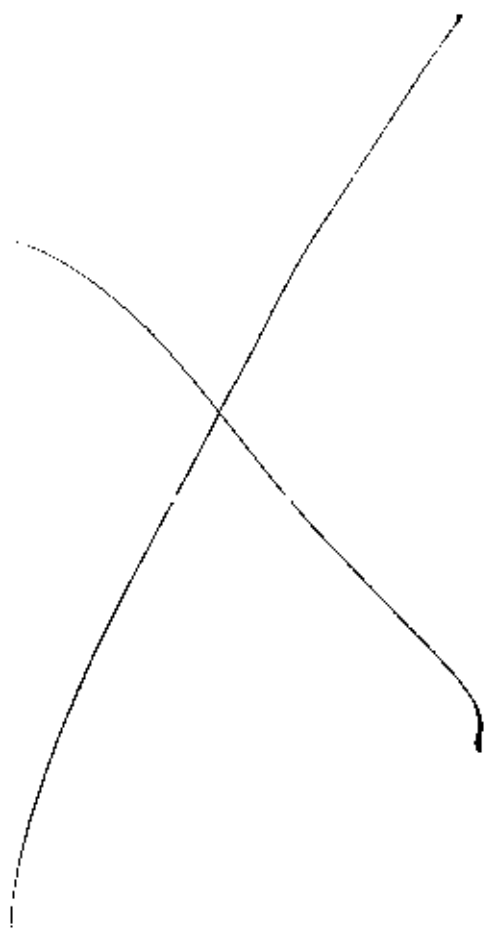


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~~10/10/10~~

[illegible]



7362
2
8/6/92

प्रलेख नः 6425

दिनांक 08/06/2012

डीड संबंधी विवरण		
डीड का नाम SALE WITH IN MC AREA		
तहसील/सब-तहसील गुडगाँवा	गाँव/शहर हरसरु	स्थित हरसरु
भवन का विवरण		
भूमि का विवरण		
खसती	7 Kanai 1 Marla	
धन संबंधी विवरण		
राशि 10,000,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 700,000.00 रुपये	
स्टाम्प की राशि 700,000.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये
रुपये		

Drafted By: C.L. Arora Adv

यह प्रलेख आज दिनांक 08/06/2012 दिव शुक्रवार समय 11:36:00AM बजे श्री/श्रीमती/कुमारी Kapuri Devi पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Parkash Chand निवासी Vill. Hayatpur Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया



हस्ताक्षर प्रत्यक्षता

उप/संयुक्त पंजीयन अधिकारी
गुडगाँवा

श्री Kapuri Devi

उपरोक्त विज्ञेताव श्री/श्रीमती/कुमारी Chru:- Sukh Pal क्रेताहाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विज्ञेता की अदा की तथा प्रलेख में वर्णित अधिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों को पहचान श्री/श्रीमती/कुमारी S.C. Arora पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon व श्री/श्रीमती/कुमारी Govind पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Khern Ram निवासी Vill. Hayatpur GCN ने को साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा बड़े साक्षी नः 2 को पहचान करता है।

दिनांक 08/06/2012

उप/संयुक्त पंजीयन अधिकारी
गुडगाँवा

BETWEEN Smt. Kapuri Devi W/o Sh. Parkash Chand R/o Village Hayatpur Tehsil & Distt. Gurgaon hereinafter called the "VENDOR" (which expression shall unless opposed to the context hereof mean and include her heirs, legal representatives, administrators, executors and assignees etc.) of the **ONE PART**,

AND

Mr. Shyoraj S/o Sh. Rohas Khatana R/o VPO: Rithoj Tehsil Sohna Distt. Gurgaon (Haryana) hereinafter called the "VENDEE" (which expression shall unless opposed to the context hereof mean and include all his heirs, legal representatives, administrators, executors successors, survivors and assignees etc.) of the **OTHER PART**.

WHEREAS the above said VENDOR is the absolute owner and in possession of agriculture land bearing Khewat/Khata No. 242/282 Rect. No. 107, Killa No. 1/1 (4-4) & Rect. No. 108 Kila Nos. 3(8-0), 4(8-0), 5(8-0), 6(8-0), Total Field 5 total measuring 36 Kanal 04 Marla to the extent of 141/724 share which comes to 07 Kanal 01 Marla, situated in the revenue estate village Harsru, Tehsil & District Gurgaon, (hereinafter called the said **PROPERTY**) by way of Mutation No. 3396 sanctioned on 31-05-2008.

WHEREAS the above said property is free from all types of encumbrances such as Agreement to sell, court decree, lease, litigation, dues, taxes, charges, court case, acquirement, mortgage etc.

AND WHEREAS the VENDOR hereto have agreed to sell his said property measuring **07 Kanal 01 Marla** to the VENDEE for a total sale consideration a sum of **Rs. 1,00,00,000/- (Rupees One Crore Only)** and the Vendee has agreed to purchase the same on the following terms and conditions:-

Definition and interpretation

In this Sale Deed :

- a. the '**VENDOR**' includes the real owner of the said property.

R. T. 1
22/5/22





पिंकैला



तेजपाल



गोपाल



उप / सरवुक्कत भैजीयन अधिकारी

पिंकैला

Kajjari Devi



तेजपाल

thru:- Sakh Pal



SWIP 4

गोपाल

S.C. Arora



गोविंद

Govind



- b. The 'Vendee' does not include(s) any successors/assigns/ subsidiaries in title to the Vendee other than the personal representatives of the Vendee.
- c. the 'Property' means bearing Khewat/Khata No. 242/282 Rect. No. 107, Killa No. 1/1 (4-4) & Rect. No. 108 Killa Nos. 3(8-0), 4(8-0), 5(8-0), 6(8-0), Total Field 5 total measuring 36 Kanal 04 Marla to the extent of 141/724 share which comes to 07 Kanal 01 Marla, situated in the revenue estate village Harsru, Tehsil & District Gurgaon.
- d. words importing the masculine gender include the feminine and the neuter and vice versa.
- e. words importing the singular include the plural and vice versa.
- f. references to persons include bodies corporate and vice versa.
- g. save where the context otherwise requires all obligations given or undertaken by more than one person in the same capacity are given or undertaken by them jointly and severally.
- h. the clause heading shall not affect the construction of this agreement.
- i. save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- j. possession means actual vacant, peaceful and physical possession of the property.

NOW VENDOR HAS AGREED TO SELL ABOVE SAID LAND AND THE VENDEE HAS AGREED TO PURCHASE THE SAME ON THE FOLLOWING TERMS AND CONDITIONS:-

1. The VENDOR hereby grants, assigns, conveys, sells and transfer the said property along with all her right of possession, ownership, occupancy, title claims, interest and whatsoever of that nature in favour of Vendee for and in full and final consideration of **Rs. 1,00,00,000/- (Rupees One Crore Only)** and the Vendee has become the sole and absolute owner of the said property.



R. T. /
 4/2/2017

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6,425 आज दिनांक 08/06/2012 को बही नः 1 जिल्द नः 13,002 के पृष्ठ नः 196 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त वही सख्या 1 जिल्द नः 2,180 के पृष्ठ सख्या 79 से 80 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/लिखित अभिप्राय भरे सामने किये हैं।

दिनांक 08/06/2012

उप/संयुक्त डीजी/आ अधिकारी
गुडगाँवा



The Vendor has received full and final sale consideration a sum of Rs. 1,00,00,000/- (Rupees One Crore Only) from the Vendee vide Cheque No. 773611 dated 29-05-2012 drawn on Corporation Bank, Maruti Kunj, Bhopalsi, Gurgaon.

2. The Vendor shall indemnify the Vendee of any cost, charges, fees, fines, penalties, dues etc. in respect of the said property towards land revenue, electricity charges, local taxes, and any other statutory or other dues, demands, claims, etc, relating to the period upto the date of this sale deed, made/raised by the respective creditors either prior to or after the date of this sale deed.
3. The Vendor shall indemnify the Vendee that he shall be responsible for all types of encumbrances such as Agreement to sell, court decree, lease, litigation, dues, taxes, charges, court case, acquirement, mortgage etc upto the date of execution and registration of this sale deed and thereafter the Vendee shall be responsible for the same.
4. The Vendor shall indemnify the Vendee of any cost, charges, penalties, interest, constraints, disturbances and whatsoever of that nature suffered/to be suffered by the Vendee out of any defects in the ownership title of the said property.
5. That Vendor also indemnifies the Vendee and undertakes to refund the full purchase consideration alongwith the stamp duty and any other incidental expenses to be incurred by the Vendee for any disturbance in occupancy or dispossession of the said property due to falseness or misstatement, either partially or full, made by the Vendor in her affirmation in this sale deed.
6. The Vendor hereby agrees and undertakes to do all such acts, things and deeds which under law, he is bound to do in respect of the property for the purpose of effectually carrying out the intention and purpose of this deed of sale, if required in any manner whatsoever, in future including steps to be taken as the Vendor for mutation in the revenue records and shall not object to the mutation of the said property in favour of the Vendee in the records of the appropriate



2-7-12
H. 2.12



authority. The Vendee will also be the entitled to get sanction mutation in revenue records in his name of the property mentioned in this sale deed.

