

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 22/07/2022

Certificate No. GFV2022G27

GRN No. 92774967



Stamp Duty Paid : ₹ 520000

(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Ashutosh Verma

H.No/Floor : 17

Sector/Ward : 0

LandMark : Molar band

City/Village : Badarpur

District : South delhi

State : Delhi

Phone : 88*****63

Others : Mahesh kumar



Buyer / Second Party Detail

Name : Ms 4S developers Pvt ltd

H.No/Floor : 1x63

Sector/Ward : 47

LandMark : Ild trade centre

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 88*****63

Purpose : Collaboration Agreement

4186
25/07/22

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

COLLABORATION AGREEMENT

- Property - Land situated at Village Dhunela, Tehsil Sohna, District Gurugram.
- Total area - 1 Acre
- Parties - Sh. Ashutosh Verma, Sh. Mahesh Kumar (jointly) and
M/S 4S Developers Pvt. Ltd
- Stamp Duty - 5,20,0000
- Stamp No./Date - GFV2022G27

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Received

This AGREEMENT is made and executed at Gurugram, Haryana on the 25th day of July 2022.

BY

Sh. Ashutosh Verma S/o- Baleshwar Verma, Resident of 17, Molar Band, Village Badarpur, Jaitpur, South Delhi, Delhi-110044 bearing (Aadhar no. 7457 7241 1139)

Ashutosh

M. K. Kumar

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For 4S Developers Pvt. Ltd.

M. K. Kumar
Authorised Signatory

प्रलेख न:4186

दिनांक:25-07-2022

डीड संबंधी विवरण	
डीड का नाम	COLLABORATION AGREEMENT
तहसील/सब-तहसील	सोहना
गांव/शहर	Dhunela
धन संबंधी विवरण	
राशि 26000000 रुपये	स्टाम्प ड्यूटी की राशि 520000 रुपये
स्टाम्प नं : GFV2022G27	स्टाम्प की राशि 520000 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:92775750 पेस्टिंग शुल्क 0 रुपये
Drawn By: AJAIB SINGH ADV	Service Charge:0

यह प्रलेख आज दिनांक 25-07-2022 दिन सोमवार समय 3:29:00 PM बजे श्री/श्रीमती /कुमारी ASHUTOSH VERMA पुत्र BALESHWAR VERMA MAHESH KUMAR पुत्र HARI CHAND निवास SAME द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


हस्ताक्षर प्रस्तुतकर्ता
ASHUTOSH VERMA MAHESH KUMAR


उप/संयुक्त पंजीयन अधिकारी (सोहना)
संयुक्त सब रजिस्ट्रार
सोहना

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MS 4S DEVELOPERS PVT LTD thru MANVIR BHAMLAOTHER हाजिर है। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SHIRI CHAND NUMBERDAR पिता --- निवासी ALIPUR व श्री/श्रीमती /कुमारी SUBHASH पिता --- निवासी SOHNA ने की। साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।


उप/संयुक्त पंजीयन अधिकारी (सोहना)
संयुक्त सब रजिस्ट्रार
सोहना

and **Sh. Mahesh Kumar S/o- Hari Chand, R/o- House No.-E-15 B, near Paras Hospital, East of Kailash, P.O. Sh. Niwas Puri, Greater Kailash, South Delhi-110048, bearing (Aadhar no. 3445-1394-1032)** (both joint owners hereinafter called "Owners" or "First Party" (which expression shall unless repugnant to the context or meaning thereof, be deemed to include their heirs, legal representatives, executors, and agents) of the ONE PART.

Hereby jointly executes this agreement in favour of

M/S 4S Developers Pvt. Ltd., a company incorporated and registered under the provisions of the Companies Act, 2013 and having its registered office at Unit 1X 63, 1st Floor, ILD Trade Centre Sector 47 Gurugram and corporate office at 2nd Floor, HUB 66, Sector 66, Gurugram, having CIN-U74999HR2016PTC065701 through its authorized signatory **Mr. Manvir Bhamla (Aadhar No. 6950 8005 1982)** duly authorized vide board resolution dated 22-07-2022, hereinafter referred as the DEVELOPER as "PARTY TO THE SECOND PART", (which expression shall mean and include its successors, legal heirs, liquidators, executors, legal representatives, administrators, assignees and nominees etc.)

