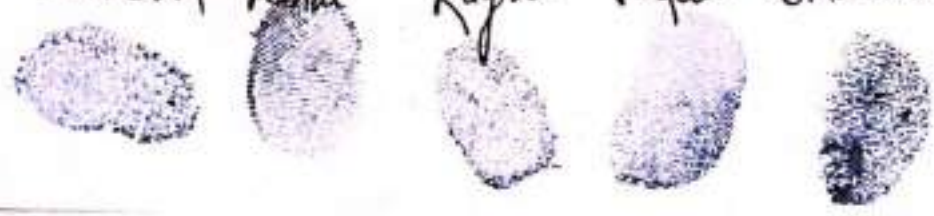
3. That the developer shall pay and bear all taxes, cesses and levies payable for the said land and building from the date of the commencement of development.

4. The developer alone shall be responsible for any accident that may occur during the course of development and it alone shall meet any financial or other liability either under Workmen Compensation Act or under any other Law or Regulation in force for the time being. Any financial expenditure of whatever nature involved in any accident to workmen, labor, employee, neighbor or any other person shall be borne by the developer and owner shall be absolved of and indemnified by the developer of any financial or other liability in this regard.
5. The owner shall not interfere with or obstruct in any manner with the execution and completion of the work of development of the said residential /Group Housing / commercial project or booking and sale of developer's share of developed, built or un – built areas of the Project. provided that the Developer fully complies with all the terms and obligations outlined in this agreement.

6. It is agreed between the parties that once possession of the said land is delivered/handed over to the Developer for the purpose of the aforementioned project, the Developer's possession shall not be disturbed, nor shall any interference be caused by the Owner until the project is complete. However, it is expressly clarified that ownership of the said land shall continue to vest exclusively with the Owner, and the Developer shall not claim any right, title, or interest in the said land or any part thereof prior to the successful completion of the project. Upon completion of the project, the ownership of the property shall be divided between the parties strictly as per their respective shares, with no claims by the Developer until all obligations under this agreement are fulfilled.

7. Both the Developer and the Owner shall be entitled to retain, let out, or sell their respective shares of the developed area to any party, either in whole or in parts. The Developer shall have the right to enter into agreements to sell, lease, rent, or otherwise dispose of its share, receive payments, and execute the necessary documents in favor of the purchaser. However, the Developer shall not in any way impose or dictate terms related to the sale or disposal of the Owner's share, which the Owner has full discretion to handle independently. The Owner agrees to cooperate in executing the required documents to confer legal and perfect title in favor of such purchasers, but only as it pertains to the Developer's share and without affecting the Owner's rights. The Owner shall issue receipts jointly with the Developer only for transactions related to their respective shares, ensuring that both parties are

Munesh Kshue Rajni Pujan Bhanwar Singh



SNPC RESIDENCY LIMITED

Director

bound solely by the transaction terms for their respective shares, and the Owner shall not be liable for any obligations or liabilities arising from the Developer's transactions.

8. The owner shall execute a General Power of Attorney (GPA) in favor of the developer and/or its agents or nominees strictly for the purpose of enabling the developer to obtain necessary sanctions, permissions, approvals, connections, raw materials, and other requirements needed for the development of the project and to discharge its obligations under this Collaboration Agreement. The GPA shall be limited strictly to the Developer's obligations and share under the agreement and shall not grant any authority to the Developer over the Owner's share or allow the Developer to let/sell any part of the Owner's allocated area without the Owner's prior written consent.

9. The owner and the developer shall be bound to comply with all the terms and conditions of the licenses and agreements with the Town & Country Planning Department, Government of Haryana, in respect of the project sought to be developed. The Developer confirms that it has duly seen, examined, and verified all relevant documents, terms, and conditions, and assumes full responsibility for ensuring compliance with these requirements. The Owner shall not be held liable for any failure or non-compliance arising from the Developer's actions or omissions. Any modifications, penalties, or requirements imposed by the authorities that affect the project shall be managed and fulfilled by the Developer at its sole cost and responsibility, ensuring that the Owner's interests remain fully protected.

10. The parties hereto agree to perform their respective obligations under this agreement with due diligence and mutual cooperation, keeping in view the interests of each other. Both the Developer and the Owner shall execute and perform all necessary acts, deeds, matters, and things required for implementing or giving full effect to the terms of this agreement, provided that no actions shall impose any undue burden, financial liability, or obligations on the Owner beyond what is expressly agreed upon in this agreement.
11. It is an integral and essential term of this agreement that the said residential/commercial complex shall be named as decided by the Developer, provided that the name is mutually acceptable to both parties and does not negatively impact the Owner's reputation or interests. The Owner agrees not to unreasonably withhold consent to the Developer's proposed name, but reserves the right to raise concerns if the name is found to be inappropriate or potentially harmful to their interests.
12. That the parties hereto understand and agree that the present arrangement shall not be deemed or construed as a partnership or joint venture. The collaboration is a pure and simple agreement for the development and sharing of the developed areas between the parties as specifically outlined in this agreement. Each party shall retain its own rights and obligations as defined herein, and neither party shall have any authority to bind the other in any manner beyond the scope of this agreement.

Munesh Rahul Rajni Rajan Bhagwan Singh



SNPC RESIDENCY LIMITED

Director

13. This agreement may only be changed, altered, amended, modified, or superseded with the mutual written consent of both the Owner and the Developer. In the event of such changes, any subsequent collaboration agreement shall prevail over this agreement, provided that such modifications are in writing and duly signed by both parties. No unilateral changes shall be valid or enforceable without the explicit consent of both parties.

14. The original documents related to the said land shall remain in the custody of the Owner, who will provide attested copies to the Developer as and when required for the purpose of fulfilling the terms of this agreement. The original documents shall only be handed over to the Developer after the successful completion of the project as per the terms outlined in this agreement. Until such completion, the Owner shall retain full control of the original documents.

