

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 24/01/2022

Certificate No. G0X2022A3120

GRN No. 86594562



Stamp Duty Paid : ₹ 1173000
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Harpal Singh
H.No/Floor: P8/5 Sector/Ward: Na LandMark: Dlf city phase 2
City/Village: Sikanderpur gh District: Gurugram State: Haryana
Phone: 88*****61 Others: Samta devi and mukul yadav and vitul yadav



Buyer / Second Party Detail

Name: Agrante Realty Ltd
H.No/Floor: Unitno122 Sector/Ward: 21 LandMark: Suncity trade tower
City/Village: Gurugram District: Gurugram State: Haryana
Phone: 88*****61

Purpose: COLLABORATION AGREEMENT

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

COLLABORATION AGREEMENT

Stamp Duty : Rs. 17,91,000/-
Stamp No. : GRN No. 86594582 & GRN No. 86432027
Date : 24.01.2022 & 18/01/2022
Issued by : Haryana EGrass Online

THIS AGREEMENT OF COLLABORATION is executed at Gurgaon on this 25th Day of January 2022

BETWEEN

Landowners 1). Shri Harpal Singh S/O Prahlad 2.) Samta Devi W/O Harpal Singh. 3) Mukul Yadav and 4). Vitul Yadav R/O P 8/5 DLF phase 2 Tehsil & Distt. Gurgaon (hereinafter collectively called the "OWNERS" which expression unless

Samta yadav
Shri Harpal Singh
Mukul Yadav

For Agrante Realty Ltd.
[Signature]
Authorized Signatory
For Agrante Realty Ltd.
[Signature]
Authorized Signatory

प्रलेख न:9839

दिनांक:25-01-2022

डीड संबंधी विवरण

डीड का नाम COLLABORATION
AGREEMENT

तहसील/सब-तहसील गुरुग्राम

गांव/शहर बाबूपुर

धन संबंधी विवरण

राशि 89550000 रुपये

स्टाम्प ड्यूटी की राशि 1791000 रुपये

स्टाम्प नं : G0X2022A3120

स्टाम्प की राशि 1173000 रुपये

रजिस्ट्रेशन फीस की राशि 50000
रुपये

EChallan:86432194

पेस्टिंग शुल्क 0 रुपये

DeficiencyStampno:
G0R2022A2706

DeficiencyGrnno: 86432027

DeficiencyAmt: 618000

Drafted By: SELF

Service Charge:0

यह प्रलेख आज दिनांक 25-01-2022 दिन मंगलवार समय 3:33:00 PM बजे श्री/श्रीमती /कुमारी
HARPAL SINGH पुत्र PRAHLAD SAMTA पत्नी HARPAL SINGH MUKUL YADAV पुत्र HARPAL SINGH VITUL
YADAV पुत्र HARPAL SINGH निवास . द्वारा पंजीकरण हेतु प्रस्तुत किया ग . ।

Samta
Harpal Singh
Mukul Yadav

[Signature]

उप/संयुक्त पंजीयन अधिकारी (गुरुग्राम)

हस्ताक्षर प्रस्तुतकर्ता
HARPAL SINGH SAMTA MUKUL YADAV VITUL YADAV

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MS AGRANTE REALTY LTD thru .RVINDER SINGH OTHER हाजिर है ।

प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER KUMAR पिता BHAGAT
RAM निवासी VPO DHARAMPUR GGM व श्री/श्रीमती /कुमारी DEVESH SHARMA पिता RAJA BABU SHARMA
निवासी 3 ADRASH NAGAR UP ने की ।

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

For Agrante Realty Ltd.

