

Non Judicial


**Indian-Non Judicial Stamp  
Haryana Government**


Date : 03/01/2023

Certificate No. G0C2023A396



Stamp Duty Paid : ₹ 3961000

GRN No. 97846461



Penalty : ₹ 0

Ph. 2nd Duty

**Seller / First Party Detail**

Name: Sahar Land and housing Pvt Ltd  
 H.No/Floor : 224a Sector/Ward : Na LandMark : 2nd floor devika tower 6  
 City/Village : Nehru place District : New delhi State : Delhi  
 Phone : 95\*\*\*\*\*66 Others : Mendell developers pvt ltd, valika one india next pvt ltd


**Buyer / Second Party Detail**

Name : Valika Limited  
 H.No/Floor : A00 Sector/Ward : 83 LandMark : Inxt city centre  
 City/Village : Gurugram District : Gurugram State : Haryana  
 Phone : 99\*\*\*\*\*31

Purpose : COLLABORATION AGREEMENT

The authenticity of this document can be verified by scanning this QR Code Through smart Phone or on the website <https://grs.haryana.gov.in/>

**COLLABORATION AGREEMENT**

TYPE OF DEED	:	COLLABORATION AGREEMENT
VILLAGE/CITY NAME	:	SIKHOPUR, GURUGRAM
TYPE OF PROPERTY	:	AGRICULTURAL LAND
LAND AREA	:	9 BIGHA 15 BISWA (6.09375 Acres)
TRANSACTION VALUE	:	Rs. 198046875/-
STAMP DUTY	:	Rs. 39,61,000/-
STAMP CERTIFICATE NO.	:	G0C2023A396 dated 03.01.2023
REGISTRATION FEE	:	Rs. 50,003/- dated 03.01.2023
REGISTRATION FEE GRN	:	0097846801
ISSUED BY	:	GOVT. OF HARYANA

For Valika One India Next Pvt. Ltd.

For Sahar Land And Housing Pvt.Ltd

Authorized Signatory

Authorized Signatory

For Valika Limited

For Mendell Developers Pvt. Ltd.

Authorized Signatory

Auth. Signatory  
For Valika Limited

Authorized Signatory

प्रलेख नः9936

दिनांक:04-01-2023

डीड संबंधी विवरण	
डीड का नाम AGREEMENT	COLLABORATION
तहसील/सब-तहसील	Manesar
गांव/शहर	Huda Sectors

धन संबंधी विवरण	
राशि 198046880 रुपये	स्टाम्प ड्यूटी की राशि 3960937.5 रुपये
स्टाम्प नं : G0C2023A396	स्टाम्प की राशि 3961000 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:97846801 पेस्टिंग शुल्क 0 रुपये
Drafted By: M K CHAUHAN ADV	Service Charge:0

यह प्रलेख आज दिनांक 04-01-2023 दिन बुधवार समय 4:03:00 PM बजे श्री/श्रीमती /कुमारी MS SAHAR LAND AND HOUSING PVT LTD thru SURENDRA MOHAN JOSHI OTHER MS MENDELL DEVELOPERS PVT LTD thru SURENDRA MOHAN JOSHI OTHER MS VATIKA ONE INDIA NEXT PVT LTD thru SURENDRA MOHAN JOSHI OTHER निवास FLAT NO 224A 2ND FLOOR DEVIKA TOWER 6 NEHRU PLACE ND द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

MS SAHAR LAND AND HOUSING PVT LTD MS MENDELL DEVELOPERS PVT LTD MS VATIKA ONE INDIA NEXT PVT LTD

उपरोक्त पंजीयन अधिकारी (Manesar)  
मानेसर (गुडगाँव)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MS VATIKA LIMITED thru BRIJ KISHORE SINGH OTHER हाजिर हैं। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी M K CHAUHAN पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी PURAN पिता --- निवासी GGM ने की।  
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।



संयुक्त रूप से अधिवक्ता  
मानेसर

For Vatika Limited

Authorised Signatory

This Collaboration Agreement is executed at Gurugram on this 3<sup>rd</sup> day of January, 2023

Between

1. **M/s Sahar Land and Housing Pvt. Ltd.**, a Company incorporated under the provisions of the Companies Act, 1956 vide Corporate Identification Number U74899DL2004PTC129579 & PAN No. AAICS8095A and validly existing under the Companies Act, 2013 and having its registered office at Flat No. 224A, 2nd Floor, Devika Tower, 6, Nehru Place, New Delhi - 110019 through its authorized signatory Mr. Surendra Mohan Joshi (Aadhaar No. 2497 1895 5227) authorised to enter upon the present collaboration agreement with a resolution passed by the board of directors of the company on 26-10-2021 (hereinafter referred to as "Owner No-1" which expression shall, unless repugnant or opposed to the context thereof, be deemed to mean and includes their successors, representatives, nominees and permitted assign etc.), of the **FIRST PART**.
2. **M/s Mendell Developers Pvt. Ltd.**, a Company incorporated under the provisions of the Companies Act, 1956 vide Corporate Identification Number U70109DL2008PTC174893 & PAN No. AAFCM5546H and validly existing under the Companies Act, 2013 and having its registered office at Flat No. 224A, 2nd Floor, Devika Tower, -6, Nehru Place, New Delhi - 110019 through its authorized signatory Mr. Surendra Mohan Joshi (Aadhaar No. 2497 1895 5227) authorised to enter upon the present collaboration agreement with a resolution passed by the board of directors of the company on 26-10-2021 (Hereinafter referred to as "Owner No-2" which expression shall, unless repugnant or opposed to the context thereof, be deemed to mean and includes their successors, representatives, nominees and permitted assign etc.), of the **FIRST PART**.

For Sahar Land And Housing Pvt. Ltd.

Authorized Signatory

For Vatika One India Next Pvt. Ltd.

Authorized Signatory

For Vatika Limited

Auth. Signatory

For Vatika Limited

Authorized Signatory

Reg. No.

Reg. Year

Book No.

9936

2022-2023

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पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru SURENDRA MOHAN JOSHIOTHER MS SAHAR LAND AND HOUSING  
PVT LTD thru SURENDRA MOHAN JOSHIOTHER MS MENDELL DEVELOPERS PVT  
LTD thru SURENDRA MOHAN JOSHIOTHER MS VATIKA ONE INDIA NEXT PVT  
LTD

दावेदार :- thru BRIJ KISHORE SINGHOTHEMS VATIKA  
LIMITED

गवाह 1 :- M K CHAUHAN

गवाह 2 :- PURAN

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 9936 आज दिनांक 04-01-2023 को बही नं 1 जिल्द नं 304 के पृष्ठ नं 117 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1944 के पृष्ठ संख्या 19 से 21 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 04-01-2023



उप/सयुक्त पंजीयन अधिकारी( Manesar )

For Vatika Limited

Authorized Signatory

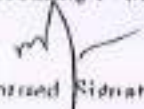
3. M/s Vatika One India Next Pvt. Ltd., a Company incorporated under the provisions of the Companies Act, 1956 vide Corporate Identification Number U545201DL2005PTC135181 & PAN No. AAKCS2413G and validly existing under the Companies Act, 2013 and having its registered office at Flat No. 224A, 2nd Floor, Devika Tower, 6, Nehru Place, New Delhi - 110019 through its authorized signatory Mr. Surendra Mohan Joshi (Aadhaar No. 2497 1895 5227) authorised to enter upon the present collaboration agreement with a resolution passed by the board of directors of the company on 26-10-2021 (Hereinafter referred to as "Owner No-3" which expression shall, unless repugnant or opposed to the context thereof, be deemed to mean and includes their successors, representatives, nominees and permitted assign etc.), of the FIRST PART.

AND

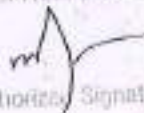
M/s Vatika Limited, a Company incorporated under the provisions of the Companies Act, 1956 vide Corporate Identification Number U74899HR1998PLC054821 & PAN No. AABCV5647G and validly existing under the Companies Act, 2013, and having its registered office at Unit No.- A-002, INXT City Centre, Ground Floor, Block-A, Sector-83, Vatika India Next, Gurugram - 122012 through its authorized signatory Mr. Brij Kishore Singh (Aadhaar No. 6602 4231 2918) authorized to enter upon the present collaboration agreement with a resolution passed by the board of directors of the company on 02-08-2022 (hereinafter called the "Developer" which expression, shall unless repugnant or opposed to the context thereof, be deemed to mean and includes its successors, representatives, nominees and assigns etc.), of the SECOND PART.

The "Owner No. -1", "Owner No. -2", & "Owner No. -3" (hereinafter collectively referred to as "Owners") and the "DEVELOPER" referred to as SECOND PART

For Sabar Land And Housing Pvt.Ltd

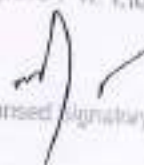
  
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For Vatika One India Next Pvt. Ltd.

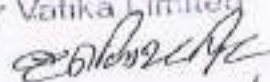
  
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For Mandali Developers Pvt. Ltd.

  
Authorized Signatory

For Vatika Limited

  
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For Vatika Limited

  
Authorized Signatory



**WHEREAS:**

1. The Party of the **SECOND PART** is a well known Developer and is engaged in the business of promotion, development and construction of real estate and is well established in this business in India.
2. The Owner No. - 1 is the lawful owner in possession of and is fully entitled to a land measuring **0 Bigha 8 Biswa 5 Biswansi (0.2578125 Acre)** situated in the revenue estate of Village Sikhopur, Sector-82A, Tehsil Manesar, District Gurugram acquired by way of sale deed, Jamabandi, Mutation, the details of which are fully described in the statement annexed and marked hereto as **Schedule-I**.
3. The Owner No. -2 is the lawful owner in possession of and is fully entitled to a land measuring **0 Bigha 6 Biswa 2 Biswansi (0.190278 Acre)** situated in the revenue estate of Village Sikhopur, Sector-82A, Tehsil Manesar, District Gurugram, acquired by way of sale deed, Jamabandi, Mutation, the details of which are fully described in the statement annexed and marked hereto as **Schedule-I**.
4. The Owner No. - 3 is lawful owner in possession of and is fully entitled to a land measuring **9 Bigha 0 Biswa 13 Biswansi (5.6453 Acre)** situated in the revenue estate of Village Sikhopur, Sector-82A, Tehsil Manesar, District Gurugram, acquired by way of sale deed, Jamabandi, Mutation, the details of which are fully described in the statement annexed and marked hereto as **Schedule-I**.

(The aforementioned parcels of land [as mentioned in clause 2 to 4] totaling to **9 Bigha 15 Biswa 0 Biswansi (6.09375 Acres)** shall hereinafter referred to as "**Said Land**" the details of which are Annexed as **Schedule-I**)

5. The Owners have represented that they are absolutely entitled and competent to enter into Collaboration for development of Said Land with the Developer.

For Sahar Land And Housing Pvt. Ltd

Authorized Signatory

For Vatika One India Pvt. Ltd

Authorized Signatory

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For Mendell Developers Pvt. Ltd.

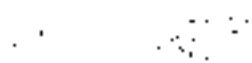
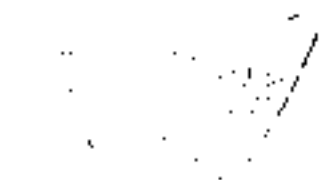
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For Vatika Limited

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For Vatika Limited

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The Owners further represented that the Said Land is free from encumbrances, attachments, mortgages, liens, court cases/orders/decrees/stays, prior agreement, acquisition proceedings etc.

