

| Sl. No. | Particulars | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
|---------|-------------|---|---|---|---|---|---|---|---|---|----|----|----|
| 1 | ... | | | | | | | | | | | | |
| 2 | ... | | | | | | | | | | | | |
| 3 | ... | | | | | | | | | | | | |
| 4 | ... | | | | | | | | | | | | |
| 5 | ... | | | | | | | | | | | | |

9219 40
9240 3
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Handwritten notes in Hindi, including a signature and date: 11/9/11, 11/9/11, 11/9/11.

Handwritten notes in Hindi, including a signature and date: 11/9/11, 11/9/11, 11/9/11.



नकल जमाबंदी (पड़त पटवार)



| क्र.सं. | विवरण | दिनांक | प्रमाण | विवरण | दिनांक | प्रमाण |
|---------|-------|------------|--------|------------|------------|--------|
| 1 | 144 | 14/07/2017 | 2000/- | 1-18 अ. म. | 11/07/2017 | 2000/- |
| 2 | 144 | 14/07/2017 | 2000/- | 2-0 अ. म. | 11/07/2017 | 2000/- |
| 3 | 144 | 14/07/2017 | 2000/- | 5-13 अ. म. | 11/07/2017 | 2000/- |
| 4 | 144 | 14/07/2017 | 2000/- | 6-0 अ. म. | 11/07/2017 | 2000/- |
| 5 | 144 | 14/07/2017 | 2000/- | 3-2 अ. म. | 11/07/2017 | 2000/- |
| 6 | 144 | 14/07/2017 | 2000/- | 4-1 अ. म. | 11/07/2017 | 2000/- |
| 7 | 144 | 14/07/2017 | 2000/- | 4-0 अ. म. | 11/07/2017 | 2000/- |
| 8 | 144 | 14/07/2017 | 2000/- | 0-1 अ. म. | 11/07/2017 | 2000/- |

संबलगा कॉलोनी, PVT LTD, Debi, संबलगा

1-18 अ. म. 2000/-
 2-0 अ. म. 2000/-
 5-13 अ. म. 2000/-
 6-0 अ. म. 2000/-
 3-2 अ. म. 2000/-
 4-1 अ. म. 2000/-
 4-0 अ. म. 2000/-
 0-1 अ. म. 2000/-

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HALPIS



नकल जमाबंदी (पड़त पटवार)

वर्ष: 2015-2016 पृष्ठ संख्या: 1/1

| क्र.सं. | वर्ग | कृषि क्षेत्र | हस्ताक्षर क्र. 309 | संशोधन | संशोधन संख्या | संशोधन | संशोधन | संशोधन | संशोधन | संशोधन | संशोधन |
|---------|------|--------------|------------------------------|--------------|---------------|--------------|--------|--------------|--------|--------------|--------|
| 374 | 431 | कृषि क्षेत्र | Sarabhogya Colomiersसुरासुरा | 2-16 सं. गु. | 14 | 2-16 सं. गु. | 14 | 2-16 सं. गु. | 14 | 2-16 सं. गु. | 14 |
| 375 | | कृषि क्षेत्र | PVT LTD Delhi-92 | 5-16 सं. गु. | 15/2 | 5-16 सं. गु. | 15/2 | 5-16 सं. गु. | 15/2 | 5-16 सं. गु. | 15/2 |
| | | कृषि क्षेत्र | बारांसी | 2-11 सं. गु. | 16 | 2-11 सं. गु. | 16 | 2-11 सं. गु. | 16 | 2-11 सं. गु. | 16 |

कुल 3 11-3
कुल 3 11-3

बारांसी की कृषि क्षेत्र सुरासुरा
जिसमें 14 सं. गु. कृषि क्षेत्र
15/2 सं. गु. कृषि क्षेत्र
16 सं. गु. कृषि क्षेत्र
कुल 3 11-3

2/18/2018

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हरियाणा HARYANA

B 633813

COLLABORATION AGREEMENT

This Collaboration Agreement is made on 20-03-2012 at Naraingarh between Saubhagya Colonisers Private Limited having its registered office at E-371 IInd floor, Nirman Vihar, Delhi-92 (hereinafter called the developer and which shall include its assigns, successors etc unless the context requires otherwise) of the First Part, through its Director, Anil Ahuja

AND

Pawan Kumar s/o Sh.Mulakh Raj, Nirja Gulati w/o Lucky Gulati, Narinder Parkash s/o Des Raj, Sameer s/o Iqbal Krishan and Seema Ahuja w/o Anil Ahuja all resident of Naraingarh (hereinafter called the Owner and which shall include its assigns, successors etc unless the context requires otherwise) through their power of attorney Munish Budhiraja s/o Sh.Satish Kumar of the Second Part of Naraingarh vide G.P.A No. 329 Sec. 21-3-11 Regd S.P. Naraingarh

- (A) ^(Copy attached) Whereas the Developers are developing a colony in and around Naraingarh situated in Tehsil Naraingarh on its own behalf and/or on behalf of certain of its associates companies and said Associates Companies have duly authorized the developers and entitled to exercise various powers including the power to sell plots falling in the area belonging to the said Associates Companies in accordance to the passed by DTCP, Haryana State.
- (B) Whereas the second party is absolute owner of the said land as given in Annexure-1 and has requested the developer to develop the land to form a part of the colony.
- (C) Whereas this collaboration agreement is in addition to the development agreement dated 20-03-2011 as per conditions laid down in Letter of Intent issued by Director General of Town and Country Planning Haryana to Saubhagya Colonizers Private Limited vide memo number LC 2632-TE(BR)-2011/20105 dated 30-12-2011

Anil Ahuja *Munish Budhiraja*

19918
20-8-2012

50
2-21-2

श्री श्री माता श्रीमती कुमारी श्री आर. मी. श्री

Arjun Kumar Mittal
S. No. 1-ndes
Varanagar, Distt. G. P. (M.P.)
20/03/2012

प्रलेख नं: 4258

| | | |
|------------------------------|---|---------------------------|
| <u>डीड सर्वधी विवरण</u> | | |
| डीड का नाम AGREEMENT | | |
| तहसील/मब-तहसील नारायणगढ | गाँव/शहर नारायणगढ | |
| <u>भवन का विवरण</u> | | |
| <u>भूमि का विवरण</u> | | |
| <u>पन सर्वधी विवरण</u> | | |
| राशि 0.00 रुपये | कुल स्टाम्प ड्यूटी की राशि 100.00 रुपये | |
| स्टाम्प की राशि 100.00 रुपये | रजिस्ट्रेशन फीस की राशि 100.00 रुपये | वेस्टिंग शुल्क 0.00 रुपये |
| रुपये | | |

पह प्रलेख आज दिनांक 20/03/2012 4:16:00 PM दिन मंगलवार समय बजे श्री/श्रीमती/कुमारी पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी नारायणगढ द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Arjun Mittal

हस्ताक्षर प्रस्तुतकर्ता

उपर/सर्वुक्त पंजीयन अधिकारी
नारायणगढ

श्री लोभय कलेरईनरां प्राी शिो धीव ओल अटुन(OTHER)

उपरोक्त पक्षशोच श्री/श्रीमती/कुमारी मुख्य कुँदरता रावेर हाजिर है। प्रस्तुत प्रलेख के तथ्यों का दोनों पक्षों ने मुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि श्वेवर ने मेरे समक्ष वेतना को अग की तथा प्रलेख में वर्णित अथिअ अण की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी गलत तम नम्बरदार पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी नारायणगढ व श्री/श्रीमती/कुमारी लोभय कुमर पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी मुख्य लल निवासी 399 कंकर 13 कुयल मे को सक्षी नं: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 को पहचान करता है।

दिनांक 20/03/2012

Arjun Mittal

उपर/सर्वुक्त पंजीयन अधिकारी
नारायणगढ

REGISTERED FOR THE PURPOSE

20/03/2012

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

हरियाणा HARYANA

B 633814

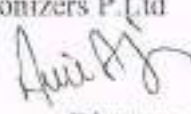
NOW THIS COLLABORATION AGREEMENT WITNESSETH AS UNDER:-

1. The developer company i.e. Saubhagya Colonizers Pvt. Ltd shall be responsible for compliance of all terms and conditions of license/provisions of Act of 1975 & rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the DGTCP, Haryana whichever is earlier.
2. The agreement shall be irrevocable and no modifications/alteration etc in the terms and conditions of such agreement can be undertaken, except after obtaining prior approval of DGTCP, Haryana.

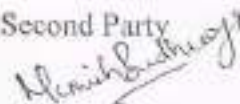
IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR HANDS TO THESE PRESENTS ON THE DATE AND PLACE WRITTEN HERE IN ABOVE.

First Party

Saubhagya Colonizers P.Ltd


Director
(Anil Ahuja)


Second Party

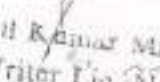


Witnesses 1.

(Narata Ram Lambardar)




(Surinder Kumar s/o Mukand Lal
s/o H.No-399, Sector-13, Kurukshetra
Kurukshetra


Anil Kumar Mittal
Deed Writer Lic. No. 166/88
Narainagar (Arphala)



पेशकर्ता











साक्षेदार



गवाह



उप / सशुद्धत पंजीयन अधिकारी

| | | | |
|-----------|-----------------------|---|--|
| पेशकर्ता | अमिन अहमद |  |  |
| साक्षेदार | मुनीम मुहम्मद |  |  |
| गवाह | मालक राम-चन्द्रप्रसाद |  |  |
| गवाह | सुरिन्द्र कुमार |  |  |

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह पल्लय क्रमांक 4,258 आज दिनांक 20/03/2012 को पत्ती नः 1 जिल्द नः 365 के पृष्ठ नः 114 पर पंजीकृत किया गया तथा इसको एक प्रति अतिरिक्त यही सख्या 1 जिल्द नः 3,314 के पृष्ठ सख्या 78 से 79 पर निगकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किए हैं।

दिनांक 20/03/2012

उप / सशुद्धत पंजीयन अधिकारी
नारायणगढ

ANNEXURE - I

Being part of agricultural land situated in the revenue estate Naraingarh
Teh. Naraingarh Distt. Ambala,

| Owner's Name | Khewat no. | Killa no's | Area | Owner's Share |
|------------------|------------|-----------------|------|---------------|
| Pawan Kumar | 522 | $\frac{5}{1/2}$ | 7-7 | 14k-3M |
| Nirja Gulati | | 2 | 8-0 | |
| Narinder Parkash | | 10 | 8-0 | |
| Sameer | | 8 | 8-0 | |
| Seema Ahuja | | 3 | 8-0 | |
| | | 20 | 8-0 | |
| | | 21/1 | 5-2 | |
| | 964 | 9 | 8-0 | 2k-12M |
| | | $\frac{8}{1/2}$ | 3-4 | |
| | | 12 | 8-0 | |
| | 526 | $\frac{5}{13}$ | 8-0 | 2k-10M |
| | | 19 | 8-0 | |

TOTAL SHARE OF OWNER'S IN
KHEWAT NO. 522, 964 & 526 — 19k-5M



 [Signature] [Signature]

 13/20/22





DEVELOPMENT AGREEMENT

This Development Agreement is made on 29.03.2011 at Naraingarh between Saubhagya Colonisers Pvt. Ltd. having its registered off. at E-371, Nirman Vihar, Delhi-92 (hereinafter called the Developer and which shall include its assigns, successors etc. unless the context requires otherwise) of the FIRST PART.

AND

Pawan Kumar s/o Sh. Mufakhi Raj, Nirja Gulati w/o Lucky Gulati, Narinder Parkash s/o Des Raj, Sameer s/o Iqbal Singh & Seema Ahuja w/o Sh. Anil Ahuja all R/o Naraingarh Distt. Ambala (hereinafter called the OWNER and which shall include its assigns, successors etc. unless the context requires otherwise) of the SECOND PART.

(A) Whereas the Developers are developing a colony in and around Naraingarh situated in Naraingarh Distt. Ambala on its own behalf and/or on behalf of

Seema Ahuja
Nirja Gulati

Munish Bhatnagar

Seema Ahuja
certified to be a true copy
Registrar, Naraingarh

2011

शुद्धी एवं सुव्यवस्था के अन्तर्गत सुदूर अन्तर्गत 16 मार्च 2011

Shri. Kumar Mittal
Sudhar Member
Bharatnagar (Ambala)

प्रलेख नः 5158

दिनांक 29/3/2011

| | |
|------------------------------|--|
| डॉक का नाम AGREEMENT | संबंधी विवरण |
| तहसील/सब-तहसील नारायणगढ़ | गाँव/श. नारायणगढ़ |
| | विवरण |
| | का विवरण |
| | संबंधी विवरण |
| राशि 0.00 रुपये | कुल स्टाम्प शुल्क की राशि 100.00 रुपये |
| स्टाम्प की राशि 100.00 रुपये | रजिस्ट्रेशन फी की राशि 0.00 रुपये |
| | सेलिंग शुल्क 0.00 रुपये |
| | रुपये 1500/- |

यह प्रलेख आज दिनांक 29/03/2011 12:26:00 PM में मंगलवार समय श्री/श्रीमती/कुमारी पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

Munish Bhatnagar

उप/सदस्य पंजीयन अधिकारी
नारायणगढ़

श्री सोहन लाल (श्री/श्रीमती/कुमारी) निवासी नारायणगढ़

उपरोक्त पंजीयन श्री/श्रीमती/कुमारी पवन कुमार आदि के द्वारा किया गया है। प्रस्तुत प्रलेख की राशि को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 100 रुपये की राशि राखार ने मेरे समक्ष पेशकर्ता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की राशि को लेन देन को स्वीकार किया।
दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी नारायणगढ़ निवासी नारायणगढ़
श्री/श्रीमती/कुमारी नारायणगढ़ निवासी नारायणगढ़ ने की।
साक्षी नः 1 को हम नम्बरदार/अधिकारी के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 29/03/2011

Munish Bhatnagar

उप/सदस्य पंजीयन अधिकारी
नारायणगढ़

certain of its associates companies and said Associates Companies have duly authorized the developers and entitled to exercise various powers including the power to sell plots falling in the area belonging to the said Associates Companies in accordance to the passed by DTPC, Haryana State.

- (B) Whereas the Second Party is absolute Owner of the said land as given in Annexure-1 and has requested the developer to develop the land to form a part of the colony.

NOW THE DEVELOPMENT AGREEMENT WITNESSETH AS UNDER:-

1. The Developer has agreed to include the land as mentioned in the Annexure-1 and has agreed to obtain the license as an integral part of the plotted colony being developed by the company.
2. The Second party is the absolute owner of the said land and is entering into this development Agreement so that a high class plotted colony can be developed on the land by the Developers.
3. The Developers shall in due course apply for the grant of a license to the concerned Government authorities with regards to the approval of layout plan and issue of license for development of the land aforesaid for use as part of a residential colony. The cost pertaining to licensing sanctioning of the layout, cost of plotting/development and all other incidental costs whatsoever shall be borne by the Developers alone. The Developers shall undertake the development in accordance with the license granted by DGTCP, Haryana its own costs and expense.
4. The owner shall be entitled to 800 Sq.yds. of developed plotted area per acre contributed by them in the land as given in Annexure-1
5. The developer shall inform the purchaser about the receipt of the required license and the approval of the lay out plan through regd. post.

Signature
Varinder Singh

Mehar Singh

Secy.

Narinder Singh

Lawson

5. The developer shall inform the purchaser about the receipt of the required license and the approval of the lay out plan through regd. post.
6. The balance area shall be retained by the First Party as share of developed plotted area in lieu of the cost incurred for obtaining the license and the development work undertaken at the site.
7. External Development charges shall be born by the prospective plot buyers through the developer on demand from authorities.
8. That in the event of any dispute arising between the parties relating to this MOU or any part thereof the same be referred to the arbitration of a sole Arbitrator appointed by both the parties. Upon the parties failing to agree to the appointment of a sole Arbitrator the same shall be referred to the arbitration of two Arbitrators with one Arbitrator to be appointed by each of the parties hereto and the Arbitrator so appointed shall appoint their Arbitrator before entering upon reference who shall act as the Presiding Officer. The arbitration shall be held in accordance with the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof for the time being in force. The venue of arbitration shall be at Delhi.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR HANDS TO THESE PRESENTS ON THE DATE AND PLACE WRITTEN HEREINABOVE.