Authorized Signatory

उप/संयुक्त पंजीयन अधिकारी (गुरुग्राम)

A



Indian-Non Judicial Stamp Haryana Government



Date : 18/01/2022

Certificate No. GOR2022A2706

Stamp Duty Paid : ₹ 618000
(Rs. Only)

GRN No. 86432027

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Harpal Singh
 H.No/Floor : P8/5 Sector/Ward : Na LandMark : Dif city phase 2
 City/Village : Sikanderpur gh District : Gurugram State : Haryana
 Phone: 93*****10 Others : Samta devi and mukul yadav and vitul yadav



Buyer / Second Party Detail

Name : Agrante Realty Ltd
 H.No/Floor : Unitno122 Sector/Ward : 21 LandMark : Suncity trade tower
 City/Village: Gurugram District : Gurugram State : Haryana
 Phone : 93*****10

Purpose : COLLABORATION AGREEMENT

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repugnant or opposed to the context thereof includes their successors, representatives, nominees and permitted assigns etc.) the party of the **FIRST PART**.

AND

M/s Agrante realty ltd 122 Ist. Floor sun city trade tower sector 21 udog vihar Gurugram through its Managing director Arvinder singh s/o late Shri Raghubeer singh r/o 905 Mahagun maestro sector 50 Noida who has been empowered to execute this agreement vide Board Resolution dated 24th January 2022 (Hereinafter called the "DEVELOPERS" which expression unless repugnant or opposed to the context thereof includes its successors, representatives, and nominees and permitted assigns etc.) the party of the **SECOND PART**.

Samta devi
Mukul yadav
Vitul yadav

For Agrante Realty Ltd.
[Signature]

Authorized Signatory

For Agrante Realty Ltd.

Authorized Signatory

Reg. No.

Reg. Year

Book No.

9839

2021-2022

1



पेशकर्ता



दावेदार



गवाह

पेशकर्ता :- HARPAL SINGH, SAMTA, MUKUL YADAV, VITUL YADAV

दावेदार :- thru ARVINDER SINGH, THERMS, AGRANTE REALTY LTD

गवाह 1 :- SURENDER KUMAR

गवाह 2 :- DEVESH SHARMA

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 9839 आज दिनांक 25-01-2022 को बही नं 1 जिल्द नं 61 के पृष्ठ नं 147.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1800 के पृष्ठ संख्या 60 से 62 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस प्रस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 25-01-2022

उप/संयुक्त पंजीयन अधिकारी (गुरुग्राम)

For Agrante Realty Ltd.

Authorized Signatory

Both the OWNERS and the DEVELOPER are collectively referred to as the "Parties" and individually referred to as the "Party".

- A. That WHEREAS OWNERS owned a land bearing rectangle no. 19//kila no. 15/2 (2 kanal 03merla),16/1(05 kanal 12 merla) , 24/2,(0 kanal 18 merla) rectangle no. 29 // kila no 4/1 (1 kanal 13 merla),kila no 4/2 (8 kanal 05 merla), kila no. 7/1(7 kanal 11 merla), kila no. 8/1 (2 kanal 09 merla), kila no. 14/1 (1kanal 01 merla)kila no. 26 (0 kanal 05 merla) Admeasuring 29 kanal 17 merla, Situated in revenue estate of Village Babupur Tehsil & Distt. Gurgaon, (hereinafter referred to as "Said Land" for the purpose of this collaboration agreement)
- B. That beside the Owners land, the DEVELOPERS acquired land bearing rectangle no. 19//kila no. 24/1 (2-11),25(7-7), rectangle no. 20 // kila no 21/2 (4-3) Rectangle No 28// kila no 1/2 (3-17),) Admeasuring 17 kanal 18merla, Situated in revenue estate of Village Babupur Tehsil & Distt. Gurgaon and Land bearing rectangle no. 28//kila no. 17/1/1 (4-1) measuring 4-1 Situated in revenue estate of Village Dharampur Tehsil Kadipur Distt. Gurgaon total measuring 21 kanal 19 merla. in the name of Sh. Arvinder Singh s/o Sh. Raghuveer Singh MD M/s Agrante realty ltd.
- C. The total land for the purpose of this Project Shall be counted as Total Admeasuring 51 kanal 16 merla (29 kanal 17 merla owners land Plus 21 kanal 19 Marla Developers land)

WHEREAS the Said Land is free from any charges, liens, encumbrances, litigations, notifications, etc. and the OWNERS have a perfect and legal title to the Said Land and are fully entitled in law to deal with the same.