(hereinafter **OWNERS and DEVELOPER** are collectively referred to as "Parties" and individually as "Party" as the context demands).

noting as follows

WHEREAS the OWNERS/ FIRST PARTY jointly, by virtue of the sale deed bearing registration no. 2282, registered before the sub- registrar Sohna, Gurugram on dated 09/06/2022, are the absolute and legal owners and having physical possession over the agriculture land parcel bearing khewat /khata no. 252/255, Rect. No. 10, killa no. 20 min south (3-19)field 1, land measuring 3 kanal 19 marla and in khewat / khata no. 308/312, rect. No. 9, kills no. 9(8-0), 10/1(1-14), 11/2(4-1),12/1(7-11), field 4, land measuring 21 kanal 6 marla to the extent of 37/426 share i.e. 1 kanal 17 marla and khewat / khata no. 416/420, rect. No. 9, killa no. 13(8-0), 18(8-0), 19/2(7-12), 20/1(1-0), fields 4, land measuring 24 Kanal 12 marla to the extent of 1131/13366 share i.e. 2 kanal 1 marla 6 sarsai and khewat/ khata no. 313/317, rect. No. 7 killa no. 18/2(0-2), 19/2(0-5), 22/2(0-9), rect.no. 9 killa no. 2/1 (0-9),10/2(0-8), 11/1(0-8), 11/3(0-6), 12/2(0-9), rect. No. 10 killa no. 16/2(0-1), fields 9, land measuring 2 kanal 17 marla to the extent of 1/49 share i.e. 0 kanal 1 marla

for

Manvir Kumar

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For 4S Developers Pvt. Ltd.

U. J. Bhamla
Authorised Signatory

Reg. No.

Reg. Year

Book No.

4186

2022-2023

1



पेशकर्ता



दावेदार



गवाह



उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- ASHUTOSH VERMA MAHESH KUMAR

दावेदार :- thru MANVIR BHAMLAOTHERMS 4S DEVELOPERS PVT LTD

गवाह 1 :- SHRI CHAND NUMBERDAR

गवाह 2 :- SUBHASH

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4186 आज दिनांक 25-07-2022 को बही नं 1 जिल्द न 1230 के पृष्ठ नं 156.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 184 के पृष्ठ संख्या 85 से 88 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 25-07-2022

उप/संयुक्त पंजीयन अधिकारी (सोहना)
संयुक्त सब रजिस्ट्रार
सोहना

1 sarsai and khewat / khata no. 424/428, recct. No.9, killa no. 19/1(0-8), 22/2(0-8), fields 2. Land measuring 0 kanal 16 marla to the extent of 1/49 share i.e. 0 kanal 0 marla 3 sarsai and khewat / khata no.302/306, rect. No. 9, killa no. 16(8-0), 25(8-0), rect. No. 21, killa no. 5(8-0), fields 3, land measuring 24 kanal 0 marla to the extent of 1/560 share i.e. 0 kanal 0 marla 8 sarsai, total land in all khewat is 1 Acre in area, situated in the revenue estate of Village Dhunela, Tehsil Sohna, District Gurugram, the above stated land parcels are hereinafter referred to as the "said land" (which is more particularly described in the land details attached with this agreement as Annexure-A) which shall include the land beneath and all resources comprised therein.