6. The Owners have approached the Developer with a request to develop the Said Land and to construct thereupon residential colony after obtaining requisite approvals, permissions, sanctions from the concerned statutory authorities.
7. The Developer relying upon the representation of the Owners had agrees for the development of the Said Land by constructing thereon a Affordable Plotted colony under Deen Dayal Jan Awas Yojna "DDJAY" scheme on the terms and conditions as contained herein.
8. The Parties hereto have mutually discussed the terms and conditions of the development of the Said Land and to undertake construction thereupon and have agreed to the terms and conditions mentioned hereunder;

**NOW, IT IS HEREBY AGREED, DECLARED, COVENANTED AND RECORDED BY AND BETWEEN THE PARTIES AS UNDER:**

1. That the subject matter of this agreement between the OWNERS and the DEVELOPER is the Said Land of 9 Bigha 15 Biswa 0 Biswansi (6.09375 Acres) situated in the revenue estate of Village Sikhopur, Sector-82A, Tehsil Manesar, District Gurugram and the objective of this Collaboration Agreement is to develop the Said Land and to construct thereupon a a Affordable Plotted colony under Deen Dayal Jan Awas Yojna "DDJAY" scheme, with such common amenities and facilities, as stated hereinafter, after obtaining requisite permissions, sanctions, approvals, no objections etc. from the concerned statutory authorities/bodies, Director, Town and Country Planning etc. (hereinafter referred as "Proposed Project").

For Subar Land And Housing Pvt.Ltd

Authorized Signatory

For Vatika One India Next Pvt. Ltd.

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For Mendell Developers Pvt. Ltd.

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For Vatika Limited

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2. That as a result of this Collaboration Agreement as agreed herein, the Owners shall be entitled to 28% of the permissible super built up area of said Project that may be available on the Said Land ("Owner's Share") whereas the Developer shall be entitled to 72% of the permissible super built up area of said Project that may be available on the Said Land ("Developer's Share"). The Parties will divide their respective share in the saleable area/super builtup area after approval of the layout plans/ building plans of the said Proposed Project by the competent authority, such division shall be subject to reconciliation at the time of the Developer making an application for issue of Occupation Certificate, such reconciliation may be necessitated on account of any modification of layout plans that may be required to be carried out during the period of construction. It is clarified that the said division will be carried out by the Parties by demarcating their respective shares on a copy of approved map and shall be acknowledged by signing thereupon as token of acceptance of said division. Further, the maintenance of said Proposed Project shall be done by the Developer either itself or through any maintenance company duly appointed/nominated by it. The Owners shall have no role or right in such areas of the Proposed Project such as common area, open areas, green area, areas used for housing maintenance equipment etc. and other such areas.
3. That simultaneously with the execution of this agreement, the Owners has handed over to the Developer the Original title deeds/ documents of the Said Land such as Sale Deeds, Jamabandis, Mutations, Khasra, Girdawaris etc. and the Owners further undertakes to furnish further available documentary evidence of ownership of the Said Land as and when required by the Developer for the purposes of obtaining license / CLU / permissions or any other approval or sanction to be obtained by the Developer from the competent authorities or for creation of equitable mortgage on the said Land after obtaining the license from the competent authorities.

For Sahar Land And Housing Pvt. Ltd

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For Vatika One India Pvt. Ltd

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For Mendell Developers Pvt. Ltd.

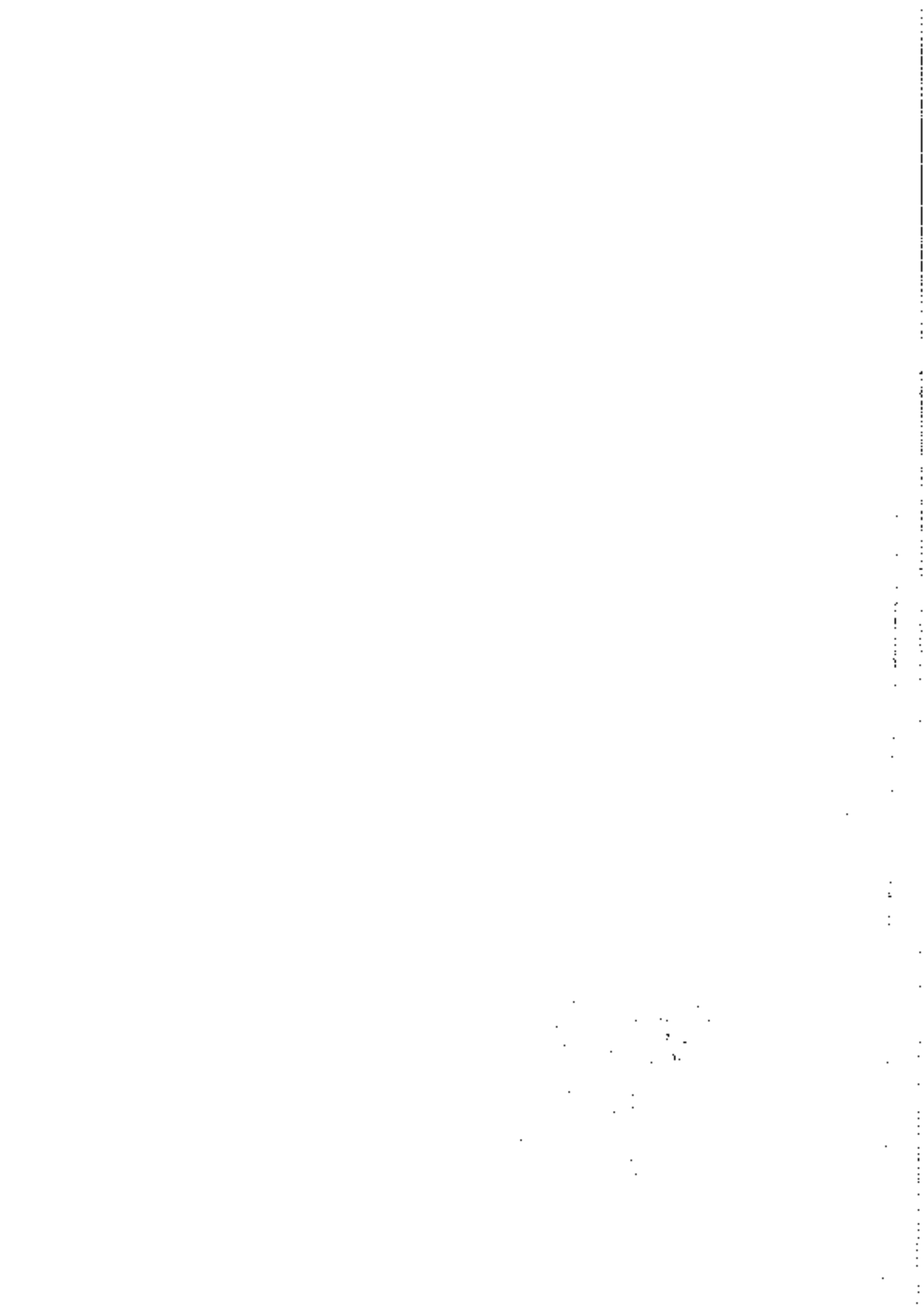
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For Vatika Limited

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4. The Owners shall be bound to transfer the title of their respective share in the Said Land by way of sale deeds along with the requisite license for developing the same in favour of the Developer and/or its nominees within 30 days from the date of grant of No Objection Certificate/Permissions. The Developer, in terms of clause 2 hereinabove and upon transfer of the title as mentioned herein, shall allot the agreed area, falling under Owners Allocation, to the respective owner as per their share, by way of execution of Allotment Letter/Agreement to Sell/Builder Buyer Agreement or any other document in favour of the Owners.
5. That since considerable expenditure, efforts and expertise are involved in getting the Licenses, permissions, sanctions the Owners specifically agrees that it shall not rescind from the terms of this Agreement at any stage and specifically after the grant of License/Permission. In the event the Owners backing out or rescinding from this Agreement, besides other rights, the Developer shall be entitled to get the said Agreement specifically enforced and claim damages at the risk and cost of the Owners.
6. That the Developer shall be responsible to comply with the provisions of the act and rules and also for fee i.e. license fee/ renewal fee and all type of charges to develop/ set up the said Proposed Project.
7. That this Agreement shall be irrevocable and no modification/ alteration etc. in the terms and conditions of this agreement can be undertaken, without getting prior permission of the DGTCP.
8. That the layout/building plans for the development of Said Land into a residential colony including but not limited to floors under DDJAY scheme shall be in accordance in conformity with the zonal plan and the rules and Bye Laws of the Town and Country planning dept., Haryana and/or such other authority as may be prescribed thereof pertaining to the Said Land as may be enforced in the area.

For Saket Land and Housing Pvt. Ltd.

  
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For Vatika One India Hous Pvt. Ltd.

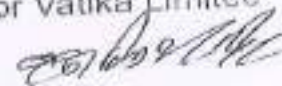
  
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For Model Developer Pvt. Ltd.

  
Authorized Signatory

For Vatika Limited



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For Vatika Limited

  
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9. The Owners are well aware of the fact that the development of said Land, as agreed herein, by the Developer shall be strictly in accordance with the applicable government policies and laws. The Owners are aware of the applicable policies and thus undertake not to cancel the present collaboration agreement and to allow the Developer to commence and complete the proposed Project.
10. That the Developer shall apply for and obtain the requisite license for development of Said Land and for construction thereupon, as per this present, with the Town & Country planning Department Haryana. The Developer shall apply for the license as and when the said land qualifies for being developed under the policies of the State or as and when the state government starts accepting the applications for obtaining license for development of the Said Land under applicable policies.
11. The Owners have authorized the Developer to apply for and obtain the requisite license for development of the said Land from the competent authorities. The Owners agrees and undertake to execute separate Power of Attorney, if required, in favour of the Developer empowering it to deal and act upon the licenses and sanctions that may be granted by the authorities for development of the Said Land and for construction thereupon and the Owners shall extend all assistance and co-operation for smooth completion of the proposed Project.
12. That the Developer undertakes to procure/obtain at its own cost and expense and with its own resources the requisite licenses, permissions, sanctions and approvals of all competent authorities for developing Proposed Project on the Said Land. All expenses involved in and for obtaining license, clearances, permissions or sanctions from the concerned authorities and development, construction and completion of the Proposed Project shall be incurred and paid by the DEVELOPER. The actual physical possession of the said Land has

For Sahar Land And Housing Pvt.Ltd

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For Vatika One India Next Pvt. Ltd

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For Mandali Developers Pvt. Ltd.

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For Vatika Limited

Authorized Signatory

12/12/2012

been delivered by the Owners to the Developer simultaneously with the execution of this Collaboration Agreements. The Developer shall be fully entitled to demarcate the Said Land, to survey the same, to raise temporary structures upon the same, to place its guards upon the same etc. and the owners shall not disturb or interfere in the possession of the Developer till the purposes of the present agreement are fully achieved.

13. That the Developer shall proceed to have suitable design, model and/or plans prepared for the Proposed Project and get them approved / sanctioned from the competent authority(s). The DEVELOPER shall apply to the Director, Town and Country Planning, Haryana and/or concerned authorities for obtaining the requisite licenses, permissions, sanctions and approvals for the development and construction of said proposed Project on the Said Land in accordance with applicable zonal plans subsequent to execution of this agreement.
14. That the cost of development of Said Land including the charges/ fees of the architects, consultants, engineers, contractors etc., expenses incurred for preparation and sanctions of plans, expenses incurred for obtaining occupation/completion certificate, compounding fee or any other fee, charge, cess or tax related therewith and complying with conditions contained in applicable policy, internal/external development charges, infrastructure development charges and enhancements thereof shall be borne and paid by the Developer to the exclusion of the Owners.
15. That this agreement shall devolves all necessary rights and entitlements on the Developer to build the Proposed Project upon the Said Land under DDJAY scheme in accordance with the terms of this agreement and to be entitled to its share, in the said Proposed Project.
16. After the receipt of Letter of intent (LOI) from DTCP for development of the Said Land, the Developer would be entitled to obtain a project loan for the

For Sahar Land And Housing Pvt.Ltd

Authorized Signatory

For Vatika One India Next Pvt. Ltd,

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For Mendell Developers Pvt. Ltd.

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For Vatika Limited

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project from any bank or institution by mortgaging the said Land or by keeping the said Land as collateral. In case any other document, Power of Attorney, written consent or appearance of the Owners will be required for obtaining the loan then the Owners shall be bound to comply, at the request of the Developer.