WHEREAS in view of their track record and expertise in real estate development, the OWNERS have approached the DEVELOPER for development of the Said Land as Residential Housing Project as per the policy of Deendayal Awas Yojna of Government of Haryana on collaboration basis at the expenses of the DEVELOPERS/ 2nd party only.

AND WHEREAS the DEVELOPER has agreed to undertake the development of the said land on the terms and conditions hereinafter mentioned:-

NOW, THEREFORE, THESE PRESENTS WITNESS and it is hereby agreed declared and covenanted and recorded by and between the parties as under:-

1. That the subject matter of this collaboration agreement between the OWNERS and the DEVELOPER is the said land admeasuring 29 kanal 17 merla situated in revenue estate of Village Babupur Tehsil and District Gurgaon for utilizing the same for construction and development of the same as Residential Housing Project as per the policy of Deendayal Awas Yojna of Government of Haryana by the DEVELOPER.

Secretary
For Agrante Realty Ltd.

For Agrante Realty Ltd.
[Signature]
Authorized Signatory
For Agrante Realty Ltd.
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Authorized Signatory

2. That the DEVELOPER undertakes to procure/obtain at its own cost and expense and with its own resources the requisite licenses, CLU, permissions, sanctions and approvals of all competent authorities/agencies for developing of an Deendayal Housing Project. All the expenses including EDC/IDC and all types of charges involved in and for obtaining license, clearances, permissions or sanctions from the concerned authorities shall be incurred and paid by the DEVELOPERS only.
3. That the Building Plans for the proposed Residential Housing Project as per the policy of Deendayal Awas Yojna of Government of Haryana shall be in accordance with conformity with the Zonal Plan and the Rules and bye-lays of the Town and Country Planning Department, Haryana, and/or any other competent authority as may be prescribed/applicable pertaining to the said land as may be in force in the area. The said building plans for the said Housing Project shall be filed for permission to construct the maximum permissible covered area in the aforesaid land.
4. That the DEVELOPER shall proceed to have suitable design, model and/or plans prepared for the proposed Housing Project under the said scheme and get them approved/sanctioned from the competent authority(s). The DEVELOPER shall apply to the Director, Town and Country Planning, Haryana and/or such other authorities as may be concerned in the matter for obtaining the requisite licenses, permissions, sanctions and approvals for the construction on the said land of the proposed Deendayal Housing Project in accordance with applicable zonal plans subsequent to execution of this agreement as per government rules and bylaws.
5. That the entire amount required for payment of statutory fees and charges as may be prescribed by the concerned authority shall be wholly to the account of the DEVELOPER.
6. That the cost of construction of the said Housing Project including the charges and fees of the architects, consultants, engineers, contractors, labors etc., preparation and sanctions of plans as also all other expenses incurred in undertaking development of the project, raising of construction, obtaining occupation/completion certificate, payment of compounding fee or any other fee, charge, cess or tax related to the project and complying with conditions contained in applicable policy, internal/external development charges, infrastructure development charges, all types of miscellaneous expenses and enhancements thereof shall be paid by the DEVELOPERS only.
7. The OWNERS shall grant an irrevocable registered Special power of attorney to the DEVELOPER for obtaining permission for change of land use, procuring

Sanjay Kumar
Sanjay Kumar
Sanjay Kumar

For Agrante Realty Ltd.

[Signature]
Authorized Signatory

For Agrante Realty Ltd.