AND WHEREAS the **OWNERS** contemplate to DEVELOPE the said land into a Real Estate project i.e. Deen Dayal Plotted Colony (hereinafter referred as Proposed Project) under Deen Dayal Jan Awas Yojana Policy of DTCP, Haryana vide notification dated 08.02.2016 OR under Pradhan Mantra Awas Yojana (Urban) or under any other affordable housing scheme or under any Township approved by the DTCP hereinafter called the "Proposed Project" and on being approached by the DEVELOPER who is engaged in the development of Real Estate as its object and is aggregating land parcel in the immediate vicinity and could pursue to obtain all requisite permissions, sanctions, Letter of Intent, Licenses, NOCs, approvals from DTCP or all concerned and relevant authorities and departments as the case may be required and the OWNERS therefore, have agreed to collaborate or tie-up or joint venture with the DEVELOPER for the development of proposed project on the said land as per Policy Norms of the DTCP, Haryana.

AND WHEREAS the **OWNERS** believing the representations of the **DEVELOPER** as true and being involved in the business of real estate development has accepted the proposal for development of proposed project over the said land on the terms and conditions hereinafter appearing:

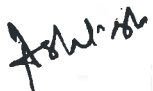
NOW THEREFORE, THIS AGREEMENT WITNESSED and it is hereby agreed, declared and covenanted and recorded by and between the Parties as under:

1. **SUBJECT MATTER:**

For 4S Developers Pvt. Ltd.


Authorised Signatory







Authorised Signatory

Authorised Signatory

- a. That the subject matter of this agreement comprises the development of land of the OWNERS by the DEVELOPER into a proposed project, i.e. Deen Dayal Plotted Colony under the Deen Dayal Jan Awas Yojna Policy dated 08.02.2016 as published by DTCP, Haryana or under Pradhan Mantri Awas Yojana (Urban) or under any other affordable housing scheme or under any Township and shall be in accordance with the approvals, sanctions and permissions as may be granted to the Developer.
- b. That the DEVELOPER shall be rightfully & exclusively entitled to take decision to choose kind of development of the said land but shall in accordance of the Deen Dayal Jan Awas Yojna Policy of DTCP Haryana or in accordance to Pradhan Mantra Awas Yojana(Urban) or in accordance to other affordable housing scheme or in accordance to any Township and shall be in accordance of the approvals, sanctions, licenses or other approvals granted by relevant authorities and departments.
- c. That the OWNERS is hereby agreed to give the land clear from all encumbrances in all respect for the development of the said proposed project and the DEVELOPER shall at its own cost and expenses and responsibilities develop said proposed project over the said land parcel and the parties shall share the rights and OWNERS will be entitled to receive or handover or physical possession of their share (50%) in the developed area of the said proposed project as per their entitlement.

2. CONSIDERATION/ ENTITLEMENT:

- a. That the OWNERS shall be entitled for the delivery or physical possession as legal & rightful owner of the developed area only of its land as per Sanctioned plans under Deen Dayal Jan Awas Yojna Policy or under Pradhan Mantra Awas Yojana or under any other affordable housing scheme or under any Township, on the 50% of the developed area in the proposed project i.e., _____ SQ. YDS and the respective rights of amenities, common utilities and parking space. In this given area of _____ Sq. Yds., area will be selected solely at the discretion of the DEVELOPER in the overall development done by the DEVELOPER in aggregated fashion without any kind of right of DEVELOPER. The Developer would execute the conveyance deed in the favour of Owners

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For 4S Developers Pvt. Ltd.
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with regarding to the share of Owner i.e. the 50% of developed area of the Proposed Project, before the concerned Sub-Registrar.

Total area	1 acres (Converted to approved FAR)
Area retained by OWNERS	0.5 acres (actual will be decided as per the approved FAR passed by the Authorities)
Area available to DEVELOPER	0.5 acres (actual will be decided as per the approved FAR passed by the Authorities)

Illustration (for understanding only)

Total agreed area	-	1 acre
Approved area	-	2500 Sq. Yds.
50% of approved area	-	1250 Sq. Yds.
OWNER Share with complete rights.	-	1250 Sq. Yds. (50% of 2500)

Note: All the area measurement given above will be converted into FAR area calculation on approval of FAR by the authorities which would be given in the License.