7. That from this day onwards the Vendee shall be absolute owner in possession of the property and will be entitled to use and utilize the land in any manner company like the best, to which the Vendor will have no objection in any manner whatsoever.
8. All the expenses like stamp duties and registration charges has been bone and paid by the Vendee.

IN WITNESS WHEREOF the parties have set their respective hands and seal on these presents at the place and on the day, month and year first above written in the presence of the following witnesses:

Drafted at St. No. 1444
C. L. ARORA
 Advocate
 Dist. Courts, Gurgaon

VENDOR



R.T. 1
 5/2/89

VENDEE

FOR
 S. L. 1/1/01

Witnesses:

1.

C. L. ARORA
 Advocate
 Dist. Courts, GURGAON

S. C. ARORA
 Advocate
 District Courts, Gurgaon

[Signature]

2.

गोविन्द ल. रेवकास
 निवासी & गांव
 इमानपुर नं. 5
 जिला गुजरात



7/10/20

विशेष इन्टरनेट यात्रा

इन्टरनेट यात्रा के अंतर्गत बाकी इन्टरनेट यात्रा के लिए

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
क्र.सं.	नाम	पता	मोबा. नं.	मोबा. नं.	मोबा. नं.	मोबा. नं.	मोबा. नं.	मोबा. नं.	मोबा. नं.	मोबा. नं.	मोबा. नं.	मोबा. नं.	मोबा. नं.	मोबा. नं.
1	राजेश कुमार	राजेश कुमार	राजेश कुमार	राजेश कुमार	राजेश कुमार	राजेश कुमार	राजेश कुमार	राजेश कुमार	राजेश कुमार	राजेश कुमार	राजेश कुमार	राजेश कुमार	राजेश कुमार	राजेश कुमार
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15

Handwritten signature and date: 20/10/2012

Handwritten signature and date: 17/10/12

6432-
-8/6/12

STATE BANK OF INDIA

Sl. No.

GSR/001:506404

RECEIPT

Maharaja Road, Gurgaon (015005)

Branch No. _____

STATE BANK OF INDIA

Received a sum of Rs. 7,00,000/-

(Rupees Seven Lacs only)

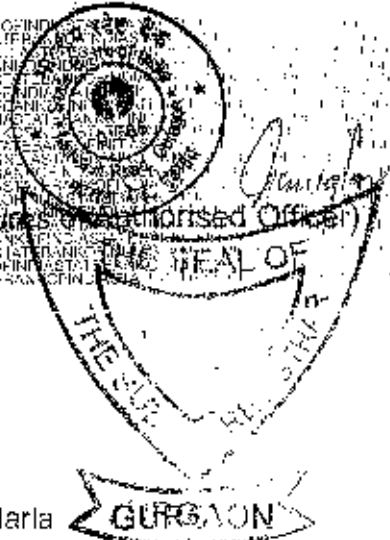
From Smt. / Shri Manoj Kumar

to Shri Rohit Khattar

residing at Gurgaon for credit to Government of Haryana

account towards Stamp Duty.

Date 29 MAY 2012
Place GURGAON



- | | |
|-----------------------------|-----------------------------|
| 1. Type of Deed | Sale Deed |
| 2. Village/city Name & Code | Harsru |
| 3. Unit Land | 7Kana! 18 Marla |
| 4. Type of Property | Agriculture |
| 5. Transaction Value | Rs. 1,00,00,000/- |
| 6. Stamp duty | Rs. 7,00,000/- |
| 7. Stamp Receipt No. & Date | GSR/001 : 506404/29-05-2012 |
| 8. Stamp Receipt Issued by | SBI, M.R., Gurgaon |
| NOC No. | 1475/07.06.12 |

THIS Deed is made at Gurgaon on this 8th day of June, 2012



R-T.1
24/06/12
7263
-8/6/12

प्रलेख नः 6432

दिनांक 08/06/2012

डॉड संबंधी विवरण		
डॉड का नाम SALE WITH IN MC AREA		
तहसील/क्षेत्र-तहसील गुडगाँवा	गाँव/शहर हरसक	स्थित हरसक
भवन का विवरण		
भूमि का विवरण		
चाही	7 Kanal 18 Marla	
धन संबंधी विवरण		
राशि 10,000,000.00 रुपये	कुल स्यान्म ड्यूटी की राशि 700,000.00 रुपये	
स्यान्म की राशि 700,000.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	सेस्टिंग शुल्क 2.00 रुपये
रुपये		

Drafted By: C.L. Arora Adv.

यह प्रलेख आज दिनांक 08/06/2012 दिन शुक्रवार समय 11:45:00AM बजे श्री/श्रीमती/कुमारी Kamla Devi पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Khem Ram निवासी Vill. Hayatpur Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।



हस्ताक्षर प्रस्तुतकर्ता

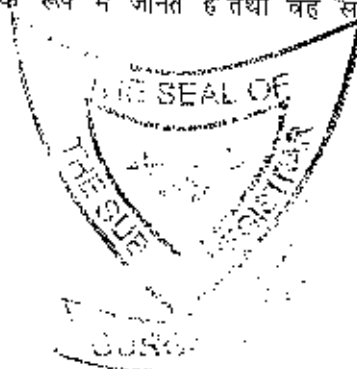
श्री Kamla Devi

उप/संयुक्त पंजीयन अधिकारी
गुडगाँवा

उपरोक्त विवेकाव श्री/श्रीमती/कुमारी thru:- Sukhpal ब्रेलहाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि देता ने मेरे समक्ष विवेका को अदर की तथा प्रलेख में वर्णित अप्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी S.C. Arora पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. GGN व श्री/श्रीमती/कुमारी Govind पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Khem Ram निवासी Vill. Hayatpur GGN ने की।
साक्षी नः 1 क्षेत्र हम नम्बरदार/अधिकारता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 08/06/2012



उप/संयुक्त पंजीयन अधिकारी
गुडगाँवा

BETWEEN Smt. Kamla Devi W/o Sh. Khem Ram R/o Village Hayatpur Tehsil & Distt. Gurgaon hereinafter called the "VENDOR" (which expression shall unless opposed to the context hereof mean and include her heirs, legal representatives, administrators, executors and assignees etc.) of the **ONE PART.**

AND


Mr. Manoj Kumar S/o Sh. Rohas Khatana R/o VPO: Ritohj Tehsil Sohna Distt. Gurgaon (Haryana) hereinafter called the "VENDEE" (which expression shall unless opposed to the context hereof mean and include all his heirs, legal representatives, administrators, executors successors, survivors and assignees etc.) of the **OTHER PART.**

WHEREAS the above said VENDOR is the absolute owner and in possession of agriculture land bearing Khewat Khaata No. 242/282 Rect. No. 108 Kila Nos. 7(8-0), 8(8-0) Field 2 measuring 16 Kanal 00 Marla to the extent of 1195/4976 share which comes to 03 Kanal 17 and Khewat/Khata No. 242min/282 Rect. No. 107, Killa No. 1/1 (4-4) & Rect. No. 108 Kila Nos. 3(8-0), 4(8-0), 5(8-0), 6(8-0), Field 5 measuring 36 Kanal 04 Marla to the extent of 32/724 share which comes to 01 Kanal 12 Marla, and Rect. No. 108 Kila Nos. 13(2-16), 14(3-11), 15(3-18) Field 3 measuring 10 Kanal 05 Marla to the extent of 49/205 share which comes to 02 Kanal 09 Marla Total measuring 07 Kanal 18 Marla situated in the revenue estate village Harsru, Tehsil & District Gurgaon, (Haryana) (hereinafter called the said **PROPERTY**) by way of Mutation No. 3882 sanctioned on 14-06-2011 & Mutation No. 4014 sanctioned on 15-04-2012.

WHEREAS the above said property is free from all types of encumbrances such as Agreement to sell, court decree, lease, litigation, dues, taxes, charges, court case, acquirement, mortgage etc.