[Signature]
Authorized Signatory

license, for getting sanctioned site plans and for obtaining all such approvals as may be required to be obtained from any authority for the purpose of raising construction of the project only , however it is made clear here that the said Special Power of Attorney shall not create any type of lien/charges on the property and shall not alienate the same or any part thereof in any manner

8. That it is further admitted by the OWNERS that the attorney referred to above is being executed/registered in accordance with Section 202 of the Indian Contract Act, 1872.
9. That, the registered Special power of attorney to be given to the DEVELOPER for obtaining sanction of site plans and for obtaining all such approvals as may be required to be obtained from any authority for the purpose of raising construction and sale of on areas forming part of the project only of the said housing Project as per government policy, shall not be cancelled by the OWNERS. The Power of Attorney shall also authorize the DEVELOPER to exercise all rights excluding creating Charges/lien of alienate the same or any part thereof under this Collaboration Agreement.
10. That the parties mutually agreed that the DEVELOPER is proceeding to deposit total amount Rs 1,75,00,000/- (One Crore Seventy Five Lacs only) per Acres totaling to 6,52,96,878/- (Six Crore Fifty Two Lacs Ninty six Thousand Eight Hundred Seventy Eight Only) towards non-refundable and non-adjustable deposit in the following manner:

<u>Sr.No.</u>	<u>Cheq/DD/RTGS, Drawn on Dated</u>	<u>In favour of</u>	<u>Amount in Rs.</u>
1	UBINH21247003842 04/09/2021	Harpal Singh Yadav	Rs 20,000.00/-
2	UBINH22024384090 24/01/2022	Harpal Singh Yadav	Rs. 1,00,00,000/-
3	UBINH22025424851 25/01/2022	Harpal Singh Yadav	Rs. 72,10,938/-
4	Cheque no. 001428 25/04/2022	Harpal Singh Yadav	Rs. 1,16,98,438/-
5	DD.NO. 448831 24/01/2022	Samta Yadav	Rs. 72,10,938/-
6	Cheque no. 001426 25/01/2022	Samta Yadav	Rs. 1,00,00,000/-
7	Cheque no. 001429 25/04/2022	Samta Yadav	Rs. 1,15,98,438/-

Samta Yadav
Harpal Singh
Yadav

For Agrante Realty Ltd.
[Signature]
Authorized Signatory

8	Cheque no. 001427	25/01/2022	Vitul Yadav	Rs. 27,89,063/-
9	DD.NO. 448830	24/01/2022	Mukul Yadav	Rs. 27,89,063/-

The above said amount of Rs. 65296878/- shall not be adjustable on any account, nor shall be refundable in any circumstances.

11. That the DEVELOPERS shall apply for the license to develop the residential project as per Deendayal Awas Yojna Housing Project scheme on the Said Land, immediately on the opening of the window for applying the same by Town and country planning department Haryana/ Concerned authority, just soon after the execution and registration of this agreement. The DEVELOPER shall complete all formalities whatsoever for obtaining permission for change of land use/license etc, on his expenses and resources.

12. That in case the permission for change of land use/license is not granted by competent authority on account of any statutory constraint or departmental instructions pursuant to submission of application for grant of license and on this account the DEVELOPER is unable to obtain the requisite permission for development of the said land except the technical problem is occurred or arising of such circumstances which is not in the control of Developer, even in that event, owner shall not be liable to refund the above said amount detailed in above paid by the Developer and above said land shall be deemed to be free from all the term and conditions of this collaboration agreement, at the same on such event Owner shall not claim any compensation from the Developer.

However it is agreed between the parties that if any ban/restrictions on the grant of required license/construction for the development of the project is/shall imposed by the Govt/law of the land, then such time of ban/ restriction period shall deemed to be extended for the purpose of execution for all the terms of this agreement.

13. That the No liability, however, will be passed to the OWNERS for any expenses incurred by the DEVELOPER. That in case any amount/fees/bank guarantee deposited with the government/ any other authority and which is refunded to the OWNERS, the same shall be returned to the DEVELOPER within seven days of the receipt of the same, on a written information from the developer in this regard, and in the event of any delay beyond this period the OWNERS will pay an interest @ 12% per annum on the amounts so received.