OBLIGATION OF THE OWNER:

It is agreed by and between the parties that the Owner shall have the following obligations, including the other conditions specified in the rest part of the agreement, which shall be performed by him at its own cost and expenses:

A. To clear all outstanding taxes, dues by whatever names called including charges towards electricity and water up to date of execution of this agreement at its own cost and expenses ;
B. To keep the title of the said land free and marketable so as to enable the Developer to complete the Project.
C. To sign, apply for and submit for all permissions and sanctions jointly with the Developer from the Government and or other authorities including the sanction of Building Plans, Revised / Modified Plans, Service Plans etc. before the concerned Local Authorities as may be required for commencement, continuation and completion of the Project. However, all such applications and submissions shall only be made after mutual agreement, and the Owner's involvement shall not impose any financial liability on the Owner unless explicitly agreed upon in advance.
D. The Owner agrees to permit the Developer to set up infrastructure, site office, and grant free access to the said land for the Developer, its staff, appointed architects, specialists, contractors, sub-contractors, site engineers, supervisors, agents, and other personnel only after the Developer has obtained the required license and necessary approvals from the government and relevant authorities. No access shall be granted until all requisite permissions are secured to ensure full compliance with applicable laws and regulations.
E. To execute and sign all necessary documents required by the relevant Government authorities for smooth execution of the 'Project' including obtaining temporary / permanent electric connection from Electricity Authority / Board, Water connection, Tube well etc. It is understood that by doing so the owner shall not incur any responsibility or liability of any nature whatsoever, pecuniary or otherwise and its total cost or expenses would be borne by the Developer.

Mukesh Kumar Rajni Rajan Bhanwar Singh

SHRC RESIDENCY LIMITED

Director

F. The Owner agrees to execute and sign a limited Power of Attorney in favor of the Developer and/or their agents, solely to enable the Developer to apply for and obtain all necessary permissions, sanctions, licenses, and approvals from the concerned authorities required to commence and complete the project in accordance with this agreement. The Power of Attorney shall be limited to this specific purpose and shall not extend beyond the scope necessary for obtaining these approvals. The Owner retains the right to revoke or amend the Power of Attorney if it is misused or extends beyond the agreed purpose.

G. The Owner agrees to execute and sign a limited Power of Attorney in favor of the Developer and/or their agents, strictly for the purpose of enabling the Developer to sign agreements for sale, lease, or licensing in favor of prospective buyers, tenants, or licensees. This Power of Attorney shall apply only to the Developer's share of the project and shall be granted only after the necessary licenses and approvals have been obtained from the relevant authorities. The Power of Attorney shall not extend to the Owner's share of the developed property, and the Owner retains the right to revoke or limit the Power of Attorney if it is misused or extends beyond the agreed scope.

H. The Owner agrees to execute and sign all necessary documents required for the transfer of the developed area/plots/built-up units, including sale deeds or lease deeds, in favor of prospective buyers, tenants, or licensees, solely for the purpose of transferring title to the developed area/plots/built-up units that are part of the Developer's share upon the completion of the project. The Owner's cooperation in this regard shall be limited to the Developer's share, and the Owner shall retain full control over their own share of the property.

I. The Owner agrees to defend, compromise, and settle all suits, proceedings, and cases jointly with the Developer that may be initiated by any third party in relation to the development, construction, or marketing of the project. However, the financial responsibility and legal liability for such suits shall be borne solely by the Developer unless the claim arises directly from an act or omission by the Owner. The Owner's involvement shall be limited to cooperation in defending such cases, without incurring any financial or legal liability beyond their share in the project.

J. The Owner agrees not to enter into any agreement or arrangement for the development of the said land with any party other than the Developer or its nominee(s) for the duration of this agreement. This restriction shall remain in place until the successful completion of the project or unless otherwise mutually agreed upon in writing by both parties.

K. In case any amount/fees deposited with the Government or any other authority is refunded to the OWNER, the same will be returned by the OWNER to the DEVELOPER within 30 days of the receipt of the refund, provided that the Developer submits a written request for the return along with proper documentation verifying the refund details. In the event of any delay beyond this period, the OWNER will pay interest at 12% per annum on the amount for the delayed period, unless the delay is caused due to reasons beyond the Owner's control, in which case no interest shall be applicable.

Manesh Rahar Rajni Rajan Bhanwar Singh

SNPC RESIDENCY LIMITED

Director

OBLIGATIONS OF THE DEVELOPER:

It is agreed by and between the parties hereto that the following shall be the obligations and responsibility of the Developer, which shall be performed by it at its own cost and expenses:

A. The Developer shall be responsible for conducting a detailed survey of the said land, preparing the layout, building plans, and development schemes independently, and submitting them to the appropriate authorities for necessary approvals and sanctions. All submissions shall require the prior written approval of the Owner to ensure alignment with the Owner's interests and the objectives of this agreement.

B. The Developer shall prepare detailed development plans, including cost estimates, and shall assign, execute, and supervise all necessary work to ensure the provision of comprehensive development services. The Developer shall ensure that all development work is carried out with due diligence and in accordance with the sanctioned plans, ensuring no financial or legal liabilities fall on the Owner.

C. The Developer confirms that it has properly cross-checked, conducted due diligence, and verified the title, encumbrances, and other related aspects of the said land to ensure its suitability for the intended development under this agreement. The Developer further affirms that it has personally inspected and verified all relevant documents and physical aspects of the land, including necessary approvals from relevant authorities. The Developer confirms that it has reviewed and understood all matters related to the land through its own efforts and assessment, and any issues arising from the land's status shall be the Developer's responsibility without involving the Owner.

D. The Developer agrees to develop the said land and manage all constructions for residential and/or commercial purposes in accordance with the approved building plans and other necessary approvals issued by the concerned authorities. The Developer shall ensure that all constructions strictly comply with the sanctioned plans and legal requirements, with no deviation or liability falling upon the Owner.