- b. DEVELOPER shall obtain the License within 15 months from signing of this agreement and deliver a physical possession duly constructed as per designs and lay out within 15 months from the date of obtaining the license from the concerned department alongwith a grace period of 6 months. However, any delay in obtaining the license and development of project owing to default of DEVELOPER, this agreement may be terminated only after prior written notice of the same. However further extension of time beyond the abovementioned time schedule (including grace period) may be given to the developer after the mutual negotiations between both parties.
- c. That the DEVELOPER shall as consideration shall be entitled to retain or obtain the physical possession as legal and rightful owner of 50% of the developed area in the proposed project and all residual rights in the said

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project qua the developed area and land beneath along with corresponding & respective rights of amenities, common utilities and parking space and shall also get the complete right for the management/maintenance of developed proposed project. The owner shall execute power of attorney and thereby authorizing developer to transfer title of built up area of developer share and handover the possession to the intending buyers and for that purpose to sign and execute any agreement and or any other sale document.

3. OBLIGATIONS OF THE OWNERS:

- a. That the OWNERS shall be obliged to provide the complete set or chain of ownership of original documents of the said land and complete revenue records as certified by Patwari as available and as shown at the time of signing of this agreement.
- b. That the OWNERS shall be obliged to allow and assist the DEVELOPER in demarcation and survey of the said land and shall give their full co-operation to DEVELOPER for getting demarcation of said land in revenue records.
- c. That the OWNERS have handed over the physical possession of the aforesaid land to the DEVELOPER upon signing of the present agreement.
- d. That the OWNERS shall be obliged to clear all encumbrances over the said land including but not limited to Gair Marusi, Kabza (Possession), etc. and shall be obliged to handover the physical possession of the said land as clear title OWNERS and free from all encumbrances to the DEVELOPER for the development of proposed project under the terms & conditions of this agreement and for doing all other necessary and ancillary activities as required by DEVELOPER.
- e. That the OWNERS shall simultaneous to signing of the present agreement, without any further considerations, jointly or individually be obliged to execute the Special Power of Attorney and/or General Power of Attorney, or any kind of authorization as is required (including to Addendum thereto in future if any required) by DEVELOPER for the performance of terms of this present agreement and for the effective development of the said land into a proposed project, including for obtaining permission for change of land use, procuring license/ CLU/LOI,

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For 4S Developers Pvt. Ltd.

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approvals of plans or layout, NOCs and for obtaining all such approvals as may be required to be obtained from any authority for the purpose of raising construction and for dealing with the DTCP or concerned Government agencies for executing any ancillary documents required for sanctioning of license for project and/or for dealing with/sale of constructed/unconstructed and/or developed/undeveloped portions of the proposed project.

- f. That the OWNERS shall be liable to pay all charges, taxes or other recoveries, penalties, fines imposed or encumbrances against the said land up to the date of the present agreement.
- g. That the OWNER is aware that the present agreement is only qua its land as mentioned in the agreement and shall be entitled for 50% share benefit only of the land mentioned in the present agreement and shall not claim any other benefit from the other parts of the proposed project. The selection of 50% share will be made by the DEVELOPER from the total area development done by the DEVELOPER without restriction.
- h. That the OWNERS shall be estopped from creating any encumbrance or 3rd Party rights in the said land after execution/signing of this agreement and related documents in this relation.
- i. 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 the proposed project on said land parcel.
- j. That the OWNERS shall be solely responsible and be liable for their personal tax obligation (if any arises under this agreement), whether direct or indirect tax obligations, in present or future.
- k. That the OWNERS shall not be responsible for any kind of further payments, statutory and non-statutory or any other such charges to the DEVELOPER or any Government Authorities/Private parties/bodies etc.
- l. That the OWNERS hereby agrees to execute and sign the document which might be required for conveying the units/flats in the developed area of proposed project on the said land in favour of allottees/ intending purchasers/nominees of developer, as confirming party.
- m. That the OWNERS also agreed that owners shall not claim any remunerations for the execution of aforesaid documents.