Munish Bhatnagar
Raj Malik
 First Party

Second Party
Hemanta Parida
Pawan Kumar
Seema
Xuep Gohati
Sanku Kumar

Witnesses:
 1. *[Signature]*
 2. *Anil Arora S/o Late Sh. Mulak*
by Chaya S/o N. Gaur
 Enclosed: Annexure - I

[Signature]
 29/11/2011

Reg. No. 5158 Reg. Year 2010-2011 Book No. 1



पैसाकर्ता



दामिदार



गवा



तहसीलदार

पैसाकर्ता

श्री. राम कुमार मलिक

Manish Bhatnagar Re *Malik*

दामिदार

श्री. सुधीर कुमार

Pawan Kumar *Sunil Kumar* *Prerna* *Himanshu*

गवाह 1: श्री. राम मन्थरावर

[Signature]

गवाह 2:

[Signature]

प्रमाण-पत्र

प्रमाणित किया जाता है कि प्रयोग नम्बर 158 आज दिनांक 29/03/2011 को गवाह नं: 1 जिल्द नं: 13 के पृष्ठ नं: 78 पर नोंदीकृत किया गया तथा इसका एक प्रति अतिरिक्त नं: 1 सख्या 1 जिल्द नं: 191 के पृष्ठ सख्या 1 से 2 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज को लुप्तकारी और गवाहों ने अपने हस्ताक्षर/निशान अंगुल मेरे सामने किये है।

दिनांक 29/03/2011

[Signature]
 उप/सहायक पंचायत अधिकारी
 नारायणगढ़



ANNEXURE - I

Being part of agricultural land situated in the revenue estate Naraingarh
Teh. Naraingarh Distt. Ambala.

| Owner's Name | Khewat no. | Killa no's | Area | Owner's Share | | |
|------------------|------------|---------------|----------------|---------------|-----|--------|
| Pawan Kuntar | 522 | $\frac{5}{2}$ | 7-7 | 14k-3M | | |
| Nirja Gulati | | 2 | 8-0 | | | |
| Narinder Parkash | | 10 | 8-0 | | | |
| Sameer | | 8 | 8-0 | | | |
| Seema Ahuja | | 3 | 8-0 | | | |
| | | 20 | 8-0 | | | |
| | | 21/1 | 5-2 | | | |
| | | 9 | 8-0 | | | |
| | | 5 | | | | |
| | | 11/2 | 3-4 | | | |
| | 964 | 12 | 8-0 | 2k-12M | | |
| | | 526 | $\frac{5}{13}$ | | 8-0 | 2k-10M |
| | | | 19 | | 8-0 | |

TOTAL SHARE OF OWNER'S IN
KHEWAT NO. 522, 964 & 526 — 19k-5M

Uday Gulati
Seema
Pawan Kuntar
Narinder Parkash
Sameer

attested by me on 17/11/2011

5/11/11
V. R. Singh, Naraingarh

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

हियाणा HARYANA

COLLABORATION AGREEMENT

B 633815

This Collaboration Agreement is made on 20-03-2012 at Naraingarh between Saubhagya Colonisers Private Limited having its registered office at E-371 IInd floor, Nirman Vihar, Delhi-92 (hereinafter called the developer and which shall include its assigns, successors etc unless the context requires otherwise) of the First Part through its Director, Raj Kumar Malik

AND

Anil Kumar s/o Sh.Sain Ditta Mal resident of Naraingarh, Distt-Ambala (hereinafter called the owner and which shall include its assigns, successors etc unless the context requires otherwise) of the Second Part through their power of attorney holder Munish Budhiraja s/o Sh.Satish Kumar. *to Nakang*

(A) Whereas the developers are developing a colony in and around Naraingarh situated in Tehsil Naraingarh on its own behalf and/or on behalf of certain of its associates companies and said Associates Companies have duly authorized the developers and entitled to exercise various powers including the power to sell plots falling in the area belonging to the said Associates Companies in accordance to the passed by DTCP, Haryana State.

(B) Whereas the second party is absolute owner of the said land as given in Annexure-A and has requested the developer to develop the land to form a part of the colony.

(C) Whereas this collaboration agreement is in addition to the development agreement dated 06-04-2011 as per conditions laid down in Letter of Intent issued by Director General of Town and Country Planning Haryana to Saubhagya Colonizers Private Limited vide memo number LC-2632-JE(BR)-2011/20405 dated 30-12-2011.

Attested to be true

Raj Malik

Munish Budhiraja

14920

20/3/2012

श्री श्री

मालिक

A

प्रलेख नः 4263

दिनांक 20/03/2012

| | | | |
|------------------------------|--------------------------------------|---|--|
| डीड सर्वधी विवरण | | Iarun Kumar Mittal | |
| डीड का नाम AGREEMENT | | Stamp Voucher | |
| तहसील/सब-तहसील नारायणगढ़ | गाँव/शहर नारायणगढ़ | Parsingash (Ambala) | |
| धन का विवरण | | | |
| भूमि का विवरण | | | |
| धन सर्वधी विवरण | | | |
| राशि 0.00 रुपये | | कुल स्टाम्प ड्यूटी की राशि 100.00 रुपये | |
| स्टाम्प की राशि 100.00 रुपये | रजिस्ट्रेशन फीस की राशि 100.00 रुपये | पेस्टिंग शुल्क 0.00 रुपये | |
| रुपये | | | |

यह प्रलेख आज दिनांक 20/03/2012 4:48:00 PM दिन मंगलवार समय बजे श्री/श्रीमती/कुमारी
श्री/श्रीमती/कुमारी निवासी नारायणगढ़ द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Raj Malik

हस्ताक्षर प्रस्तुतकर्ता

उप/संयुक्त पंजीयन अधिकारी
नारायणगढ़

श्री सोपान्य जलसोपानसं प्रा० लि० (Other) राजकुमार मलिक (OTHER)

उपरोक्त पंजीयन श्री/श्रीमती/कुमारी वनेप यंत्रणा संबंधित है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर
तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि रजिस्टर ने भरे समस्त पंजीयन
की अदा की तथा प्रलेख में वर्णित अधिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी नारायणगढ़ नम्बर पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी नारायणगढ़
व श्री/श्रीमती/कुमारी सुन्दर कुमार पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी सुन्दर लाल निवासी 399 बकट 13 कुरखेन ने की।
साक्षी नः 1 को हम नम्बरवार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 20/03/2012

Raj Malik

उप/संयुक्त पंजीयन अधिकारी
नारायणगढ़

भारतीय गैर न्यायिक

पचास
रुपये
₹.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

हरियाणा HARYANA

NOW THIS COLLABORATION AGREEMENT WITNESSETH AS UNDER:-

B 633816

1. The Developer company i.e. Saubhagya Colonizers Pvt. Ltd shall be responsible for compliance of all terms and conditions of license/provisions of Act of 1975 & rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the DGTCP, Haryana whichever is earlier.
2. The agreement shall be irrevocable and no modifications/alteration etc in the terms and conditions of such agreement can be undertaken, except after obtaining prior approval of DGTCP, Haryana.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR HANDS TO THESE PRESENTS ON THE DATE AND PLACE WRITTEN HERE IN ABOVE.

First Party

Second Party

Saubhagya Colonizers P.Ltd

Raj Malik

Director

(Raj Kumar Malik)

Munish Bishnoi

Witnesses 1.

2.

(Narata Ram Lambardar)

Narata Ram Lambardar

(Surinder Kumar s/o Mukand Lal
r/o H.No-399, Sector-13, Kurukshetra
Kurukshetra

Anil Kumar Mittal
Deed Writer Lic No. 165/81
Naraingarh (Ambala)



पेशकर्ता



दावेदार



गवाह



उप / सरपंचकत पंचायत अधिकारी



| | | | |
|----------|---------------------|--|-------------|
| पेशकर्ता | राजकुमार मालिक | | Raj Malik |
| दावेदार | मनोहर बुद्धि राजा | | Manohar |
| गवाह | नारायण राम मन्बरदार | | Narayan Ram |
| गवाह | सुरिन्दर कुमार | | Surinder |

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4,263 आज दिनांक 20/03/2012 को यहाँ न: 1 जिल्द न: 365 के पुस्त न: 116 पर पंजीकृत किया गया तथा इसको एक प्रति अतिरिक्त चढ़ी सख्त्या 1 जिल्द न: 3,314 के पुस्त सख्त्या 88 से 89 पर बिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुलि मेरे सामने किये है।

दिनांक 20/03/2012

Raj Malik

उप / सरपंचकत पंचायत अधिकारी

नारायणराव

18 6 18

ANNEXURE-A

Being part of agricultural land situated in the revenue estate Naraingarh Tehsil
Naraingarh Distt. Ambala.

| Owner's Name | Khewat No. | Killa's no's | Area | Owner's Share |
|--------------|------------|--------------|------|---------------|
| Anil Kumar | 522 | 5/1 | | 5K-19M |
| | | 1/2 | 7-7 | |
| | | 2 | 8-0 | |
| | | 10 | 8-0 | |
| | | 8 | 8-0 | |
| | | 3 | 8-0 | |
| | | 20 | 8-0 | |
| | | 21/1 | 5-2 | |
| | | 9 | 8-0 | |
| | 964 | 11/2 | 3-4 | 01K-02M |
| | | 12 | 8-0 | |
| | 526 | 13 | 8-0 | 01K-01M |
| | | 19 | 8-0 | |

Total share of Anil Kumar in Khewat No. 522, 964 and 526----- 8K-02M

Raj Malik

Manish Bhatnagar

ESTATE
NO. 81, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22



DEVELOPMENT AGREEMENT

This Development Agreement is made on 06-04-2011 at Naraingarh between Saubhagya Colonisers Private Limited having its registered office at B-371 IInd Floor, Nirman Vihar, Delhi-92 (hereinafter called the Developer and which shall include its assigns, successors etc. unless the context requires otherwise) of the FIRST PART.

AND

Anil Kumar s/o Sh. Sainditta Mal resident of Sargodha Colony, Naraingarh (hereinafter called the OWNER and which shall include its assigns, successors etc. unless the context requires otherwise) of the SECOND PART.

(A) Whereas the Developers are developing a colony in and around Naraingarh situated in Tehsil Naraingarh on its own behalf and/or on behalf of certain of its associates companies and said Associates Companies have duly authorized the developers and entitled to exercise various powers including the power to sell plots falling in the area belonging to the said Associate Companies in accordance to the passed by DTCP, Haryana State.

By Handwritten Signature

Handwritten Signature

Handwritten Signature

219
2014
6-11-2011

ऑफिस नमूना क्र. 1/2 2011

| | |
|---|---------------------------|
| डॉ. सभी विवरण | |
| प्लॉट नं. 200-1000/AM/1 | |
| प्लॉट का क्षेत्रफल वर्ग मीटर | श्री. ज. क. मिश्रा |
| घर का विवरण | S. V. Naraingarh |
| भूमि का विवरण | |
| घर का विवरण | |
| कुल स्टाफ ड्यूटी 1 रुपि 100.00 रुपये | |
| रजिस्ट्रेशन फीस की रुपि 15,000.00 रुपये | पेस्टिंग शुल्क 0.00 रुपये |

प्लॉट नं. 200-1000/AM/1 का क्षेत्रफल 100.00 वर्ग मीटर है। प्लॉट नं. 200-1000/AM/1 पर कुल स्टाफ ड्यूटी 1 रुपये 100.00 रुपये
रजिस्ट्रेशन फीस की रुपि 15,000.00 रुपये पेस्टिंग शुल्क 0.00 रुपये

प्लॉट नं. 200-1000/AM/1 का क्षेत्रफल 100.00 वर्ग मीटर है। प्लॉट नं. 200-1000/AM/1 पर कुल स्टाफ ड्यूटी 1 रुपये 100.00 रुपये
रजिस्ट्रेशन फीस की रुपि 15,000.00 रुपये पेस्टिंग शुल्क 0.00 रुपये

उप/सदस्य निवासी अधिकारी
नारायणगढ़

प्लॉट नं. 200-1000/AM/1 का क्षेत्रफल 100.00 वर्ग मीटर है। प्लॉट नं. 200-1000/AM/1 पर कुल स्टाफ ड्यूटी 1 रुपये 100.00 रुपये
रजिस्ट्रेशन फीस की रुपि 15,000.00 रुपये पेस्टिंग शुल्क 0.00 रुपये

उप/सदस्य निवासी अधिकारी
नारायणगढ़

उप/सदस्य निवासी अधिकारी
नारायणगढ़

Whereas the Second Party is absolute Owner of the said land as given in Annexure-1 and has requested the developer to develop the land to form a part of the colony.

NOW THE DEVELOPMENT AGREEMENT WITNESSETH AS UNDER:-

1. The Developer ^{has} agreed to include the land as ~~mentioned in the Annexure-1~~ and has agreed to obtain the license as an integral part of the plotted colony being developed by the company.
2. The Second party ^{is} the absolute owner of the said land and is entering into this development Agreement so that a high class ~~plotted~~ ^{plotted} colony can be developed on the land by the Developers.
3. The Developers ~~shall in due course~~ ^{will} apply for the grant of a license to the concerned Government authorities with regards to the approval of layout plan and issue of license for development of the land aforesaid for use as part of a residential colony. The cost pertaining to licensing sanctioning of the layout, cost of plotting/development and all other incidental costs whatsoever shall be borne by the Developers alone. The Developers shall undertake the development in accordance with the license granted by DTCP, Haryana its own costs and expense.
4. The owner shall be entitled to ~~1/4 of~~ ^{1/4 of} ~~500 sq.ft.~~ ^{500 sq.ft.} of developed plotted area ~~per acre~~ ^{of land} contributed by them in the land as given in Annexure-1 5.54 Bha approx.
5. The developer shall inform the ~~purchase~~ ^{owner} about the receipt of the required license and the approval of the lay out plan ~~through regd. plan~~.
6. The balance area shall be retained by the First Party as share of developed plotted area in lieu of the cost incurred for obtaining the license and the development work undertaken at the site.
7. External Development charges shall be born by the prospective plot buyers through the developer on demand from authorities.

[Signature]

 [Signature]

 [Signature]

That in the event of any dispute arising between the parties relating to this MOU or any part thereof the same be referred to the arbitration of a sole Arbitrator appointed by both the parties. Upon the parties failing to agree to the appointment of a sole Arbitrator the same shall be referred to the arbitration of two Arbitrators with one Arbitrator to be appointed by each of the parties hereto and the Arbitrator so appointed shall appoint their Arbitrator before entering upon reference who shall act as the Presiding Officer. The arbitration shall be held in accordance with the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof for the time being in force. The venue of arbitration shall be at Delhi.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR HANDS TO THESE PRESENTS ON THE DATE AND PLACE WRITTEN HEREINABOVE.