E. The Developer is obligated to complete the project in all respects, including but not limited to the construction of floor spaces and the internal development of infrastructure, such as roads, sewage lines, overhead and underground water storage tanks, electrical and telephone lines, and all other required utilities. The Developer shall ensure that the entire project is completed in accordance with the timelines agreed upon and to the satisfaction of the Owner, with no delays or additional financial burdens placed on the Owner.

F. The Developer agrees to market the project in accordance with the terms of this agreement, ensuring that all marketing activities, including advertisements, promotions, and sales, are conducted in a manner that aligns with the agreed-upon terms. All costs associated with the marketing of the project shall be borne solely by the Developer, with no financial liability on

Munesh Rahul Rajni Rajan Bhanwar Singh

SNPC RESIDENCY LIMITED

Director

the Owner.

G. The Developer is fully authorized to enter into contracts, agreements, or arrangements with any person or entity for the construction or development of the project, at its own cost and expense. The Developer shall remain solely responsible for all contractual obligations and financial arrangements related to these contracts, without involving the Owner in any liabilities or disputes.

H. The Developer shall be exclusively responsible for the employment and management of all workmen, officials, and staff directly or indirectly engaged in the project, whether on-site or off-site. All wages, dues, and statutory or contractual obligations owed to these employees or workers shall be paid and managed solely by the Developer, and the Owner shall be absolved from any responsibility or liability in relation to these employees.

I. The Developer shall ensure the timely completion of all formalities required to obtain the necessary permissions, sanctions, and approvals from the relevant authorities. This includes proactive follow-up with the concerned authorities during the construction and post-construction periods, ensuring that all building and service-related approvals are secured without delay.

J. The Developer is responsible for the timely application and obtaining of completion/occupancy certificates from the relevant authorities. All formalities pertaining to these certificates must be completed in a prompt manner to avoid delays in the project's completion, and the Developer shall bear full responsibility for any delays or penalties associated with these formalities.

K. The Developer agrees to bring in the necessary finance for the development of the said project, as and when required, in accordance with this agreement. The Developer shall ensure that the availability of finances is timely and sufficient so that the development of the project is not hindered for any reason, particularly due to non-availability of funds. The Owner shall not bear any responsibility or financial liability for securing or arranging the finances.

L. The Developer shall have the sole discretion to determine the sale price, lease amount, or license fees of the built-up units of the said project from time to time. However, the Developer shall ensure that such pricing decisions do not impact the Owner's share or financial interest, and any decision taken must be communicated transparently to the Owner.

M. The Developer agrees to abide by all contracts, agreements, and allotments that it may execute with contractors, suppliers, third parties, prospective purchasers, allottees, transferees, or licensors in respect of the said project. The Developer shall bear full responsibility for the execution and fulfilment of these agreements, ensuring that no legal or financial liability falls upon the Owner due to any such arrangements.

Note: 1. The Developer firm, M/s SNPC RESIDENCY LIMITED, shall be solely responsible for ensuring compliance with all the terms and conditions of the license, as well as the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975, and the rules outlined in the 1976 Regulations, until the final completion or occupation certificate is granted for the colony. The Developer's responsibility shall continue until either the issuance of the final completion/occupation certificate or until the Developer is officially relieved of this responsibility by the Director

Munesh Rahul Rajni Pujan Bhanwar Singh

SNPC RESIDENCY LIMITED

Director

General, Town and Country Planning, Haryana (DG, TCP), whichever is earlier.

2. This Agreement shall be irrevocable, and no modifications, alterations, or amendments to the terms and conditions of this agreement shall be made unless prior written approval is obtained from the DG, TCP Haryana. Any attempt to modify the agreement without such approval shall be deemed invalid and unenforceable.

SCHEDULE OF LAND

Land comprised in Khewat No. 527/438, Khata No. 615, Kila No. 101//1/2/2(01-08), 7(08-00),8/1(01-10) kite 3 Rakba 10 Kanal 18 Marla, Khewat No. 854/723, Khata No. 960, Kila No. 97//25/1(05-04),25/2(02-00),102//5(07-04) Kite 3, Rakba 14 Kanal 8 Marla, Khewat No. 525/438, Khata No. 613, Kila No. 101//2/2 (04-07), 3 (08-00), 4 (08-00), 8/2 (06-10), Kite 4 Rakba 26 Kanal 17 Marla,Khewat No. 856, Mustil No. 97, Killa No. 24 (8-0), Rakba of owner is 2 Kanal 13 Marla 3 sarsai. Total land measuring 54 Kanal 16 Marle 3 sarsai as per Jamabandi year 2023-24 in village Jakhauli, Tehsil Rai, Distt Sonepat, HaryanaWHEREAS out of the First Party Rahul S/o Uresh Pal is the owner of 77/109 share and Rajan S/o Uresh Pal is the owner of 1/109 share and Muesh widow of Uresh Pal is the owner of 31/109 share of Agriculture Land comprised in Khewat No. 527/438, Khata No. 615, Kila No. 101//1/2/2(01-08), 7(08-00),8/1(01-10) kite 3 Rakba 10 Kanal 18 Marla as per Jamabandi year 2023-24 in village Jakhauli, Tehsil Rai, Distt Sonepat, Haryana

IN THE WITNESSES WHEREOF, the parties hereto have set their respective hands on these present on the day, month and year written below in the presence of the following witnesses : -