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4. OBLIGATIONS OF DEVELOPER

- a. That the DEVELOPER shall at its own cost and expenses through itself or through its agents, contractors or representatives, be obliged to execute the development work as per the layout as approved by the relevant authority for the development of proposed project.
- b. That the DEVELOPER shall at its own cost and expenses shall be obliged to prepare the best layout or site plan for the development of proposed project on said land.
- c. That the DEVELOPER shall at its own cost and expenses be obliged to apply or file an application to the relevant authorities or departments for obtaining the grant of CLU/ Letter of Intent or Licenses for the development of proposed project on the said land.
- d. That the DEVELOPER shall at its own cost and expenses be obliged to procure all necessary and requisite permissions, sanctions, NOCs and all other approvals from the relevant authorities, Ministry or Local Authorities, RERA or any other departments as required and necessary for the development and marketing of the proposed project on the said land.
- e. That the DEVELOPER shall at its own cost bear the complete costs of construction and development for the proposed project and all the charges, fees, penalties, interest or any levy of the Government or any other local authority or payment of any deposit/security deposit/ bank guarantee, conversion charges, external or internal development charges, internal development works cost, electric and other utility installation charges and all other cost as associated with the construction and development of proposed project on the said land. However personal tax liabilities on the part of OWNERS under this agreement or any other agreement, whether existing or in future shall be borne solely bear by the OWNERS only and developer has no obligation to bear any kind of such liability.
- f. That the DEVELOPER shall be obliged to complete the development and/or construction of the proposed project with all public utilities, common facilities and basic amenities as per approved plans/ layout and complying with all the rules and regulations as in force.

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- g. That the DEVELOPER shall bear the complete cost of stamp duty and registration charges for the execution and registration of the present agreement.
- h. That the DEVELOPER shall be obliged to undertake the development as per all laws, rules and regulations in force and as applicable from time to time and shall be obliged to comply with all conditions of CLU/LOI/Licenses and permissions and put in place all implements and infrastructure as applicable and specified for the purpose of safety and security or other conditions specified by any authority as sized of jurisdiction.

5. RIGHTS OF THE OWNERS:

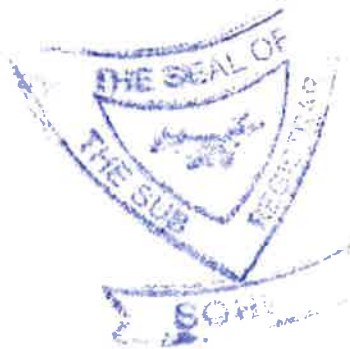
- a. That the OWNERS are entitled to get their share of developed area i.e. OWNER's ENTITLEMENT with 50% of the developed plot area (residential in nature).
- b. That subject to the conditions regarding marketing and selling stated herein, the OWNERS shall be free to deal with their share in proposed project as per their desire, subject to the general conditions of transfer, maintenance and management of the proposed project and the cost and expenses related thereto.
- c. That the OWNERS shall be entitled to fully paid allotment letters regarding their respective share or entitlement in the proposed project and when the same are being issued by the DEVELOPER.

6. RIGHTS OF DEVELOPER:

- a. That the DEVELOPER are entitle to get their share of developed area i.e. OWNER's ENTITLEMENT with 50% of the developed plot area (residential in nature).
- b. That the DEVELOPER shall be entitled to take-over the actual physical possession of the said land for the purpose of development and construction of said proposed project under this agreement and related documents as executed in this relation.
- c. That the DEVELOPER shall have the right and prerogative to choose the development of said land and to finalize the Brand Name or Name of

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Project, layout plans and internal layouts, designs, facilities and services to be provided and all other development plans for the said land.