AND WHEREAS the VENDOR hereto have agreed to sell his said property measuring **07 Kanal 18 Marla** to the VENDEE for a total sale consideration a sum of **Rs. 1,00,00,000/- (Rupees One Crore Only)** and the Vendee has agreed to purchase the same on the following terms and conditions:-

R.T. 1
4/11/11





निकेला






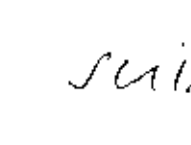



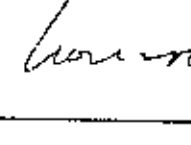
मेला



गवाह



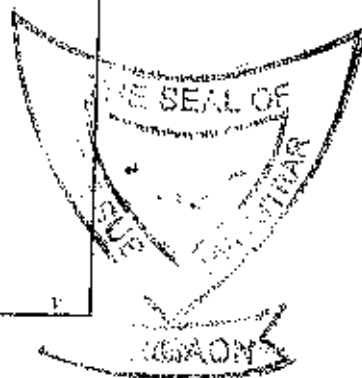
उप / सर्वोक्त पंजीयन अधिकारी

निकेला	Kamla Devi		
मेला	thru: Sukhpai		
गवाह	S.C. Arora		
गवाह	Govind		

scrips

[Signature]

[Signature]



Definition and Interpretation

In this Sale Deed :

- a. the 'VENDOR' includes the real owner of the said property.
- b. The 'Vendee' does not include(s) any successors/assigns/ subsidiaries in title to the Vendee other than the personal representatives of the Vendee.
- c. the 'Property' means bearing Khewat Khaata No. 242/282 Rect. No. 108 Kila Nos. 7(8-0), 8(8-0) Field 2 measuring 16 Kanai 00 Marla to the extent of 1195/4976 share which comes to 03 Kanai 17 and Khewat/Khata No. 242min/282 Rect. No. 107, Killa No. 1/1 (4-4) & Rect. No. 108 Kila Nos. 3(8-0), 4(8-0), 5(8-0), 6(8-0), Field 5 measuring 36 Kanai 04 Marla to the extent of 32/724 share which comes to 01 Kanai 12 Marla, and Rect. No. 108 Kila Nos. 13(2-16), 14(3-11), 15(3-18) Field 3 measuring 10 Kanai 05 Marla to the extent of 49/205 share which comes to 02 Kanai 09 Marla Total measuring 07 Kanai 18 Marla situated in the revenue estate village Harsru, Tehsil & District Gurgaon, (Haryana).
- d. words importing the masculine gender include the feminine and the neuter and vice versa.
- e. words importing the singular include the plural and vice versa.
- f. references to persons include bodies corporate and vice versa.
- g. save where the context otherwise requires all obligations given or undertaken by more than one person in the same capacity are given or undertaken by them jointly and severally.
- h. the clause heading shall not affect the construction of this agreement.
- i. save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- j. possession means actual vacant, peaceful and physical possession of the property.



R. T. 1
44/2/59

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6,432 आज दिनांक 08/06/2012 को बही नं: 1 जिल्द नं: 13,002 के पृष्ठ नं: 196 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं: 2,180 के पृष्ठ संख्या 77 से 78 पर लिपिकार्थ मनी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और मन्वाही ने अपने हस्ताक्षर/निशान आंगुल मेरे सामने किये हैं।

दिनांक 08/06/2012

उप/समुक्त पंजीयन अधिकारी
गुडगाँवा



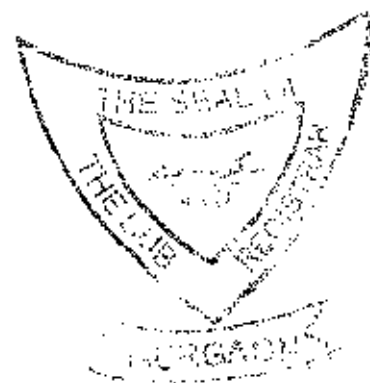
NOW VENDOR HAS AGREED TO SELL ABOVE SAID LAND AND THE VENDEE HAS AGREED TO PURCHASE THE SAME ON THE FOLLOWING TERMS AND CONDITIONS:-

1. The VENDOR hereby grants, assigns, conveys, sells and transfer the said property along with all her right of possession, ownership, occupancy, title claims, interest and whatsoever of that nature in favour of Vendee for and in full and final consideration of **Rs. 1,00,00,000/- (Rupees One Crore Only)** and the Vendee has become the sole and absolute owner of the said property.

The Vendor has received full and final sale consideration a sum of **Rs. 1,00,00,000/- (Rupees One Crore Only)** from the Vendee vide Cheque No. 289060 dated 29-05-2012 drawn on Corporation Bank, Maruti Kunj, Bhondsi, Gurgaon.

2. The Vendor shall indemnify the Vendee of any cost, charges, fees, fines, penalties, dues etc. in respect of the said property towards land revenue, electricity charges, local taxes, and any other statutory or other dues, demands, claims, etc, relating to the period upto the date of this sale deed, made/raised by the respective creditors either prior to or after the date of this sale deed.
3. The Vendor shall indemnify the Vendee that he shall be responsible for all types of encumbrances such as Agreement to sell, court decree, lease, litigation, dues, taxes, charges, court case, acquirement, mortgage etc upto the date of execution and registration of this sale deed and thereafter the Vendee shall be responsible for the same.
4. The Vendor shall indemnify the Vendee of any cost, charges, penalties, interest, constraints, disturbances and whatsoever of that nature suffered/to be suffered by the Vendee out of any defects in the ownership title of the said property.
5. That Vendor also indemnifies the Vendee and undertakes to refund the full purchase consideration alongwith the stamp duty and any other incidental expenses to be incurred by the Vendee for any disturbance in occupancy or dispossession of the said property due to falseness or misstatement, either partially or full, made by the Vendor in her affirmation in this sale deed.



[illegible]

1. *Journal of the American Medical Association*, 1997; 277: 1033-1036.

6. The Vendor hereby agrees and undertakes to do all such acts, things and deeds which under law, he is bound to do in respect of the property for the purpose of effectually carrying out the intention and purpose of this deed of sale, if required in any manner whatsoever, in future including steps to be taken as the Vendor for mutation in the revenue records and shall not object to the mutation of the said property in favour of the Vendee in the records of the appropriate authority. The Vendee will also be entitled to get sanction mutation in revenue records in his name of the property mentioned in this sale deed.
7. That from this day onwards the Vendee shall be absolute owner in possession of the property and will be entitled to use and utilize the land in any manner company like the best, to which the Vendor will have no objection in any manner whatsoever.
8. All the expenses like stamp duties and registration charges has been borne and paid by the Vendee.

IN WITNESS WHEREOF the parties have set their respective hands and seal on these presents at the place and on the day, month and year first above written in the presence of the following witnesses:


 Registered at Sl. No. 1045
C. L. ARORA
 Advocate
 Distt. Courts, Gurgaon

VENDOR

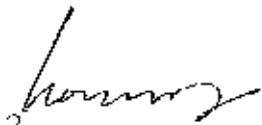
SLIP
 VENDEE
 SUKHRAJ



Witnesses:
1.


C. L. ARORA
 Advocate
 Distt. Courts, GURGAON


S. C. Arora
 Advocate
 District Courts, Gurgaon


 2.

01/09/15 57. 79/12/17
 R1 - 01/09/15
 नरेंद्र अ. मल्ल
 3/12/15 5



संयुक्त बैंक ऑफ इंडिया

10/05/2012

Received a sum of Rs. 2,28,800/-

Twenty Eight Thousand Eight Hundred and No.

Thousand Only

For Cash / Share / ...

Rs. 2,28,800/-

Rs. 2,28,800/-

Rs. 2,28,800/-

Rs. 2,28,800/-

Rs. 2,28,800/-

Rs. 2,28,800/-

Rs. 2,28,800/-

Rs. 2,28,800/-

Rs. 2,28,800/-

Rs. 2,28,800/-

Rs. 2,28,800/-

Rs. 2,28,800/-

Rs. 2,28,800/-

Rs. 2,28,800/-

Rs. 2,28,800/-

Rs. 2,28,800/-

Rs. 2,28,800/-

Rs. 2,28,800/-

Rs. 2,28,800/-

Rs. 2,28,800/-



11280
28/12

1. किस्म व सीका
2. गांव/हजार का नाम
3. खण्ड का नाम
4. रकबा
5. मालियति
6. स्टाम्प मालियति
7. स्टाम्प रसीद नं०/तारीख
8. स्टाम्प रसीद जारीकर्ता

बयानकर्ता

हरसर

मुद्रांक

कुल 3 भरवा

रु० 3,26,87,500/- रुपये

रु० 22,88,200/- रुपये

जीएसआर/001508850/03.09.2012

एस0बीआई0, महरीली रोड गुडगांव

Handwritten signature and stamp.

Handwritten signature and stamp.

Handwritten signature and stamp.

Handwritten signature and stamp.

Handwritten signature and stamp.

Handwritten signature and stamp.