First Party

- 1. Munish Budhiraja
- 2. Anil Ahuja

Munish Budhiraja
Anil Ahuja

Second Party

I. Anil Kumar

Anil Kumar

Witnesses:

- 1. Narain Ram Lambardaur, Naraingarh
Sonera hbrs SI 00 Jindal hbrs
- 2. *Sonera hbrs*

Narain Ram Lambardaur

Enclosed: Annexure - 1

Docd
Naraingarh
20/08/20
5/20
6/20
6/20

Reg. No. Reg. Year Book No.
 M/142012 1



सर्वदार

रावाह



सहस्रीलदार

Amir M
Munil Badhuje

AM

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AM

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रमाण-पत्र 30 अंश दिनांक 06/04/2011 को खरी नः बिल नः 360 के
 खरी नः 44 पर प्रमाणित किया गया तथा इसको एक ही अतिरिक्त को संख्या 1 जिल्द : 3,226 के
 खरी नः 44 पर 46 पर प्रमाणित करने पर 46 पर प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और
 प्रमाणित करने वाले प्रमाणितकर्ता के बीच में समझौता किया है।

दिनांक 06/04/2011

Amir M
Munil Badhuje

उप/सर्वु *[Signature]* अधिकारी
 मारवाणा

ANNEXURE-I

Being part of agricultural land situated in the revenue estate Naraingarh Tehsil
Naraingarh Distt. Ambala.

| Owner's Name | Khewat No. | Killa's no's | Area | Owner's Share |
|--------------|------------|--------------|------|---------------|
| Anil Kumar | 522 | 5/1 | | 5K-19M |
| | | 1/2 | 7-7 | |
| | | 2 | 8-0 | |
| | | 10 | 8-0 | |
| | | 8 | 8-0 | |
| | | 3 | 8-0 | |
| | | 20 | 8-0 | |
| | | 21/1 | 5-2 | |
| | | 9 | 8-0 | |
| | 964 | 11/2 | 3-4 | 01K-02M |
| | | 12 | 8-0 | |
| | 526 | 13 | 8-0 | 01K-01M |
| | | 19 | 8-0 | |

Total share of Anil Kumar in Khewat No. 522, 964 and 526 ----- 8K-02M

M. S. Singh
12/12/11

K. S. Singh
12/12/11

SW
6/1/11



POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS

This General Power of Attorney is made and executed at Naraingarh on this 14-4-2011 by Anil Kumar Son of Sh. Sain Ditta Mal resident of Naraingarh Tehsil Naraingarh Distt. Ambala (hereinafter referred to as "Executants", which expression shall unless excluded by or repugnant to the context, mean and include their legal representatives, successors-in-interest, legal heirs and the permitted assigns).

IN FAVOUR OF

Saubhagya Colonisers Pvt. Ltd., a company incorporated under the Indian Companies Act, 1956 and having its registered office at E-371, 2nd Floor, Nirman Vihar, Delhi-110092 acting through its duly authorized representatives Shri Anil Ahuja Director, and Shri Munish Eshiraja Director, acting jointly and severally (hereinafter referred to as the "Attorney").

Whereas the Executants as the "Owners" have already entered into a Collaboration Agreement dated 6-4-2011 with Saubhagya Colonisers Pvt. Ltd. Ltd., i.e. the Attorney, as the "Developers", in respect of the development of land admeasuring about 08 Kanal 02 Marla situated in the revenue estate of Village Naraingarh H. B. No. 88 Tehsil Naraingarh District Ambala, Haryana (hereinafter referred to as the "Land"). The details of the said Land are mentioned in Annexure A annexed to the said Collaboration Agreement to be read in conjunction with this General Power of Attorney as part and parcel of this General Power of Attorney while interpreting the General Power of Attorney.

And whereas vide the said Collaboration Agreement the Executants as the Owners have constituted the said Developers as their Attorney for various purposes to be mentioned in the

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(5)

(5)

21/2/05

6845 22.11

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Handwritten text: 1. नारायण...

दिनांक 06/04/2011, 11/4/11

S. V. N. J.

| | |
|------------------------|--|
| शेड सबंधी विवरण | |
| शेड नंबर: 6845 | |
| शेड क्षेत्र: 22.11 | |
| शेड मालिक: नारायण | |
| शेड कागज: 10.00 रुपये | |
| शेड कागज: 300.00 रुपये | |
| शेड कागज: 3.00 रुपये | |

विवरण: 06/04/2011 10:00 AM विम बुकधार समग्र नगर श्री/श्रीमती/कुमारी अशोक कुमार...

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उप सचिव (विज्ञापन अधिकारी) नारायणगढ़

Main body of text containing details about the notice and the person mentioned (श्री/श्रीमती/कुमारी अशोक कुमार).

उप सचिव (विज्ञापन अधिकारी) नारायणगढ़

Revenue Department Haryana

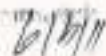
HARIS - FA

NIC-HSU

Power of Attorney till the duration and full implementation of the said Collaboration Agreement in all respects.

And whereas in pursuance to the said Collaboration Agreement the Executants do hereby appoint and constitute Saubhagya Colonisers Pvt. Ltd. acting through its duly authorized representatives Shri Munish Budhi Rana Director, and Shri Anil Ahuja Director, acting jointly and severally, as their lawful Attorney, by virtue of this irrevocable General Power of Attorney and authorize them to do and to execute for and on behalf of the Executants all or any of the acts, deeds, matters and things concerning the development of the Project on the said Land and in particular that is to say:

1. To represent the Executants before The Director, Town & Country Planning, Haryana, Haryana Urban Development Authority and all other concerned statutory authorities, in the matter of applying for, seeking and obtaining the requisite development Licence/s, approvals, permissions, sanctions, no objection certificates, change in land use etc. and to do all acts whatsoever on behalf of the Executants as required under the relevant laws for the development of the said Land into a residential colony.
2. To enter upon the said Land on behalf of the Executants, survey the same, establish temporary site offices, prepare layout plans and development schemes independently for the land, submit the same to The Director, Town & Country Planning, Haryana and any other appropriate authorities for grant of Licence/s, sanctions, permissions, revised sanctions etc. for development of a residential colony and to carry out the necessary formalities antecedent to the said grant.



3. To get the Licences transferred in due course in the name of **Saubhagya Colonisers Pvt. Ltd.**, a company incorporated under the Indian Companies Act, 1956 and having its registered office at E-371, 2nd Floor, Nirman Vihar, Delhi-110092.
4. To carry out the work of development of the said Project as the Attorney may deem fit and proper in accordance with the terms of the said Licence/s, sanctions and approvals as may be issued by concerned Government authorities in order to give full effect to the said Collaboration Agreement on behalf of the Executants.
5. To advertise, erect hoardings, banners and otherwise market and publicize the said Project on behalf of the Executants, as the Attorney may deem fit and proper.
6. To sign, verify and submit applications, plans, drawings, designs, petitions, sign and/or swear affidavits, indemnity bonds, guarantees, undertakings, agreements, declarations and all other such documents on behalf of the Executants in respect of the development of the said Land, as may be required from time to time by any Authority or Department of Government for the purposes of obtaining the Change of Land Use, Licence and Sanctions of any kind and in particular of the layout plans, building plans, zoning plans, completion certificates, etc., required by or under any provisions of law from any Government Department.
7. To enter into agreements/arrangements with any agency for development of the said Land or any part thereof on such terms and conditions as the Attorney may consider expedient and proper and make payments to the said agency in respect of the said work.





8. To lease, sell, partition, exchange or otherwise deal with, as the Attorney may think fit, the developed plots of their respective share and/or built-up units in the developed colony, as Developers in terms of the said Collaboration Agreement, and in connection therewith to execute and get registered all necessary documents and to do all acts, deeds, matters and things to get the said deeds or documents registered in the form of law on behalf of the Executants.
9. To enter into agreements for sale and/or to sell, as the Attorney may think fit, the developed plots of their respective share and/or built-up units in the developed colony, as Developers in terms of the said Collaboration Agreement, to such persons for such price and on such terms and conditions as the Attorney may think fit and expedient and to receive bookings and consideration amounts from such persons and to execute relevant documents including agreements to sell and sale deeds on behalf of the Executants.
10. To receive from the intending purchasers or their heirs and assigns the price according to the rates of the Attorney's choice and acknowledge and give effective receipts and discharge for the same in the Attorney's own name and appropriate the sale proceeds of their respective share so received in the manner deemed fit by the Attorney and the Executants shall not question such appropriation.
11. To issue No Objection Certificates on behalf of the Executants in favour of buyers of individual plots of their respective share and/or built-up units in the said colony, as Developers in terms of the said Collaboration Agreement, so as to enable the said buyers to raise finances for the purchase of plots and/or built-up spaces booked by them.
12. To accept service of any summons or other legal process or notice of any suit, appeal, revision and/or to appear before and represent the Executants in any court(s), civil, revenue, criminal etc., including the High Court(s) and the Supreme Court of India, as the said Attorney shall deem fit and proper and to commence, initiate, prosecute or defend or compromise any action, suit or other legal proceedings in any Courts, Forums, Tribunals and/or other Statutory Authorities appointed under any Act or law and to make statements on oath or otherwise on behalf of the Executants in the course of conduct of legal proceedings connected in any manner in respect of the said Land.
13. To sign, verify and execute on behalf of the Executants any and all plaints, suits, petitions, written statements, counterclaims, complaints, appeals, reviews, revision applications, affidavits, and/or any other document that may be necessary to be signed, verified and executed in any legal proceedings involving the said Land or any part of it and to cause appearance, make statements, tender evidence either oral or documentary and to admit or deny any document(s) in the said proceedings as the said Attorney may deem fit and proper.
14. To sign and file on behalf of the Executants any application, reply or document concerning the said Land before any Revenue Authorities at Naraingarh Distt. Ambala or elsewhere including the Sub-Registrar, Sub-Divisional Magistrate, Collector, Financial Commissioner etc. and to apply and obtain the certified copies of any document(s) concerning the said Land from any Revenue Authority, Court(s) or Government Department/Authority.

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15. To sign and submit challans for depositing the Stamp Duty or Court Fees concerning the said Land, in Government Treasury or authorized bank and/or to sign and move application for refund of Stamp Duty or court fees, as the case may be, before any competent Authority and to receive refunds and discharge proper receipt for the same in the name of the Executants.
16. To engage and appoint any Pleaders, Advocates, Solicitors and to sign Vakalatnamas on behalf of the Executants for the purpose of appearance and to act in any Court of Law or before any Authority of Central/State Government in matters involving the Said Land.
17. To deposit on behalf of the Executants any money in the Treasury or any office of the Registrar or Sub-Registrar for the purpose of purchasing stamp for conveyance deed other deeds and registration thereof and to receive the refunds from the Treasury and/ or other offices when such refunds or deposits are in the name of the Executants.
18. To appear on behalf of the Executants before the Registrar or Sub-Registrar or any other authority competent in this behalf, to present for registration the said deeds and documents and admit the execution thereof and give acknowledgement receipts of the payments and to do all 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.
19. To appear before the Revenue Court and Officers if required on behalf of the Executants and to get mutation of the said Land or units constructed thereon entered in the name(s) of the purchaser(s) of developed plots or built-up units.
20. To pay on behalf of the Executants all requisite fees, levies, land revenues, taxes, charges, expenses and other outgoings, whatsoever payable on account of the said Land or any part thereof or building constructed thereon and to insure the same, if necessary, against loss or damage by fire, earthquake or otherwise and to pay premiums for such insurance and to seek and receive refunds for such amounts paid, as and when applicable on behalf of the Executants.
21. To warn off and prohibit and, if necessary, proceed against in due form of law against all trespassers on the said Land or part thereof and to take appropriate steps whether by action or otherwise to abate all nuisance.
22. To do all other acts, deeds and things necessary and or incidental to the above objects and to the proper conduct of all proceedings in respect of the said Land or any part thereof, at any time, as fully and effectively as the Executants could do.

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23. The said Attorney, acting through its duly authorized representatives Shri Munish Budhi Raja Director and Shri Anil Ahuja Director acting jointly and severally, may delegate all or any of the aforesaid powers under this irrevocable General Power of Attorney to any other person or persons and to appoint any other attorney or attorneys, either severally or jointly as may be deemed fit and proper by the Attorney.
24. And generally to do and perform all acts, deeds, matters and things as may be necessary or deemed fit and proper by the said Attorney and which are not specifically mentioned in this deed for carrying out all or any of the aforesaid purposes and in order to give full effect to the said Collaboration Agreement on behalf of the Executants.
25. AND the EXECUTANTS hereby agree that all acts, deeds or things lawfully done or caused to be done by the said Attorney or its authorized representatives under this General Power of Attorney shall be construed as acts, deeds, matters and things done by the Executants and the Executants hereby undertake to confirm and ratify all and whatsoever the said Attorney or its authorized employees shall lawfully do or cause to be done by virtue of this General Power of Attorney which is irrevocable.


IN WITNESS WHEREOF, THIS GENERAL POWER OF ATTORNEY HAS BEEN SIGNED, SEALED AND DELIVERED BY THE EXECUTANTS HEREIN ON THIS 06-04-2011 IN THE PRESENCE OF THE FOLLOWING WITNESSES:-

SIGNED, SEALED AND DELIVERED

WITNESSES:-

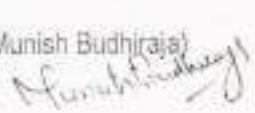
1. 
Narata Ram Lambaradar Mauza Naraingarh
Tehsil Naraingarh Distt. Ambala

EXECUTANTS

2. 
Tehsil Naraingarh Distt. Ambala
Sameer K. Deshpande & Iqbal Kishan
P.O. N. Gaudy

ATTORNEY

(Anil Ahuja) 

(Munish Budhiraja) 

AN KUMAR MITTAL
Deed Writer
Batalagarh Distt. Ambala
No. 55/38
2011


Anil Ahuja
2011

Reg. No. Reg. Yea Book No.
 2011-20 4



प्राधान्य



सामाजिक



समाज



सहस्रीलवार

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Anil M. Manish Bhatnagar

[Handwritten signatures]

प्रमाण पत्र

प्रमाणित किया जाता है कि श्री प्रमाण्य कमाक 4 आज दिनांक 10/04/2011 को पट्टी नं: 4 विलय नं: 36 के
 पत्र नं: 1 पर प्रमाणित किया गया तथा इसकी एक प्रति अतिरिक्त पट्टी संख्या 4 विलय नं: 135 के
 पत्र संख्या 50 से 52 पर भी जारी कर दी गई। यह भी प्रमाणित किया जाता है कि इस दस्तावेज में प्रस्तुतकर्ता और
 प्रमाण्य नं: 4 पर नमूना/विभाग अंगुठा में सामने दिया है।

दिनांक: 10/04/2011

श्री. सुरेश चंद्र शर्मा - अधिकारी
 नारायणगढ़

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ANNEXURE-A

Being part of agricultural land situated in the revenue estate Naraingarh Tehsil
Naraingarh Distt. Ambala.

| Owner's Name | Khewat No. | Killa's no's | Area | Owner's Share |
|--------------|------------|--------------|------|---------------|
| Anil Kumar | 522 | 5/1 | 7-7 | 5K-19M |
| | | 1-2 | 8-0 | |
| | | 2 | 8-0 | |
| | | 10 | 8-0 | |
| | | 8 | 8-0 | |
| | | 3 | 8-0 | |
| | | 20 | 8-0 | |
| | | 21/1 | 5-2 | |
| | | 9 | 8-0 | |
| | | | 964 | |
| 12 | 8-0 | | | |
| | 526 | 13 | 8-0 | 01K-01M |
| | | 19 | 8-0 | |

Total share of Anil Kumar in Khewat No. 522, 964 and 526----- 8K-02M

[Signature]
Munish Bhatnagar

Anil Kumar
[Signature]
6/11/11

[Signature]
6/11/11



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POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS

This General Power of Attorney is made and executed at Naraingarh on this 30-3-2011 by **Munish BudhiRaja** Son of Sh. late Sh. Satish Kumar resident of Naraingarh Tehsil Naraingarh Distt. Ambala (hereinafter referred to as "Executants", which expression shall unless excluded by or repugnant to the context, mean and include their legal representatives, successors-in-interest, legal heirs and the permitted assigns).

IN FAVOUR OF

Saubhagya Colonisers Pvt. Ltd., a company incorporated under the Indian Companies Act, 1956 and having its registered office at E-371, 2nd Floor, Nirman Vihar, Delhi-110092, acting through its duly authorized representatives Shri Raj Kumar Malik Director, and Shri Anil Ahuja Director, acting jointly and severally (hereinafter referred to as the "Attorney").

Whereas the Executants as the "Owners" have already entered into a **Collaboration Agreement** dated 30-3-2011 with **Saubhagya Colonisers Pvt. Ltd.**, i.e. the Attorney, as the "Developers", in respect of the development of land admeasuring about 05 Kanal 03 Marla situated in the revenue estate of Village Naraingarh H. B. No. 88 Tehsil Naraingarh and District Ambala, Haryana (hereinafter referred to as the "Land"). The details of the said Land are mentioned in **Annexure A** annexed to the said Collaboration Agreement to be read in conjunction with this General Power of Attorney as part and parcel of this General Power of Attorney while interpreting the General Power of Attorney.