SIGNED AND DELIVERED BY

Rajan
Adhar No. :489778517899
PAN- CIPPC6429N

Rahul
Aadhar No. : 273104476188
PAN- CTKPR98338

RAJAN
Adhar No. : 718905197872
PAN- BDGPC8415F

Munesh
MUNESH DEVI
Aadhar No.:373809621821
PAN- FCUPD1344F

BHAWAR SINGH
Adhar No. : 379785813860
PAN-DHWPS5469D
Executant

SIGNED AND DELIVERED BY
DEVELOPER/M/s SNPC RESIDENCY LIMITED

Mr. Satish Kumar(Director)
Aadhar - 546139183174
Developer

Witnesses: 1
मुकेश नम्बरदार
जाखौली

Witnesses:-2
शेरतास S/. राज सिंह
सोहटी

Drafted by:-
Deepak Soni
Advocate
Distt.Court,Jhajjar

Reg. No.	Reg. Year	Book No.
5447	2025-2026	1



पेशकर्ता



दावेदार



गवाह

Raja
Munesh Rahul Rajni Bhanwarsingh

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- भवरसिंह राहूल राजन मुनेश भवर सिह श्रीमती रजनी_____

दावेदार :- SNPC RESIDENTIAL LTD THRU SATISH KUMAR_____

गवाह 1 :- MUKESH NUM _____

गवाह 2 :- ROHTASH _____

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 5447 आज दिनांक 29-10-2025 को बही नं 1 जिल्द नं 2688 के पृष्ठ नं 163.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 11 के पृष्ठ संख्या 56 से 58 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है |

दिनांक 29-10-2025

THE SEAL OF THE JOINT SUB REGISTRAR RAI (SONIPAT)

उप/सयुंक्त पंजीयन अधिकारी राई

69
4.

General Power of Attorney

Indian-Non Judicial Stamp
Haryana Government

Date : 06/10/2025

Certificate No. T0F2025J697
GRN No. 140708103

Stamp Duty Paid : ₹ 1000
Penalty : ₹ 0

Seller / First Party Detail

Name: Bhanwar Singh and Others
H.No/Floor : 347 Sector/Ward : 7 LandMark : Baba wala
City/Village : Jakhauli District : Sonepat State : Haryana
Phone: 98******31

Buyer / Second Party Detail

Name : Snpc Residency Limited
H.No/Floor : 993 Sector/Ward : 6 LandMark : Bahadurgarh
City/Village: Bahadurgarh District : Jhajjar State : Haryana
Phone : 88******68

Purpose : GPA

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

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM these presents shall come, **THIS GENERAL POWER OF ATTORNEY**(hereinafter referred to as the "**GPA**") is executed at Sonipat on the 6th day of October 2025

By & Between

(1) Rahul S/o Uresh Pal and (2) Munesh Devi widow of Uresh Pal and D/o Uday Singh and (3) Rajan Chauhan S/o Ureshpal Chauhan and (4) Rajni D/o Uresh Pal and w/o Sachin Chauhan all R/o House No. 347, Ward No. 7, Baba Wala, Jakhauli, Sonepat, (5) Bhanwar Singh S/o Mahavir Singh R/o House No. 347, Ward No. 7, Baba Wala, Jakhauli, Sonepat (hereinafter referred to as the owners which expression unless excluded by or repugnant to the context or meaning thereof be deemed to include the owners and their legal heirs, successors, representatives, executors and assigns etc. of the First Part:

AND

M/s SNPC RESIDENCY LIMITED (U68200HR2024PLC125682 PAN ABOCS5327C) having its office Shop No. 37, First Floor, Avenue 37, HL City, Sector-37, Bahadurgarh-124507, Distt. Jhajjar, Haryana, India acting today through its Designated Partner **Satish Kumar S/o Shyam Lal** R/o House No. 308, Village Ladrawan, Tehsil

SNPC RESIDENCY LIMITED
Director

Rahul Rajni Munesh Bhanwar Singh

प्रलेख न:69 दिनांक:29-10-2025

डीड सबंधी विवरण

डीड का नाम GPA

तहसील/सब-तहसील राई

गांव/शहर 25-जाखौली

धन सबंधी विवरण

राशि 1 रुपये

स्टाम्प ड्यूटी की राशि 1000 रुपये

स्टाम्प नं : t0f2025j697

स्टाम्प की राशि 1000 रुपये

रजिस्ट्रेशन फीस की राशि 100 रुपये

EChallan:141583472

पेस्टिंग शुल्क 3 रुपये

Drafted By: DEEPAK SONI ADV

Service Charge:200

यह प्रलेख आज दिनाक 29-10-2025 दिन बुधवार समय 5:57:00 PM बजे श्री/श्रीमती /कुमारी RAHUL MUNESH RAJAN RAJNI BHANWAR SINGH खाली URESH PAL MAHAVIR SINGH निवास JAKHAULI द्वारा पंजीकरण हेतु प्रस्तुत किया गया |

Rahul Munesh Rajan Rajni Bhanwar Singh

उप/सयुंक्त पंजीयन अधिकारी (राई)

हस्ताक्षर प्रस्तुतकर्ता
RAHUL MUNESH RAJAN RAJNI BHANWAR SINGH

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी SNPC RESIDENCY LTD THRU SATISH KUMAR हाजिर है | प्रतुत प्रलेख के तथ्यों को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया |दोनों पक्षो की पहचान श्री/श्रीमती /कुमारीMUKESH NUM पिता DAULAT RAM निवासी JAKHAULI व श्री/श्रीमती /कुमारी ROHTASH पिता RAJ SINGH
निवासी SOHTI ने की |
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप मे जानते है तथा वह साक्षी नं:2 की पहचान करता है |

उप/सयुंक्त पंजीयन अधिकारी(राई)

THE SEAL OF SUB REGISTRAR RAI (SONIPAT)

Bahadurgarh, Distt. Jhajjar, Haryana hereinafter referred to as "Developer" which expressions shall unless excluded by or repugnant to the context or meaning thereof be deemed to include it's subsiding companies, associates, representatives, successors, liquidators, permitted nominees and assigns of the Second Part.

referred to as "Developer" which expressions shall unless excluded by or repugnant to the context or meaning thereof be deemed to include it's subsiding companies, associates, representatives, successors, liquidators, permitted nominees and assigns of the Second Part.