17. That it has been mutually agreed between the parties that the Developer shall have rights to transfer all its rights and obligations under this Agreement in part or in whole to any other person, company or entity without affecting the rights of the Owner contained in this Agreement. The Developer shall be entitled to enter into any agreement to sell/lease/rent or to dispose-off its share in any other manner, to receive the payments and to execute the necessary documents in favour of the prospective purchaser(s). The Owners, if required, shall join hands with the Developer in executing such documents in favour of such prospective purchaser(s) and to do all other acts, deeds and things which may be required or necessary to be done in order to confer legal and perfect title in favour of such prospective purchaser(s).
18. That in case any amount / fees/bank guarantee deposited with the government / any other authority is refunded to the OWNERS, then in that case the Owners shall pass on the same to the Developers.
19. That the Owners had, simultaneously with the execution of this Agreement, appointed and constituted Sh. Brij Kishore Singh S/o Sh. Bhagwat Singh as their duly constituted General Power of Attorney to do and perform all acts, things and deeds necessary in pursuance to and fulfillment of present Agreement and to sell / transfer / convey the saleable area of the said Proposed Project, falling only to the Developers Share, in its name and on their behalf, which shall stand duly ratified by the Owners. The said General Power of Attorney executed by the Owners shall be irrevocable and shall be

For Subar Jhmi And Partners Pvt. Ltd

Authorized Signatory

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For Mendell Developers Pvt. Ltd.

Authorized Signatory

For Vatika Limited

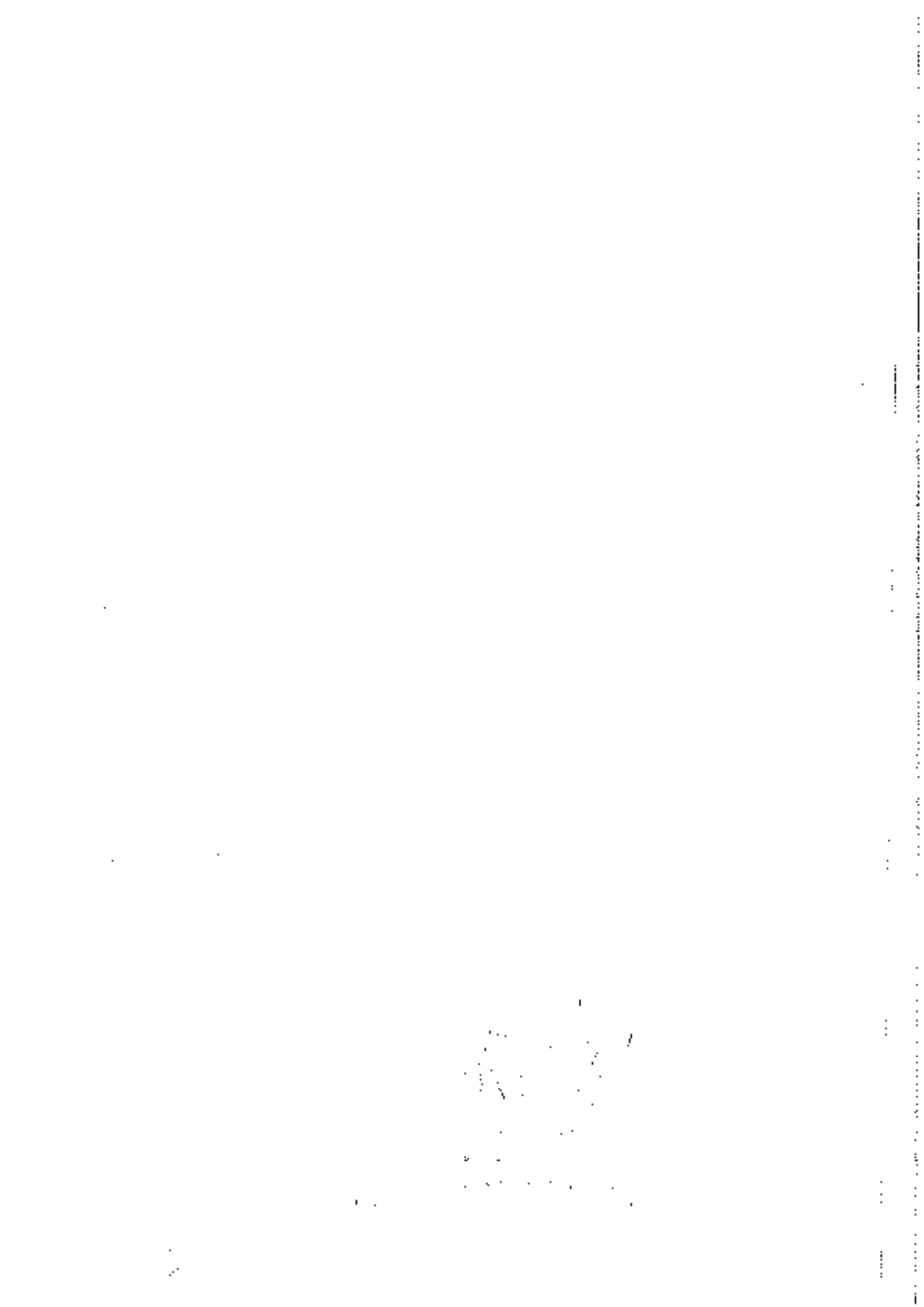
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For Vatika One India Next Pvt. Ltd.

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For Vatika Limited


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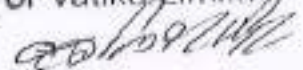


totally / absolutely binding on the Owners and their respective legal heirs for all intents and purposes connected with this Agreement.

20. That the Owners undertake that it shall not deal with the said Land in any manner whatsoever and shall henceforth keep the said Land free from any charge, lien, litigation, claim etc. and shall not create any obstruction or impediment on any ground whatsoever, in the development of the said Land by the Developer.
21. That sale proceeds from the said Proposed Project may be utilised by the Developer for payment of cost of construction, fees/charges/salaries to employees, engineers, architects, consultants, contractors etc. and for payment of statutory dues including but not confined to external development charges, infrastructure development charges, compounding fee etc., payment of office/establishment expenses and other expenditure incurred in implementation of the Proposed Project and in complying with applicable policies.
22. That the OWNERS covenant with the DEVELOPER that they shall apply and provide all documentary evidence and support as may be required to be submitted to the Town and Country Planning Department, Haryana and /or such other authority concerned with the matter and further than the OWNERS shall also within a week of receipt of any request from the DEVELOPER sign and execute such other documents, letters etc. as may be necessary for the development, construction and completion of the said Proposed Project and for giving effect to the terms of this agreement.
23. That the OWNERS shall not interfere with or obstruct in any manner with the execution and completion of the work of development and construction of said Proposed Project and/or booking and sale of saleable area therein.

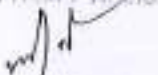
For Subar Land And Housing Pvt.Ltd

  
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For Vatika Limited  


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For Vatika One India Nezi Pvt.Ltd.

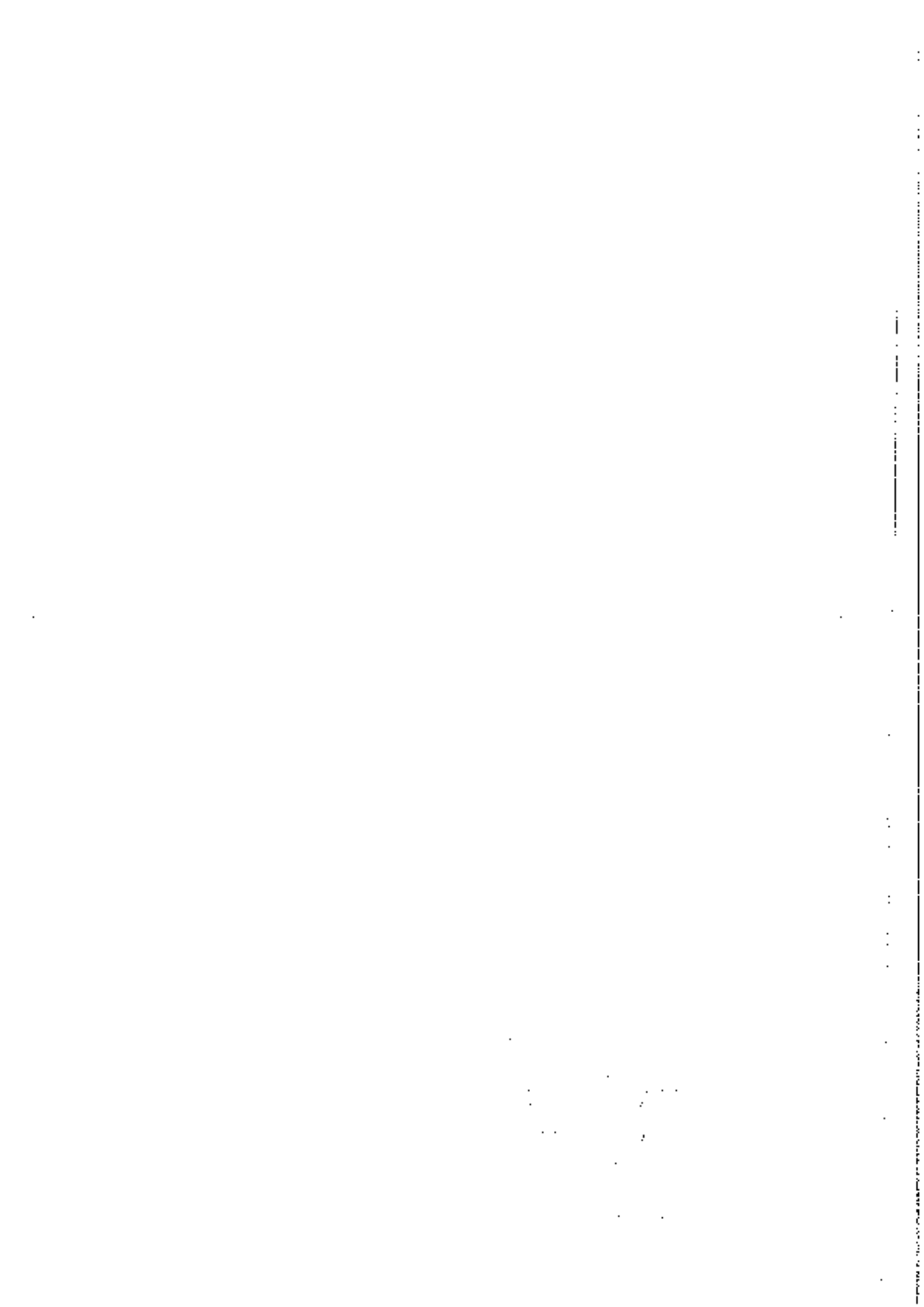
  
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For Mendell Developers Pvt. Ltd.

  
Authorized Signatory

For Vatika Limited

  
Authorized Signatory



24. That on execution of this agreement, the Developer shall be entitled to enter upon the entire said Land, prepare the layout and service plans and development scheme for submission to the Town and Country Planning Department, Haryana and/or such other authority(s) as may be concerned in the matter for change of land use and obtaining of requisite licences, permissions, sanctions and approvals for development, construction and completion of the Proposed Project on the said Land. The Developer shall be at liberty to put up its sign boards at the premises of the said Land wherein the public is free to book the areas / spaces in conformity with applicable policies, and to have temporary site office in any part of the said Land.
25. That the Parties shall be liable in respect of Income Tax and other fiscal liabilities for their respective share in the saleable area of the Proposed Project.
26. That the Developer shall be entitled to name the said Proposed Project as it deems fit and the Owners shall not object to the same. The Developer shall also be entitled to advertise/publicize the Proposed Project through newspapers and other forms of print and electronic media.
27. That notwithstanding the execution and registration of the attorney, once the stage so arrives, the OWNERS shall also execute and register the sale deed(s) or such other document(s) or instrument (s) in favour of the intending purchaser(s) in respect of saleable areas of said Proposed Project, parking etc. agreed to be sold by the Developer at the cost and expense of the said intending purchaser (s) and shall give the said intending purchaser (s) title and interest as may be permissible by present or future laws on the terms and conditions of this agreement.
28. That if any provision of this Agreement shall be determined to be void or unenforceable under applicable law, such provisions shall be deemed to be amended or deleted in so far as reasonably inconsistent with the purpose of

For Sahar Land And Housing Pvt. Ltd.