- d. That the DEVELOPER shall have the right and prerogative to choose the architects, engineers, consultants, designers, contractors, suppliers or other service providers for the best development of the said proposed project.
- e. That the DEVELOPER shall have the right to develop the aforesaid project itself. The construction part of project may be contracted to class A contractors as per the discretion of the DEVELOPER or through any other person/company and the OWNER shall never object to the same.
- f. That the DEVELOPER shall have the right and prerogative to prepare and plan the budget of the whole project and the same shall not be objected by the OWNER.
- g. That the DEVELOPER shall have the right and prerogative to prepare the marketing and advertisement schemes for the proposed project and to appoint the Authorized Brokers/ Dealers for the said proposed project.
- h. That the DEVELOPER shall be entitled to raise the finance against the creation of security interest or mortgage over the said proposed project or by way of hypothecation of proceeds over the said proposed project, as it deems fit and proper.
- i. That the DEVELOPER shall be rightfully entitled to the entire management of the said proposed project from the inception to the completion and thereafter for the efficient management of the services being provided therein against the consideration and shall be rightfully entitled to the security deposit against the same.
- j. That the DEVELOPER shall without any further authorization from the OWNERS have the rights to market and sell/transfer the rights in the developed area in the said land through any manner and scheme as it may deem fit and to receive money against the same and execute receipts, agreements or documents for the same.
- k. That the DEVELOPER shall have complete Authority to represent the OWNERS and to execute, file or deposit any document, application, pleading, representation, cost and fees etc. and to appear before any authority, or Government or Statutory Body regarding the said land or the said proposed project for and on behalf of the OWNERS as may deem

Asst. Secy

M. K. Kumar

For 4S Developers Pvt. Ltd.

M. B. Bhat
Authorised Signatory



necessary for the purposes of present agreement and development of the said proposed project.

1. That in case of acquisition of the said land or part thereof for any purposes, the DEVELOPER shall have a right with concurrence of OWNERS to choose whether to avail compensation against the acquired land or to have the FAR increased in the developed area of the said land. If compensation is decided to be received then the same shall be received in the ratio of land share between the DEVELOPER and OWNERS i.e. DEVELOPER ENTITLEMENT and OWNERS ENTITLEMENT.

7. ASSIGNMENT:

That the DEVELOPER shall be rightfully entitled to assign in rights, completely or partially, created herein to any party or its own concern or company specifically created for the purpose and may enter into further agreements for the same.

8. MARKETING & SALE OF DEVELOPED AREA:

- a. That the DEVELOPER shall be responsible for the complete marketing and sale of the developed area of the proposed project.
- b. That the DEVELOPER may hire any suitable agency and devise strategy for the marketing of the said proposed project.
- c. That the DEVELOPER shall be free to appoint and nominate a maintenance agency for maintenance of the project. That the OWNERS shall not object to the same and shall pay maintenance charges post physical possession of the apportioned area after complete construction as ascertained by the Maintenance Agency so appointed by the DEVELOPER.
- d. That the DEVELOPER shall from time to time prepare, policy and prescribe the minimum rates and charges for the sale and transfer of the rights in the developed area in the said proposed project. The OWNERS shall abide by the same.
- e. That the OWNERS are absolutely free and rightful in marketing or selling their share in open market and shall not be liable directly or indirectly to DEVELOPER for said activity.

9. TIME PERIOD:

For 4S Developers Pvt. Ltd.

M. J. Sharma
Authorised Signatory
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M. J. Sharma

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- a. That in general time is the essence of the present agreement, however, the DEVELOPER shall complete the proposed project within 30 months (including 15 months time period for obtaining requisite license for Proposed Project from the competent authority) alongwith a grace period of 06 months from signing of present agreement.
- b. That the DEVELOPER shall not be held responsible for any delay occasioned by the Government Authorities in providing requisite sanctions, permissions or approvals or delay on part of any order passed by the government authorities, regarding the development of the proposed project provided all efforts are made by the DEVELOPER in obtaining the same.