The Developer and the LandOwner are individually referred to as "**Party**" and collectively referred to as "**Parties**".

WHEREAS:

This General Power of Attorney (GPA) is executed in favor of the Developer pursuant to the Development and Collaboration Agreement No. **dated** ("Development Agreement") entered into between the Land Owners and the Developer. The GPA is strictly limited to the terms and conditions outlined in the Development Agreement and is solely for the purpose of enabling the Developer to fulfill its obligations under the said agreement. The Developer is authorized to undertake the necessary actions related to the construction and development of an integrated township on land **measuring 54 kanal 16 Marla 3 sarsai**

SCHEDULE OF THE LAND ADMEASURING 54 kanal 16 Marle 3 sarsai

Land comprised in Khewat No. 527/438, Khata No. 615, Kila No. 101//1/2/2(01-08), 7(08-00),8/1(01-10) kite 3 Rakba 10 Kanal 18 Marla, Khewat No. 854/723, Khata No. 960, Kila No. 97//25/1(05-04),25/2(02-00),102//5(07-04) Kite 3, Rakba 14 Kanal 8 Marla, Khewat No. 525/438, Khata No. 613, Kila No. 101//2/2 (04-07), 3 (08-00), 4 (08-00), 8/2 (06-10), Kite 4 Rakba 26 Kanal 17 Marla,Khewat No. 856, Mustil No. 97, Killa No. 24 (8-0), Rakba of owner is 2 Kanal 13 Marla 3 sarsai. Total land measuring 54 Kanal 16 Marle 3 sarsai as per Jamabandi year 2023-24 in village Jakhauli, Tehsil Rai, Distt Sonepat, Haryana (Hereinafter referred to as the 'SAID LAND')

This GPA is to be utilized exclusively for the purpose of securing the necessary sanctions, approvals, permissions, and other statutory requirements as stipulated in the Development Agreement. Under no circumstances shall this GPA grant the Developer any rights beyond those specifically stated in the Development Agreement, and any action taken beyond the scope of the agreement will be deemed invalid. The Land Owners retain full ownership rights over the land, and the Developer shall have no authority to act contrary to the interests of the Land Owners as outlined in the Development Agreement.

Rajan Patwa Rajni Munesh Bhagwan Singh





SNPC RESIDENCY LIMITED

Director

SCHEDULE OF LAND

Land comprised in Khewat No. 527/438, Khata No. 615, Kila No. 101//1/2/2(01-08), 7(08-00),8/1(01-10) kite 3 Rakba 10 Kanal 18 Marla, Khewat No. 854/723, Khata No. 960, Kila No. 97//25/1(05-04),25/2(02-00),102//5(07-04) Kite 3, Rakba 14 Kanal 8 Marla, Khewat No. 525/438, Khata No. 613, Kila No. 101//2/2 (04-07), 3 (08-00), 4 (08-00), 8/2 (06-10), Kite 4 Rakba 26 Kanal 17 Marla,Khewat No. 856, Mustil No. 97, Killa No. 24 (8-0), Rakba of owner is 2 Kanal 13 Marla 3 sarsai. Total land measuring 54 Kanal 16 Marle 3 sarsai as per Jamabandi year 2023-24 in village Jakhauli, Tehsil Rai, Distt Sonepat, Haryana

Whereas, the Land Owners and the Developer have entered into Development and Collaboration Agreement No. _____ dated _____ (hereinafter referred to as the "Development Agreement"), along with other requisite documents related to the construction and development of a project in the nature of an integrated township, hereinafter collectively referred to as the "Collaboration Agreements."
Whereas, the Land Owners have given limited possession of the said land to the Developer for the purposes of development, as per the terms approved by the relevant authority from time to time, and subject to the Owner's oversight and the Developer's compliance with the terms of the Collaboration Agreements.

Whereas, the Developer has initiated the process for obtaining a license over the said land and has started work related to the development of the integrated township project on the licensed land in full compliance with applicable laws. All actions by the Developer shall be in strict adherence to the Collaboration Agreements, ensuring that the Owner's interests are protected at all stages. The Land Owners have agreed, under the terms of the Collaboration Agreements, to include the said land and to participate in the development of the proposed integrated township project on the licensed land, which includes the said land (hereinafter referred to as the "Project").

Whereas, the Land Owners, in accordance with the terms and conditions of the Collaboration Agreement executed between the parties, now execute and grant this limited General Power of Attorney (GPA), solely for the purposes set forth in the Collaboration Agreements. The authority granted under this GPA shall be used exclusively for the benefit of the Project, and the Owner retains the right to oversee and monitor the Developer's actions. This GPA shall remain valid for the area mentioned in the schedule of land for the purposes outlined.

This GPA is granted for the specific purpose of development as outlined and shall not in any way diminish the ownership rights of the Land Owners. The ownership of the land remains exclusively with the Land Owners until the successful completion of the project and fulfillment of all obligations by the Developer.

NOW KNOW ALL, AND THESE PRESENTS WITNESS, that We, the Land Owners/GPA Executors, do hereby irrevocably nominate, constitute, and appoint, from the date hereof, the Developer, acting through any of its officers, employees, or agents (hereinafter referred to as the "Attorney"), to be our true and lawful attorney for us, in our names and on our behalf, to do, execute, and perform, strictly in accordance with

Rajan Rahul Rajni Munesh Bhamwar Singh

SNPC [illegible]



Director

the terms of the Development Agreement and solely for the benefit of the Project, the following instruments, acts, deeds, matters, and things, in relation to the Said Land, while ensuring that our ownership rights and interests are fully protected. Specifically, the Developer is authorized to:

1. To manage, control, and supervise the Said Land in all respects, strictly in accordance with the Development Agreement, and to represent us before the concerned authorities, provided that no decisions or actions shall be taken that adversely affect the rights or interests of the Land Owners.