Dec 2011

Munish BudhiRaja

Sub Registrar Naraingarh
5/11/11

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1-9-2011

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पुनर्विवाह प्रमाणपत्र व मतीय प्रमाणपत्र के संदर्भ

प्रलेख नं: 330

दिनांक 30/03/2011

| | | | |
|------------------------------|-----------|---------------------------|-------|
| डी का नाम | GPA | डीक संबंधी विवरण | |
| सहयोग/ग्राम-तहसील | नारायणगढ़ | | |
| गाँव/तहर | नारायणगढ़ | | |
| | | डीक संबंधी विवरण | |
| रजिस्ट्रेशन फीस की राशि 10/- | रुपये | डीक ड्यूटी की राशि 300.00 | रुपये |
| | | रजि. शुल्क 3.00 | रुपये |

यह प्रलेख आज दिनांक 30/03/11 2:28:00 P
 पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमार
 तेज कुमार निवास
 न. सुधानार रामग
 जयपुर द्वारा पंजीकरण
 रज. श्री/श्रीमती/कुमारी नमोरा कुंवराम
 प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता
Munish Buthey
 श्री मन्मथ बुधिया

SLM
 उप/समुचित पंजीयन अधिकारी
 नारायणगढ़

उपरोक्त पंजीयन व श्री/श्रीमती के राज कुमार
 सुनकर वे पक्षों को
 निवासी नारायणगढ़ व श्री/श्रीमा
 नगी निनय कुम
 मशी नं: 1 की हम नम्बरदार
 पत्रिका के सं
 लुप्त प्रमाण है
 व श्री/श्रीमती/कुमारी
 पुत्री/पत्नी श्री/श्रीमती/
 जानते हैं तथा वह सा
 है प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने
 राज नमरगा पुत्र/पुत्री/पत्नी श्री
 नरी स्वाम कुमार निवासी नारायणगढ़ ने की
 नं: 2 की पहचान करता है।

दिनांक 30/03/2011
Munish Buthey

SLM
 उप/समुचित पंजीयन अधिकारी
 नारायणगढ़



And whereas vide the said collaboration Agreement the Executants as the Owners have constituted the said Development Authority as their Attorney for various purposes to be mentioned in the Power of Attorney till the duration and full implementation of the said Collaboration Agreement in all respects.

And whereas in pursuance to the said Collaboration Agreement the Executants do hereby appoint and constitute Saubhagya Colonisers Pvt. Ltd. acting through its duly authorized representatives Shri Raj Kumar Malik Director and Shri Anil Ahuja Director, acting jointly and severally, as their lawful Attorney, by virtue of the irrevocable General Power of Attorney and authorize them to do and to execute for and on behalf of the Executants all or any of the acts, deeds, matters and things concerning the development of a Project on the said Land and in particular that is to say,

1. To represent the Executants before The Director, Town & Country Planning, Haryana, Haryana Urban Development Authority and all other concerned statutory authorities, in the matter of applying for seeking and obtaining the requisite Development Licence/s, approvals, permissions, sanctions, no objection certificates, change in land use etc. and to do all acts whatsoever on behalf of the Executants as required under the relevant laws for the development of the said Land into a residential colony.
2. To enter upon the said Land on behalf of the Executants, to prepare layout plans and development schemes independently for the land, submit the same to The Director, Town & Country Planning, Haryana and any other appropriate authorities for grant of Licence/s, sanction permissions, revised formalities antecedent to the said grant, and to carry out the necessary

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SECRETARY TO THE GOVERNMENT

Sub Registrar, Noida
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3. To get the Licences transferred in due course in the name of Saubhagy Colonisers Pvt. Ltd., a company incorporated under the Indian Companies Act, 1956 and having its registered office at E-371, 2nd Floor, Nirman Vihar, Delhi 110092.
4. To carry out the work of development of the said Project as the Attorney may deem fit and proper in accordance with the terms of the said Licences, sanctions and approvals as may be issued by concerned Government authorities in order to give full effect to the said Collaboration Agreement on behalf of the Executants.
5. To advertise, erect hoardings, banners and other means to market and publicize the said Project on behalf of the Executants, as the Attorney may deem fit and proper.
6. To sign, verify and submit applications, plans, drawings, designs, petitions, sign and/or swear affidavits, indemnity bonds, guarantees, undertakings, agreements, declarations and all other such documents on behalf of the Executants in respect of the development of the said Land, as may be required from time to time by any Authority or Department of Government for the purpose of obtaining the Change of Land Use, Licence and Sanctions of any kind and in particular of the layout plans, building plans, zoning plans, completion certificates, etc., required for or under any provisions of law from any Government Department.
7. To enter into agreements/arrangements with any agency for development of the said Land or any part thereof on such terms and conditions as the Attorney may consider expedient and proper and make payments to the said agency in respect of the said work.

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- 8. To lease, sell, partition, exchange or otherwise deal with, as the Attorney may think fit, the developed plots of their respective share and/or built-up units in the developed colony, as Developers in terms of the said Collaboration Agreement, and in connection therewith to execute and get registered all necessary documents and to do all acts, deeds, matters and things to get the said deeds or documents registered in the form of law on behalf of the Executants.
- 9. To enter into agreements for sale and/or to sell, as the Attorney may think fit, the developed plots of their respective share and/or built-up units in the developed colony, as Developers in terms of the said Collaboration Agreement, to such persons for such price and on such terms and conditions as the Attorney may think fit and expedient and to receive bookings and consideration amounts from such persons and to execute relevant documents including agreements to sell and sale deeds on behalf of the Executants.
- 10. To receive from the intending purchasers or their heirs and assigns the price according to the rates of the Attorney's choice and acknowledge and give effective receipts and discharges for the same in the Attorney's own name and appropriate the sale proceeds of their respective share so received in the manner deemed fit by the Attorney and the Executants shall not question such appropriation.
- 11. To issue No Objection Certificates on behalf of the Executants in favour of buyers of individual plots of their respective share and/or built-up units in the said colony as Developers in terms of the said Collaboration Agreement, so as to enable the said buyers to raise finances for the purchase of plots and/or built-up spaces booked by them.
- 12. To accept service of any summons or other legal process or notice of any suit, appeal, revision and/or to appear before and represent the Executants in any court(s), civil, revenue, criminal etc., including the High Court and the Supreme Court of India, and the said Attorney shall deem fit and proper and to commence, initiate, prosecute or defend or compromise, any action, suit or other legal proceedings in any Courts, Forums, Tribunals

M. Prakash Bhatnagar

certified to be a True Copy
 Ash Kishore Narayan
 5/7/11

Shri. J. B. Chitambar, Advocate, 201, T. B. Road, 1st Floor, Chhatrapati Shivaji Maharaj Vastu Sangrahalaya, Mumbai - 400 005.

- and/or other Statutory Authorities appointed under any Act or law and to make statements on oath or otherwise on behalf of the Executants in the course of conduct of legal proceedings connected in any manner in respect of the said Land.
- 13. To sign, verify and execute on behalf of the Executants any and all plaints, suits, petitions, written statements, counterclaims, complaints, appeals, reviews, revisions, applications, affidavits, and/or any other document that may be necessary to be signed, verified and executed in any legal proceedings involving the said land or any part of it and to cause appearances, make statements, tender evidence either oral or documentary and to admit or deny any document(s) in the said proceedings as the said Attorney may deem fit and proper.
- 14. To sign and file on behalf of the Executants any application, reply or document concerning the said Land before any Revenue Authorities at Naraingarh Distt. Ambala or elsewhere including the Sub-Registrar, Sub-Divisional Magistrate, Collector, Financial Commissioner etc. and to apply and obtain the certified copies of any document(s) concerning the said Land from any Revenue Authority, Court(s) or Government Department/Authority.
- 15. To sign and submit challans for depositing the Stamp Duty or Court Fees concerning the said Land, in Government Treasury or authorized bank and/or to sign and move application for refund of Stamp Duty or court fees, as the case may be, before any competent Authority and to receive refunds and discharge proper receipt for the same in the name of the Executants.
- 16. To engage and appoint any Pleaders, Advocates, Solicitors and to sign Vakalatnamas on behalf of the Executants for the purpose of appearance and to act in any Court of Law or before any Authority of Central/State Government in matters involving the Said Land.

M. K. Singh

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17. To deposit on behalf of the Executants any money in the Treasury or any office of the Registrar or Sub-Registrar for the purpose of purchasing stamp for conveyance deed other deeds and registration thereof and to receive the refunds from the Treasury and/ or other offices even if such refunds or deposits are in the name of the Executants.
18. To appear on behalf of the Executants before the Registrar or Sub-Registrar or any other authority competent in this behalf, to present for registration the said deeds and documents and admit the execution thereof and give acknowledgement receipts of the payments and to do all other acts that may be necessary for the registration of said documents and to receive them back when they have been duly registered and to sign and deliver proper receipts for the same.
19. To appear before the Revenue Court and Officers if required on behalf of the Executants and to get mutation of the said Land or units constructed thereon entered in the records of the purchaser(s) of developed plots or built-up units.
20. To pay on behalf of the Executants all requisite fees, levies, land revenues, taxes, charges, expenses and other outgoings, whatsoever payable on account of the said Land or any part thereof or building constructed thereon and to insure the same, if necessary, against loss or damage by fire, earthquake or otherwise and to pay premiums of such insurance and to seek and receive refunds for such amounts paid, if any, as may be applicable, on behalf of the Executants.
21. To warn off and prohibit and, if necessary, proceed against in due form of law all trespassers on the said Land or part thereof and to take appropriate steps within the law by action or otherwise to abate all nuisance.

M. J. B. B. B.

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- 22. To do all other acts, deeds and things necessary and or incidental to the above objects and to the proper conduct or all proceedings in respect of the said Land or any part thereof, at any time, as fully and effectively as the Executants could do.
- 23. The said Attorney, acting through its duly authorized representatives Shri Raj Kumar Malik Director and Shri Anil Ahuja Director acting jointly and severally, may delegate all or any of the aforesaid powers under this irrevocable General Power of Attorney to any other person or persons and to appoint any other attorney or attorneys, either severally or jointly, who may be deemed fit and proper by the Attorney.
- 24. And generally to do and perform all acts, deeds, matters and things as may be necessary or deemed fit and proper by the said Attorney and which are not specifically mentioned in this deed for carrying out all or any of the aforesaid purposes and in order to comply with the said Collaboration Agreement on behalf of the Executants.
- 25. **AND the EXECUTANTS** hereby agree that all acts, deeds or things lawfully done or caused to be done by the said Attorney or its authorized representatives under this General Power of Attorney shall be construed as acts, deeds, matters and things done by the Executants and the Executants hereby undertake to confirm and ratify and to do whatsoever the said Attorney or its authorized employees shall lawfully do or cause to be done by virtue of this General Power of Attorney which is irrevocable.

M. Anil Ahuja

DEED NO. 2011/11
2011

certified to be a true copy

5/7/11

| | | | |

Reg. No. 330 Reg. Year 2010-2011 Book No.



पं. रजिस्ट्रार



आ. अधिकारी



मुख्यालय

B. Narain
Owner
Mun...



संस्थापक

पं. रजिस्ट्रार
Munish Budhu

आ. अधिकारी
Raj alik

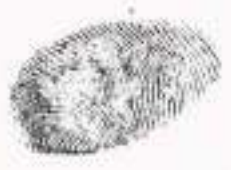
मुख्यालय नम्बर
2-1

प्रमाण-पत्र

प्रमाणित किया जाता है कि प्रलेख क्रमांक 11 को जही न: 4 जिल्द न: 4 के पृष्ठ न: 183 पर पंजीकृत किया गया तथा इस एक प्रति अतिरिक्त न: 3 सख्या 4 जिल्द न: 127 के पृष्ठ सख्या 58 से 59 पर निर्धारित नहीं गयी। यह प्रमाणित किया जाता है कि इस दस्तावेज को प्रस्तुतकर्ता और महाश्री ने अपने हस्ताक्षर/निष्ठा अंगुल मंत्र सामने किया है।

उप/संयुक्त पंजीयन अधिकारी
नारायणगढ़

दिनांक 30/03/2011



IN WITNESS WHEREOF, THIS GENERAL POWER OF ATTORNEY HAS BEEN SIGNED, SEALED AND DELIVERED BY THE EXECUTANTS HEREIN ON THIS 30-3-2011 IN THE PRESENCE OF THE FOLLOWING WITNESSES:-

SIGNED, SEALED AND DELIVERED

WITNESSES:-

[Handwritten signature]

1. Narata Ram Labardar Mauza Naraingarh
Tehsil Naraingarh Distt. Ambala

[Handwritten signature]

2. VINAY KUMAR SUSHISH KUMAR
Tehsil Naraingarh Distt. Ambala

EXECUTANTS

[Handwritten signature]

ATTORNEY

Raj Malik

(Raj Kumar Malik)

[Handwritten signature]

(Anil Ahuja)

Adm 803
30/3/11

Registered Office of the Law

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ANNEXURE-A

Being part of agricultural land situated in the revenue estate Naraingarh Tehsil Naraingarh Distt. Ambala.

| Owner's Name | Khewat No. | Killa's no's | Area | Owner's Share |
|------------------|------------|--------------|------|---------------|
| Munish Budhiraja | 522 | 5// | | 3K-16M |
| | | 1/2 | 7-7 | |
| | | 2 | 8-0 | |
| | | 10 | 8-0 | |
| | | 8 | 8-0 | |
| | | 3 | 8-0 | |
| | | 20 | 8-0 | |
| | | 21/1 | 5-2 | |
| | | 9 | 8-0 | |
| | | 964 | 11/2 | |
| | 8-0 | | | |
| | | | | |
| 526 | 13 | | 8-0 | 00K-13M |
| | | | 8-0 | |

Total share of Munish Budhiraja in Khewat No. 522, 964 and 526----- 5K-03M

Munish Budhiraja

Actd. By *S. K. Singh*
5/2/11



हरियाणा HARYANA

COLLABORATION AGREEMENT

B 633811

This Collaboration Agreement is made on 20-03-2012 at Naraingarh between Saubhagya Colonisers Private Limited having its registered office at E-371 IInd floor, Nirman Vihar, Delhi-92 (hereinafter called the developer and which shall include its assigns, successors etc unless the context requires otherwise) of the First Part through its Director, Raj Kumar Malik

AND

Munish Budhiraja s/o Sh.Satish Kumar resident of Naraingarh (hereinafter called the owner and which shall include its assigns, successors etc unless the context requires otherwise) of the Second Part.

- (A) Whereas the developers are developing a colony in and around Naraingarh situated in Tehsil Naraingarh on its own behalf and/or on behalf of certain of its associates companies and said Associates Companies have duly authorized the developers and entitled to exercise various powers including the power to sell plots falling in the area belonging to the said Associates Companies in accordance to the passed by DTCP, Haryana State.
- (B) Whereas the second party is absolute owner of the said land as given in Annexure-A and has requested the developer to develop the land to form a part of the colony.
- (C) Whereas this collaboration agreement is in addition to the development agreement dated 30-03-2011 as per conditions laid down in Letter of Intent issued by Director General of Town and Country Planning Haryana to Saubhagya Colonisers Private Limited vide memo number LC-2632-JE(BR)-2011/20405 dated 30-12-2011

Raj Malik

Munish Budhiraja

50/2/08 125
 श्री राज मलिक कोटा नारायणगढ़ जिला अ. अ. अ.