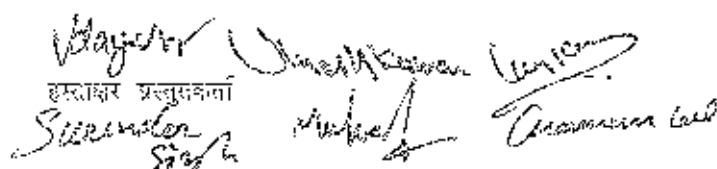
प्रलेख नः 11280

दिनांक 03/08/2012

डीड सर्वेक्षी विवरण		
डीड का अर्थ SALE WITHIN MC AREA		
पट्टसील/सब-तहसील गुडगाँवा	गाँव/शहर हरसरा	स्थित हरसरा
भवन का विवरण		
भूमि का विवरण		
जमी	3 Acre 2 Kanal 3 Marla	
घन सर्वेक्षी विवरण		
राशि 32,687,500.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 2,288,200.00 रुपये	
स्टाम्प की राशि 2,288,200.00 रुपये	रजिस्ट्रेशन फीड की राशि 15,000.00 रुपये	रेवेन्यू शुल्क 2.00 रुपये
रुपये		

Drafted by: Ansh Kumar Goyal A/c

यह प्रलेख आज दिनांक 03/08/2012 दिन शुक्रवार समय 2:55:00PM को श्री/श्रीमती/कुमारी Udayvir पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Om Prakash निवासी VII harsara GGN द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

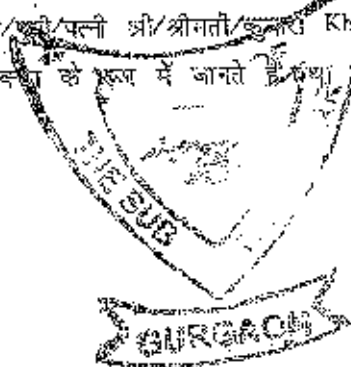
हस्ताक्षर प्रस्तुतकर्ता

 श्री Udayvir, Om Prakash, Mukesh Kumar, Umesh Kumar, Charan Lal

उप/संयुक्त पंजीयन अधिकारी
 गुडगाँवा

उपरोक्त विप्रेताय श्री/श्रीमती/कुमारी Charan Lal Kumar केंद्रस्थित है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुमकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि देना ने मेरे समक्ष विप्रेता को असा की तथा प्रलेख में वर्णित अधिन असा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Om Prakash पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Manglu Ram निवासी Harsara व श्री/श्रीमती/कुमारी Krishan Kumar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Kharaman निवासी VII harsara GGN ने की। साक्षी नः 1 को हम नम्बरदार/अधिकारी के रूप में जानते हैं तथा यह साक्षी नः 2 की पहचान करता है।

दिनांक 03/08/2012



उप/संयुक्त पंजीयन अधिकारी
 गुडगाँवा

हमके सदस्यवीर -- उमेश कुमार -- मुकेश कुमार पुत्रान श्री औमप्रकाश पुत्र श्री संगतू
 सम्मान 1195/4996 भाग 4 सुरेन्द्र सिंह -- मुकेश कुमार -- कमल लाल पुत्रान श्री
 दुलीचन्द पुत्र श्री संगतू सम्मान 3585/19984 भाग तमाम निवासीयण गांव हरसर
 तह 0 व जिला गुडगांव के हैं। जो कि हम अराजी जरई खेवट/खाता नं०
 242/282 मुस्तातील नं० 107 कीला नं० 1/1(4-4) व मुस्तातील नं० 108 कीला
 नं० 3(8-0), 4(8-0), 5(8-0), 6(8-0), 7(8-0), 8(8-0), 13(2-16), 14(3-11),
 15(3-18), किता 10 रकबा 82 कनाल 8 सरला का 8365/19984 भाग रकबर 26
 कनाल 3 सरला, याका सिवाना गौजा हरसर, तह 0 व जिला गुडगांव, के उपरोक्त
 हिरसेनुसार मालिकान व काबिजान वरुने इतकाल नं० 3272 मंजूर शुदा दिनांक
 17.03.2001 की खुद से हैं। जो कि उपरोक्त विक्रय अराजी ताहाल हर किसम के
 बार से पाक व साफ है ना ही उपरोक्त विक्रय अराजी पर कोई सरकारी या गैर
 सरकारी व संस्था से कर्जा लिया हुआ है। ना ही उपरोक्त विक्रय अराजी की बाबत
 आज से पहले किसी दीगर शक्स के साथ कोई रसीद, ईकरारनामा मुहायदा बय,
 रखन, पट्टा, तबादला, हिज्जा आदि बिथा हुआ है। ना ही उपरोक्त विक्रय अराजी
 मरपलस में है। ना ही उपरोक्त विक्रय अराजी कुर्क व नीलाम शुदा है ना ही
 उपरोक्त विक्रय रकबा की बाबत किसी किसम का कोई दिवानी या फौजदारी
 मुकदमा किसी भी अदालत में बिचाराधीन है, ना ही उपरोक्त विक्रय अराजी की
 बाबत किसी दीगर शक्स के मुखत्यारेनाम व मुखत्यारे खास मुस्तकिल करने हेतु
 नियुक्त किया है, ना ही आज से पहले उपरोक्त विक्रय अराजी की बाबत हम
 विक्रेतागण ने अपने कानूनी वारिसान व दीगर शक्स के नाम कोई कोर्ट डिक्ली आदि
 की है, यानि उपरोक्त विक्रय अराजी हर प्रकार के बार से पाक व साफ है। अब
 हम विक्रेतागण को तरक्की दीगर जायदाद व घरेलू खर्च वगैरा के लिए रुपयो की

Udayvir
 4/7/1

Omshikaran
 4/7/1

Vinay
 4/7/1

Surender
 Singh
 4/7/1

Mukesh
 4/7/1

Channam Lal
 4/7/1



दिहोली



केदा



गजह



श्री / साईं भक्त पंजीवन अधिकारी



जखरता है और हमें सम्प्रेक्षित विक्रय अराजी की अच्छी कीमत मिल रही है इसलिए आज अपने ठीक होश व हक़ार में ज़ोर किसी उबाव के अमनी मज़ी व ख़ुशी से अपने सम्प्रेक्षित अराजी 28 क़ानून 2 नरगा, को मध्य हक़ूक दाख़ती व ख़ारजी के बदले मुब0 3,26,87,500/- रुपये (तीन करोड़ छब्बीस लाख सत्तासी पांच सौ रुपये) आधे ज़िनके मुब0 1,63,43,750/- रुपये होते हैं बदस्त श्री श्योराज (पैन नं0 बी.सी.वाई.पी.एस.1069बी) व मनोज कुमार (पैन नं0 ऐ.पी.व्यू.पी.के.9453जी) पुत्रान श्री रोहताश सिंह निवारोगण भांव व अक़्खाना रिटौज तह0 मोहना ज़िला गुड़गांव, हरियाणा बाहिस्ता बराबर को बय कतई बय कर दी है। सम्प्रेक्षित वयशुदा अराजी की कुल जरे वय मुब0 3,26,87,500/- रुपये (तीन करोड़ छब्बीस लाख सत्तासी हजार पांच सौ रुपये) ख़रीदारान से सेबल गवाहन ज़िन प्रकार से वग़ूल पार:-

मुब0 18,63,750/- रुपये (अठारह लाख अड़राठ हजार सात सौ पचास रुपये)

चैक नं0 773615 दिनांक 15.06.2012 जारीकर्ता कॉरपोरेशन

बैंक, भारुति कुन्ज, भौण्डसी, गुड़गांव, बहक उदयवीर (बाया)

मुब0 12,45,834/- रुपये (बारह लाख पैतालीस हजार आठ सौ चौतीस रुपये)

डी0 डी0 नं0 736388 दिनांक 03.08.2012 जारीकर्ता

कॉरपोरेशन बैंक, भारुति कुन्ज, भौण्डसी, गुड़गांव, बहक

उदयवीर (बाया)

मुब0 18,68,750/- रुपये (अठारह लाख अड़राठ हजार सात सौ सत्रास रुपये)

चैक नं0 773618 दिनांक 15.06.2012 जारीकर्ता कॉरपोरेशन

बैंक, भारुति कुन्ज, भौण्डसी, गुड़गांव, बहक समेश कुमार

(बाया)

V. Dayan
(स.प.)











Shankar
(स.प.)

V. Karan
(स.प.)

Surender
Singh
(स.प.)

M. K. Singh
(स.प.)

Chaman Lal
(स.प.)