2. The Developer is authorized to apply to the Director General of Town & Country Planning (DGTCP), Haryana, HUDA, HRERA, or any other relevant authority, for obtaining the necessary licenses for establishing an integrated township consisting of a plotted affordable residential colony under the Deen Dayal Jan Awas Yojna-2016 or under any other scheme for plotted colonies on the said land. This may be done either by itself or in conjunction with other lands, as required. The Developer is further authorized to present the Development Agreement and any other relevant documents before the concerned Sub-Registrar throughout Haryana or outside Haryana and have the same registered. The Developer may sign and submit all required forms, including Form LC-1, the Deed of Undertaking, the Schedule of Land, as well as prepare and submit layout plans, Shajra Plans, and Schemes. Additionally, the Developer is empowered to give any necessary Undertakings, Affidavits, Statements, Indemnity Bonds, and Bank Guarantees related to the development, as well as to fulfill all obligations regarding EDC, IDC, and community sites. The Developer is responsible for paying all relevant fees, including scrutiny fees, license fees, service charges, and conversion fees, and ensuring compliance with all requirements set forth by the department, all without placing any financial burden on the Land Owners.
3. The Developer is authorized to apply to the DGTCP, Haryana, and HUDA for the cancellation, withdrawal, or renewal of Form LC-1, the Deed of Undertaking, and any other forms, applications, agreements, indemnity bonds, or bank guarantees. The Developer may also apply for the refund of EDC, IDC, community sites, and any other amounts paid earlier, such as scrutiny fees, license fees, service charges, and conversion fees. All actions regarding refunds or modifications shall be carried out without any financial or legal burden on the Land Owners. Any additional requirements or directions from the department shall be strictly followed by the Developer, ensuring compliance with the Collaboration Agreement.
4. The Developer is empowered to apply for the transfer or alienation of the license or rights under the license to other developers, persons, firms, LLPs, companies, etc., with prior written approval from the Land Owners. This ensures that any changes in the development rights or partnerships are made in the best interest of the Owner and with full transparency.

Rajan Rahul Rajni Munesh Bhanwar Singh





SHPC RESIDENCY LIMITED

Director

5. The Developer is authorized to receive the LOI (Letter of Intent) and any release of land or license, on behalf of the Land Owners, if required. The Developer may also make, sign, and submit any necessary documents, undertakings, agreements, affidavits, or statements and appear before HUDA or any other concerned Urban Estate or Government Authority to ensure the release and licensing of the said land. All actions shall be taken with the Land Owners' interests in mind, ensuring the completion of the development process without any negative impact on the ownership rights.
6. The Developer is authorized to appear before DGTCP, HUDA, NHAI, or any Central/State Government, Union Territory Authority, HRERA, or other statutory body, as required, to carry out the purposes outlined in this GPA. This includes the power to make, sign, and submit any applications, replies, affidavits, undertakings, agreements, appeals, or other documents, and to engage in negotiations, compromises, or exchanges with HUDA, DGTCP, HRERA, or any relevant authority. The Developer may also file appropriate legal proceedings where necessary, always ensuring that the Land Owners' rights and interests are fully protected, with no financial or legal liability imposed on the Owners.
7. The Developer is authorized to represent the Land Owners before all Government, Semi-Government, and Private offices, including offices of the President of India, Governor of Haryana, Income Tax Department, municipal bodies, and Central/State Government Offices, or any other Government Authorities. The Developer may sign, make, and/or file any letters, documents, representations, petitions, suits, or caveats required for obtaining approvals related to the said land. The Developer shall ensure that all actions are taken in consultation with the Land Owners, and any charges or payments required shall be borne solely by the Developer, without placing any financial responsibility on the Owners. All acts undertaken must be to the benefit of the project and the protection of the Owners' interests.
8. The Developer is empowered to obtain permits and quotas for building materials, and to appoint any employees, executives, contractors, architects, labor contractors, workmen, electricians, plumbers, engineers, and other personnel necessary for the completion of the construction. The Developer may sign contracts, appointment letters, and representations, and furnish any indemnities or guarantees required for the project. Additionally, the Developer may deposit securities and obtain discharge thereof, make applications, and secure necessary forms, sewage connections, and Completion Certificates, ensuring that all actions are done without any financial burden on the Land Owners. All compounding fees, composition fees, regularization fees, betterment charges, and other expenses shall be borne entirely by the Developer.
9. The Developer is authorized to obtain refunds of securities, amounts, and other deposits made with concerned departments, whether in the name of the Developer, its nominees, or the Land Owners. The Developer shall issue receipts for such refunds and ensure that all refunds related to the project are handled without any legal or financial liabilities for the Land Owners.

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10. The Developer is empowered to assign the development rights of the Developer's area in the project, provided that such assignment is made with the prior written consent of the Land Owners. Any such assignments must not affect the Land Owners' interests or rights in the project.
11. The Developer is authorized to deposit all types of fees, charges, security deposits, demands, dues, and taxes related to the said land with any relevant authority and to obtain receipts for such payments. The Developer may also secure No Objection Certificates (NOCs) from the Income Tax Department, make appeals, contest demands or assessments, and settle or compromise such matters before any court of law, ensuring that the Land Owners are kept fully informed and bear no financial liability related to these action.
12. In accordance with the terms of the Development & Collaboration Agreements, the Power of Attorney, and this GPA, the Developer is authorized to market, negotiate, and enter into agreements related to the Developer's area with prospective purchasers or customers only after the share and allocation between the Developer and the Land Owner has been fully determined and divided. The Developer may sell, lease, license, or otherwise commercially exploit the built-up or developed areas, in whole or in parts, to intending purchasers for adequate sale consideration, but only with respect to the Developer's allocated share. The Developer is authorized to receive sale considerations only for the Developer's area, in the name of the Developer, and to execute and register all required documents as the registered owner of the Developer's share of the said land. Under no circumstances shall the Developer begin marketing or sales activities prior to the division and allocation of shares between the parties. Furthermore, the Developer shall not enter into any agreements or transactions affecting the Land Owner's share without the prior written consent of the Land Owner, and all dealings related to the Developer's area must be fully transparent and communicated to the Land Owner.
13. In accordance with the terms of the Collaboration Agreements, the Power of Attorney, and this GPA, the Developer may assist in entering into agreements related to the Land Owner's rights and share in the developed area, but only with the written advice and consent of the Land Owner. The Developer is authorized to assist in the sale, lease, license, or commercial exploitation of the built-up or developed areas for the Land Owner's share, but all sale considerations must be received directly by the Land Owner in their own name. The Developer shall only execute and register documents for the transfer of the Land Owner's title after receiving explicit written instructions from the Land Owner, and the Land Owner shall be a necessary party to all relevant documents. The presence of the Land Owner at the sub-registrar's office shall be mandatory for the registration of any documents related to their share, ensuring full control and oversight.