10. FORCE MAJEURE:

- a. The developer shall not be liable to the owner for nonperformance or delay in performance of any of its obligations under this Agreement due to causes reasonably beyond its control, including but not limited to the fire, flood, epidemic disease, strike, labor trouble or other disturbance, unavoidable accident, government regulation, riot, and insurrection. Upon the occurrence of such a force majeure condition, the developer shall immediately notify the owner of any further developments. Immediately after the cause is removed.
- b. That any judicial or authoritative pronouncement barring the present agreement or estopping the parties from carrying on the objects of the present agreement shall be deemed force majeure event.

11. IRREVOCABILITY:

That the OWNERS has very well consented to the development of the above said land into proposed project as per the terms of the present Collaboration Agreement. The parties have contemplated the complete bargain between themselves and have willingly executed the present Collaboration Agreement which is irrevocable in nature and the same is in the best interest of both the parties and very well backed by consideration and binding.

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For 4S Developers Pvt. Ltd.
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Authorised Signatory



12. INDEMNIFICATIONS:

That the OWNERS shall at all times keep the DEVELOPER and the said real estate project indemnified due to any defects in their title or any disputes between the OWNERS or their heirs or representatives and such disputes shall be settled by the OWNERS only and they shall personally be liable for the same.

However the developer would keep indemnify the Owners against any losses or damages occurred to the Owners due to any legal penalties or fines imposed due to any negligence on the Proposed Project, by the municipal authorities or any other Government Authorities.

13. DISPUTE RESOLUTION:

- a. If any disputes occurs between the parties then it shall firstly be communicated to each other in writing and the same shall be resolved mutually by negotiations. However if such discussions remain inconclusive then the same shall be referred to the sole arbitrator, who shall be appointed by the second party. The said adjudication of dispute would be through the arbitration process in accordance with the Arbitration and Conciliation Act, 1996 as in force on the date hereof or any subsequent amendment thereof. The seat and venue of arbitration shall be at Gurugram and the language of the arbitration proceedings shall be English. The Parties shall be responsible to bear their respective costs and expenses in relation to any such arbitration proceeding and any cost with respect to setting up of such arbitral tribunal. Any decision of the arbitral tribunal shall be final and binding on the Parties.
- b. That any disputes or claim arises out of this agreement shall be subject to the exclusive jurisdiction of the Courts at Gurugram.

14. GENREAL ASPECTS:

- a. That the DEVELOPER has committed to deliver high quality construction on the said land parcel leading to enhancement in the valuation and growth.
- b. That the DEVELOPER undertakes to be completely solely responsible for any kind of untoward incident occurred on the said project.

Aswath

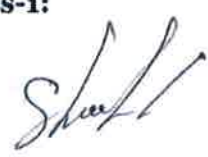
Manz Kumar



IN WITNESS WHEREOF the parties, hereto have set their respective hands on these presents on the date, month and year herein above first mentioned in the presence of the following witnesses.

Place:

Date:

Parties of First Part  Ashutosh Verma  Mahesh Kumar	Witness-1:  श्री बल नन्दरदा श्री बलीपुर तहसील संजय जिला गुरुग्री
Parties of Second Part For 4S Developers Pvt. Ltd.  M/S 4S Developers Pvt. Ltd. Authorized Signatory	Witness-1: 21/11/2016 WITNESS SUBHASH CHAND S/O DHARMPAL VILL- RAHAKA TEH- SOHNA GURUGRAM



THE SINGAPORE POLICE
FORCE
BOHNE

For AS (Investigative) P.M. (10)

Approved Signature

Government of Haryana
Department of Revenue and Disaster Management
Sub Registrar Office, Sohna

Dated: Jul 22, 2022

Time: 18:11:34

Appointment Slip

Shri / Smt.
Ashutosh
Dhunela
Sohna, Gurugram

4186

N

Subject: Appointment for registration of AGREEMENT Deed

As requested by you regarding registration of **COLLABORATION AGREEMENT** deed, your appointment has been scheduled with following Details:-

Serial No: 45 Tcken No: 02822072022061115000
Transaction Amt: Rs. 26000000 Property ID:
Date & Time: Jul 25, 2022 12:12 Appointment Type: N
Address: Delhi

Appointment Fee & Charges (Incl. Tatkal if any)			Stamp Details			
Appointment Fee	Postage	Total	Type	Stamp No	Issue Date	Value
Rs.0.00		₹ 0.00	EStamp	GFV2022G27	22-Jul-22	₹ 520000.00

Please bring the following documents to prove your identity in support of your Deed.