Signature
Mukul Yadav
Signature
Smita Yadav

For Agrante Realty Ltd.
Signature
For Agrante Realty Ltd. Authorized Signatory
Signature
Authorized Signatory

14. That the OWNERS have handed over actual physical and vacant possession of the aforesaid land to the DEVELOPER at the spot for promotion, development, construction, of the project and by virtue of this collaboration agreement the Developer is now in actual possession of the land.
15. That the DEVELOPER shall proceed to start the project development work after grant of sanction of building plan from the concerned authority/ies and shall thereafter complete the owner's share of the Project within 48 months there from and/or such extended period as may be mutually agreed between the parties or extended by RERA on mutual application. If the completion of the Project is delayed for any reason like earthquake, lightening or any order or notification of the Government or Departmental delay or inaction or order of the statutory authorities which prevents the progress of the construction or for any reason as force majeure beyond the control of the DEVELOPER, the time shall be deemed to be extended for completing the said project to that extent. The necessary registration the project shall be carried out with Haryana Real Estate Regulatory Authority by DEVELOPERS on their expenses and resources.
16. That since considerable expenditure, efforts and expertise are involved in getting the land use changed and obtaining the license for the proposed complex it is the condition of this agreement that after execution of this contract and/or obtaining of license and the required permission from the concerned authorities for construction on the said land, the OWNER or their nominees or their legal heirs will not cancel or back out and/or withdraw from this agreement under any circumstances. In such eventuality the DEVELOPER beside its other rights will be entitled to get the said agreement fulfilled/enforced through a suit for specific performance at the cost and risk of the OWNERS and during such pendency of the suit the OWNERS shall not enter into any agreement with respect to the said land with any third party.
17. That the share of the owners shall be 40% and the share of the Developers shall be 60% in the developed project on owner's land i.e. 29 kanal and 17 merla more particularly described in para- A of this collaboration agreement and this property / land shall be subject matter of this agreement. However in addition to above arrangement Owners shall be entitled to get extra 75% commercial built up area out of the 60% share of the Developers as per FAR against surrendering the equal built up residential area to the developer based on FAR.
18. That it is agreed between the parties that Developer shall give / transfer 75% built up commercial area to the owners as per FAR achieved from its own land i.e 21 kanal 19 Marla mentioned in para B of this agreement against surrendering the

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Somayajee

For and on
behalf of
Haryana

For Agrante Realty Ltd.
Authorized Signatory

For Agrante Realty Ltd.

Authorized Signatory

equal built up residential area to the developer based on FAR from their 40% share as mentioned in para no 17.

19. That it is made clear that the land details of the developers, described in para no. B of this agreement which is not a subject matter of this agreement and referred in this agreement for completion of the project and clarification of arrangements of commercial area sharing against surrendering of residential area by the owners from their own 40% shares as mentioned above. It is further clarified and agreed between the parties that- OWNERS shall not be entitled to claim any Share or shall not have any concern of the DEVELOPER's land or their constructed area- in the developed project on the DEVELOPER's land i.e. 21 kanal 19 marla as mentioned in para B except the above arrangement.
20. That in case floor area ratio is increased under the rules and regulations of Haryana State on additional expenses for raising construction against increased floor area ratio shall be incurred by the DEVELOPERS only.
21. That all rates, cesses and taxes due and payable in respect of the said land up to the date of this agreement shall be the exclusive liability of the OWNERS and thereafter the liability in this behalf shall be borne by the DEVELOPER.
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 that 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 complex and for giving effect to the terms of this agreement if not covered in SPA.
23. That the OWNERS undertake irrevocably to constitute the DEVELOPER through its authorized signatory Mr. Arvinder Singh as their lawful attorney by a separate SPA, for submitting applications to the various authorities, requisitions, licenses, permissions, approvals, sanctions, allotment of building materials, allotment of other materials and all other matters required statutorily to be done and performed in connection with the development construction and completion of the said complex and for sale and transfer of Deendayal Housing Project apartments in the building and for all purposes mentioned in the agreement and in the draft of power of attorney, approved by the parties hereto. On fully completion of the project the Owners shall execute necessary title transfer documents/SPA etc in respect share of the DEVELOPERS
24. That the BUILDER/DEVELOPER shall not be allowed to sale the units of the land owners share. After getting all the approval including HRERA permission, the