14. The Developer is authorized to engage architects, project engineers, project managers, supervisors, skilled and unskilled labor, contractors, and suppliers for various items required for the construction and development of the project. The Developer is further authorized to generally do all acts, deeds, matters, and things that may be deemed necessary or incidental to the exercise of any of the above powers, or for the proper development of the said land and the affairs related thereto. However, all such activities and actions shall be carried out by the Developer without causing any financial or other liabilities on the Land Owner,

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except for the plots allocated to land owner. The Land Owner shall not be held responsible for any costs, obligations, or liabilities arising from the development of the Developer's area or any general project expenses beyond their agreed share.

15. The Developer is authorized to execute agreements to sell, conveyance deeds, sale deeds, or any other property transfer documents only regarding the land owned by the Developer or as authorized by the GPA Executor (Land Owner). Under no circumstances shall the Developer execute any such documents for the Land Owner's share without explicit written consent from the Land Owner, ensuring full protection of the Land Owner's rights and interests.
16. The Developer is authorized to execute agreements to sell, conveyance deeds, sale deeds, or any other property transfer documents regarding the plots developed on the land, except for the plots allocated to the Land Owner. The Land Owner's area shall be completely exempt from any such transactions, and any agreements related to the Land Owner's area shall require prior written consent and active involvement of the Land Owner.

17. The Developer is authorized to execute agreements to sell, conveyance deeds, sale deeds, or any other property transfer documents regarding the plots developed in the Developer's area after the development of the land, except for plots allocated to the Land Owner. The Developer shall ensure that no transactions or agreements related to the Land Owner's allocated area are carried out without the Land Owner's explicit approval, and that all documents related to the Developer's area are executed in full compliance with the terms of the Development Agreement
18. In the event of any suit, application, petition, return, or other proceeding or inquiry, whether judicial, quasi-judicial, or departmental, and whether before any court, tribunal, authority, department, or body, filed or defended in respect of the Said Land or any part thereof against or by the Developer, the Developer is authorized to do the following -

(i) To perform all necessary acts, deeds, and things in connection with the release of the Said Land under the provisions of the Land Acquisition Act, including filing writs or suits in any court, including the High Court or Supreme Court, ensuring that the Land Owner bears no financial or legal liabilities as a result of such actions. All actions must be conducted with full transparency to the Land Owner.

(ii) To engage or appoint legal practitioners to conduct the same and to sign powers of attorney/vakalatnama on behalf of the Developer, ensuring that the Land Owner's interests are fully protected and no liabilities are passed on to the Owner.

(iii) To sign, verify, and file any suits, plaints, complaints, written statements, petitions, applications, affidavits, etc., in the name and on behalf of the Developer, without involving the Land Owner, unless the Land Owner's involvement is explicitly required and agreed upon.

(iv) To appear before any court, tribunal, authority, department, or body in such proceedings in connection with the Developer's responsibilities, while keeping the Land Owner informed of all significant developments, ensuring that the Land Owner incurs no legal risks.

(v) To produce, summon, or receive back any documentary evidence relevant to the Developer's case, ensuring that the Land Owner's documentation is

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not affected or compromised in any way unless expressly authorized by the Owner.

(vi) To make and present any application before a court, tribunal, authority, department, or body in connection with the Developer's duties under this agreement, ensuring that all actions are conducted without any negative impact on the Land Owner's rights, interests, or financial liabilities.

(vii) To file or accept a compromise or to refer any suit or claim to arbitration, provided that such actions are taken only with the prior written consent of the Land Owner, ensuring that the Land Owner's interests are fully safeguarded and that no compromise or arbitration decision negatively affects the Land Owner's rights or financial position.

(viii) To deposit or withdraw any money/compensation related to such suits or issues only with the express approval of the Land Owner, ensuring that all financial transactions are fully transparent, and no liability is placed on the Land Owner without their written agreement.

(ix) To file an application for the execution of a decree or order passed in any suit or proceeding, as the case may be, and to sign and verify such applications on behalf of the Developer, provided that any action related to the Land Owner's share or interests is conducted only with the Land Owner's prior written consent.

(x) To receive any money due to the Land Owner under such decree or order, and to certify payment to the court or authority, only upon the explicit instructions and approval of the Land Owner. Any receipt or payment certification must be fully transparent and shared with the Land Owner, ensuring the Owner is fully informed.

(xi) To apply for inspection and inspect documents and records of any court on behalf of the Developer. Any inspection relating to the Land Owner's share or interests must be conducted with the Land Owner's knowledge and consent, ensuring full transparency and protection of the Owner's rights.

(xii) To obtain certified copies of documents and records, ensuring that any documents related to the Land Owner's interests are handled with the Owner's knowledge and approval, and ensuring no critical documents are compromised or misused.