Authorized Signatory

For Vatika One India Next Pvt. Ltd.

Authorized Signatory

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For Mendel Developers Pvt. Ltd.

Authorized Signatory

For Vatika Limited

Auth. Signatory  
For Vatika Limited

Authorized Signatory



this Agreement and to the extent necessary to conform to applicable law and remaining provision of this agreement shall remain valid and enforceable in accordance with their terms.

29. That this Agreement is subject to Force-Majeure condition i.e. in any unforeseen adverse eventuality, Developer shall not be held responsible for any consequences or liabilities under this Agreement if it is prevented in performing its obligations under the terms thereof by reason of future restrictive government laws or regulations, riots, insurrection, war, terrorist actions, act of God etc.
30. That the Parties undertake to keep confidential and not to divulge or communicate to any person, except in the performance of its obligations under this Agreement, or use for its own purposes, trade secrets, confidential commercial information, financials, operations, plans, know-how or any other information concerning the Parties or any of its Affiliates, which is not in public domain.
31. That all notices, requests, demands, statements and other communications required or permitted to be given under the terms of this Agreement shall be in writing and delivered by hand against receipt or sent by registered post at the addresses of the Parties mentioned hereinabove or at such other addresses as from time to time designated by notice from the respective Party to the other party. Any such notice or communication shall be deemed to have been duly given and served at the date and time of receipt of first refusal of delivery, if sent by registered post or delivered by hand against proper acknowledgment.
32. That any dispute in case arising out of the present agreement or relating to the said Project between the Parties hereto shall be referred to as Sole arbitrator duly appointed by the Developer for decision. The decision of the arbitrator in this regard shall be treated as final and binding upon the parties.

For Sushar Land And Housing Pvt. Ltd.

Authorized Signatory

For Vatika One India Next Pvt. Ltd.

Authorized Signatory

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For Mondell Developers Pvt. Ltd.

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For Vatika Limited

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For Vatika Limited

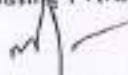
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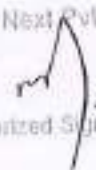
The place of arbitration shall be Gurugram. That the Punjab and Haryana High court at Chandigarh and courts in Gurugram subordinate to it, alone shall have jurisdiction in all matters arising out of touching and/or concerning this transaction under the arbitration and conciliation act.

33. That the costs of stamping, engrossing and registration of this agreement shall be borne by the DEVELOPER only.
34. That the parties shall duly comply with all the formalities in relation to the said project as required or as may be required under RERA.
35. That the Owners shall without demure indemnify the Developer in case the title of the Owners towards their respective share in the said Land is found to be defective and/or the Proposed Project is not complete due to a default or impediment on the part of the Owners and the Owners shall be also liable for payment of all damages and expenses to the Developer.
36. That the Parties have signed this agreement after reading and understanding all its contents and admit that this transaction is being entered into by them voluntarily and without any outside pressure, coercion and/or under influence. Further, this Agreement supersedes all prior oral or written arrangement(s) / correspondence etc., if any, and records the entire arrangement between the Parties fully and finally.
37. That this Agreement is irrevocable and is specifically enforceable in a court of law as per the terms and conditions contained herein. If any Party violets this condition it shall be required to without demure compensate the other party for the resultant loss suffered by it.

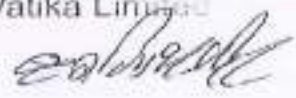
For Subar Land And Housing Pvt. Ltd

  
Authorized Signatory

For Vatika One India Next Pvt. Ltd.

  
Authorized Signatory

For Vatika Limited

  
Auth. Signatory

For Mendell Developers Pvt. Ltd.

  
Authorized Signatory

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For Vatika Limited

  
Authorized Signatory



In witness whereof, the parties hereto have signed this Collaboration Agreement in the day, month and year first mentioned above

**OWNERS**

1. M/s Sahar Land and Housing Pvt. Ltd. through its Authorised Signatory Surendra Mohan Joshi

For Sahar Land And Housing Pvt. Ltd.

Authorised Signatory

2. M/s Mendell Developers Pvt. Ltd. through its Authorised Signatory Surendra Mohan Joshi

Authorised Signatory

3. M/s Vatika One India Next Pvt. Ltd. through its Authorised Signatory Surendra Mohan Joshi

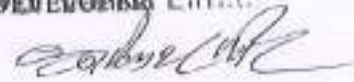
For Vatika One India Next Pvt. Ltd.

Authorized Signatory

1. Witnesses:

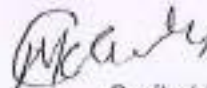
  
M. K. CHAUHAN  
Advocate  
DIST. COURTS, GURUGRAM

**DEVELOPER** Limited

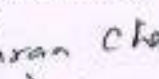


Auth. Signatory

M/s Vatika Limited  
through its Authorized  
Signatory Brij Kishore Singh

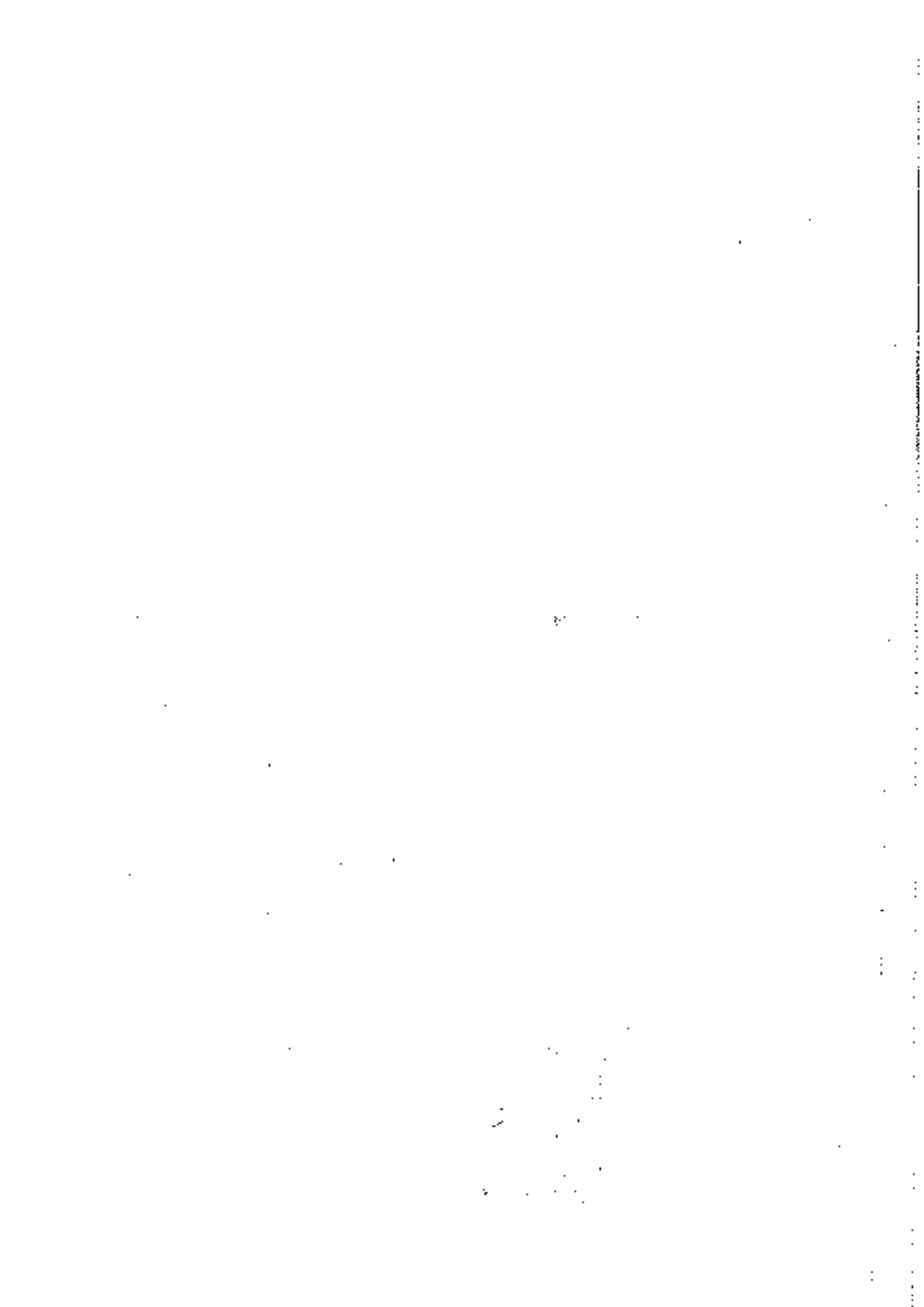
  
Drafted By  
M. K. CHAUHAN  
Advocate  
DISTT COURTS, GURUGRAM

2. Witnesses:

  
Purnan Chand  
s/o Shi Sangram  
R/o Lughari

For Vatika Limited

  
Authorised Signatory



Land details of Vatika India Next, Village - Sikohapur, Tehsil - Manesar, Distt. Gurgaon Sector - 82 A

Schedule - I

SL. No.	Khasrat No.	Name of Company	Khasra / Mustil No.	Total Area				Part / Salam	Area Owned by Vatika				Mutation No./Date	Remarks
				B	B	B	B		B	B	B	B		
1	409/543	M/s Sahar Land & Housing Pvt. Ltd. M/s Mendell Developers Pvt. Ltd. M/s Vatika One India Next Pvt. Ltd.	57	0	18	0	104/2420	0	5	4	0.163	Taksim -		
			58/1	0	13	0	75/2420	0	3	15	0.117	4745/02.05.2014		
			59/2	0	11	0	2241/2420	5	12	1	3.502	M.No.5307,5308		
			60	2	5	0	(Salam)							
			61	1	14	0								
			Total	6	1	0	3.781							
2	209/279-91	M/s Mendell Developers Pvt. Ltd. M/s Vatika One India Next Pvt. Ltd. M/s Sahar Land & Housing Pvt. Ltd.	152	0	8	0	131/4145	0	2	7	0.073	Taksim -		
			153	0	8	0	3842/4145	3	8	12	2.144	5190/12.02.2018		
			154	0	8	0	172/4145	0	3	1	0.095	M.No.5307,5308		
			155	0	13	0	(Salam)							
			156	1	9	0								
			157/1	0	8	0								
			Total	3	14	0	2.313							
<b>Grand Total -</b>								9	15	0	6.09375			

For Vatik Vatika Limited  
*[Signature]*

Auth. Signatory

*[Signature]* *[Signature]*

For Vatika Limited

*[Signature]*  
Authorised Signatory



Non-Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date: 03/01/2023

Certificate No. GOC2023A465



Stamp Duty Paid: ₹ 1000

GRN No. 97894638



Penalty: ₹ 0

99.000000

Seller / First Party Detail

Name: Sahar Land and housing Pvt ltd

H.No/Floor: 224a

Sector/Ward: Na

LandMark: 2nd floor devika tower 6

City/Village: Nehru place

District: New delhi

State: Delhi

Phone: 95\*\*\*\*\*66

Others: Mendell developers pvt ltd, vatika one india next pvt ltd



Buyer / Second Party Detail

Name: Valika Limited

H.No/Floor: A002

Sector/Ward: 83

LandMark: Inxt city centre

City/Village: Gurugram

District: Gurugram

State: Haryana

Phone: 99\*\*\*\*\*31

Purpose: GPA

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

**GENERAL POWER OF ATTORNEY**

This Power of Attorney is executed on this 3<sup>rd</sup> day of January, 2023 by

1. **M/s Sahar Land and Housing Pvt. Ltd.**, a Company incorporated under the provisions of the Companies Act, 1956 vide Corporate Identification Number U74899DL2004PTC129579 & PAN No. AAICS8095A and validly existing under the Companies Act, 2013 and having its registered office at Flat No. 224A, 2nd Floor, Devika Tower, 6, Nehru Place, New Delhi - 110019 through its authorized signatory Mr. Surendra Mohan Joshi (Aadhaar No. 2497 1895 5227) authorised to enter upon the present collaboration agreement with a resolution passed by the board of directors of the company on 26-10-2021 (hereinafter referred to as "Owner No-1")

For Sahar Land and Housing Pvt. Ltd.