Sanjay
Sanjay
Sanjay

For Agrante Realty Ltd.
[Signature]
For Agrante Realty Ltd. Authorized Signatory
[Signature]
Authorized Signatory

- developer shall be permitted to sell / book / allot the units of his own share only after proper demarcation and/or allocation of specific units to the land OWNERS.
25. That the DEVELOPER shall be solely responsible and liable for payment of all dues to its workers/ employees and statutory compliance of labour law, rules and regulations as are in force or introduced from time to time with respect to the employment of personnel, payment of wages, compensation, welfare etc. and/or for any accident or mishappening or carelessness any way resulting in injury or damage to workmen, plant and machinery or third party. All claims and demands during construction shall be settled and cleared by the DEVELOPERS only and no liability on this account shall be fastened on the OWNERS in any manner.
26. That the OWNERS and DEVELOPER shall be responsible and liable in respect of income-tax and/or other statutory liabilities proportionately as far as respective sale proceeds from the project are concerned.
27. That OWNERS have declared and represented to the DEVELOPER that the said land is free from all encumbrances, charges, gifts, liens, attachments, liabilities, tenancy, authorized occupation, claims and litigations whatsoever and that there are no breaches, or no notice of requisition or acquisition has been received by the OWNERS and that the OWNERS shall keep the said land free from all encumbrances, till date and full implementation of this agreement in all respect. The DEVELOPER has made enquiry that the land is fit for implementation of the proposed project entered into this agreement relying acting upon these declarations and representations/ undertaking of the OWNERS.
28. That the said land or any part thereof comprised in and the subject matter of this agreement declared to be belonging to OWNERS are lost on account of any defect in the OWNERS title or any litigation started by any one claiming through the OWNERS or any one claiming title paramount to the OWNERS or on account of any other cause or cases whatsoever including outstanding(s) claim(s) taxes etc. on the OWNERS, THE OWNERS shall be liable to pay the damages, losses, costs and expenses sustained by DEVELOPER and/or intending buyers of whole or part of the built/unbuilt areas, car parking etc. The OWNERS expressly agree to keep the DEVELOPER and the intending buyers of whole or part of the DEVELOPER share of the built/unbuilt area, harmless and indemnified against all claims and demands for damages, losses, costs and expenses which the DEVELOPER or the intending buyers may sustain or incur by reason of any defect in title of the OWNERS.
29. 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

For owner
Shankar
Shankar
Santayalou

For Agrante Realty Ltd.

[Signature]
Authorized Signatory

For Agrante Realty Ltd.

[Signature]

Authorized Signatory

said project, but the owner shall be at liberty to check the quality of building materials being used in the project. The developers shall not use the substandard building materials, goods and items in the project and shall use and maintain the standard quality items only.

