



हरियाणा HARYANA

6203

L 461421

GURGAON
COLLABORATION AGREEMENT

THIS COLLABORATION AGREEMENT is executed at Gurgaon on this the 05 th day of June, 2013.

BETWEEN

M/s. Leo Agro Private Limited, a Company incorporated and existing under the Companies Act, 1956, having its Registered Office at DD-1, Dhawandeep Building, Jantar Mantar Road, New Delhi-110001, acting through its Authorized Signatory/Director Mr. Rohit Dalal s/o Mr. Jai Prakash Dalal R/o 1809, Sector 17, Gurgaon, Haryana, duly authorized vide a Board Resolution dated 01.03.13 annexed herewith as Annexure -1, to enter into and execute this Agreement and to do all acts, deeds and things incidental thereto (hereinafter referred to as the "Land Owner") which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its legal representatives, shareholders, associates, successors, attorneys, nominees and all those claiming through it.

AND

M/s. Satya Townships Private Limited, a Company incorporated under the Companies Act, 1956, having its Registered Office at 34, Babar Lane, Bengali Market, New Delhi-110001

For LEO AGRO (P) LTD.

Rohit Dalal
Director

For Satya Townships Private Limited

[Signature]
Director

Satyra Township Post 2502

Sr. No. 23757
Amount 100
Purpose/Use P. 5/1
21 MAY 2013
ANIL KUMAR Stampendor
Panchayat Bhawan
Gurgaon (Haryana)

प्रलेख नः 6203

डीड संबंधी विवरण

डीड का नाम AGREEMENT

तहसील/सब-तहसील गुडगांवा

गांव/शहर गोपालपुर

भवन का विवरण

भूमि का विवरण

धन संबंधी विवरण

राशि 350,000,000.00 रुपये

कुल स्टाम्प ड्यूटी की राशि 100.00 रुपये

स्टाम्प की राशि 100.00 रुपये

रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये

पेस्टिंग शुल्क 2.00 रुपये

Drafted By: C.L.Arora, Adv.

Service Charge: 100.00 रुपये

यह प्रलेख आज दिनांक 05/06/2013 दिन बुधवार समय 1:40:00PM बजे श्री/श्रीमती/कुमारी M/s Leo Agro Pvt Ltd thru Rohit पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी DD-1, Dhawandeep Building, Jantar Mantar Road, New Delhi-110001 द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उप/सयुक्त पंजीयन अधिकारी
गुडगांवा

श्री M/s Leo Agro Pvt Ltd thru Rohit Dalal (OTHER)

THE SEAL OF

उपरोक्त पेशकर्ता व श्री/श्रीमती/कुमारी thru Manish Agarwal के निहाय हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 10.00 रुपये की राशि दख्तार ने मेरे समक्ष पेशकर्ता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी S.C.Arora पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon

व श्री/श्रीमती/कुमारी C.L.Arora पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon ने की।

नः 1 को हम नम्बरदार/अधिवक्ता के रूप में प्रस्तुत है तब वह साक्षी नः 2 की पहचान करता है।

दिनांक 05/06/2013

उप/सयुक्त पंजीयन अधिकारी
गुडगांवा

through its Director Sh. Manish Agarwal S/o Sh. Nawal Kishore Agarwal, duly authorized vide Board Resolution dated 01.03.2013 annexed herewith as Annexure -- 2, to enter into and execute this Agreement and to do all acts, deeds and things incidental thereto (hereinafter called the 'DEVELOPER') which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors, associates, nominees, permitted assigns and all those claiming through it.

The expression of the term "Land Owner" and 'Developer' shall hereinafter individually be referred to as "Party" and collectively as the "Parties", as the case may be.

WHEREAS the Land Owner has represented & warranted to the Developer that Land Owner is the absolute, legal and lawful owner and in possession of and holds legal rights, title and / or interest in land measuring 10.05 acres situate in the revenue estate of Village Gopalpur, Tehsil & District Gurgaon, in the state of Haryana now known as sector 99-A Gurgaon, more specifically described in the schedule of land annexed and marked as Annexure-3 and delineated in color Red in site Plan annexed and marked as Annexure-4 to this Agreement (hereinafter referred to as the "Said Land"), The Land Owner has acquired said Land vide registered Sale Deed(s) Vasika Nos 27080 dated 23.12.2011, 30594 dated 06.02.12, 33553 dated 13.03.12, 1721 dated 24.04.12, 1722 dated 24.04.12 & 35192 dated 28.03.12.

AND WHEREAS the Land Owner has desired and approached the Developer to develop the Said Land and entire project thereon as Residential Group Housing Colony including but not limited to Economically Weaker Sections Segment "EWS" or as may be permitted by the competent authorities at the cost and expenses of the Developer (hereinafter referred to as the Said Project).

AND WHEREAS the Developer and its associate companies are carrying on the business of development of real estate and has the necessary expertise and infrastructure to construct and develop the said Lands per the terms of this Agreement.

For LEO AGRO (P) LTD.

Robert Dabaf
Director

For Satya Townships Private Limited

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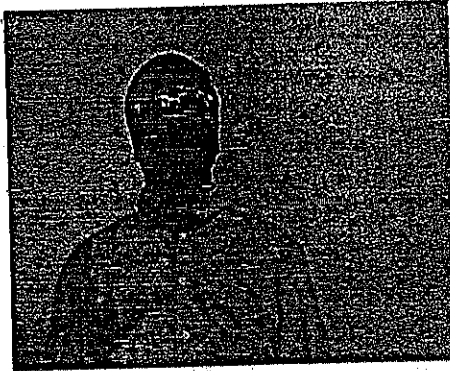
Director

गुणवत्ता

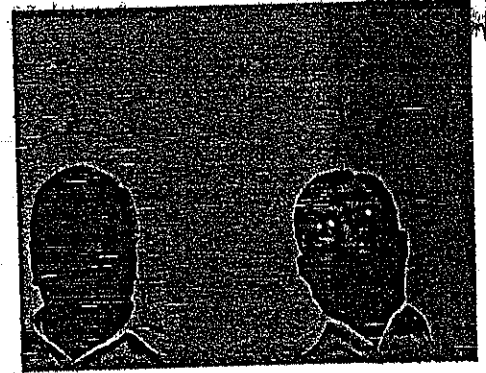
ब्राउज़



पेशकर्ता



दावेदार



गवाह



उप /सर्वेक्त पंजीयन अधिकारी

पेशकर्ता	Rohit Dalal		
दावेदार	thru:- Manish Agarwal		
गवाह	S.C.Arora		
गवाह	C.L.Arora		

THE SEAL OF
THE SUB
REGISTRAR
GURGAON

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6,203 आज दिनांक 05/06/2013 को बही नः 1 जिल्द नः 13,041 के पृष्ठ नः 153 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 2,955 के पृष्ठ सख्या 26 से 27 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 05/06/2013

उप/सयुक्त पंजीयन अधिकारी
गुडगांवा



1950