Authorized Signatory

For Mendell Developers Pvt., Ltd.

Authorized Signatory

For Vatika One India Next Pvt. Ltd.

Authorized Signatory

For Vatika Limited

Authorized Signatory

प्रलेख नं:161

दिनांक:04-01-2023

डीड संबंधी विवरण	
डीड का नाम	GPA
तहसील/सब-तहसील	Manesar
गांव/शहर	Huda Sectors

धन संबंधी विवरण		
राशि 10 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये	
स्टाम्प नं : G0C2023A465	स्टाम्प की राशि 1000 रुपये	
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:97895460	पेस्टिंग शुल्क 3 रुपये
Drafted By: M K CHAUHAN ADV	Service Charge:200	

यह प्रलेख आज दिनांक 04-01-2023 दिन बुधवार समय 4:05:00 PM बजे श्री/श्रीमती /कुमारी MS SAHAR LAND AND HOUSING PVT LTD SURENDRA MOHAN JOSHIOTHER MS MENDELL DEVELOPERS PVT LTD SURENDRA MOHAN JOSHIOTHER MS VATIKA ONE INDIA NEXT PVT LTD SURENDRA MOHAN JOSHIOTHER निवास 224 A 2ND FLOOR DEVIKA TOWER 6 NEHRU PLACE ND द्वाता पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

MS SAHAR LAND AND HOUSING PVT LTD MS MENDELL DEVELOPERS PVT LTD MS VATIKA ONE INDIA NEXT PVT LTD

उप/संयुक्त पंजीयन अधिकारी (Manesar)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MS VATIKA LIMITED  BRIJ KISHORE SINGHOTHER हाजिर है। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी M K CHAUHAN पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी PURAN CHAND BAIRWA पिता GANGA RAM निवासी GGM ने की। साक्षी नं:1 को हम नम्बरदार /अधिकता के रूप में जानते है तथा वह साक्षी नं:2 की पहचान करता है।



For Vatika Limited

For Vatika Limited

Authorised Signatory

2. **M/s Mendell Developers Pvt. Ltd.**, a Company incorporated under the provisions of the Companies Act, 1956 vide Corporate Identification Number U70109DL2008PTC174893 & PAN No. AAFCM5546H and validly existing under the Companies Act, 2013 and having its registered office at Flat No. 224A, 2nd Floor, Devika Tower, 6, Nehru Place, New Delhi - 110019 through its authorized signatory Mr. Surendra Mohan Joshi (Aadhaar No. 2497 1895 5227) authorised to enter upon the present collaboration agreement with a resolution passed by the board of directors of the company on 26-10-2021 (Hereinafter referred to as "**Owner No-2**")
  
3. **M/s Vatika One India Next Pvt. Ltd.**, a Company incorporated under the provisions of the Companies Act, 1956 vide Corporate Identification Number U545201DL2005PTC135181 & PAN No. AAKCS2413G and validly existing under the Companies Act, 2013 and having its registered office at Flat No. 224A, 2nd Floor, Devika Tower, 6, Nehru Place, New Delhi - 110019 through its authorized signatory Mr. Surendra Mohan Joshi (Aadhaar No. 2497 1895 5227) authorised to enter upon the present collaboration agreement with a resolution passed by the board of directors of the company on 26-10-2021 (Hereinafter referred to as "**Owner No-3**") hereinafter referred to as 'Owners' in favour of:
  
4. **M/s Vatika Limited**, a Company incorporated under the provisions of the Companies Act, 1956 having Corporate Identification Number U74899HR1998PLC054821 & PAN No. AABCV5647G and validly existing under the Companies Act, 2013, and having its registered office at Unit No.-A-002, INXT City Centre, Ground Floor, Block-A, Sector-83, Vatika India Next, Gurugram- 122012 through its Director and authorized person **Mr. Brij Kishore Singh s/o Mr. Bhagwat Singh r/o Baluda Road, Sohna, Gurugram** who has been authorised in this behalf vide Board Resolution passed by the board of directors of the company on 02-08-2022, hereinafter referred to as '**the Developer**'.

For Sehar Land And Housing Pvt. Ltd.

Authorized Signatory

For Vatika One India Next Pvt. Ltd.

Authorized Signatory

For Mendell Developers Pvt. Ltd.

Authorized Signatory

For Vatika Limited

Authorized Signatory

Reg. No.

Reg. Year

Book No.

161

2022-2023

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पेशकर्ता



प्राधिकृत



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru SURENDRA MOHAN JOSHIOTHER MS SAHAR LAND AND HOUSING  
PVT LTD thru SURENDRA MOHAN JOSHIOTHER MS MENDELL DEVELOPERS PVT  
LTD thru SURENDRA MOHAN JOSHIOTHER MS VATIKA ONE INDIA NEXT PVT  
LTD

प्राधिकृत :- thru BRU KISHORE SINGHOTHEMS VATIKA  
LIMITED

गवाह 1 :- M K CHAUHAN

गवाह 2 :- PURAN CHAND BAIRWA

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 161 आज दिनांक 04-01-2023 को बही नं 4 जिल्द नं 9 के पृष्ठ नं 39.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 37 के पृष्ठ संख्या 84 से 86 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा भेरे सामने किये हैं।

दिनांक 04-01-2023



उप/संयुक्त पंजीयन अधिकारी( Manesar )

For Vatika Limiteo

Authorized Signatory

1. The Owner No. - 1 is the lawful owner in possession of and is fully entitled to a land measuring 0 Bigha 8 Biswa 5 Biswansi (0.2578125 Acre) situated in the revenue estate of Village Sikhopur, Sector-B2A, Tehsil Manesar, District Gurugram acquired by way of sale deed, Jamabandi, Mutation, the details of which are fully described in the statement annexed and marked hereto as Schedule-I.
2. The Owner No. -2 is the lawful owner in possession of and is fully entitled to a land measuring 0 Bigha 6 Biswa 2 Biswansi (0.190278 Acre) situated in the revenue estate of Village Sikhopur, Sector-B2A, Tehsil Manesar, District Gurugram, acquired by way of sale deed, Jamabandi, Mutation, the details of which are fully described in the statement annexed and marked hereto as Schedule-I.
3. The Owner No. - 3 is lawful owner in possession of and is fully entitled to a land measuring 9 Bigha 0 Biswa 13 Biswansi (5.6453 Acre) situated in the revenue estate of Village Sikhopur, Sector-B2A, Tehsil Manesar, District Gurugram, acquired by way of sale deed, Jamabandi, Mutation, the details of which are fully described in the statement annexed and marked hereto as Schedule-I.

[The aforementioned parcels of land [as mentioned in clause 1 to 3] totaling to 9 Bigha 15 Biswa 0 Biswansi (6.09375 Acres) shall hereinafter referred to as "Said Land" the details of which are Annexed as Schedule-I].

**AND WHEREAS** the Developer and the owners have entered into a collaboration agreement duly registered vide Vasika No. 9936 dated 01.01.2023, before the office of Sub-Registrar, Manesar, Gurugram, for developing Affordable Plotted Colony under DDJAY on the said land (hereinafter called the '**Said Project**');

For Sahar Land And Housing Pvt. Ltd

Authorized Signatory

For Mendell Developers Pvt. Ltd.

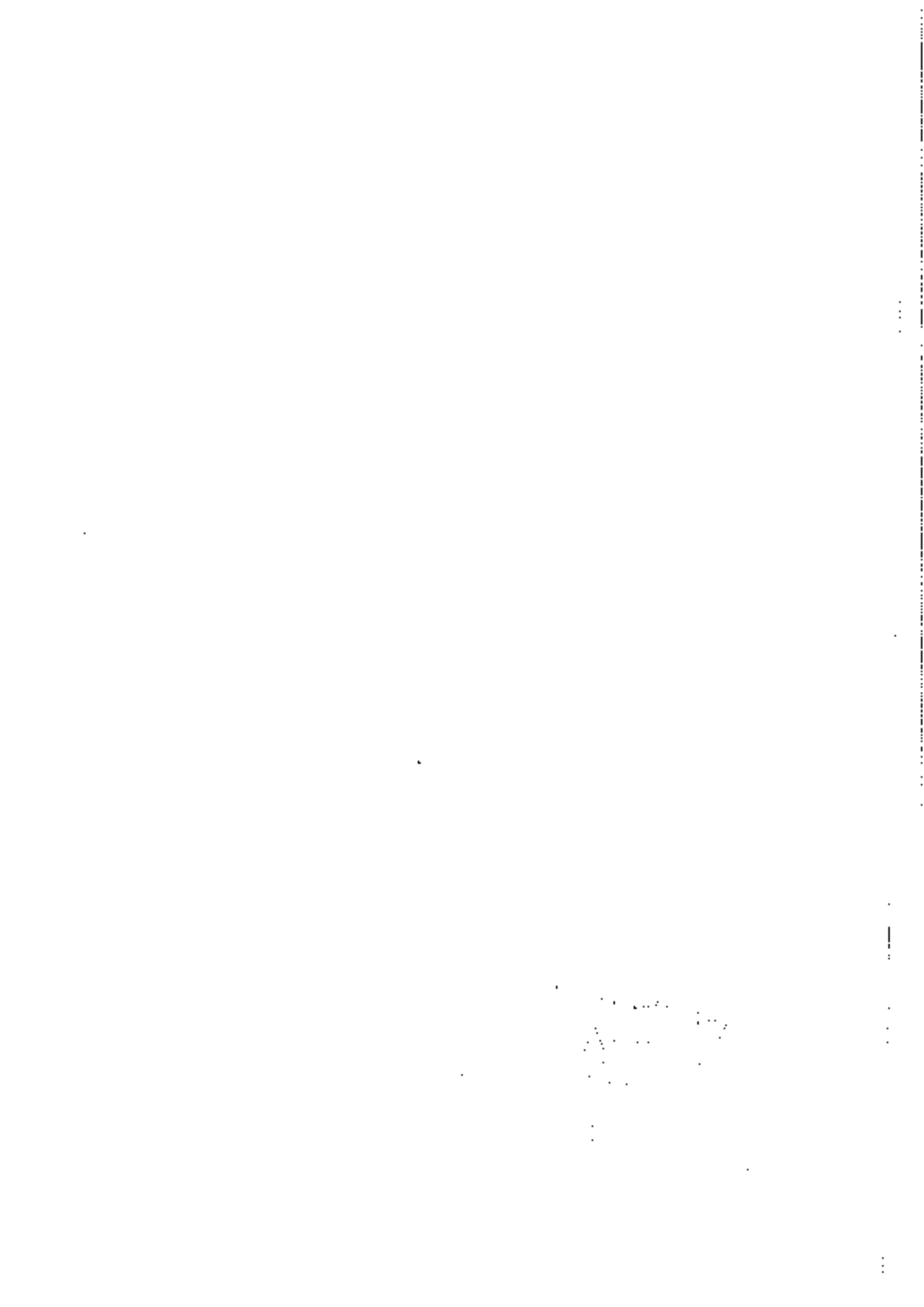
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For Vatika One India Next Pvt. Ltd.

Authorized Signatory

For Vatika Limited

Authorized Signatory



**AND WHEREAS** in terms of the said collaboration agreement, the Owners have undertaken to execute power of attorney in favour of the Developer/ its nominee(s) authorizing it to submit applications to various authorities for obtaining various requisitions, licenses, permissions, approvals, sanctions etc. in respect of the Said Project;

**NOW BY THIS POWER OF ATTORNEY, WE, HEREBY** nominate, constitute and appoint the Developer as our true and lawful Attorney with authority to do the following, acts, deeds and things for us and on our behalf and in our names regarding obtaining requisite permissions, license, sanctions etc. in respect of the Said Project:

1. To takeover actual and absolute physical possession of the Said Land and to hand over possession of the Said Land to the Developer and/or person nominated by the Developer.
2. To get the license transferred in due course in the name of the Developer, Vatika Limited or its associates / nominees or any other person, company or entity as my said Attorney may deem fit and proper.
3. To do all such acts, deeds and things as may be required for applying to the Director Town and Country Planning and obtain permission/ approvals and generally to do all such acts, deeds and things including signing all applications, forms, undertakings, affidavits as may be required for this purpose including appearing before any authority on behalf of the Executants, signing and presenting to the authorities any application, form, undertaking, affidavit etc. as may be required in this regard;

For Sahar Land And Housing Pvt. Ltd.