30. The Developers shall develop and construct each and every plot/unit allocated to the OWNERS with maximum built up area as per approved building/site plans, entirely on the expenses of DEVELOPERS only as per specifications attached with this agreement as annexure-A which shall be the part of this agreement.
31. That on execution of this agreement, the DEVELOPER shall be entitled to enter upon the entire said land, survey the same, 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 licenses, permissions, sanctions and approvals for development, construction and completion of the proposed complex/es on the said land.
32. That this agreement is not and shall not however be deemed or construed as a partnership between the parties hereto nor will the same be ever deemed to constitute one as the agent of the other, except to the extent specifically recorded herein.
33. That the parties hereto have agreed and undertaken to perform their part of the agreement with due diligence and mutual cooperation keeping in view the interest of each other and execute and to do all other acts, deeds, matters and things whatsoever as may be necessary for implementing or giving effect to the terms of this agreement.
34. That time shall be the essence of this agreement. If the DEVELOPERS failed to complete the Project within the period mentioned above resulting in to any type of damages/penalties/ interest etc. arises, the DEVELOPERS shall be responsible to make the same good for the entire project and OWNERS shall not be held liable for that.
35. That this agreement overrides and supersedes all prior discussions and correspondence between the parties and contains the entire agreement between them. No changes, modifications or alterations to this agreement shall be done without the written consent of the parties thereto.

Signature
Signature
Signature
Secretary

For Agrante Realty Ltd.
Signature
For Agrante Realty Ltd. Authorized Signatory
Signature
Authorized Signatory

36. That in pursuance of the due performance of the obligations and the covenants herein contained, this agreement shall not be revoked or cancelled, and shall be binding on both the parties and their successors, administrators, liquidators and assigns.
37. That if any provision terms 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 this agreement and to the extent necessary to conform to applicable law and remaining provisions of this agreement shall remain valid and enforceable in accordance with their terms according to the mutual consent of both the parties same may be amended.
38. That time is the essence of this agreement in getting the requisite licenses /CLU, permission, sanctions and approval of all competent authorities / agencies and for developing of andeendayal housing project or any other residential project solely on the entire cost of the developers.
39. To enter into a general loan agreement such as tripartite agreement. Quiptied agreement with any banking company facilitating home loans for the prospective allottees for the developer's share only. It is made clear here that liability/ies of the allootee'slien shallnot be transferred or burdned to the OWNERS.
40. 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.
41. That the DEVELOPERS shall not transfer the rights of this agreement to any third party and also shall not transfer the shares of the company to the third party/ies, without the consent of the OWNERS in writing.
42. That all costs of stamping, engrossing and registration of this Agreement shall be borne by the DEVELOPER only.

For dev
Shashi
Hdhar
Sanjay Kumar

For Agrante Realty Ltd.
[Signature]
Authorized Signatory

For Agrante Realty Ltd.
[Signature]
Authorized Signatory

43. That this agreement has been prepared in duplicate with original signatures of both the parties and attesting witnesses and one set has been kept by each party in original.

IN WITNESS WHEREOF, the parties hereto have signed this Collaboration Agreement on the day, month and year first mentioned above.

Witnesses

Executants

1. 
Mr. Surender Kumar
S/O Sh. Bhagat Ram
Vill- Dharmpur,
Po- Daulatabad, Distt- Gurugram,
Haryana

- 1.) Shri. Harpal Singh S/O Prahlad
2.) Smt. Samta Devi W/O Harpal Singh,
3) Shri. Mukul Yadav and
4) Shri Vitul Yadav
All are R/O- P 8/5 DLF phase 2 Gurugram.

2. 
Divesh Sharma
S/o Sh. Raja Babu Sharma,
H. N.-3, Adarsh Nagar Rambal, Kalindi Nagar,
Kuberpur, Agra, UP-282006

For Agrante Realty Ltd.


Authorized Signatory

For Agrante Realty Ltd.


Authorized Signatory

M/s Agrante realty ltd. through it's Managing Director
Mr. Arvinder Singh s/o late Shri Raghubeer singh r/o 905
Mahagun maestro sector 50 Noida UP