विजेता	Udayvir		<i>Udayvir</i>
विजेता	Unesh Kumar		<i>Unesh Kumar</i>
विजेता	Mukesh Kumar		<i>Mukesh Kumar</i>
विजेता	Sunder Singh		<i>Sunder Singh</i>
विजेता	Mukesh Kumar		<i>Mukesh Kumar</i>
विजेता	Chaman Lal		<i>Chaman Lal</i>
जेता	Om-Sunil Kumar		<i>Sunil Kumar</i>
जेता			
जवाह	Om Prakash		<i>Om Prakash</i>
जवाह	Krishan Kumar		<i>Om Prakash</i>



मुब0 12,45,833/- रुपये (बारह लाख पैतालीस हजार आठ सौ तैतीस रुपये)
डी. डी. नं0 736889 दिनांक 03.08.2012 जारीकर्ता कॉरपोरेशन बैंक, मारुति कुन्ज, भौण्डसी, गुड़गांव, बहक: उमेश कुमार (बाया)

मुब0 31,14,583/- रुपये (ईक्कीस लाख चौदह हजार पांच सौ सिरासी रुपये)
डी. डी. नं0 736890 दिनांक 03.08.2012 जारीकर्ता कॉरपोरेशन बैंक, मारुति कुन्ज, भौण्डसी, गुड़गांव, बहक: मुकेश कुमार (बाया)

मुब0 23,33,334/- रुपये (तेईस लाख तैतीस हजार तीन सौ चौतीस रुपये)
डी. डी. नं0 736891 दिनांक 03.08.2012 जारीकर्ता कॉरपोरेशन बैंक, मारुति कुन्ज, भौण्डसी, गुड़गांव, बहक: सुरेन्द्र सिंह (बाया)

मुब0 23,33,333/- रुपये (तेईस लाख तैतीस हजार तीन सौ तैतीस रुपये)
डी. डी. नं0 736892 दिनांक 03.08.2012 जारीकर्ता कॉरपोरेशन बैंक, मारुति कुन्ज, भौण्डसी, गुड़गांव, बहक: मुकेश कुमार (बाया)

मुब0 23,33,333/- रुपये (तेईस लाख तैतीस हजार तीन सौ तैतीस रुपये)
डी. डी. नं0 736893 दिनांक 03.08.2012 जारीकर्ता कॉरपोरेशन बैंक, मारुति कुन्ज, भौण्डसी, गुड़गांव, बहक: चमन लाल (बाया)

मुब0 31,14,584/- रुपये (ईक्कीस लाख चौदह हजार पांच सौ चौशसी रुपये)
डी. डी. नं0 736881 दिनांक 03.08.2012 जारीकर्ता कॉरपोरेशन बैंक, मारुति कुन्ज, भौण्डसी, गुड़गांव, बहक: उदयवीर (बाया)

Udayvir
ल.प.1.

Umesh Kumar
ल.प.1.

Surinder
ल.प.1.

Surinder
ल.प.1.

Chaman Lal
ल.प.1.

ल.प.1.

Reg. No.	Reg. Year	Book No.
11,280	2012-2013	1

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रवेश कर्मांक 11,280 आज दिनांक 03/08/2012 को बही न: 1 जिल्द न: 13,009 के पृष्ठ न: 11 पर पंजीकृत किया गया तथा इसको एक प्रति अलिखित बही सख्या 1 जिल्द न: 2,301 के पृष्ठ सख्या 12 से 12 पर चिपकाई गया। यह भी प्रमाणित किया जाता है कि इस हस्तावेज को प्रस्तुतकर्ता और राजश्व ने अपने हस्ताक्षर/चिह्नन अंगुलि पत्रे सामने किये हैं।

दिनांक 03/08/2012

उप/सहायक निरीक्षक अधिकारी
मुखिया



मुब0 31,14,583 /- रुपये (ईकतीस लाख चौदह हजार पांच सौ तिरासी रुपये)
डी. डी. नं0 736882 दिनांक 03.08.2012 जारीकर्ता कॉरपोरेशन
बैंक, मारुति कुन्ज, भौण्डरी, गुड़गांव, बहक: उमेश कुमार
(बाया)

मुब0 31,14,583 /- रुपये (ईकतीस लाख चौदह हजार पांच सौ तिरासी रुपये)
डी. डी. नं0 736883 दिनांक 03.08.2012 जारीकर्ता कॉरपोरेशन
बैंक, मारुति कुन्ज, भौण्डरी, गुड़गांव, बहक: मुकेश कुमार
(बाया)

मुब0 14,00,000 /- रुपये (चौदह लाख रुपये) बैंक नं0 779723 दिनांक
15.06.2012 जारीकर्ता कॉरपोरेशन बैंक, मारुति कुन्ज, भौण्डरी,
गुड़गांव, बहक: सुरेन्द्र सिंह (बाया)

मुब0 9,33,334 /- रुपये (नौ लाख तैतीस हजार तीन सौ चौतीस रुपये) डी. डी.
नं0 736884 दिनांक 03.08.2012 जारीकर्ता कॉरपोरेशन बैंक,
मारुति कुन्ज, भौण्डरी, गुड़गांव, बहक: सुरेन्द्र सिंह (बाया)

मुब0 14,00,000 /- रुपये (चौदह लाख रुपये) बैंक नं0 779724 दिनांक
15.06.2012 जारीकर्ता कॉरपोरेशन बैंक, मारुति कुन्ज, भौण्डरी,
गुड़गांव, बहक: मुकेश कुमार (बाया)

मुब0 9,33,333 /- रुपये (नौ लाख तैतीस हजार तीन सौ तैतीस रुपये) डी. डी.
नं0 736885 दिनांक 03.08.2012 जारीकर्ता कॉरपोरेशन बैंक,
मारुति कुन्ज, भौण्डरी, गुड़गांव, बहक: मुकेश कुमार (बाया)

मुब0 14,00,000 /- रुपये (चौदह लाख रुपये) बैंक नं0 779725 दिनांक
15.06.2012 जारीकर्ता कॉरपोरेशन बैंक, मारुति कुन्ज, भौण्डरी,
गुड़गांव, बहक: चमन लाल (बाया)

Udayvir
L.T.I.

Umesh Kumar
L.T.I.



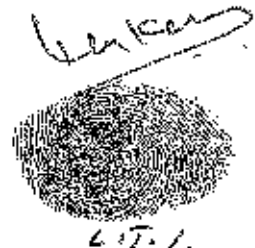


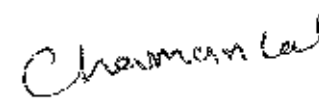
Udayvir
L.T.I.

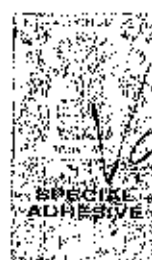
Surender
L.T.I.

Chaman Lal
L.T.I.

मुब0 9,33,333/- रुपये (नौ लाख तैंतीस हजार तीन सौ तैंतीस रुपये) डी. डी.
 नं0 736836 दिनांक 03.08.2012 जारीकर्ता कॉरपोरेशन बैंक,
 मारुति-कुन्ज, गौण्डसी, गुड़गांव, बहक: धनन लाल (बाया)

अब उपरोक्त दिवस अराजी की बाबत खरीदारान से कोई लेन देन बाकी नहीं रहा है, कब्जा नीके पर खरीदारान का अराजी 26 कनाल 3 मरला, पर देकर अपने जैरे नालिकान व काबिजान बना दिये है। खरीदारान वय शुदा अराजी को जिस तरह चाहे इस्तोमाल करे, हने कोई उजर व एतराज नहीं होगा। चालित खरीज कागजात माल में इन विकेतागण दर्ज कराकर सन्जूर करा देंगे। अगर न कशदे तो खरीदारान को हक हासिल होगा कि वे बजरिये बयनाना हजा दस्तावेज खुद करा लेवे, हने कोई उजर व एतराज नहीं होगा। आज से पहले उपरोक्त बयशुदा अराजी की बाबत जो भी सरकारी व गैर सरकारी देनदारी होगी उन सबको हम विकेतागण चुकता करने के पाबन्द रहेंगे। आज के बाद जो भी सरकारी व गैर सरकारी देनदारी होगी उन सबको खरीदारान स्वयं चुकता करने के पाबन्द रहेंगे। अगर बय शुदा अराजी या इसका कोई हिस्सा किसी नुक्स कानूनी या मलकियत के सवाल पर कब्जा खरीदारान से निकल आवेगा या उसकी मलकियत ना रहेगी तो हम विकेतागण दावसी कुल जरे वय नय खरचा, हरजा मय लागत अदा करने के पाबन्द रहेंगे। आज से हनारा व हमारे वारिसान का उपरोक्त बयशुदा अराजी मुदईया से कोई ताल्लुक व वास्ता किसी किसम का नहीं रहा है। जो कि इस बयनामा को पंजीकृत कराने का तमान खर्चा जैसे बयनामा पंजीकरण फीस, स्टाम्प, इत्यादि सब खरीदारान ने अपने पास से किया है। हम और हमारे वारिसान इस तहरीर के पाबन्द रहेंगे। अतः यह बयनामा खूब सोच सगझकर, अपनी मर्जी व खुशी से बगैर

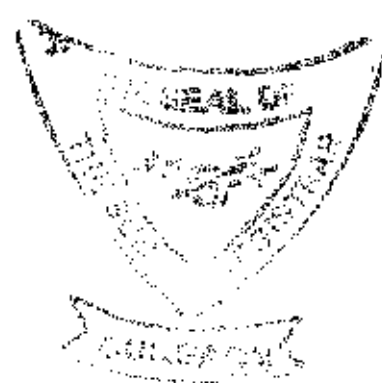




 L.T.I. L.T.I. L.T.I. L.T.I.


 L.T.I. L.T.I.