4261

Faruq Stamp Vender
 Farangarh (Ambala)

| | |
|------------------------------|---|
| डीड संबंधी विवरण | |
| डीड का नाम AGREEMENT | |
| तहसील/सब-तहसील नारायणगढ़ | गांव/शहर नारायणगढ़ |
| | भवन का विवरण |
| | भूमि का विवरण |
| धन संबंधी विवरण | |
| राशि 0.00 रुपये | कुल स्टाम्प ड्यूटी की राशि 100.00 रुपये |
| स्टाम्प की राशि 100.00 रुपये | रजिस्ट्रेशन फीस की राशि 100.00 रुपये |
| | पेस्टिंग शुल्क 0.00 रुपये |
| | रुपये |

यह प्रलेख आज दिनांक 20/03/2012 4:44:00 PM दिन मंगलवार समय बजे श्री/श्रीमती/कुमारी
 श्री/श्रीमती/कुमारी निवासी नारायणगढ़ द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Raj Malik
 हस्ताक्षर प्रस्तुतकर्ता

उप/संयुक्त पंजीयन अधिकारी
 नारायणगढ़

श्री संस्थापक न्यायपालिका की सेवा के लिए (OTHER)

उपरोक्त पंजीयन श्री/श्रीमती/कुमारी नारायणगढ़ निवासी द्वारा प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर
 तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि राखंद ने मेरे समक्ष पेश की
 को अदा की तथा प्रलेख में वर्णित अधिम अदा की गई राशि को लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी नारायणगढ़ निवासी पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी नारायणगढ़
 व श्री/श्रीमती/कुमारी सुन्दर कुमार पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी सुन्दर लाल निवासी 399 सेक्टर 13 कृष्णा ने की।
 साक्षी न: 1 को हम नम्यार/अधिकारता के रूप में जानते हैं तथा वह साक्षी न:2 को पहचान करता है।

दिनांक 20/03/2012

Raj Malik

उप/संयुक्त पंजीयन अधिकारी
 नारायणगढ़

ANNEXURE-A

Being part of agricultural land situated in the revenue estate Naraingarh Tehsil
Naraingarh Distt. Ambala.

| Owner's Name | Khewat No. | Killa's no's | Area | Owner's Share |
|------------------|------------|--------------|-----------|---------------|
| Munish Budhiraja | 522 | 5// | | } 3K-16M |
| | | 1/2 | 7-7 | |
| | | 2 | 8-0 | |
| | | 10 | 8-0 | |
| | | 8 | 8-0 | |
| | | 3 | 8-0 | |
| | | 20 | 8-0 | |
| | | 21/1 | 5-2 | |
| | | 9 | 8-0 | |
| | | 964 | 11/2 | |
| 12 | 8-0 | | | |
| 526 | 13 | 8-0 | } 00K-13M | |
| | | 19 | | 8-0 |

Total share of Munish Budhiraja in Khewat No. 522, 964 and 526----- 5K-03M

Raj Malik

Munish Budhiraja

12/12/2012



हरियाणा HARYANA

B 633812

NOW THIS COLLABORATION AGREEMENT WITNESSETH AS UNDER:-

1. The developer company i.e. Saubhagya Colonizers Pvt. Ltd shall be responsible for compliance of all terms and conditions of license/provisions of Act of 1975 & rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the DGTCP, Haryana whichever is earlier.
2. The agreement shall be irrevocable and no modifications/alteration etc in the terms and conditions of such agreement can be undertaken, except after obtaining prior approval of DGTCP, Haryana.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR HANDS TO THESE PRESENTS ON THE DATE AND PLACE WRITTEN HERE IN ABOVE.

First Party

Saubhagya Colonizers P.Ltd
Raj Malik
 Director
 (Raj Kumar Malik)

Second Party -

Mamuk Budhugya

Witnesses 1.

(Narata Ram Lambarday)
Narata Ram Lambarday

2.

Surinder Kumar
 (Surinder Kumar s/o Mukand Lal
 r/o H.No-399, Sector-13, Kurukshetra
 Kurukshetra)

Adil Kumar Mittal
 Deed Writer Lic No. 156/39
 Naraindhar (Amk)



पेशकर्ता



दाबेदार



गवाह



उप / सर्वजन पंचायत अधिकारी

| | | | |
|----------|------------------|--|------------------|
| पेशकर्ता | राजकुमार मलिक | | Raj Malik |
| दाबेदार | मनीष बुद्धिदाना | | Manish Budhigana |
| गवाह | नरला राम नमबरदार | | Nerala R |
| गवाह | सुविन्द कुमार | | Suvinand |

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4,261 आज दिनांक 20/03/2012 को बही नं. 1 जिल्द नं. 365 के पृष्ठ नं. 115 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नं. 3,314 के पृष्ठ सख्या 84 से 85 पर लिप्यंकित गयी। यह भी प्रमाणित किया जाता है कि इस प्रस्तावना के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/चिह्नान अंगुठा में सामने किये हैं।

दिनांक 20/03/2012

Raj Malik

उप / सर्वजन पंचायत अधिकारी
नारायणगढ़

भारतीय गैर न्यायिक

बीस रुपये

₹.20

Rs.20

TWENTY
RUPEES

INDIA

INDIA NON JUDICIAL

HARYANA

07AA 843096

Additional Agreement

This additional collaboration agreement is made on this date of 27th March, 2017 at _____ by and between.

M/s Saubhagya Colonisers Pvt Ltd a company registered under the Companies Act having its registered office at E-149, 1st Floor, Opp. Sainik Vihar, Gate No.1 Rishi Nagar, Rani Bagh, New Delhi-110034 (hereinafter called the "owner /developer" of the first part) which expression shall unless repugnant to the subject or context shall mean and include their successors, administrators, assigns, nominees and permitted assignees acting through its authorized signatory namely Raman Ahuja s/o SH. Anil Ahuja R/o H.No 113, Sargodha Colony, Naraingarh.

And

Sh. Pawan Kumar S/o Sh. Mulakh Raj, Smt. Nirja W/o Sh. Lucky Gulati, Sh. Narender Parkash S/o Sh. Des Raj, Sh. Samir, S/o Sh. Iqbal Krishan, Smt. Seema W/o Sh, Anil Ahuja, Sh. Anil S/o Sh. Sai Dittamal, Sh. Munish Kumar S/o Sh. Satish Kumar Residents of village Naraingarh Tehsil Naraingarh, Distt. Ambala (herein after called as the land owners of the second part) which expression shall unless excluded by or repugnant to the context or the meaning thereof be deemed to include their legal heirs, successors and assigns.

For Saubhagya Coloniser Pvt Ltd

NOTARY

Munish Parkash
Nirja Gulati
Pawan Kumar
Notary

WHEREAS, the Developer Company has been incorporated by the promoters who have requisite skills, experience, expertise, financial resources and capabilities and all necessary wherewithal for promotion and development of residential colonies, complexes etc. and has been engaged in promoting and developing residential colonies, houses, flats, complexes etc.

WHEREAS, the developer and the land owners named above have earlier executed a collaboration agreement on 20.03.2012 for development of the land measuring 18 K 14 M(221/560 share out of 47 K-07M) falling in the revenue estate of village Naraingarh, Husani, Kullarpur in Sector 4, Naraingarh, District Ambala into a Residential Plotted Colony.

WHEREAS, on the basis of the above said collaboration agreement, Licence No. 53 of 2012 dated 27-05-2012 for development of a Residential Colony on the total land measuring 25.73 acres falling in the revenue estate of village Naraingarh, Husani, Kullarpur in Sector 4, Naraingarh, District Ambala was granted by the Director General, Town & Country Planning issued vide office memo no. LC-2632-JE(BR)-2012-9183 dated 27-05-2012.

WHEREAS, the above development company of the first part and the land owners of the second part have agreed to submit application for Migration of area measuring 14.90 acres from the above said licence for development of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 to the Department of Town & Country Planning and accordingly, the Developer Company has submitted application in the office of Director General, Town & Country Planning Haryana.

WHEREAS, the Director, Town & Country Planning, Haryana vide letter dated 07-02-2017 has decided in-principle to grant the licence for setting up an Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 after Migration of area measuring 14.90 acres from Licence No. 53 of 2012 dated 27-05-2012 and issued Letter of Intent specifying the terms and conditions of migration of licence under Affordable residential plotted colony.

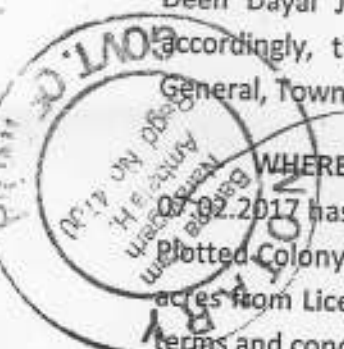
WHEREAS, as per requirement of condition no. 12 of the above said Letter of Intent, this additional agreement in continuation of the earlier collaboration agreement dated 20.03.2012 is being executed on the terms and conditions mentioned herein and agreed to by and between parties mentioned above.

NOW, THEREFORE, THIS ADDITIONAL COLLABORATION AGREEMENT WITNESETH AS UNDER

1. That this agreement is in continuation of the earlier collaboration agreement dated 20.03.2012 executed by and between the parties in this agreement, which is still binding on both the parties.

Sanjay K...
Manish B...
Aneeta Gulati
Manish...
re this
Pawan Kumar
re this
lay

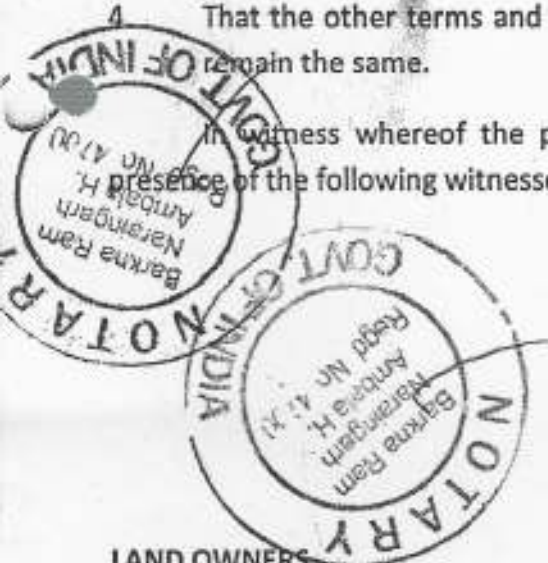
For Saubhagya Coloniser Pvt. Ltd.
[Signature]
Director



Dist. Ambala
Naraingarh
Haryana

2. That it is hereby agreed between the parties that the developer company i.e. Saubhagya Colonisers Pvt. Ltd, shall be responsible for compliance of all the terms and conditions of licence/provisions of Act 8 of 1975 and Rules of 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the DTCP, Haryana, whichever is earlier.
3. That the collaboration agreement dated 20.03.2012 is still valid. The collaboration agreement as well as this fresh agreement shall be irrevocable and no modification/alternation etc. in the terms and conditions of the said agreements can be undertaken, except after obtaining prior approval of DTCP, Haryana.
4. That the other terms and conditions of the collaboration agreement dated 20.03.2012 remain the same.

In witness whereof the parties hereto have signed this agreement on the date, in presence of the following witnesses.



LAND OWNERS

Pawan Kumar

(Sh. Pawan Kumar)

Nirja Gulati

(Smt. Nirja)

For Saubhagya Colonisers Pvt.Ltd
(Developer Company)

For Saubhagya Coloniser Pvt. Ltd.,

Narender Parkash

Director.

Narender Parkash

(Sh. Narender Parkash)

Munish Kumar

(Sh. Munish Kumar)

Samir

(Sh. Samir)

Seema Shuja

(Smt. Seema)

Anil

(Sh. Anil)

WITNESSES:

1. Joginder Pal & Sh. Sunder Das
Nad No. 3, Mohalla Pakhwa
Naraingarh

2. Mukesh Kumar
Nad No. 3, Mohalla Pakhwa,
Naraingarh



ATTESTED

27/3/2017



Indian-Non Judicial Stamp
Haryana Government



Date : 10/09/2018

Case No. ACJ2018140

SRN No. 37957301



Stamp Duty Paid : ₹ 110

St. Duty

Penalty : ₹ 0

Pr. Duty

Deponent

Name : Saubhagya Colonisers Pvt Ltd
H No/Floor : 371
City/Village : Delhi
Phone : 7027025555

Sector/Ward : Ne
District : Delhi

Landmark : E 371 2nd floor nirman vihar
State : Delhi



Purpose : Agreement to be submitted at Concerned office



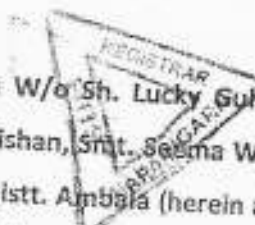
The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://e-grashry.nic.in>

Supplementary Agreement

This supplementary agreement is made on this date of 13th September, 2018 at Naraingarh by and between.

M/s Saubhagya Colonisers Pvt Ltd a company registered under the Companies Act having its registered office at E-149, 1st Floor, Opp. Sainik Vihar, Gate No.1 Rishi Nagar, Rani Bagh, New Delhi-110034 (hereinafter called the "owner /developer" of the first part) which expression shall unless repugnant to the subject or context shall mean and include their successors, administrators, assigns, nominees and permitted assignees acting through its authorized signatory namely Raman Ahuja s/o SH. Anil Ahuja R/o H.No 113, Sargodha Colony, Naraingarh.

And



Sh. Pawan Kumar S/o Sh. Mulakh Raj, Smt. Nirja W/o Sh. Lucky Gulati, Sh. Narender Parkash S/o Sh. Des Raj, Sh. Samir, S/o Sh. Iqbal Krishan, Smt. Seema W/o Sh. Anil Ahuja Residents of village Naraingarh Tehsil Naraingarh, Distt. Ambala (herein after called as the land owners of the second part) which expression shall unless excluded by or repugnant to the context or the meaning thereof be deemed to include their legal heirs, successors and assigns.

Saubhagya Colonisers Pvt. Ltd.
Raman Ahuja
Director

Pawan Kumar
Seema Ahuja
Narender Parkash
Samir

प्रलेख न:1724

दिनांक:13-09-2018

डीड संबंधी विवरण

डीड का नाम APARTMENT
तहसील/सब-तहसील नारायणगढ
गांव/शहर नारायणगढ

धन संबंधी विवरण

राशि 0 रुपये स्टाम्प ड्यूटी की राशि 3 रुपये
स्टाम्प नं : acj2018i41 स्टाम्प की राशि 110 रुपये
रजिस्ट्रेशन फीस की राशि 50 रुपये पेस्टिंग शुल्क 3 रुपये
100/-
Drafted By: RC Nrg Service Charge:200

यह प्रलेख आज दिनांक 13-09-2018 दिन गुरुवार समय 11:54:00 AM बजे श्री/श्रीमती /कुमारी
Saubhgya Colonisersthu Raman AhujaOTHER पुत्र Pvt निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/संबंधित पंजीयन अधिकारी (नारायणगढ)

हस्ताक्षर प्रस्तुतकर्ता
Saubhgya Colonisers

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Pawan kumar Neerja Gulati Seema Ahuja Sameer Narinder Parkash पुत्र Mulkh Raj
हाजिर हैं । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया ।दोनों पक्षों की पहचान श्री/श्रीमती /कुमारीनारायण राम नम्बरदार पिता --- निवासी
नारायणगढ व श्री/श्रीमती /कुमारी राय सिंह पिता सुभाष चन्द्र
निवासी स्थानमाजरा ने की ।
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।

उप/संबंधित पंजीयन अधिकारी(नारायणगढ)

दिनांक 13-09-2018

WHEREAS, the Developer Company has been incorporated by the promoters who have requisite skills, experience, expertise, financial resources and capabilities and all necessary wherewithal for promotion and development of residential colonies, complexes etc. and has been engaged in promoting and developing residential colonies, houses, flats, complexes etc.

WHEREAS, the developer and the land owners named above have earlier executed a development agreement on 29.03.2011 and also a collaboration agreement on 20.03.2012 for development of the land falling in the revenue estate of village Naraingarh in Sector 4, Naraingarh, District Ambala into a Residential Plotted Colony. The first party has also got registered power of attorney in favour of second party for obtaining various permissions, approvals from the concerned Department for the development of the above said land and have authorized the second party to enter into agreements for sale and/or to sell as the attorney may think fit, the developed plots of their respective share.