Authorized Signatory

For Mendell Developers Pvt. Ltd.

Authorized Signatory

For Vatika One India Next Pvt. Ltd.

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For Vatika Limited

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4. To deposit all types of fees, charges, securities deposits, demand, dues and taxes with regard to the said land with any concerned authority and to obtain the receipts, to obtain no objection certificates from the concerned departments or authorities, to make appeals and contest the same against any demands or assessment etc. before any quasi-judicial, administrative authority;
5. To pay all Deposits/Securities, EDC/IDC etc. to the HUDA, DTCP and to all other concerned authorities, etc. for the development of the said Project and to receive back the refundable amounts out of the said amounts from the said authorities in the name of the Developer and also to furnish bank guarantees;
6. To carry on correspondence and deeds and documents as may be necessary with the aforesaid authorities and/or for purpose in respect of development of the Project;
7. To represent and to act on behalf of the Executants, before all offices of President of India Governor, state of Haryana, Director Town & Country Planning Department Haryana, Haryana Urban Development Authority, Panchayat Local government, Income Tax Department ,Municipal Corporation, Haryana State Electricity Board, Fire Authority and any Government Authority, local body, public or private utilities and service providers, and to sign, follow up and make any letter, document, application, petition, representations and submissions, as the said Attorney may desire or deem fit from time to time, for any license, permission, approval, sanction or consent required in connection with the exercise of the rights vested in by virtue of the said Collaboration Agreement including sanctions and approval and re-approval of layout plans, building plans, zoning plans, completion certificates, occupancy certificates etc., as required under applicable laws, rules, regulations, orders, notifications in relation to the Project or the said land and for the purposes

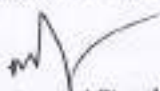
For Sahar Land And Housing Pvt. Ltd.

  
Authorized Signatory

For Vatika One India Next Pvt. Ltd.

  
Authorized Signatory

For Mendell Developers Pvt. Ltd.

  
Authorized Signatory



For Vatika Limited

  
Authorized Signatory

1. The first part of the document is a list of names and titles, including "The Hon. Mr. Justice" and "The Hon. Mr. Justice".

2. The second part of the document is a list of names and titles, including "The Hon. Mr. Justice" and "The Hon. Mr. Justice".

3. The third part of the document is a list of names and titles, including "The Hon. Mr. Justice" and "The Hon. Mr. Justice".

incidental thereto, and make payment of charges, due and receive payments, refunds and to take all necessary steps and to do or cause to be done all such acts, matters and things for the purposes aforesaid;

8. To prepare plans and make applications for obtaining of change of land use of the said land, licenses, permits, permissions and approvals for zoning, development, sale and marketing of the said land, make / receive payment of fees and charges, incur expenses for the said purpose.
9. To appear and represent us before any court of law, authority collector, Tehsildar, revenue court, etc. appoint/dismiss /re-appoint lawyers, experts, and file/ initiate/ contest/ settle any legal proceeding, suits complaints, writs, claims appeals, partition suits and to sing submit and affirm plaints, petitions written statements, securities bonds, surety bonds, applications written statements, affidavits, undertakings, indemnities and all other documents as maybe required for the said purposes and also to replace any security bonds and/or surety bonds given by us by deposit of money or by any other manner as the concerned court may deem appropriate.
10. To apply for and obtain all such licenses, approvals, permissions, consents, sanctions etc. as may be required, including without limitation, change in land use, license, intimation of approval, commencement certificate, and take all necessary and incidental steps including making applications for water connection, electricity supply, drainage connection, leveling, water storage facilities, water mains, sewages, light, electric, telephone, gas, storm water drains, boundary walls, electrical sub-stations and all other common areas and facilities and other services, utilities and

For Sahar Land And Housing Pvt. Ltd.

Authorized Signatory

For Mendell Developers Pvt. Ltd.

Authorized Signatory

For Vatika One India Next Pvt. Ltd.

Authorized Signatory

For Vatika Limited

Authorized Signatory

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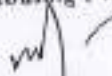


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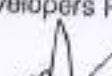
connections and incidental matters and works which are required to be carried out and/or to be done on the said land for becoming eligible for grant of such approvals, permissions, consents, sanctions etc. as may be required, for the aforesaid purpose to sign, execute all applications, plans, specifications, writings, affidavits, undertakings, indemnities deeds and documents as may be required for the aforesaid purpose;

11. To make applications, effect amendments and also to submit revised application for the purpose of securing necessary renewals, revalidations of the permissions and licenses under the provisions of Haryana Development and Regulation of Urban Areas Act 1975, and other applicable laws, executive decisions etc. and to take all possible steps for the purpose of securing such permission / license or renewals thereof for the purpose of development of the Project;
12. To make and prepare and/or cause to be made and prepared all such plans, specifications, maps and designs and/or any alterations in the plans and/or specifications as may be necessary, required and advisable including for the purpose of sanction of lay out, building plan, and/or for the purpose of constructing / building on the Said land / Total Lands by utilizing the entire FSI / FAR available in respect of the Total Lands as are permissible under the development rules from time to time;
13. To apply to the Government or any Governmental Authority or any other authorities, for grant or extension of the time if any prescribed in any consent, approval, permission, license, certificate etc. in respect of any matter in relation to the construction and development of the Project;


For Sabar Land And Housing Pvt. Ltd

  
Authorized Signatory

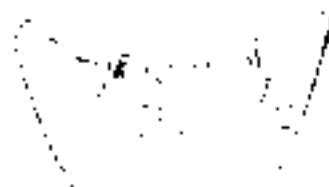
For Mendell Developers Pvt. Ltd.

  
Authorized Signatory

For Valika One India NRI Pvt. Ltd.

  
Authorized Signatory

  
For Vatika Limited  
Authorized Signatory



24

14. To be responsible for the construction and development on the said land and development of the Project or any part thereof in accordance with the terms and conditions of the Collaboration Agreement;
15. To carry out the Project on the said land through or with due sanction of the appropriate Governmental Authority and to construct and develop the Project in accordance with the sanctioned plans and specifications;
16. To carry out the development of the Project as per the terms of the Said Collaboration Agreement and to do various acts, deeds, matters and things in respect of the said land or the Project including dealing with HUDA, Haryana State Electricity Board, DHBVN, Airport Authority, Town and Country Planning, Municipal Committee, Central/State Government offices and/or any other applicable public or private utilities;
17. To appear before any person, officer and authority, in relation to exercising the rights of development vested in the developer under the Said Collaboration Agreement or in relation to the development of the Project on the said land, and for any other matter connected with and/or touching the development of the Project;
18. To make applications, petitions or representations and carry on correspondence for the purpose of availing benefit of import of cement, steel or any other building material or component and for that purpose to make any affidavit and give undertakings as the said Attorney may desire or deem fit;
19. To appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, RCC consultants, structural engineers, labour, workmen, personnel (skilled and unskilled), experts or other persons as may be required for planning,

For Sahas Land And Housing Pvt. Ltd.

Authorized Signatory

For Vatika One India Next Pvt. Ltd.

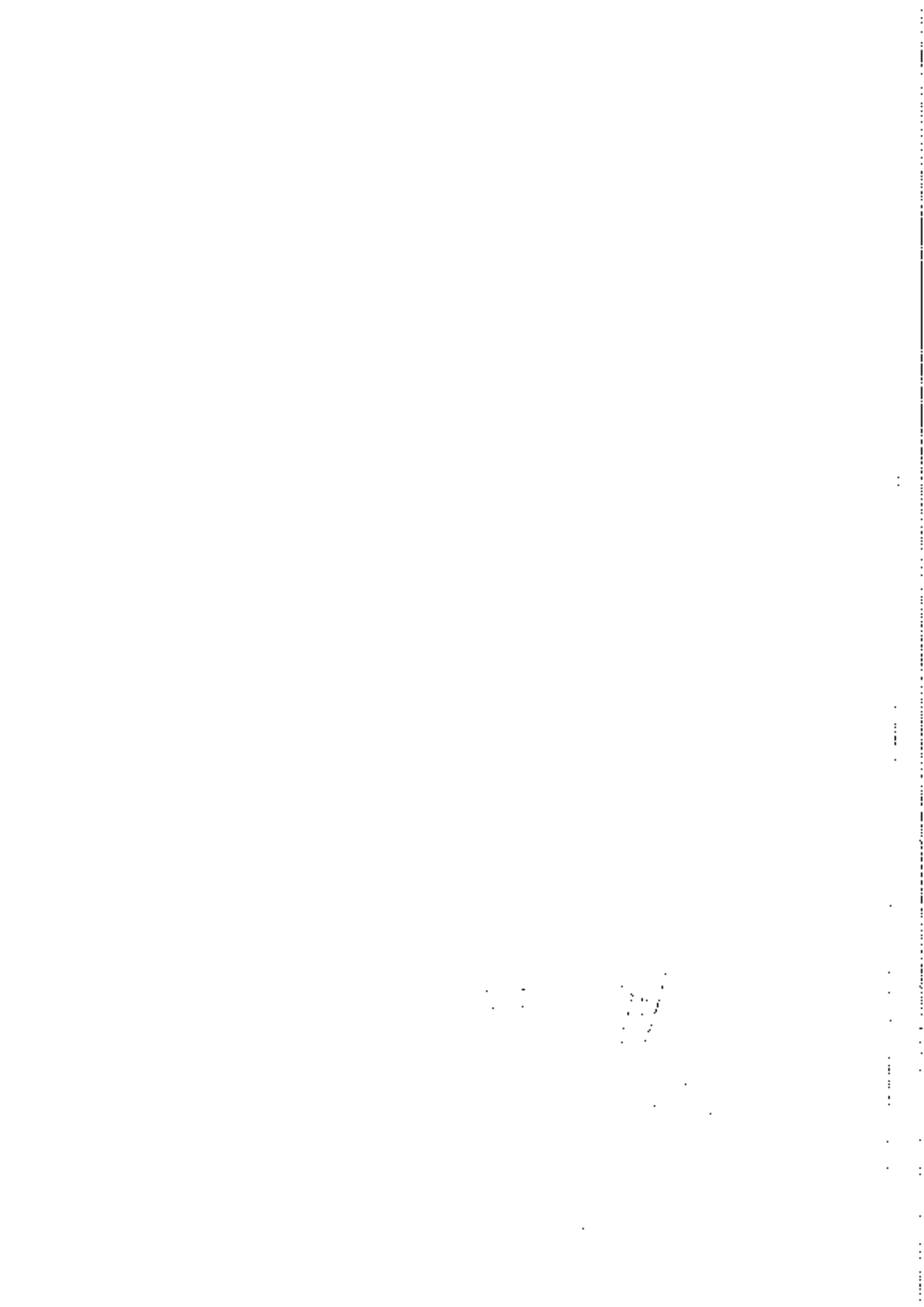
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For Mendell Developers Pvt. Ltd.