22512

11/12/14

Deficiency Rs. 3131800/- Received.
V.R. No. 364/2014 Date 17.12.14
R. Gargan



COLLABORATION AGREEMENT

This collaboration agreement ("Collaboration Agreement") is made at Gurgaon on this 11th day of December, Two Thousand and Fourteen **AMONGST**

M/s Strong Infrabuild Private Limited, a company registered under the Companies Act, 1956 having its registered office at Flat No 621 A, 6th Floor, Devika Towers, 6, Nehru Place, New Delhi - 110019 through its Authorized Signatory, duly authorized by Board (herein after referred to as **SIPL**, which expression shall unless repugnant to the context or meaning thereof be deemed to include its subsidiary companies, associates, successors and permitted assigns).

1. **Shri Manoj Kumar** S/O Shri Rohitash Khatana Resident of VPO, Rithoj Tehsil Solna, District Gurgaon, Haryana
2. **Shri Shyoraj** S/O Shri Rohitash Khatana Resident of VPO, Rithoj Tehsil Solna, District Gurgaon, Haryana

(Hereinafter referred to as the **Individual Owners/IO**, which expression shall unless exclude by or repugnant to the context or meaning thereof be deemed to include each of their respective successors, legal representatives, executors and permitted assigns).

M/s Vatika Limited, a company registered under the Companies Act, 1956 having its registered office at Flat No 621 A, 6th Floor, Devika Towers, 6, Nehru Place, New Delhi - 110019 and corporate office at, 7th Floor, Vatika Triangle, Sushant Lok - II, M. G. Road, Gurgaon - 122002, through its Authorized Signatory, duly authorized by Board (herein after referred to as the **Vatika**, which expression shall unless repugnant to the context or meaning thereof be deemed to include its subsidiary companies, associates, successors and permitted assigns).

AND

M/s Malvina Developers Private Limited, a company registered under the Companies Act, 1956 having its registered office at Flat No 621 A, 6th Floor, Devika Towers, 6, Nehru Place, New Delhi - 110019,

For Malvina Developers Pvt. Ltd.

For Strong Infrabuild Pvt. Ltd.

For Vatika Limited

Authorized Signatory


Authorized Signatory

Authorized Signatory

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 22,517 आज दिनांक 12/12/2014 को बही न: 1 जिल्द न: 13,100 के पृष्ठ न: 35 पर नैजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 4,001 के पृष्ठ सख्या 32 से 33 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतिकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुलि मेरे सामने किये हैं।

दिनांक 12/12/2014


उपस्थित नैजीका अधिकारी
गुडगावा




through its Authorized Signatory, duly authorized by Board (herein after referred to as **MDL/Confirming Party**, which expression shall unless repugnant to the context or meaning thereof be deemed to include its subsidiary companies, associates, successors and permitted assigns).


WHEREAS:

- A. IO and Vatika entered into a collaboration agreement dated August 21, 2012 registered with Sub Registrar - Gurgaon bearing registration no. 12408 registered in book no. 1, volume no. 13010 on page 106 and in additional book no.1, volume no. 2329 on pages 38-39 on 21/08/2012 ("**Collaboration 1**").
- B. As per Collaboration 1, IO entered into a collaboration with Vatika for development of land admeasuring **41 Kanal 2 Marla**, equivalent to **5.1375 Acres** situated in the revenue estate of Village Harsaru, Tehsil & District Gurgaon, Haryana acquired by way of Sale Deed No. 6425 & 6432 dated 08.06.2012, 11280 dated 03.08.12 being hereinafter referred to as the "**Collaboration 1 Land**" as described in Annexure L.
- C. That IO had undivided interest in land bearing Survey Nos. 1/1(4-4) falling in Rectangle No.107 and Survey Nos.3 (8-0), 4 (8-0), 5 (8-0), 6 (8-0), 7 (8-0), 8 (8-0), 13 (2-16), 14 (3-11), 15 (3-18), falling in Rectangle No.108 admeasuring 62 Kanals 9 Marlas. By way of order dated January 31, 2013 of the Assistant Collector, Gurgaon in case No.33 and recorded in the revenue records by way of report bearing no. 633 dated February 11, 2013 the land was partitioned amongst the owners of the Khewat. Mr. Manoj (402/822 share) & Mr. Shyoraj (402/822 share) became absolute owners of land bearing Survey Numbers 1/1(4-4) falling in Rectangle No.107 and Survey Nos.3 (8-0), 4 (8-0), 5 (8-0), 6 (8-0), 7/1 (1-0) and 15 (3-18), falling in Rectangle No.108 admeasuring 41 Kanals 2 Marlas (5.1375 acres) situated at village Harsaru, Hadbast no. 107, Gurgaon, Haryana.
- D. The IO and MDL had entered into a collaboration agreement dated November 12, 2012 registered with Sub Registrar - Gurgaon bearing registration no. 19307 registered in book no. 1, volume no. 13019 on page 17 and in additional book no.1, volume no. 2506 on pages 63-64 on 12/11/2012 ("**Collaboration 2**").
- E. As per Collaboration 2, IO entered into a collaboration with Malvina for development of land admeasuring **14 Kanal 18 Marla**, equivalent to **1.8625 Acres** situated in the revenue estate of Village Harsaru, Tehsil & District Gurgaon, Haryana acquired by way of Sale Deed No. 19205 dated 09.11.2012 being hereinafter referred to as the "**Collaboration 2 Land**" as described in Annexure II.
- (Collectively both Collaboration 1 and Collaboration 2 are referred to as "**IO Collaboration Agreements**")
- F. That pursuant to the said Collaboration 2, MDL entered into a collaboration with Vatika by way of addendum agreement dated November 12, 2012 ("**Addendum Agreement**") for development of land admeasuring **14 Kanal 18 Marla**, equivalent to **1.8625 Acres** situated in the revenue estate of Village Harsaru, Tehsil & District Gurgaon, Haryana and the said Addendum Agreement was registered before the Sub Registrar - Gurgaon bearing registration no. 22863 registered in book no. 1, volume no. 13023 on page 121 and in additional book no.1, volume no. 2602 on pages 17-18.

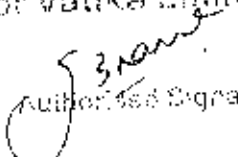
For IO and Vatika Limited


Authorized Signatory

For IO and Vatika Limited


Authorized Signatory

For Vatika Limited


Authorized Signatory



पेशकरी








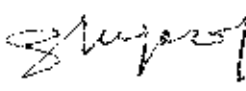




संवेदक



पताह



रूप / सर्वोच्च नैजीयन अधिकारी

पेशकरी	Brij Kishore		
संवेदक	Manoj Kumar		
संवेदक	Shyamj		
पताह	Makesh K Chaudhari		
रूप	C. I. Arora		



(Collectively both IO Collaboration Agreements and Addendum Agreement are referred to as "Initial Collaboration Agreements")

- G. That IO had undivided interest in land bearing survey nos. 7/2 (6-16), 8 (8-0) and 13 (2-16) falling in Rectangle no. 108. By way of order dated January 31, 2013 of the Assistant Collector, Gurgaon in case No.33 and recorded in the revenue records by way of report bearing no. 633 dated February 11, 2013 the land falling under Survey Nos. 7/2 (6-16), 8 (8-0) and 13 (2-16) falling in Rectangle no. 108 was partitioned amongst the owners of the Khewat. Mr. Shyoraj and Mr. Manoj became joint and absolute owners of land bearing Survey Numbers 7/2 (6-16), 8 (8-0) and 13/1 (0-2), falling in Rectangle No.108 admeasuring 14 Kanals 18 Marlas (1.8625 acres) situated at village Harsaru, Hadbast no. 107, Gurgaon, Haryana.
- H. That SIPL owner of land admeasuring 10.125 acres along with IO have obtained license for development of group housing colony on land situated at village Harsaru Hadbast No. 107 admeasuring 112 Kanals (14 acres) and Village Hayatpur Hadbast No. 114 admeasuring 2 Kanals 8 Marlas (0.3 acres), total admeasuring 114 Kanals 8 Marlas i.e. 14.3 acres ("Total Land") as described in Annexure III.
- I. Of the land mentioned in IO Collaboration Agreements, land admeasuring 33 Kanals 8 Marlas (4.175 acres) ("Said Land") as mentioned in Annexure V which falls Out of Survey Nos. 6 (8-0) falling in Rectangle No. 107 and 8 (8-0) falling in Rectangle No. 108, land admeasuring (2-7) from survey no. 6 and land admeasuring (2-17) from survey no.8 has been made part of the Total Land. The map of the Land covered under IO Collaboration Agreement is annexed herewith as Annexure IV, clearly demarcating the Said Land in 'Green'. The land owned by IO and which is not covered under this agreement is marked in 'Yellow' ("Balance Land").
- J. That now Vatika, due to its bonafide needs and requirements and as per the understanding arrived between the Parties and confirmed by MDL has agreed to enter into a collaboration agreement with SIPL for development of the Said Land on the terms and conditions contained herein.