ID Proof:
Aadhar

ID Number:
XXXX-XXXX-1139

Important:

1. If the property does not have permanent Property Id assigned to it, The Property Id provided above will serve as Temporary Property Id. Please keep it safe and mention it on the deed.
2. Any sort of discrepancy in data provided while booking appointment will lead to failure of deed registration.

Khasra Details					
Khewat	Khatoni	Mustil	Khasra	Kanal/Bigha	Maria/Biswa
313	317	10	16/2	0	1
252	255/4	10	20/2	3	19
302	306	21	5	8	0
313	317	7	18/2	0	2
313	317	7	19/2	0	5
313	317	7	22/2	0	9
308	312	9	10/1	1	14
313	317	9	10/2	0	8
313	317	9	11/1	0	8
308	312	9	11/2	4	1
313	317	9	11/3	0	6
308	312	9	12/1	7	11
313	317	9	12/2	0	9

Disclaimer: Your appointment is subject to availability of Sub-Registrar. Your appointment date and time can be changed on the discretion of administration. NIC assumes no responsibility in any form for the appointment.

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252 → 313-17M
308 → 1K-17M
37/426
302 → 2559.00
25/14520
313 → 3459.00
34/1724
416 → 125859.00
1258/14383
424 → 859.00
8/484

DDO Code: 0362	E - CHALLAN Government of Haryana		Candidate Copy
Valid Upto: 29-07-2022 (Cash) 23-07-2022 (Chq./DD)			
GRN No.: 0092775750	Date: 22 Jul 2022 12:10:42		
Office Name: 0362-TEHSILDAR SOHNA			
Treasury: Sohna			
Period: (2022-23) One Time			
Head of Account		Amount	₹
0030-03-104-97-51 Pasting Fees		10	
0030-03-104-99-51 Fees for Registration		50000	
PD AcNo 0			
Deduction Amount: ₹		0	
Total/Net Amount: ₹		50010	
₹ Fifty Thousands Ten Rupees			
Tenderer's Detail			
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-			
PAN No:			
Tenderer's Name: 4S Developers Pvt Ltd			
Address: Gurgaon, Gurgaon- 122018			
Particulars: Pasting and Registration Fees			
Cheque-DD- Detail:			
Depositor's Signature			
FOR USE IN RECEIVING BANK			
Bank CIN/Ref No: 15548224108			
Payment Date: 22/07/2022			
Bank: Punjab National Bank Aggregator			
Status: Success			

DDO Code: 0362	E - CHALLAN Government of Haryana		AG/ Dept Copy
Valid Upto: 29-07-2022 (Cash) 23-07-2022 (Chq./DD)			
GRN No.: 0092775750	Date: 22 Jul 2022 12:10:42		
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PD AcNo 0			
Deduction Amount: ₹		0	
Total/Net Amount: ₹		50010	
₹ Fifty Thousands Ten only			
Tenderer's Detail			
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-			
PAN No:			
Tenderer's Name: 4S Developers Pvt Ltd			
Address: Gurgaon, Gurgaon- 122018			
Particulars: Pasting and Registration Fees			
Cheque-DD- Detail:			
Depositor's Signature			
FOR USE IN RECEIVING BANK			
Bank CIN/Ref No: 15548224108			
Payment Date: 22/07/2022			
Bank: Punjab National Bank Aggregator			
Status: Success			

* Note :-> Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.