Authorized Signatory

For Vatika Limited

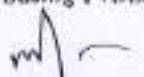
Authorized Signatory



obtaining of licenses and permits for developing the said land and to carry out the development work in relation to the Project and to pay the wages, remuneration etc. and to revoke appointment of any of the aforesaid person(s) and to enter into any agreements appointing them or any of them and to co-ordinate and liaise with them from time to time and to give them instructions as the said Attorney may desire or deem fit from time to time;


20. To engage various agencies and persons in connection with the development / execution / completion of the said land.
21. To market, advertise, brand, publicize, operate, maintain, book by way of sale for such price and on such terms and conditions as may be agreed by the Developer from time to time and to sign, execute all relevant documents for sale, including but not limited to Conveyance Deeds, Sale Deed, Exchange Deeds, etc. with respect of the Developer's share in the said land and to receive payments/ consideration / deposits / advances / fees / charges there for in its own name and behest. However, it is made clear that the Attorney shall not sell or alienate in any other manner any portion of the Developer's share in the said land until the share of the Owners, Executant herein, is divided by metes and bounds on the final map. However, my Attorney above named shall be fully empowered to agree to sell or alienate in any manner to any third party (ies) space(s) falling into the share of the Developer in the said land anytime hereinafter.
22. To receive at any time hereinafter from the said prospective buyers / allottees / users or their heirs, representatives and / or assigns, payments / consideration amounts, deposits / advances / fees / charges and give effective receipts and discharges for the same.

For Sahar Land And Housing Pvt.Ltd


  
Authorized Signatory

For Mandell Developers Pvt. Ltd.

  
Authorized Signatory

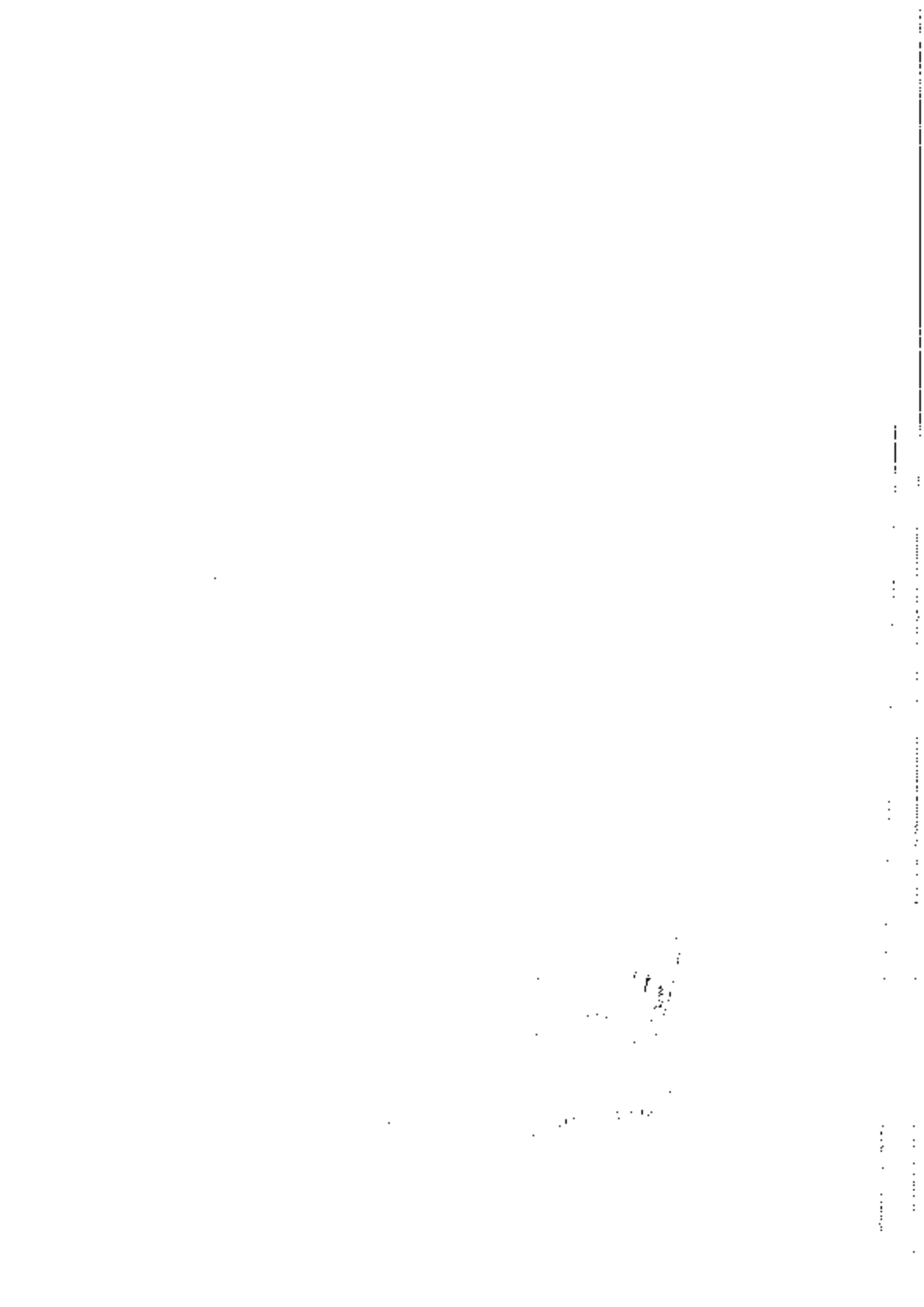


For Vatika One India Next Pvt.Ltd.

  
Authorized Signatory

For Vatika Limited

  
Authorized Signatory

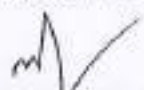


23. To avail a loan for development of the said land against equitable mortgage of the said land (by deposit of the original title deeds of the said land) and to register any document for and on our behalf in this regard provided that such loan shall be availed by the Developer after the license for the proposed project has been received from the competent authority.
24. To sell / transfer / convey in any manner to third parties to the extent of developer's share.
25. To avail loan for the development of the said land by mortgaging whole or part of the said land. The Attorney is permitted to deposit the original title deeds of the said land with the lending agency for the purpose.
26. To appear on our behalf before the Register or sub-register or any other authority competent with regard to the development of the said land and to present for registration and / or receive any document in this regard including but not limited to lease deeds, security deposit agreements rectification deeds agreement for sale and Conveyance Deed /Sale Deed /Exchange Deed's.
27. To sell / alienate in any manner to third parties the whole or part of the Developer's share in the said land and to admit to execution thereof and give acknowledgement/ receipts of the payments and to do other acts that may be necessary for the registration of the said documents and to receive them back when they have been duly registered and to sign and deliver proper receipts for the same provided that our Attorney will do so after the Developer has offered possession to the Owners [Executant herein] or to their nominees, the Owner's share in the said land.

For Sabar Land And Housing Pvt. Ltd.

  
Authorized Signatory

For Mendell Developers Pvt. Ltd.

  
Authorized Signatory

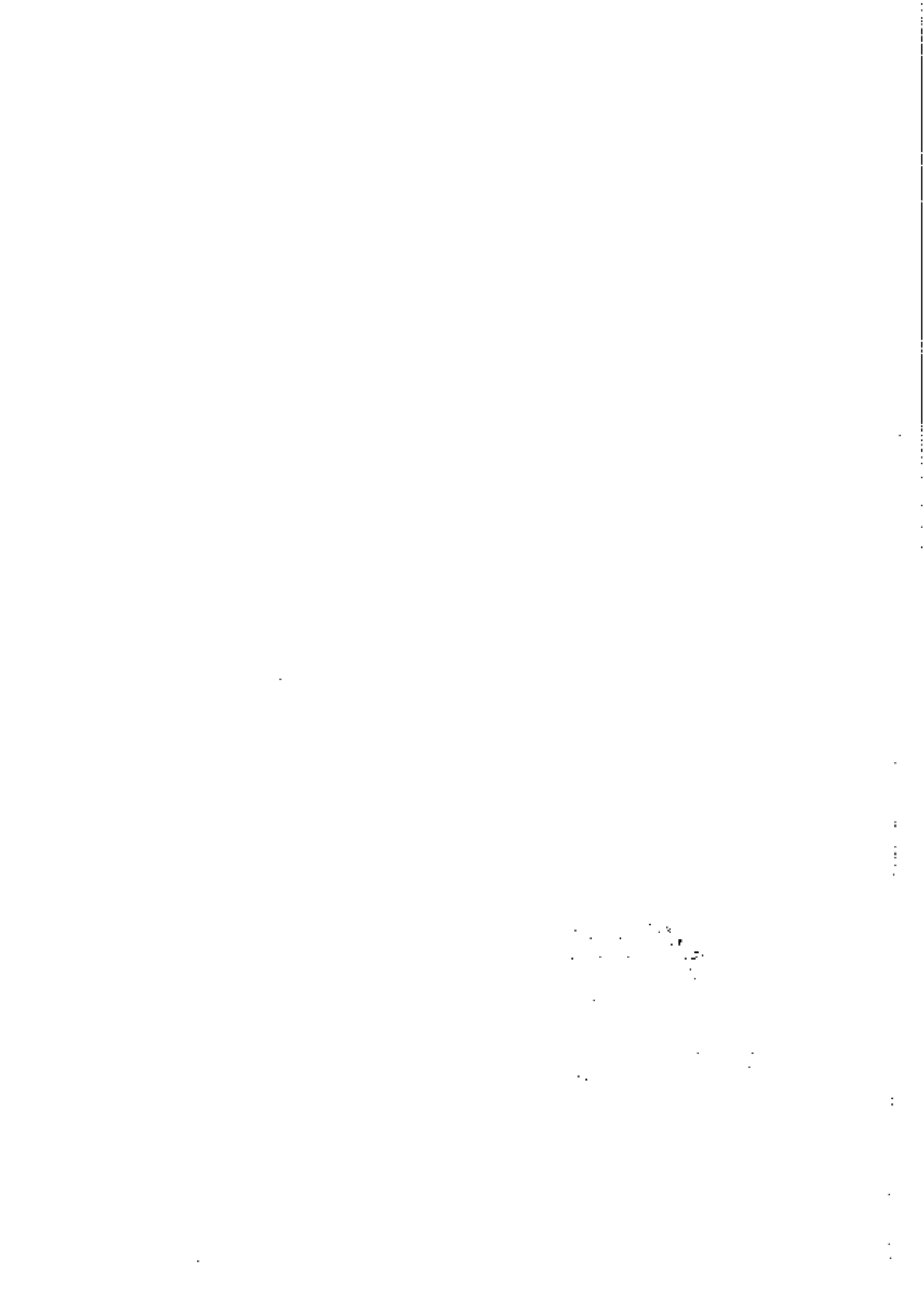


For Vatika One India Next Pvt. Ltd.

  
Authorized Signatory

For Vatika Limited

  
Authorized Signatory



28. To sign, declare, affirm, execute, deliver and give necessary letters, writings, undertakings, indemnities and other necessary or required documents to the municipal authorities or any other authority, fire brigade department and other concerned authorities for occupying the buildings and premises constructed as a part of the Project and/or obtaining necessary no objection certificates from the said authorities in connection with the Project;
29. To apply to the Government or any Governmental Authority or any other authorities, for grant or extension of the time if any prescribed in any consent, approval, permission, license, certificate etc. in respect of any matter in relation to the construction and development of the Project;
30. To sign and file undertaking, as may be necessary, to the municipal Committee/ Corporation or such other appropriate authorities and to do such further acts, deeds and things as may be found necessary or required for the purpose of effectually carrying out the purposes and intents of this Power of Attorney;
31. To do all acts, deeds and things required for amending / rectifying any entries in respect of the said land in the land revenue records.
32. To remove / dismantle /shift all structures, houses, equipment that may exist, now or from time to time on the said Land.
33. To further delegate all or any of the aforesaid powers to any other person or persons and to appoint any other attorney or attorneys with all or any of the said powers, and to cancel withdraw and /or revoke the powers conferred upon such attorneys.

For Sahar Land And Housing Pvt. Ltd.

Authorised Signatory

For Mendell Developers Pvt. Ltd.

Authorised Signatory

For Vatika One India Next Pvt. Ltd.

Authorised Signatory

For Vatika Limited

Authorised Signatory

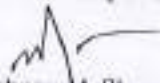


34. To further and more effectually doing, effecting and performing of the several matters and things aforesaid, we hereby give and grant unto our said Attorney, full power and authority to appoint one or more substitute or substitutes and to remove such substitute or substitutes at pleasure and to appoint other or others in his or their place for all or any of the matters aforesaid upon such terms and conditions as my said Attorney shall think proper and expedient.
  