NOW THEREFORE THIS COLLABORATION AGREEMENT WITNESSETH AND IT IS AGREED BY AND AMONGST THE PARTIES AS UNDER:-

1. That the recitals to this Agreement shall mean intent and purposes for execution of this Agreement and shall form an integral part of this Agreement.
2. That due to its bonafide need and in consideration of mutual representations and warranties, re-alignment of rights inter-se the Parties and other considerations, the sufficiency of which consideration is duly acknowledged by IO and Vatika, Vatika with the consent of IOs hereby transfers, sells, conveys all its rights under the Initial Collaboration Agreements related to the Said Land in favour of SIPL.
3. That SIPL shall now have the exclusive right to develop the Said Land (being part of the Total Land). That SIPL will develop the Said Land and construct thereupon the proposed building at its own cost and expense and in accordance with the License and all other permissions, approvals, sanctions, as are required for development of the group housing.

For Malcha Developers Pvt. Ltd.

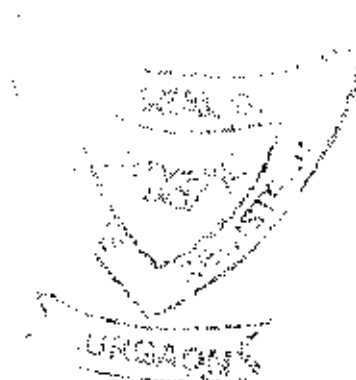
Authorised Signatory

For Strong InfraBuild Pvt. Ltd.

Authorised Signatory

For Vatika Limited

Authorised Signatory



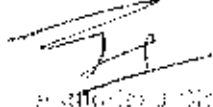
4. That Vatika is not left with any right / interest of any nature whatsoever in the Said Land and all its rights vis-à-vis the Said Land stands transferred in the name of SIPL under this Agreement.
5. IO have agreed that as against 32% share of the permissible super built up area that may be available on the Said Land as mentioned in the IO Collaboration Agreements, the IO shall now be entitled to 9.35 % share in the Gross Sales Revenue generated from the sale of the developed area on the entire Total Land. It is clarified that the 9.35% of the Gross Sales Revenue generated from the sale of developed area on the entire Total Land as above is equivalent to the erstwhile share of IO (i.e., 32% share of the permissible super built up area that may be available on the Said Land), as mentioned in the IO Collaboration Agreements. .

Gross Sales Revenue shall mean and include all the amounts received in respect of the Residential Unit in the said Group Housing Project/Commercial Units in said Commercial project (Proposed Building) towards consideration for the sale of units consisting of Basic Sale Price including Preferential Location Charges (if any) and Car Parking Charges. However, the term "Gross Sales Revenue" shall not include the collection of amounts towards VAT, service tax, or any other present and future tax payable on sale of the apartments/units, as applicable and collection of External Development Charges/Infrastructure Development Charges/Interest Free Maintenance Security), advance monies collected towards maintenance and/or contribution towards corpus fund, external electrification charges, any amount received from the prospective purchasers/lessees/ licensees, towards the legal charges, share money, society membership fees, club charges, stamp duty, registration fee and other incidental and allied costs, expenses, of all deeds, documents, agreements, collected from the prospective purchasers.

The IO shall have no right to interfere in the facility maintenance services of the project.

6. As mutually agreed between the parties, as security towards compliance of its obligations under the Agreement, IO had requested for an interest free refundable deposit equivalent to **Rs.22,96,25,000/- (Rupees Twenty Two Crores Ninety Six Lacs Twenty Five Thousand Only)** ("Refundable Security Deposit"), out of which **Rs.17,84,06,250/- (Rupees Seventeen Crores Eighty Four Lacs Six Thousand Two Hundred Fifty Only)** had already been paid and IO acknowledges the receipt of the same.
7. Due to its bonafide needs and requirements IO had requested for payment of **Rs.16,40,00,000/- (Rupees Sixteen Crores Forty Lacs Only)** ("Advance Against Future Receivables ") which had already been paid and IO acknowledges the receipt of the same.
8. Vatika and MDL, under the IO Collaboration Agreements, have paid non refundable deposit (a) of **INR 1,00,00,000/- (Indian Rupees One crore only)** per acre to IO and IO acknowledges the payment and receipt of an amount of **INR 4,17,50,000/- (Indian Rupees Four Crore Seventeen Lacs Fifty Thousand only)** with regard to the Said Land and the said deposit shall for all purposes from the date of execution of this Collaboration Agreement shall be treated as if the said deposit has been paid by SIPL to IO. MDL and Vatika undertake, confirm and assure to SIPL that MDL and Vatika shall not to claim any refund of such amount from SIPL.
9. Each disbursement of IO's entitlement by the SIPL shall be subject to an equivalent and simultaneous refund / payment by IO to SIPL of the aggregate of (a) the Refundable Security Deposit, (b) the advance against future receivables and (c) other charges paid by SIPL or costs incurred on behalf of IO or on account of any default by IO, with prior intimation by SIPL to IO.

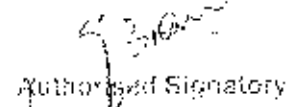
For Vatika Limited


Authorized Signatory

For Shri Ram Infrastructure Ltd. Ltd.


Authorized Signatory

For Vatika Limited


Authorized Signatory

फ़ाइल नं: 22517

दिनांक 12/12/2014

हीड संबंधी विवरण

हीड का नाम AGREEMENT

तहसील/मन्च तहसील गुडगाँवा

गाँव/शहर हरसद

भवन का विवरण

भूमि का विवरण

धन संबंधी विवरण

राशि 60,000,000.00 रुपये

कुल स्टाम्प ड्यूटी की राशि 300.00 रुपये

स्टाम्प की राशि 300.00 रुपये


रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये


पेस्टिंग शुल्क 2.00 रुपये

Drafted By: Manish K. Chauhan Adv

Service Charge: 100.00 रुपये

यह प्रलेख आज दिनांक 12/12/2014 दिन शुक्रवार समय 4:17:00PM बजे श्री/श्रीमती/कुमारी M/s Strong Infabuild Pvt. Ltd. पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Flat No 621A, 6th Floor Devika Tower 6 Nehru Place New Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


हस्ताक्षर प्रस्तुतकर्ता


उप/संबंधित पंजीयन अधिकारी
गुडगाँवा

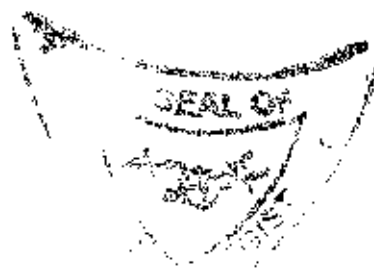
श्री M/s Strong Infabuild Pvt Ltd thru: Manoj K. Shore (OJDER)


उपस्थित पेशकर्ता श्री/श्रीमती/कुमारी Manoj Kumar संबंधित दायित्व है। प्रस्तुत प्रलेख को तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि दोनों ने गैर संपक्ष पेशकर्ता को अद को तथा प्रलेख में वर्णित अग्रिम अद की गई राशि को लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Manish K Chauhan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv, Gurgaon व श्री/श्रीमती/कुमारी C L Arora पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv, Gurgaon से की।

नोट नं: 1 को हम नम्बरदार/अधिवक्ता के रूप में जागते है तथा अद साक्षी 3:2 की पहचान करता है।

दिनांक 12/12/2014




उप/संबंधित पंजीयन अधिकारी
गुडगाँवा

10. It is specifically agreed herein that the terms and conditions and the obligations of the Vatika towards the IO shall not be affected by these presents and the IO shall have unfettered rights as envisaged in the IO Collaboration Agreements with regard to the Balance Land. It is however clarified that in so far as the Said Land is concerned the IO Collaboration Agreements shall not be applicable and this Collaboration Agreement alone shall govern the rights and obligations of the Parties in relation to the development rights for the Said Land.
11. That the aforesaid shall be in sufficient discharge of obligations towards the IO arising out of this Collaboration Agreement and the IO Collaboration Agreements by the Parties.
12. IO undertake, declare and confirm that the Said Land is the an integral part of Total Land and they shall at no stage dispute the fact and as such shall not disturb the peaceful possession of SIPL or any investor in future for any reason whatsoever or stake any claim which is contrary to the terms and conditions of this Collaboration Agreement.
13. IO further undertake, declare and confirm that the Balance Land is not part of the License and Vatika is free to deal with such Balance Land (covered in the IO Collaboration Agreements) in the manner they want and is beneficial to the interest of the Vatika and/or their investors.
14. That SIPL shall only be responsible to comply with the provisions of the act and rules and also for fee i.e. license fee/renewal fee and all types of charges to develop/set up the project on the Licensed Land.
15. That this Collaboration Agreement shall be irrevocable and no modification/alteration etc. in the terms and conditions of this Collaboration Agreement can be undertaken, without getting prior permission of DTCP.
16. That the building plan for the plotted colony/flatted colony/commercial complex shall be in accordance and in conformity with the zonal plan and the bye laws of the Town and Country planning department, Haryana and/or such authority as may be prescribed thereof pertaining to the Licensed Land as may be enforced in the area. The said building plan for the said complex shall be filed for the permission to construct the maximum permissible covered area on the Licensed Land.
17. IO further undertake, declare and confirm that if the Total Land is to be transferred to another entity, IO shall execute the relevant sale deed/s in favour of the third party for the Said Land and shall get the partition of the Said Land in such manner that the Green color portion as duly highlighted in Map annexed herewith in Annexure IV stands transferred to the third party and the IO shall get the partition of the land done accordingly.
18. That SIPL has informed IO that it shall avail a loan for development of the Total Land including the Said Land and for construction of the proposed building against equitable mortgage of the Said Land by deposit of the original title deeds of the Said Land which shall exclude the share of the IO. The IO has handed over all original title deeds/ documents of the Said Land such as Sale Deeds, Jamabandis, Mutations, Khasra Girdawaris etc. to SIPL and has agreed to complete other formalities/documentation for the said purpose as and when required. Such equitable mortgage shall be for development of the Said Land and Total Land only. SIPL has assured

For Vatika Limited


At the Licensed Signatory



the IO that the IO's share in the Gross Sale Revenue will be free from all sorts of encumbrances including mortgage.