WHEREAS, on the basis of the above said collaboration agreement, Licence No. 53 of 2012 dated 27-05-2012 for development of a Residential Colony on the total land measuring 25.737 acres falling in the revenue estate of village Naraingarh, Hussaini, Kuliarpur in Sector 4, Naraingarh, District Ambala was granted by the Director General, Town & Country Planning issued vide office memo no. LC-2632-JE(BR)-2012-9183 dated 27-05-2012.

WHEREAS, the above development company of the first part and the land owners of the second part have agreed to submit applications for Migration of total area in two parts measuring 14.90 acres and 10.837 acres respectively from the above said license for development of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 to the Department of Town & Country Planning and accordingly, the Developer Company has submitted application in the office of Director General, Town & Country Planning Haryana.

WHEREAS, the Director, Town & Country Planning, Haryana vide order no. LC-3299-JE(VA)-2017/16893 and LC-3632-PA(B)-2018/10119 has granted License No. 47 of 2017 dated 13.07.2017 and License no.22 of 2018 dated 21/03/2018 respectively for setting up Affordable Residential Plotted Colonies under Deen Dayal Jan Awas Yojna-2016

Saubhagya Engineers Pvt. Ltd.
Ramdev
Director

Simu kls
Harminder
Pawan Kumar
Seema Singh
Neeraj Gupta

भारत सरकार
GOVERNMENT OF INDIA

मेरा आधार
My Aardhar

नाम / Name: मेरी गुप्ता
Meera Gupta

जन्म तिथि / DOB: 24/07/1972

लिंग / Gender: FEMALE

4223 1842 8270

भारत सरकार
GOVERNMENT OF INDIA

मेरा आधार
My Aardhar

नाम / Name: मेरी गुप्ता
Meera Gupta

जन्म तिथि / DOB: 24/07/1972

लिंग / Gender: FEMALE

4223 1842 8270

भारत सरकार
GOVERNMENT OF INDIA

मेरा आधार
My Aardhar

नाम / Name: पवन गुप्ता
Pawan Gupta

जन्म तिथि / Year of Birth: 1969

लिंग / Male

5472 4255 9798

आधार - आम आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA

मेरा आधार
My Aardhar

नाम / Name: सीमा अग्रवाल
Seema Agrawal

जन्म तिथि / Year of Birth: 1970

लिंग / Female

2191 9768 7328

आधार - आम आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA

मेरा आधार
My Aardhar

नाम / Name: नरिंदर पारख
Narinder Parkash

जन्म तिथि / Year of Birth: 1952

लिंग / Male

5841 7134 9159

आधार - आम आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA

मेरा आधार
My Aardhar

नाम / Name: बरनो मल्ल
Barano Mall

जन्म तिथि / DOB: 28/01/1972

लिंग / Male

3237 3471 9557

मेरा आधार, मेरी पहचान

भारत सरकार
GOVERNMENT OF INDIA

मेरा आधार
My Aardhar

नाम / Name: रमेश अग्रवाल
Ramesh Agrawal

जन्म तिथि / DOB: 27/12/1989

लिंग / Male

8986 3068 3694

मेरा आधार, मेरी पहचान

आधार - आम आदमी का अधिकार

Address: S/O: Iqbal Khan,
372, House 04, Narsingh,
Narsingh, Anand,
Narsingh, Haryana,
134203

3237 3471 9557

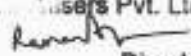
per Migration of area measuring 14.90 acres and 10.837 acres respectively from License No. 53 of 2012 dated 27-05-2012.


WHEREAS, in the earlier agreements dated 29.03.2011 & 20.03.2012, inter-alia one of the provisions of the agreement was that the land owners shall be entitled to 800 sq. yards of developed plotted area per acre contributed by them in the land, the details of which were mentioned in Annexure-1 of agreement.

WHEREAS, the second party after reconsideration has observed that it will not be possible for it to have a proper market for sale of developed plotted area falling to their share and have accordingly approached the first party for its proper disposal. Accordingly, both the parties have now reconsidered the matter and by mutual consent have decided to modify the above said condition to the extent as mentioned hereunder.

NOW, THEREFORE, THIS SUPPLEMENTARY AGREEMENT WITNESETH AS UNDER

1. That this agreement is in continuation of the earlier development agreement dated 29.03.2011 and the collaboration agreement dated 20.03.2012 executed by and between the parties in this agreement, which is still binding on both the parties.
2. That it is hereby agreed between the parties that the saleable plotted area falling to the share of the land owners through this agreement is hereby transferred to the developer company i.e. Saubhagya Colonisers Pvt. Ltd. which shall be entitled to sell or transfer or dispose of in any manner the entire plotted area including the proportionate area falling to the share of the land owners as per the above mentioned agreements on the terms and conditions as may be deemed fit and proper by them. The first party shall be entitled to receive the payments from the probable plot buyers of the plotted area falling to the share of the land owners and account for the same in their books.
3. That in lieu of the saleable plotted area falling to the share of the land owners now being transferred to the first party, the first party shall give to the second party consideration money which may be settled by mutual consent of both the parties. The consideration money for the said plotted area shall be made in installments by the first party as may be separately fixed by mutual consent of the both the parties.

Saubhagya Colonisers Pvt. Ltd.

Director


Hansabhai
Pawar
Seema Shriya
Naraji Gulati

It is further made clear that the second party shall have no claim on such saleable area except the amount of consideration money to be paid by the first party as per the agreed terms.

4. That the first party shall also be entitled to get the above said projects of 14.90 acres and 10.837 acres respectively registered with the Haryana Real Estate Regulatory Authority in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules made thereunder.
5. That the terms of the development agreement dated 29.03.2011, the collaboration agreement dated 20.03.2012 and the power of attorney executed on 29/03/2011 shall be deemed have been modified to the extent as mentioned in this agreement. However, the other terms and conditions of the said agreements shall remain the same.

In witness, whereof the parties hereto have signed this agreement on the date, in presence of the following witnesses.

WITNESSES :-

Handwritten signatures in Hindi script, including "Rai Singh" and "Subhash Chaud".

Rai Singh

Rai Singh / Subhash Chaud

Sain majra

Se... Colonisers
Handwritten signature

Developer Company

LAND OWNERS

Handwritten names of land owners:
Nand Lal
Pawan Kumar
Seemraaj's
Neeraj Guleri
Sain Majra



| Reg. No. | Reg. Year | Book No. |
|----------|-----------|----------|
| 1724 | 2018-2019 | 1 |



पेशकर्ता



दावेदार



गवाह



उप/सयुक्त पंचायत अधिकारी

पेशकर्ता :- Ithru Raman Ahuja OTHER Saubhgya Colonisers

दावेदार :- Pawan kumar Neerja Gulati Seema Ahuja Sameer Narinder
Parkash

गवाह 1 :- नरसता राम नम्बरदार

गवाह 2 :- राय सिंह

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1724 आज दिनांक 13-09-2018 को बही नं 1 जिल्द नं 389 के पृष्ठ नं 186.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 54 के पृष्ठ संख्या 90 से 94 पर छिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 13-09-2018

उप/सयुक्त पंचायत अधिकारी (नारायणगढ)

AP/2018/1



Indian-Non Judicial Stamp
Haryana Government



Date: 13/09/2018

Certificate No. ACM2018I28



Stamp Duty Paid : ₹ 101

CRN No. 37957301



(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name: Saubhagya Colonisers Pvt Ltd

H No/Floor: 371

Sector/Ward: Xxx

Landmark: E 371 2nd floor nirman vihar

City/Village: Delhi

District: Delhi

State: Delhi

Phone: 7027025555



Purpose: Agreement to be submitted at Concerned office

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



Supplementary Agreement

This supplementary agreement is made on this date of 13th September, 2018 at Naraingarh by and between.

M/s Saubhagya Colonisers Pvt Ltd a company registered under the Companies Act having its registered office at E-149, 1st Floor, Opp. Sainik Vihar, Gate No.1 Rishi Nagar, Rani Bagh, New Delhi-110034 (hereinafter called the "owner /developer" of the first part) which expression shall unless repugnant to the subject or context shall mean and include their successors, administrators, assigns, nominees and permitted assignees acting through its authorized signatory namely Raman Ahuja s/o SH. Anil Ahuja R/o H.No 113, Sargodha Colony, Naraingarh.

And

Anil Kumar s/o Shri Sai Ditta Mal Residents of Naraingarh, Tehsil Naraingarh, Distt. Ambala (herein after called as the land owner of the second part) which expression shall unless excluded by or repugnant to the context or the meaning thereof be deemed to include their legal heirs, successors and assigns.

Saubhagya Colonisers Pvt. Ltd.

Director

प्रलेख न:1734

दिनांक:13-09-2018

डीड संबंधी विवरण

डीड का नाम AGREEMENT
तहसील/सब-तहसील नारायणगढ
गांव/शहर नारायणगढ

धन संबंधी विवरण

राशि 0 रुपये
स्टाम्प नं : acm2018i28
रजिस्ट्रेशन फीस की राशि 100/- रुपये
Drafted By: RC Nrg

स्टाम्प ड्यूटी की राशि 2.25 रुपये
स्टाम्प की राशि 101 रुपये
पेस्टिंग शुल्क 3 रुपये
Service Charge:200



यह प्रलेख आज दिनांक 13-09-2018 दिन गुरुवार समय 2:48:00 PM बजे श्री/श्रीमती /कुमारी

Saubhagya colonisersthr Raman AhujaOTHER पुत्र Pvt निवास 149 1st Floor Sainik Vihar New Dehli द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।



हस्ताक्षर प्रस्तुतकर्ता
Saubhagya colonisers

उप/सयुक्त पंजीयन अधिकारी (नारायणगढ)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Anil KUMar पुत्र Sai Ditta Mal हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया ।दोनों पक्षों की पहचान श्री/श्रीमती /कुमारीनाराताराम नम्बरदार पिता --- निवासी नारायणगढ व श्री/श्रीमती /कुमारी मनीष कुमार पिता सतीश कुमार निवासी नारायणगढ ने की ।

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



दिनांक 13-09-2018

उप/सयुक्त पंजीयन अधिकारी(नारायणगढ)

WHEREAS, the Developer Company has been incorporated by the promoters who have requisite skills, experience, expertise, financial resources and capabilities and all necessary wherewithal for promotion and development of residential colonies, complexes etc. and has been engaged in promoting and developing residential colonies, houses, flats, complexes etc.

WHEREAS, the developer and the land owner named above have earlier executed a development agreement on 06/04/2011 and also a collaboration agreement on 20.03.2012 for development of the land falling in the revenue estate of village Naraingarh in Sector 4, Naraingarh, District Ambala into a Residential Plotted Colony. The first party has also got registered power of attorney in favour of second party for obtaining various permissions, approvals from the concerned Department for the development of the above said land and have authorized the second party to enter into agreements for sale and/or to sell as the attorney may think fit, the developed plots of their respective share.

WHEREAS, on the basis of the above said collaboration agreement, Licence No. 53 of 2012 dated 27-05-2012 for development of a Residential Colony on the total land measuring 25.737 acres falling in the revenue estate of village Naraingarh, Hussaini, Kullarpur in Sector 4, Naraingarh, District Ambala was granted by the Director General, Town & Country Planning issued vide office memo no. LC-2632-JE(BR)-2012-9183 dated 27-05-2012.

WHEREAS, the above development company of the first part and the land owner of the second part have agreed to submit applications for Migration of total area in two parts measuring 14.90 acres and 10.837 acres respectively from the above said license for development of Affordable Residential Plotted Colonies under Deen Dayal Jan Awas Yojna-2016 to the Department of Town & Country Planning and accordingly, the Developer Company has submitted application in the office of Director General, Town & Country Planning Haryana.

WHEREAS, the Director, Town & Country Planning, Haryana vide order no. LC-3299-JE(VA)-2017/16893 and LC-3632-PA(B)-2018/10119 has granted License No. 47 of 2017 dated 13/07/2017 and License no.22 of 2018 dated 21/03/2018 respectively for setting up Affordable Residential Plotted Colonies under Deen Dayal Jan Awas Yojna-2016

Saubhagya Colonisers Pvt. Ltd.
Ramesh
Director





भारत सरकार
Unique Identification Authority of India
Government of India
नामांकन क्रम / Enrollment No.: 1385/30027/29711

भारतीय विधिज्ञ पहचान अधिकारण
भारत सरकार
Unique Identification Authority of India
Government of India
Enrollment No.: 1207/83972/39060

To
रमन अहूजा
Raman Ahuja
S/O: Anil Ahuja
13 Ward No-10
Sargodha Colony
Naraingarh
Naraingarh
Naraingarh Ambala
Haryana 134203
9412153300
23385671

To
Anil Kalra
S/O: Sai Ditta Mal
40 Sargodha Colony
ward no. 10 Naraingarh
Naraingarh
Naraingarh
Naraingarh Ambala
Haryana 134203
9416172968
15656358

MD023382617FH

MN196563581FT



आपका आधार क्रमांक / Your Aadhaar No. :

8986 3068 3694

मेरा आधार, मेरी पहचान

आपका आधार क्रमांक / Your Aadhaar No. :

7361 5659 1340

आधार - आम आदमी का अधिकार

भारत सरकार
Government of India



रमन अहूजा
Raman Ahuja
जन्म तिथि / DOB : 27/12/1989
पुरुष / Male

भारत सरकार
Government of India



Anil Kalra
Year of Birth : 1958
Male

8986 3068 3694

7361 5659 1340

मेरा आधार, मेरी पहचान

आधार - आम आदमी का अधिकार

भारतीय विधिज्ञ पहचान अधिकारण

भारत सरकार

after Migration of area measuring 14.90 acres and 10.837 acres respectively from License No. 53 of 2012 dated 27-05-2012.

WHEREAS, in the earlier agreements dated 06/04/2011 & 20/03/2012, inter-alia one of the provisions of the agreement was that the land owner shall be entitled to 1200 sq. yards of developed plotted area per acre contributed by them in the land, the details of which were mentioned in Annexure-1 of agreement.

WHEREAS, the second party after reconsideration has observed that it will not be possible for it to have a proper market for sale of developed plotted area falling to their share and have accordingly approached the first party for its proper disposal. Accordingly, both the parties have now reconsidered the matter and by mutual consent have decided to modify the above said condition to the extent as mentioned hereunder.

NOW, THEREFORE, THIS SUPPLEMENTARY AGREEMENT WITNESSETH AS UNDER

1. That this agreement is in continuation of the earlier development agreement dated 06/04/2011 and the collaboration agreement dated 20.03.2012 executed by and between the parties in this agreement, which is still binding on both the parties.
2. That it is hereby agreed between the parties that the saleable plotted area falling to the share of the land owner through this agreement is hereby transferred to the developer company i.e. Saubhagya Colonisers Pvt. Ltd. which shall be entitled to sell or transfer or dispose of in any manner the entire plotted area including the proportionate area falling to the share of the land owner as per the above mentioned agreements on the terms and conditions as may be deemed fit and proper by them. The first party shall be entitled to receive the payments from the probable plot buyers of the plotted area falling to the share of the land owner and account for the same in their books.
3. That in lieu of the saleable plotted area falling to the share of the land owner now being transferred to the first party, the first party shall give to the second party consideration money which may be settled by mutual consent of both the parties. The consideration money for the said plotted area shall be made in installments by the first party as may be separately fixed by mutual consent of the both the parties.

Saubhagya Colonisers Pvt. Ltd.
Ramesh
Director

Ali

It is further made clear that the second party shall have no claim on such saleable area except the amount of consideration money to be paid by the first party as per the agreed terms.

4. That the first party shall also be entitled to get the above said projects of 14.90 acres and 10.837 acres respectively registered with the Haryana Real Estate Regulatory Authority in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules made thereunder.
5. That the terms of the development agreement dated 06/04/2011, the collaboration agreement dated 20.03.2012 and the power of attorney executed on 06/04/2011 shall be deemed have been modified to the extent as mentioned in this agreement. However, the other terms and conditions of the said agreements shall remain the same.




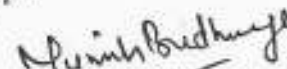
In witness, whereof the parties hereto have signed this agreement on the date, in presence of the following witnesses.