35. To do all such acts, deeds and things and to sign, execute and present for registration before the authorities the deed of declaration and all such other documents, undertakings etc. as may be required for complying with the requirements under the Haryana Apartment Ownership Act, 1983 and the rules therein;
  
36. Generally to do or cause to be done all such acts, deeds and things as may be necessary in relating to the development / construction of the project. That all acts, Deeds and things done or caused to be done by the said attorneys or by any of their delegate or delegates shall be deemed to have been done by us and we hereby agree that we shall ratify and confirm all and whatever the said attorneys or its/their delegate or delegates shall do or cause to be done by virtue of the powers conferred by these presents.

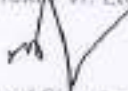
And we hereby, agree and undertake to ratify and confirm all and whatsoever our said Attorney, under the Power in that behalf hereinbefore contained, shall lawfully do, execute or perform in exercise of the powers, authorities and liberties hereby conferred upon, under and by virtue of these presents.

That this Power of Attorney is irrevocable and is subject to the terms and conditions of the said Collaboration Agreement entered between Vatika Ltd and ourselves.

For Suber Land And Housing Pvt. Ltd ,

  
Authorized Signatory

For Vatika One India Next Pvt. Ltd

  
Authorized Signatory

\*For Mended Developers Pvt. Ltd.

  
Authorized Signatory



For Vatika Limited

  
Authorized Signatory

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We the above Executant do hereby declare that this instrument is irrevocable and shall be equally binding on our legal heir, representatives, nominees and successors.

IN WITNESS WHEREOF the Executants have executed this Power of Attorney on the date and place first mentioned above.

**OWNERS**

For Sahar Land And Housing Pvt. Ltd

1. **M/s Sahar Land And Housing Pvt. Ltd.**  
through its Authorised Signatory Surendra Mohan Joshi  
For Mendell Developers Pvt. Ltd.

2. **M/s Mendell Developers Pvt. Ltd.**  
through its Authorised Signatory Surendra Mohan Joshi

3. **M/s Vatika One India Next Pvt. Ltd.**  
through its Authorised Signatory Surendra Mohan Joshi


For Vatika One India Next Pvt. Ltd.


1. Witnesses:  
  
M. K. CHAUHAN  
Advocate  
DISTT. COURTS, GURUGRAM

**GPA HOLDER**



**M/s Vatika Limited**  
through its Authorized Signatory Brij Kishore Singh

  
Drafted By  
M. K. CHAUHAN  
Advocate  
DISTT COURTS, GURUGRAM

2. Witnesses:  
  
Purnan Chand  
90 shi Sangar Ram  
90 Sangar

For Vatika Limited

  
Authorized Signatory



Land details of Vatika India Next, Village - Sikohapur, Tehsil - Manesar, Distt. Gurgaon Sector - 82 A

Schedule - I

SL. No.	Khasrat No.	Name of Company	Khasra / Mustfil No.	Total Area		Part / Salam	Area Owned by Vatika			Mutation No./Date	Remarks	
				B	B		B	B	B			
1	409/543	M/s Sahar Land & Housing Pvt. Ltd.	57	0	18	0	0	5	4	0.163		
		M/s Mendell Developers Pvt. Ltd.	58/1	0	13	0	0	3	15	0.117	Taksim - 4745/02.05.2014	
		M/s Vatika One India Next Pvt. Ltd.	59/2	0	11	0	2241/2420	5	12	1	3.502	M.No.5307.5308
			60	2	5	0	(Salam)					
			61	1	14	0						
			Total	6	1	0				3.781		
2	209/279-91	M/s Mendell Developers Pvt. Ltd.	152	0	8	0	0	2	7	0.073		
		M/s Vatika One India Next Pvt. Ltd.	153	0	8	0	3842/4145	3	8	12	2.144	Taksim - 5190/12.02.2018
		M/s Sahar Land & Housing Pvt. Ltd.	154	0	8	0	172/4145	0	3	1	0.095	M.No.5307.5308
			155	0	13	0	(Salam)					
			156	1	9	0						
			157/1	0	8	0						
			Total	3	14	0				2.313		
<b>Grand Total -</b>								9	15	0	6.09375	

*[Handwritten Signature]*

For Vatika One India Next Pvt. Ltd.  
*[Handwritten Signature]*  
 Authorized Signatory

For Mendell Developers Pvt. Ltd.  
*[Handwritten Signature]*  
 Authorized Signatory

For Sahar Land and Housing Pvt. Ltd.  
*[Handwritten Signature]*  
 Authorized Signatory

**For Vatika Limited**  
*[Handwritten Signature]*  
 Authorized Signatory

100

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 27/03/2023

Certificate No. G0272023C786

\*G0272023C786\*

Stamp Duty Paid : ₹ 101

GRN No. 100799232

\*100799232\*

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Crazy Properties Pvt Ltd

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village : Nehru place

District : New delhi

State : Delhi

Phone: 93\*\*\*\*\*15



Buyer / Second Party Detail

Name : Vatika Limited

H.No/Floor : A002

Sector/Ward : 83

LandMark : Inxt city centre

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 99\*\*\*\*\*31

Purpose : ADDENDUM



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

**ADDENDUM TO COLLABORATION AGREEMENT**

This Addendum to Collaboration Agreement is executed at Gurugram on this 29<sup>th</sup> day of March, 2023 between

1. M/s Crazy Properties Pvt. Ltd. (PAN AACCC6558J) a company registered under the Companies Act, 1956, having its registered office at registered office at Flat No. 224-A, 2<sup>nd</sup> Floor, Devika Towers, 6, Nehru Place, New Delhi - 110019, through its authorized person Sh. Surendra Joshi (Aadhar no. 2497 1895 5227), duly authorized in this behalf vide Board Resolution passed by the board of directors of the company on 20.03.2023 (Board Resolution dated 20.03.2023 is attached herewith as Annexure-A and Annexure A shall be deemed to form part and parcel of this collaboration agreement) (hereinafter jointly referred to as "Owner"), which expression shall, unless repugnant or opposed to the context or meaning thereof, be deemed to mean and include their respective legal heirs, legal representatives and assigns etc., of the ONE PART.

For Crazy Properties Pvt. Ltd.

AND

For Vatika Limited

Contd....2

Auth. Signatory

Auth. Signatory

For Vatika Limited

Authorised Signatory

प्रलेख नः13095

दिनांक:29-03-2023

डीड संबंधी विवरण	
डीड का नाम	TARTIMA
तहसील/सब-तहसील	Manesar
गांव/शहर	मानेसर


  

धन संबंधी विवरण	
राशि 10 रुपये	स्टाम्प ड्यूटी की राशि 3 रुपये
स्टाम्प नं : G0272023C786	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:0100800741 पेस्टिंग शुल्क 3 रुपये
Drafted By: SELF	Service Charge:200

यह प्रलेख आज दिनांक 29-03-2023 दिन बुधवार समय 5:30:00 PM बजे श्री/श्रीमती /कुमारी

MS CRAZY PROPERTIES thro SURENDRA KISHOR OTHER निवास FLAT NO 224 A 2ND FLOOR DEVIKA TOWER 5 D A NEHRU PLACE NEW DELHI द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

  
हस्ताक्षर प्रस्तुतकर्ता  
MS CRAZY PROPERTIES

  
उप/संयुक्त पंजीयन अधिकारी (Manesar)  
Sub Registrar  
Manesar (Gurgaon)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी VATIKA LIMITED thro BRJ KISHOR SINGH OTHER इजिर है । प्रतुत प्रलेख के तर्हों को दोनो पक्षों

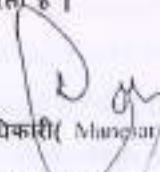
ने सुनकर तथा समझकर स्वीकार किया । दोनो पक्षों की पहचान श्री/श्रीमती /कुमारी/ASHOK KUMAR SHARMA पित्त ।

निवासी ADV GGM व श्री/श्रीमती /कुमारी SUKHPAL पित्त DEVIRAM

निवासी BALUDA ROAD SOHNA ने की ।

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



  
उप/संयुक्त पंजीयन अधिकारी (Manesar)  
Sub Registrar  
Manesar (Gurgaon)

For Vatika Limited

Authorised Signatory

M/s Vatika Limited (CIN U74899HR1998PLC054821) & (PAN AABCV5647G), a Company incorporated under the provisions of the Companies Act, 1956 and further governed under Companies Act, 2013, having its registered office at Unit No.- A-002, INXT City Centre, Ground Floor, Block-A, Sector-83, Vatika India Next, Gurugram- 122012, through its Director and authorized person Sh. Brij Kishor Singh, (Aadhar No.6602 4231 2918) duly authorized in this behalf vide Board Resolution passed by the board of directors of the company on 02.08.2022 (Board Resolution dated 02.08.2022 is attached herewith as Annexure-A and Annexure A shall be deemed to form part and parcel of this collaboration agreement) (hereinafter referred to as 'Developer'), which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its subsidiary companies, associates, representatives, executors, successors, administrators and assigns etc. of the OTHER PART.

WHEREAS the Owner is the absolute owner in possession of the land measuring 4 Bigha 0Biswa 10 Biswansi i.e. 2.51 acres Land comprising under Khasra No. 161/2 (1-11-0), 163/1 (1-15-0), 165/1/1 (0-1-0), 166/1 (0-13-10) Kita 4 area measuring 4 Bigha 0Biswa 10 Biswansi (Salam) situated in the revenue estate of Village Sikhopur, Tehsil Manesar and District Gurugram by way of Jamabandi for the Year 1985-86 which shall be deemed to form part and parcel of this collaboration agreement,

This Addendum in Collaboration is in respect to registered Collaboration Agreement no. 680 dated 12.06.2012 of 4Bigha 0Biswa 10 Biswansi situated in the revenue estate of Village Sikhopur, Tehsil Manesar and District Gurugram.

It is further added that :

1. That this Agreement is irrevocable and is specifically enforceable in a court of law as per the terms and conditions contained herein. If any Party violets this condition it shall be required to without demure compensate the other party for the resultant loss suffered by it.
2. That this Agreement shall be irrevocable and no modification/ alteration etc. in the terms and conditions of this agreement can be undertaken, without getting prior permission of the DGTCP.

For Crazy Properties Pvt. Ltd.

Auth Signatory

For Vatika Limited

Auth. Signatory

Contd...3

For Vatika Limited

Auth. Signatory

Reg. No.

Reg. Year

Book No.

13095

2022-2023

1



पेशकर्ता

दावेदार

गवाह

उप/संबुक्त पंजीयन अधिकारी

पेशकर्ता :- thru SURENDRA JOSHIOTHER MS CRAZY PROPERTIES

दावेदार :- thru BRIJ KISHOR SINGHOTHEVATIKA LIMITED

गवाह 1 :- ASHOK KUMAR SHARMA

गवाह 2 :- SUKHPAL

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 13095 आज दिनांक 29-03-2023 को बही नं 1 जिल्द नं 308 के पृष्ठ नं 106 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2037 के पृष्ठ संख्या 67 से 69 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 29-03-2023

उप/संबुक्त पंजीयन अधिकारी (Manesar)



Sub Registrar  
Manesar (Gurgaon)

For Vatika Limited

Authorized Signatory

IN WITNESS WHEREOF the parties referred to above have signed this Addendum Collaboration Agreement on the date and place mentioned above.

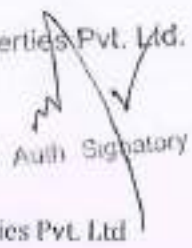
Drafted  
ASHOK KUMAR SHARMA  
Advocate  
DISTT. COURT, GURUGRAM  
REG. No. 3403

FIRST PARTY

SECOND PARTY

For Crazy Properties Pvt. Ltd.

For Vatika Limited

  
Auth. Signatory  
Crazy Properties Pvt. Ltd

  
Auth. Signatory  
Vatika Limited

Witnesses 1:

Witnesses 2: *SUKPAL*  
*sp shi Dewigram*  
*R/o village: Balwada Rd*  
*SOHAN*

ASHOK KUMAR SHARMA  
Advocate  
DISTT. COURT, GURUGRAM  
REG. No. 3403

For Vatika Limited

  
Authorized Signatory