ANNEXURE-A							
S.N O.	STRUCTURE	FLOORING	WA LTS	CELL NG	DOO RS	WINDO WS	Others
1	Living/ Dining/ Passage	State of the art anti skid Porcelain Tiles	Acrylic Emulsion Paint on POP Punning	Acrylic Emulsion Paint, POP mouldings/ corni ce decorative appearance	Entrance Polished teak wood frame and both faces veneered flush doors	UPVC/ Powder Coated Aluminium Glazing and Shutters	
2	Master Bedroom	Imported Laminated Wooden Flooring	Plastic Emulsion Paint Velvel touch on POP Punning	Acrylic Emulsion Paint POP mouldings/ corni ce decorative appearance	Polished Hard wood door frame with flush doors one side teak veneer and other side painted with synthetic enamel paint	UPVC/ Powder Coated Aluminium Glazing and Shutters	
3	Bedrooms	State of the art anti skid Porcelain Tiles	Plastic Emulsion Paint Velvel touch on POP Punning	Acrylic Emulsion Paint POP mouldings/ corni ce decorative appearance	Polished Hard wood door frame with flush doors one side teak veneer and other side painted with synthetic enamel paint	UPVC/ Powder Coated Aluminium Glazing and Shutters	
4	Kitchen	Modular kitchen with State of the art anti skid Porcelain Tiles	Ceramic Tiles upto 2' above counter and acrylic emulsion paint in walls with POP base	Acrylic Emulsion Paint	Polished Hard wood door frame with flush doors one side teak veneer and other side painted with synthetic enamel paint	UPVC/ Powder Coated Aluminium Glazing and Shutters	Polished granite counter with SS Sink and Jaguar or equivalent CP fittings
5	Toilets	State of the art anti skid Porcelain Tiles	Ceramic Tiles upto 2.2m and acrylic emulsion paint above on POP base	Acrylic Emulsion Paint	Polished Hard wood door frame with flush doors one side teak veneer and other side painted with synthetic enamel paint	UPVC/ Powder Coated Aluminium Glazing and Shutters	Polished marble counter with Jaguar or equivalent sanitary fixture and CP fittings
6	Balcony/ Terrace	Anti Skid Cerami c Tiles	Exterior durable Paint	Acrylic Emulsion Paint		UPVC/ Powder Coated Aluminium Glazing and Shutters	
7	S Room	Ceramic Tiles	Oil Bound Distemper	Oil Bound Distemper	Hardwood Door Frame with painted Flush Panel	UPVC/ Powder Coated Aluminium Glazing & Shutters	
8	S Room Toilet	Ceramic Tiles	Ceramic Tiles up to 7ft with Oil Bound Distemper	Oil Bound Distemper	Hardwood Door Frame with painted Flush Panel	UPVC/ Powder Coated Aluminium Glazing & Shutters	
9	Lift Lobbies	Imported / Indian Marble	Granite/ Imported Marble Cladding around Lifts entrance, Acrylic Emulsion Paint in the remaining areas	Acrylic Emulsion Paint			High speed lift

For Agrange Realty Ltd.

Authorized Signatory

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10	Staircases	Kotah Stone Steps/ Risers/ Floor/ Mid Landings	Oil Bound Distemper above Stone work upto 2m Ht.	Oil Bound Distemper	Hardwood Frame with Resistant Shutter	Door with Fire Flush	UPVC/ Powder Coated Aluminium Glazing & Shutters
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- 1 Lights- Ceiling Lights, Wall Lights & Ceiling Fan to be provided in all rooms, Living Dining and Toilets
- 2 Geyser in Kitchen & bathrooms.
- 3 Exhaust Fans in Toilets and kitchens.
- 4 Telephone Connections- Appropriate points will be provided in all rooms.
- 5
- 6 Switches – Contemporary and designer
- 7 Wiring – Technologically superior global standard wiring
- 8 Miniature Circuit Breakers.
- 9 Power Outlets.
- 10 Window height 7' in Every apartment

STRUCTURE AND SEISMIC CONSIDERATION

A Solid structure needs a sound framework.

Confirms seismic consideration, Earthquake Resistant RCC Framed Construction as per Zonal IV/V.

Hydrocar *Hydrocar* *Hydrocar* *Santaycar*

For Agrante Realty Ltd.
Authorized Signatory

For Agrante Realty Ltd.
Authorized Signatory