Saukhya Colonisers Pvt. Ltd.
Director

Developer Company

Land Owners

WITNESSES :-

1. 
MUNISH BUDHRAJA S/o M.
Sahish Kumar H/o Narsingh
2. 
MUNISH BUDHRAJA S/o M.
Sahish Kumar H/o Narsingh



Reg. No. 1734 Reg. Year 2018-2019 Book No. 1



पेशकर्ता



दावेदार



गवाह



उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru Raman Ahuja OTHER Saubhagya colonisers Raman Ahuja

दावेदार :- Anil Kumar Anil Kumar

गवाह 1 :- नरातराम नम्बरदार Narataram Nambarदार

गवाह 2 :- मनीष कुमार Manish Kumar

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1734 आज दिनांक 13-09-2018 को बही नं 1 जिल्द नं 389 के पृष्ठ नं 188.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 55 के पृष्ठ संख्या 24 से 26 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 13-09-2018

उप/सयुक्त पंजीयन अधिकारी (नारायणगढ)



Indian-Non Judicial Stamp
Haryana Government



Indian-Non Judicial Stamp
Haryana Government



Date : 10/09/2018

Affidavit

Certificate No ACJ2018I39



Stamp Duty Paid : ₹ 110

GRN No 37957301



(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name Saubhagya Colonisers Pvt Ltd

H No/Floor 371

Sector/Ward : Na

Landmark : E 371 2nd floor nirman vihar

City/Village Delhi

District : Delhi

State : Delhi

Phone 7027025555



Purpose : Agreement to be submitted at Concerned office

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

Supplementary Agreement

This supplementary agreement is made on this date of 13th September, 2018 at Naraingarh by and between.



M/s Saubhagya Colonisers Pvt Ltd a company registered under the Companies Act having its registered office at E-149, 1st Floor, Opp. Sainik Vihar, Gate No.1 Rishi Nagar, Rani Bagh, New Delhi-110034 (hereinafter called the "owner /developer" of the first part) which expression shall unless repugnant to the subject or context shall mean and include their successors, administrators, assigns, nominees and permitted assignees acting through its authorized signatory namely Raman Ahuja s/o SH. Anil Ahuja R/o H.No 113, Sargodha Colony, Naraingarh.

And

Munish Kumar s/o Shri Satish Kumar Residents of village Naraingarh Tehsil Naraingarh, Distt. Ambala (herein after called as the land owner of the second part) which expression shall unless excluded by or repugnant to the context or the meaning thereof be deemed to include their legal heirs, successors and assigns.

Saubhagya Colonisers Pvt. Ltd.
Raman Ahuja
Director

Munish Kumar

प्रलेख न:1723

दिनांक:13-09-2018

| डीड संबंधी विवरण | |
|------------------|-----------|
| डीड का नाम | AGREEMENT |
| तहसील/सब-तहसील | नारायणगढ |
| गांव/शहर | नारायणगढ |

| धन संबंधी विवरण | |
|-----------------------------------|----------------------------------|
| राशि 0 रुपये | स्टाम्प इश्यू की राशि 2.25 रुपये |
| स्टाम्प नं : acj2018i39 | स्टाम्प की राशि 110 रुपये |
| रजिस्ट्रेशन फीस की राशि 100 रुपये | पेस्टिंग शुल्क 3 रुपये |
| Drafted By: RC Nrg | Service Charge:200 |

यह प्रलेख आज दिनांक 13-09-2018 दिन गुरुवार समय 11:42:00 AM बजे श्री/श्रीमती /कुमारी Saubhagya colonisers pvtthru Raman Ahuja OTHER पुत्र Pvt निवास E 149 1st Floor Opp. Sainik Vihar New Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता
Saubhagya colonisers pvt

उप/सयुक्त पंजीयन अधिकारी (नारायणगढ)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Munish Kumar पुत्र Satish Kumar हाजिर हैं। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी नरता राम नम्बरदार पिता --- निवासी नारायणगढ व श्री/श्रीमती /कुमारी राय सिंह पिता सुभाष चन्द निवासी स्यानमाजरा ने की।

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

दिनांक 13-09-2018

उप/सयुक्त पंजीयन अधिकारी (नारायणगढ)

WHEREAS, the Developer Company has been incorporated by the promoters who possess requisite skills, experience, expertise, financial resources and capabilities and all necessary wherewithal for promotion and development of residential colonies, complexes etc. and has been engaged in promoting and developing residential colonies, houses, flats, complexes etc.

WHEREAS, the developer and the land owner named above have earlier executed a development agreement on 30/03/2011 and also a collaboration agreement on 20.03.2012 for development of the land falling in the revenue estate of village Naraingarh in Sector 4, Naraingarh, District Ambala into a Residential Plotted Colony. The first party has also got registered power of attorney in favour of second party for obtaining various permissions, approvals from the concerned Department for the development of the above said land and have authorized the second party to enter into agreements for sale and/or to sell as the attorney may think fit, the developed plots of their respective share.

WHEREAS, on the basis of the above said collaboration agreement, Licence No. 53 of 2012 dated 27-05-2012 for development of a Residential Colony on the total land measuring 25.737 acres falling in the revenue estate of village Naraingarh, Hussaini, Kullarpur in Sector 4, Naraingarh, District Ambala was granted by the Director General, Town & Country Planning issued vide office memo no. LC-2632-JE(BR)-2012-9183 dated 27-05-2012.

WHEREAS, the above development company of the first part and the land owner of the second part have agreed to submit applications for Migration of total area in two parts measuring 14.90 acres and 10.837 acres respectively from the above said license for development of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 to the Department of Town & Country Planning and accordingly, the Developer Company has submitted application in the office of Director General, Town & Country Planning Haryana.

WHEREAS, the Director, Town & Country Planning, Haryana vide order no. LC-3299-JE(VA)-2017/16893 and LC-3632-PA(B)-2018/10119 has granted License No. 47 of 2017 dated 13.07.2017 and License no.22 of 2018 dated 21/03/2018 respectively for setting up Affordable Residential Plotted Colonies under Deen Dayal Jan Awas Yojna-2016

Saubhagya Colonisers Pvt. Ltd.
Ravinder
Director

Pravish Budhanya



भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No: 1087/50009/01557

To,
शुनीष बुधिराज
Munish Budhiraja
S/O: Satish Kumar
86
Sergoche COLONY
WARD N 3
Narangarh (219)
Narangarh Barera Ambala
Haryana 134203
9416021900

Ref: 9332 / 211 / 221686 / 221801 / P



SH316361190FT



आपका आधार क्रमांक / Your Aadhaar No. :

8512 1478 6019

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India



शुनीष बुधिराज
Munish Budhiraja
जन्म वर्ष / Year of Birth : 1974
पुरुष / Male



8512 1478 6019

आधार - आम आदमी का अधिकार



भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 1385/30027/29711

To
रमन अहुजा
Raman Ahuja
S/O: Anil Ahuja
13 Ward No-10
Sergoche Colony
Narangarh
Narangarh
Narangarh Ambala
Haryana 134203
9412153070

307102016

193851



MO023382617FH



आपका आधार क्रमांक / Your Aadhaar No. :

8986 3068 3694

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



रमन अहुजा
Raman Ahuja
जन्म तिथि / DOB : 27/12/1980
पुरुष / Male



8986 3068 3694

मेरा आधार, मेरी पहचान

Migration of area measuring 14.90 acres and 10.837 acres respectively from License No. 53 of 2012 dated 27-05-2012.

WHEREAS, in the earlier agreements dated 30.03.2011 & 20.03.2012, inter-alia one of the provisions of the agreement was that the land owner shall be entitled to 1000 sq. yards of developed plotted area per acre contributed by them in the land, the details of which are mentioned in Annexure-1 of agreement.

WHEREAS, the second party after reconsideration has observed that it will not be possible for it to have a proper market for sale of developed plotted area falling to their share and have accordingly approached the first party for its proper disposal. Accordingly, both the parties have now reconsidered the matter and by mutual consent have decided to modify the above said condition to the extent as mentioned hereunder.

NOW, THEREFORE, THIS SUPPLEMENTARY AGREEMENT WITNESETH AS UNDER

1. That this agreement is in continuation of the earlier development agreement dated 30.03.2011 and the collaboration agreement dated 20.03.2012 executed by and between the parties in this agreement, which is still binding on both the parties.
2. That it is hereby agreed between the parties that the saleable plotted area falling to the share of the land owner through this agreement is hereby transferred to the developer company i.e. Saubhagya Colonisers Pvt. Ltd. which shall be entitled to sell or transfer or dispose of in any manner the entire plotted area including the proportionate area falling to the share of the land owner as per the above mentioned agreements on the terms and conditions as may be deemed fit and proper by them. The first party shall be entitled to receive the payments from the probable plot buyers of the plotted area falling to the share of the land owner and account for the same in their books.
3. That in lieu of the saleable plotted area falling to the share of the land owner now being transferred to the first party, the first party shall give to the second party consideration money which may be settled by mutual consent of both the parties. The consideration money for the said plotted area shall be made in installments by the first party as may be separately fixed by mutual consent of the both the parties.

Saubhagya Colonisers Pvt. Ltd.
Ramesh
Director

Ramesh

It is further made clear that the second party shall have no claim on such saleable area except the amount of consideration money to be paid by the first party as per the agreed terms.

4. That the first party shall also be entitled to get the above said projects of 14.90 acres and 10.837 acres respectively registered with the Haryana Real Estate Regulatory Authority in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules made thereunder.
5. That the terms of the development agreement dated 30.03.2011, the collaboration agreement dated 20.03.2012 and the power of attorney executed on 30/03/2011 shall be deemed have been modified to the extent as mentioned in this agreement. However, the other terms and conditions of the said agreements shall remain the same.

In witness, whereof the parties hereto have signed this agreement on the date, in presence of the following witnesses.



WITNESSES :-

राजेश कुमार शर्मा
राजेश कुमार शर्मा
Raj Singh

Raj Singh & Subhash Chaud
Sita Majhi

Saubhagya Colonisers Pvt. Ltd.
Director

Developer Company

Land Owners

Raj Singh

Reg. No. 1723
Reg. Year 2018-2019
Book No. 1



पेशकर्ता



दावेदार



गवाह



उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru Raman Ahuja OTHER Saubhagya colonisers pvt Raman Ahuja
दावेदार :- Munish Kumar Munish Kumar
गवाह 1 :- नराता राम नम्बरदार Narata Ram
गवाह 2 :- राय सिंह Rai Singh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1723 आज दिनांक 13-09-2018 को बही नं 1 जिल्द नं 389 के पृष्ठ नं 186 पर किया गया तथा इसकी एक प्रति अतिरिक्त वही संख्या 1 जिल्द नं 54 के पृष्ठ संख्या 87 से 89 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 13-09-2018

उप/सयुक्त पंजीयन अधिकारी (नारायणगढ)

SAUBHAGYA COLONISERS PVT. LTD.

E-371, IInd floor, Nirman Vihar, Delhi-92

M: 7027025555

Date: 13/09/2018

To,

The Tehsildar
Naraingarh.

Sub: Entry of Supplementary Agreements in Revenue records.

Sir,

It is stated that License no.46 of 2017 has been issued to our company Saubhagya Colonisers Private Limited, Pawan Kumar, Nirja, Narender Prakash, Sameer, Seema Ahuja, Munish Kumar and Anil Kumar to develop a residential plotted colony in Naraingarh. As per the latest guidelines of HRERA it is necessary to enter the supplementary agreements between developer and landowners in revenue records. So please enter supplementary agreements no. 1723, 1724 & 1734 dated 13/09/2018 in revenue records.

License and supplementary agreements are attached alongwith this application.

Thanking you,

HEIRI FORM NO. 1/13 & REPORT

TEHSILDAR,
NARAINGARH

13-9-2018

For Saubhagya Colonisers Pvt. Ltd

Anil Kumar

Director

श्रीमान जी,

सुबो नं 43 दिना 13-9-18 को नाम *Ranish*
काम कराने हे कुमा हे

महल जमाबंदी (पडल पटवार)

श्री. नारायणराव इस्करा नं. 88

शहरी नं. नारायणराव

जिल्हा: सांगली

सन: 2012-2013

पट संख्या: 1/2

| क्र. | शेतदार | पट संख्या | शेतदार | पट संख्या | शेतदार | पट संख्या | शेतदार | पट संख्या | शेतदार | पट संख्या |
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| 63 | श्री. गुरदास श्री. रमणराव श्री. प्रभाकर | 521-06 | श्री. गुरदास श्री. रमणराव श्री. प्रभाकर | 521-06 | श्री. गुरदास श्री. रमणराव श्री. प्रभाकर | 521-06 | श्री. गुरदास श्री. रमणराव श्री. प्रभाकर | 521-06 | श्री. गुरदास श्री. रमणराव श्री. प्रभाकर | 521-06 |

63 श्री. गुरदास
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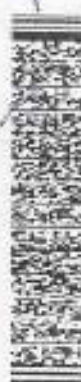
हलका पटवारी
खाणा कॅफियत चौक करें ।

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Form: Computer Service (Total Pages: 15)
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08-08-2013 09:00:00 AM (L.A.T. 13-08-2013 09:00:00 AM)

वृत्त सं ५५ पर

1) नोट: अकर्म अथ 1195 तिथि 27/12/18 का बांधागुहार
 बांधा गेहमुआर तिथि 27/12/18 का बांधागुहार
 बांधा गेह मुआर तिथि 27/12/18 का बांधागुहार
 बांधा गीरि के बांधा 5

$$\frac{1}{2} - \frac{2}{3} - \frac{3}{4} - \frac{4}{5} - \frac{5}{6} - \frac{7}{8} - \frac{7}{2} - \frac{16}{2} - \frac{26}{2}$$

 तिथि 27 का बांधागुहार 5158 तिथि 27/12/18 का बांधागुहार 46
 का 20 तिथि 6/4/11 का वरुठ बांधा गेह मुआर तिथि 27/12/18 का

2) नोट अकर्म अथ 643 तिथि 13/9/18 का बांधागुहार
 गेहमुआर तिथि 13/9/18 का बांधागुहार बांधा गेह मुआर
 बांधा गीरि तिथि के बांधागुहार बांधा गेह मुआर का

$$\frac{4}{2} - \frac{4}{2} - \frac{4}{2} - \frac{5}{2} - \frac{6}{2} - \frac{7}{2} - \frac{7}{2} - \frac{16}{2} - \frac{26}{2}$$

 का बांधागुहार 20 का बांधागुहार 20 का बांधागुहार 46 तिथि 20/7
 का बांधागुहार 1723-1724-1774 तिथि 13/9/18 का वरुठ
 बांधा गेह मुआर तिथि -x-

1) नोट अकर्म अथ 1196 तिथि 27/12/18 का बांधागुहार
 बांधा गेहमुआर तिथि 27/12/18 का बांधागुहार
 बांधा गेह मुआर तिथि 27/12/18 का बांधागुहार
 बांधा गीरि के बांधा 5

$$\frac{1}{2} - \frac{2}{3} - \frac{3}{4} - \frac{4}{5} - \frac{5}{6} - \frac{7}{8} - \frac{7}{2} - \frac{16}{2} - \frac{26}{2}$$

 तिथि 22 का बांधागुहार 8108 तिथि 20/7 का बांधागुहार 46
 का बांधागुहार 5213 तिथि 20/7 का बांधागुहार 46
 का वरुठ बांधा गेह मुआर तिथि 27/12/18 का

2) नोट अकर्म अथ 644 तिथि 13/9/18 का बांधागुहार
 गेहमुआर तिथि 13/9/18 का बांधागुहार बांधा गेह मुआर
 बांधा गीरि तिथि के बांधागुहार बांधा गेह मुआर का

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 का बांधागुहार 20 का बांधागुहार 20 का बांधागुहार 46 तिथि 20/7
 का बांधागुहार 1723-1724-1774 तिथि 13/9/18 का वरुठ
 बांधा गेह मुआर तिथि -x-

नकल जमाबंदी (पड़त पटवार)