(xiii) To file applications for review, revision, or appeal against any order or judgment passed in such suit, petition, application, inquiry, or proceedings, or in any subsequent review, revision, or appeal, as deemed necessary by the Developer. All such actions relating to the Land Owner's rights or interests must be conducted with the Land Owner's explicit written consent.

(xiv) To compromise, compound, or withdraw cases; to appoint arbitrators; to proceed in arbitration; to deposit and withdraw money; to execute decrees; to receive and recover decreed amounts; and to issue receipts or take any other steps necessary for the same. All such actions related to the Land Owner's interests or share must be carried out with the prior written approval of the Land Owner, ensuring that no compromises, settlements, or transactions occur without the Owner's full involvement and consent.

19. The Developer shall perform all necessary tasks in relation to the following until the development of the project is completed, with the understanding that no action taken by the Developer shall impose any financial or legal liability on the Land Owner, except as expressly agreed in writing. The Developer shall also ensure that

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all actions are undertaken in consultation with the Land Owner, with full transparency regarding the progress and outcomes.

i) The Developer shall represent the Land Owner before all Government agencies, including Municipal Corporations/committees, Electricity Department, Telephone Department, Water Department, and Sewage Department, for the purpose of obtaining necessary approvals and completing the development of the project. All representations made on behalf of the Land Owner must be pre-approved by the Land Owner in writing, ensuring that the Land Owner's rights and interests are fully protected throughout the process.

ii) The Developer shall deal with and correspond with electricity transmission/distribution companies, corporations, authorities, or entities, and/or their officers for the purpose of obtaining electric connections and power to the Said Land and/or residential units. This includes the establishment of any necessary sub-stations or infrastructure related to electricity distribution. The Developer is authorized to sign, make, and/or file all letters, applications, undertakings, indemnities, and any other terms and conditions as may be required, provided that the Land Owner bears no financial burden for these undertakings unless explicitly agreed in advance. The Land Owner shall be kept fully informed of all agreements and progress regarding these matters.

iii) The Developer shall be responsible for arranging the installation or change of water, electric, gas, power, sewer, and telephone connections/meters for the Said Land or part thereof, including the enhancement of load where necessary. The Developer is authorized to sign and submit any applications, affidavits, undertakings, declarations, indemnity bonds, and other required documents to the relevant authorities. The Developer is also authorized to deposit any securities, obtain discharge, file papers/documents, and withdraw the same from the appropriate authorities. All such actions must be undertaken without placing any financial or legal liabilities on the Land Owner, and the Land Owner shall be kept fully informed of all such undertakings, ensuring transparency in all dealings with these authorities.

iv) The Developer shall pay all municipal and local taxes, rates, charges, and other outgoings related to the Said Land that are payable to a Governmental Authority. In the event of any default by the Land Owner to make such payments, the Developer may step in to make these payments without creating any financial burden or claim against the Land Owner. Any such payments made by the Developer on behalf of the Land Owner must be fully documented and communicated to the Land Owner, and any reimbursements or settlements shall be made in accordance with the terms of the Development Agreement and only upon mutual agreement.

20. This General Power of Attorney is irrevocable, subject to the terms and conditions agreed upon in the Development and Collaboration Agreement. The Land Owners acknowledge and agree that all acts, deeds, matters, and things done by the said Attorneys (Developer) under the authority of this GPA shall be considered as acts, deeds, matters, and things done by the Land Owners themselves, as if the Land Owners were personally present. However, the Developer's actions must always align with the specific terms and limitations outlined in the Collaboration

Ranjan Rahul Rajni Munesh Bhanwar Singh

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Director

Agreement and this GPA, ensuring that the Land Owner's rights and interests remain protected.

21. The Land Owners undertake to ratify and confirm only those acts performed by the said Attorneys that are within the scope of the powers granted by this GPA and that are carried out in compliance with the agreed-upon terms, ensuring that any action beyond the agreed scope shall not bind the Land Owners unless explicitly approved in writing.

IN WITNESS WHEREOF, THE **GENERAL POWER OF ATTORNEY** HAS BEEN SIGNED BY ME/US AT **Sonipat** ON THIS 28 day of Oct 2025 IN THE PRESENCE OF THE FOLLOWING WITNESSES WHO HAVE ALSO SIGNED BELOW:-

SIGNED AND DELIVERED BY

Rajni
Adhar No. :489778517899
PAN- CIPPC6429N

Rahul
Aadhar No. : 273104476188
PAN- CTKPR9833B

SIGNED AND DELIVERED BY
DEVELOPER/M/s SNPC RESIDENCY LIMITED

Mr. Satish Kumar(Director)
Aadhar - 546139183174
Developer

RAJAN
Adhar No. : 718905197872
PAN- BDGPC8415F

MUNESH DEVI
Aadhar No.:373809621821
PAN- FCUPD1344F

BHAWAR SINGH
Adhar No. : 379785813860
PAN-DHWPS5469D
Executant

Witnesses: 1

Witnesses:-2

Drafted by:-
Deepak Soni
Advocate
Distt.Court,Jhajjar

Reg. No.	Reg. Year	Book No.
69	2025-2026	4



पेशकर्ता



प्राधिकत



गवाह

Bhanwar Singh

Rajan Rahul Rajni Munesh

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- RAHUL MUNESH RAJAN RAJNI BHANWAR SINGH

प्राधिकत :- SNPC RESIDENCY LTD THRU SATISH KUMAR

गवाह 1 :- MUKESH NUM

गवाह 2 :- ROHTASH

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 69 आज दिनांक 29-10-2025 को बही नं 4 जिल्द नं 20 के पृष्ठ नं 18.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 3 के पृष्ठ संख्या 36 से 38 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है |

दिनांक 29-10-2025

THE SEAL OF THE JOINT SUB REGISTRAR RAI (SONIPAT)

उप/सयुंक्त पंजीयन अधिकारी राई