दिनांक: 2012-2013 वर्ष अंश: 2/2

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 34-7 पटवार
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 (Page 20 - Computer Service Charges: 15 (Total Page: 3))
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नकल जमाबंदी (पड़त पटवार)



गाँव: नारायणगढ़, तहसील: नारायणगढ़, जिला: अन्नाला, सन्: 2012-2013, पन् संख्या: 1 / 1

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| 543 | 572 | बाबुर सिंह पुत्र राम | नगर पुर | खुदकाग | नरकपुर(विपुल) | 7-7 चारों | 9104-9253-9275-100764 | | | | | |
| 544 | | पुत्र राम | नरकपुर(विपुल) | | नरकपुर(विपुल) | 8-0 चारों | 101756 | | | | | |
| 545 | | पुत्र बाबुराज | रत्ना राम | | नरकपुर(विपुल) | 8-0 चारों | 9271 | | | | | |
| | | रवि मन्वरकर | 1/16 भाग | | नरकपुर(विपुल) | 8-0 चारों | Blank Line 0001 | | | | | |
| | | श्री राजबहादी राम | अनिल कुमार पुत्र | | नरकपुर(विपुल) | 8-0 चारों | | | | | | |
| | | प्रभार पुत्र | सहं दिवस माल पुत्र | | नरकपुर(विपुल) | 8-0 चारों | | | | | | |
| | | जगत राम | प्रभार राम | | नरकपुर(विपुल) | 8-0 चारों | | | | | | |
| | | | 1/11.2 भाग | | नरकपुर(विपुल) | 8-0 चारों | | | | | | |
| | | | समी पुत्र | | नरकपुर(विपुल) | 5-2 चारों | | | | | | |
| | | | ईशबाल कृष्ण पुत्र | | | | | | | | | |
| | | | लाल चन्द | | | | | | | | | |
| | | | 1/14 भाग | | | | | | | | | |
| | | | दाम कुमार पुत्र | | | | | | | | | |
| | | | संजय राम पुत्र | | | | | | | | | |
| | | | श्रीधर मल | | | | | | | | | |
| | | | 1/20 भाग | | | | | | | | | |
| | | | नरेश प्रकाश पुत्र | | | | | | | | | |
| | | | देवा राम | | | | | | | | | |
| | | | 1/20 भाग | | | | | | | | | |
| | | | अशोक अमरनाथ | | | | | | | | | |
| | | | प्रसिद्ध निर्मलिन 42 | | | | | | | | | |

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Total Charges:207 (Rupees Only)

(Page 10 + Computer Service Charges (6) Total Pages:11)

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05:03:20 PM 557:13/06/2018 09:29:19 AM L.A.T:13/06/2018 03:45:56 PM

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नकल जमाबंदी (पड़त पटवार)

पुस्तक संख्या: 1/5

साल: 2012-2013

जिला: अरवली

खण्ड: नारायण पट्ट

पटवार नं. 88

| क्र.सं. | वर्ग | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
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| 221 | सिंह रामसाहू | सिंह रामसाहू | प्रॉक्टिस्ट सि०दिल्ली -92 | | | | | | | | | | |
| | पुंजी | | | | | | | | | | | | |
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Generated via Entry Receipt No. 10129 Dated 13/05/2018 Issued to user

Total Charges 051 (Rupee 5000)

(Fee) - Computer Service Charges (Total Page 5)

Generated by: pmsr2 from barband on 10:58:41.230 (0010/REAU548) all over 1.0.0.99 LRD: 18/05/2018

05:03:30 PM SST: 13/05/2018 09:29:10 AM 11 AT: 13/05/2018 03:43:52 PM

KALRIIS



13/05/2018 03:46:12PM

नकल अमाबंदी (पडल पटवार)

नाम: नारायणराव इलमड ३, ४४ नारायण गड विना: अमाला साल: 2012-2013 पस संख्या: 2 / 5

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
|------|------|------|------|------|------|------|------|------|------|------|------|
| वर्ग | वर्ग | वर्ग | वर्ग | वर्ग | वर्ग | वर्ग | वर्ग | वर्ग | वर्ग | वर्ग | वर्ग |
| ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... |

457-पाणू 479 चाकरदार विह पाणू सोपाय रली-नदेसर चानू खुदबखस पाणू

मुला मनाहली

34-7

34-7 चाणी

| 50 | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... |
|-----|-----|-------------|-----------|-------------|-----|-----|-----|-----|-----|-----|
| 545 | 571 | चाकरदार विह | सोपाय रली | मुला मनाहली | ... | ... | ... | ... | ... | ... |
| 522 | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... |

Blank Line 0010(End)

9104-9253-9275-(00704)

101758

9271 4

Blank Line 0001



Handwritten notes in Marathi script, including 'मुला मनाहली' and other administrative remarks.

Blank Line 0019(End)

9104-9149-92514

9253-9271-92754

9314 प्रस्ताव

Handwritten notes in Marathi script, including 'मुला मनाहली' and other administrative remarks.

11.09.2018 03:46:17PM



HALPS

Generated by Bairy Kaveri No. 11129 Date: 13-09-2018 Issued to: ...

Total Charges: 05 (Total: 05)

Computer Service Charges: 30 (Total Pages: 51)

Generated by jainidoc2 from haidar on 10:44:41 23/09/2018 (E:06:54:48) after 1.00:99 LRD: 18:05:2017

05:03:20 PM SST: 13:09:2018 09:29:19 AM LAT: 13:09:2018 03:43:52 PM

नकल जमाबंदी (पड़त पटवार)

संवत्स: 2012-2013 वर्ष संख्या: 3/5

विभाग: अस्वला

संवत्स: नारायण पट

पत्रक सं. 88

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| पट्टा | वर्ग | अंश | अंश | अंश | अंश | अंश | अंश | अंश | अंश | अंश | अंश |
| व | व | व | व | व | व | व | व | व | व | व | व |
| संख्या | संख्या | संख्या | संख्या | संख्या | संख्या | संख्या | संख्या | संख्या | संख्या | संख्या | संख्या |

श. सरकारी राम

प्रसाद पुर

550पत्रक 577 पत्रक/आशा राम

| संख्या | वर्ग | अंश | अंश | अंश | अंश | अंश | अंश | अंश | अंश | अंश | अंश |
|--------|------|---------------|---------------------|------------|-------|-----|-----|-------|-----------------|-----|-----|
| 551 | 578 | अक्षर सिंह | मनीष कुमार पुत्र | मालक पत्रक | पत्रक | 5/7 | 8-0 | पट्टा | 9104-9149-9251 | | |
| // | | पुत्र पुत्र | सतीश कुमार | मकसूल | | 19 | | | 9253-9271-9275 | | |
| 556 | | पुत्र बालक | 1.3/1.60 भाग | मालक पत्रक | | | | | 9314 लक्ष्मी | | |
| | | सिंह-नन्दार | अमित कुमार पुत्र | मालक पत्रक | | | | | 10076-10175 | | |
| | | या सरकारी राम | साईविता माता | | | | | | Blank Line 0001 | | |
| | | प्रसाद पुर | 21/1.60 भाग | | | | | | | | |
| | | आशा राम | सीमा पत्नी | | | | | | | | |
| | | | अमित कुमार | | | | | | | | |
| | | | 1.3/320 भाग | | | | | | | | |
| | | | नीरजा पत्नी | | | | | | | | |
| | | | लक्ष्मी | | | | | | | | |
| | | | 1.3/320 भाग | | | | | | | | |
| | | | समीर पुत्र | | | | | | | | |
| | | | इकनात कुमा | | | | | | | | |
| | | | 3/32 भाग | | | | | | | | |
| | | | पवन कुमार पुत्र | | | | | | | | |
| | | | मुरार राम | | | | | | | | |
| | | | 11/160 भाग | | | | | | | | |
| | | | नन्द प्रकाश पुत्र | | | | | | | | |
| | | | देव राम | | | | | | | | |
| | | | 1.1/160 भाग | | | | | | | | |
| | | | श्रीधर मल्लोपाध्याय | | | | | | | | |
| | | | अशोक निर्माता | | | | | | | | |
| | | | दिलान-92 | | | | | | | | |
| | | | 19/40 भाग | | | | | | | | |
| | | | आशोक | | | | | | | | |

श्री. अशोक सिंह
श्री. अशोक सिंह



| | | | | | | | | | | | |
|-----|-----|-------------|-------------------------|------------|-----|-------|------|-------|----------------------|--|--|
| 874 | 921 | श्रीधर राम | सर्वथा कलेमांजल | पुस्तकपत्र | 5/1 | 7/1/1 | 2-14 | पट्टा | Blank Line 0022(End) | | |
| // | | पत्रक पुत्र | श्री. सि. (सि.सि. - 92) | | | | | | 9192 मल्लोपाध्याय | | |
| | | | | | | | | | 9250 | | |

Generated with Jany Receipt No.: 04129 Dated: 15-09-2018 Issued to: राम
 Total Charges: 851 मूल रकमा
 (Fsc/GS + Computer Service Charges: 39 (Total Pages: 5)
 Generated by: janyr2 from barband on 18.08.41.230 (001018EA0548) dlvcr 1.0.0.99 LRD: 18.05.2017
 0-00.20 PM SST: 13-09-2018 09:29:19 AM L.A.T: 13-09-2018 03:43:52 PM



नकल जमाबंदी (पड़त पटवार)

साल: 2012-2013 पत्र संख्या: 4 / 5

सदरदार: नारायण शंभू विहार: अजमेर

हस्तकस नं. 88

| क्र.सं. | वर्ग | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
|---------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 532 | उत्पन्न वस | उत्पन्न वस | उत्पन्न वस | उत्पन्न वस | उत्पन्न वस | उत्पन्न वस | उत्पन्न वस | उत्पन्न वस | उत्पन्न वस | उत्पन्न वस | उत्पन्न वस | उत्पन्न वस | उत्पन्न वस |
| 544 | नाबखार | नाबखार | नाबखार | नाबखार | नाबखार | नाबखार | नाबखार | नाबखार | नाबखार | नाबखार | नाबखार | नाबखार | नाबखार |
| 545 | अन्य | अन्य | अन्य | अन्य | अन्य | अन्य | अन्य | अन्य | अन्य | अन्य | अन्य | अन्य | अन्य |

9249 रु

Blank Line 0001

Blank Line 0007(End)

9104 से 9253 के

9275 से 10076 के

9271 के

Blank Line 0001



Handwritten notes in Hindi:
 921 चालूहीतना राम शंभू सोपाया अन्वोधिनरा चालू खुदकालरा चालू
 926 14 वस
 925 14 वस

| | | | | | | | | | | | | | |
|-----|------|--------------|------------------------|--------|--------------|------------|----------|----------|----------|----------|----------|----------|----------|
| 997 | 1047 | देवाना राम | सर्वीय पुत्र | सुरकलम | 7/1/2 | 2-9 चाली | 9/10/10 | 10/10/10 | 11/10/10 | 12/10/10 | 13/10/10 | 14/10/10 | 15/10/10 |
| 964 | 1047 | चन्द्र पुत्र | सोपाना कुमार पुत्र | | 22/1 | 6-19 चाली | 10/10/10 | 11/10/10 | 12/10/10 | 13/10/10 | 14/10/10 | 15/10/10 | 16/10/10 |
| | 964 | देवपुर पास | राम राम | | 5/1 | 4-17 चाली | 10/10/10 | 11/10/10 | 12/10/10 | 13/10/10 | 14/10/10 | 15/10/10 | 16/10/10 |
| | 964 | नाबखार | सोपाना कुमार पुत्र | | 23/1 | 4-17 चाली | 10/10/10 | 11/10/10 | 12/10/10 | 13/10/10 | 14/10/10 | 15/10/10 | 16/10/10 |
| | | | सर्वीयना राम पुत्र | | 16-19 | 16-19 चाली | 10/10/10 | 11/10/10 | 12/10/10 | 13/10/10 | 14/10/10 | 15/10/10 | 16/10/10 |
| | | | देवपुर | | 16-19 चाली | 16-19 चाली | 10/10/10 | 11/10/10 | 12/10/10 | 13/10/10 | 14/10/10 | 15/10/10 | 16/10/10 |
| | | | 1/1/12 अग्र | | 1/1/2 | 3-4 चाली | 10/10/10 | 11/10/10 | 12/10/10 | 13/10/10 | 14/10/10 | 15/10/10 | 16/10/10 |
| | | | सर्वीय पुत्र | | 12 | 8-0 चाली | 10/10/10 | 11/10/10 | 12/10/10 | 13/10/10 | 14/10/10 | 15/10/10 | 16/10/10 |
| | | | सोपाना कुमा पुत्र | | किसे 2 | 11-4 | 10/10/10 | 11/10/10 | 12/10/10 | 13/10/10 | 14/10/10 | 15/10/10 | 16/10/10 |
| | | | राम राम | | पुत्र नारायण | | 10/10/10 | 11/10/10 | 12/10/10 | 13/10/10 | 14/10/10 | 15/10/10 | 16/10/10 |
| | | | 1/1/4 अग्र | | 11-4 | | 10/10/10 | 11/10/10 | 12/10/10 | 13/10/10 | 14/10/10 | 15/10/10 | 16/10/10 |
| | | | राम कुमार पुत्र | | 11-4 चाली | | 10/10/10 | 11/10/10 | 12/10/10 | 13/10/10 | 14/10/10 | 15/10/10 | 16/10/10 |
| | | | मुण्डरा राम पुत्र | | | | 10/10/10 | 11/10/10 | 12/10/10 | 13/10/10 | 14/10/10 | 15/10/10 | 16/10/10 |
| | | | सोपाना राम | | | | 10/10/10 | 11/10/10 | 12/10/10 | 13/10/10 | 14/10/10 | 15/10/10 | 16/10/10 |
| | | | 1/20 अग्र | | | | 10/10/10 | 11/10/10 | 12/10/10 | 13/10/10 | 14/10/10 | 15/10/10 | 16/10/10 |
| | | | नरेन्द्र अन्वोधन पुत्र | | | | 10/10/10 | 11/10/10 | 12/10/10 | 13/10/10 | 14/10/10 | 15/10/10 | 16/10/10 |
| | | | राम राम | | | | 10/10/10 | 11/10/10 | 12/10/10 | 13/10/10 | 14/10/10 | 15/10/10 | 16/10/10 |
| | | | 1/20 अग्र | | | | 10/10/10 | 11/10/10 | 12/10/10 | 13/10/10 | 14/10/10 | 15/10/10 | 16/10/10 |
| | | | सोपाना पुत्री | | | | 10/10/10 | 11/10/10 | 12/10/10 | 13/10/10 | 14/10/10 | 15/10/10 | 16/10/10 |

Handwritten notes in Hindi:
 926 14 वस
 925 14 वस

Generated with Error Receipt No. 14129 Date: 11-05-2017 Issued in: चाली

Total Charges: 95 रु (Rupees 95/-)

(For 65 - Computer Service Charges: 30 (Total Page: 65))

Generated by jaisidev2 from Jaipur on 10/05/2017 (00:00:00) (RE: A0548) dflow: 1.0.0.99 LRD: 18/05/2017

05:03:20 PM SST: 13/09/2018 09:29:19 AM LAT: 13/09/2018 03:43:52 PM



HALRE

13/09/2018 03:46:12PM

नकल जमाबंदी (पड़ल पटवार)



श्रीव: नारायणपुर इस्कात नं. 88 तहसील: नारायणपुर जिला: अमरकोश संन: 2012-2013 पृष्ठ संन: 5 / 5

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| संन | संन | संन | संन | संन | संन | संन | संन | संन | संन | संन | संन |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |

Blank Line 0023

Blank Line 0028(End)

श्रीव: नारायणपुर इस्कात नं. 88 तहसील: नारायणपुर जिला: अमरकोश संन: 2012-2013 पृष्ठ संन: 5 / 5



HALPIS

Generated by jansad2 from barhoad on 10/08/2018 11:20:00 AM (001018EA0548) dfilex 1 0 0 99 LRD:18/05/2017 05:03:20 PM SST:13/09/2018 09:29:19 AM LAT:13/09/2018 03:43:52 PM