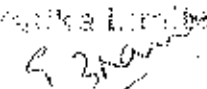
19. That all approvals, sanctions, no objections, wherever required for the development and construction on the Total Land will be obtained by SIPL at its own cost and expense. However, IO has agreed to fully cooperate with SIPL in this regard and to sign/execute (and to get registered, if necessary) all papers, applications, documents, petitions, indemnities, undertakings, affidavits, plans, general/special power of attorneys as SIPL may require in its name or in the name of its nominee(s) to represent the IO before the concerned statutory and other authorities and to enable SIPL to obtain necessary permissions and approvals in connection with the development of the Total Land and to commence and complete construction of the building on the Total Land including applications for obtaining any revised building approvals and sanction plans and any modification or amendments thereof, including for obtaining water, electricity, sewerage connections etc. and for fully effectuating the terms and conditions of this Agreement and also empowering such attorney(s) to sell the project/complete super built-up area in the proposed building along with undivided proportionate share in the land underneath the said built-up area(s).
20. That since considerable expenditure, efforts and expertise are involved in getting the licenses, permissions, sanctions the IO specifically agrees that it shall not rescind from the terms of this Collaboration Agreement or the IO Collaboration Agreements at any stage. In the event of IO backing out or rescinding from this Collaboration Agreement or IO Collaboration Agreements, besides other rights, SIPL shall be entitled to get the said Collaboration Agreement specifically enforced and claim damages at the risk and cost of IO.
21. That in case IO fails to execute the sale deed/s within a period of 30 days from the date of grant of no objection certificate/permissions from appropriate authorities as agreed upon, SIPL shall be entitled to get the sale deed/s executed and registered through court of law at the cost and expenses of IO.
22. That the IO further undertakes that it shall not deal with the Said Land in any manner whatsoever and shall henceforth keep the Said Land free from any charge, lien, litigation, claim etc. and shall not create any obstruction or impediment on any ground whatsoever, in the development of the said land by SIPL.
23. That as stated above, the entire expenses for carrying out the development of the Total Land and construction thereupon including preparation of plans, architect's fees, contractor's bills, statutory fees, IDC, EDC, conversion fee, charges and expenses in connection therewith, shall be wholly to the account of the SIPL. Any tax charge, levy or liability accrued/ accruable till the date of Collaboration Agreement, shall be borne and satisfied by the IO.
24. That IOs shall execute irrevocable general power of attorney in favour of SIPL and shall get the initial power of attorneys as issued under the IO Collaboration Agreements cancelled. SIPL shall be fully entitled to sell, transfer, convey and/ or assign or agree to sell the complete 100% super built-up area(s) without any interference from the IO at any point of time and through the fresh irrevocable Power of Attorney appointed and constituted by it (IO). The entire general marketing of the built-up areas in the proposed building shall be done by SIPL at its own cost. The execution and registration of the fresh general power of attorney in favour of SIPL and the cancellation of the initial power of attorneys issued under the IO Collaboration Agreements shall be done simultaneously with the execution and registration of this Collaboration Agreement.

For Moxine Developers Pvt. Ltd


Authorized Signatory

For SIPL Ltd

Authorized Signatory

For Vastika Limited

Authorized Signatory

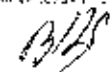


25. That simultaneously with the execution of this Collaboration Agreement, Vatika has handed over to the SIPL the original title deeds/ documents of the Said Land such as Sale Deeds, Jamabandis, Mutations, Khasta Girdawaris etc. and the IO acknowledges the same and further undertakes to furnish further available documentary evidence of ownership of the Said Land as and when required by the SIPL for the purposes of obtaining permissions or any other approval or sanction to be obtained by the SIPL from the competent authorities or for creation of equitable mortgage on the Total Land.
26. That the parties understand that this Collaboration Agreement shall not be deemed or construed to be a partnership or joint venture. This Collaboration Agreement is purely an agreement for the development and sharing of revenue by and between the parties as mentioned hereinabove.
27. That the SIPL shall be entitled to advertise the project at its cost through pamphlets, brochures, advertisements in print and electronic media, sign boards, neon signs on the Total Land or other places or in any manner as the SIPL may deem fit and proper and thus it shall be entitled to invite buyers/ customers to the site.
28. That SIPL shall have rights to transfer all its rights and obligations under this Collaboration Agreement in part or in whole to any other person, company or entity without affecting the rights of the IO contained in this Collaboration Agreement. The SIPL shall be entitled to sell the super built-up area to any party either in whole or in parts. The SIPL shall be entitled to enter into any agreement to sell / lease / rent or to dispose off the built up area in any other manner, to receive the payments and to execute the necessary documents in favor of the purchasers. If required, the IO shall join hands with the SIPL in executing such documents in favor of such purchasers and to do all other acts, deeds and things which may be required or necessary to be done in order to confer legal and perfect title in favor of such purchasers. IO shall be entitled to its share in revenue as agreed to in this Collaboration Agreement.
29. That the IO hereby indemnifies and holds harmless the SIPL and all its successors, executors, assigns etc. against all losses, expenses and damages that may be suffered by the SIPL in relying upon the assurances, undertakings and warranties given by the IO and forming the basis of this Collaboration Agreement.
30. That if either of the Parties to this Collaboration Agreement fails to comply with this Collaboration Agreement or if due to the default of either of the Parties, the development of the Total Land and construction of the proposed building thereupon is delayed; then such defaulting party shall indemnify the other party of the loss, damage which the other party may suffer as a result of such a default. In addition, the other party shall also have the right to seek specific performance of this Collaboration Agreement or to seek any other legal remedy to recover its dues/ investment made into this project.
31. That the SIPL shall be entitled to name the proposed project as it deems fit and the IO shall not object to the same. The SIPL shall also be entitled to advertise/ publicize the proposed building through newspapers and other forms of print and electronic media.
32. That this Collaboration Agreement is subject to Force-Majure Clause i.e. in any unforeseen adverse eventuality, SIPL shall not be held responsible for any consequences or liabilities under this Collaboration Agreement if it is prevented in performing its obligations under the terms

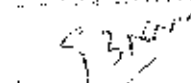
For IO i.e. Vatika Projects Pvt. Ltd.


Authorized Signatory

For Strong InfraBuild Pvt. Ltd.


Authorized Signatory

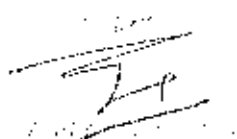
For the IO i.e. Vatika Projects Pvt. Ltd.


Authorized Signatory



thereof by reason of future restrictive government laws or regulations, riots, insurrection, war, terrorist action, acts of God etc.

33. That this Collaboration Agreement is subject to provisions of various acts, rules, regulations, laws, bye-laws, guidelines and instructions of various authorities concerned and contained in various acts applicable in the State of Haryana in general and Gurgaon in particular.
34. That the Parties undertake to keep confidential and not to divulge or communicate to any person, except in the performance of its obligations under this Collaboration Agreement, or use for its own purposes, trade secrets, confidential commercial information, financials, operations, plans know-how or any other information concerning the Parties or any of its Affiliates, which is not in public domain.
35. That all notices, requests, demands, statements and other communications required or permitted to be given under the terms of this Collaboration Agreement shall be in writing and delivered by hand against receipt or sent by registered mail at the addresses of the Parties mentioned above or at such other addresses as from time to time designated by notice from the respective party to the other party. Any such notice of communication shall be deemed to have been duly given and served at the date and time of receipt of first refusal of delivery, if sent by registered mail or delivered by hand against proper acknowledgement.
36. That the Parties have signed this Collaboration Agreement after reading and understanding all its contents and admit that this transaction is being entered into by them voluntarily and without any outside pressure, coercion and/ or undue influence. Further, this Collaboration Agreement as far as the Said Land is concerned, supersedes all prior oral or written arrangement(s)/ correspondence etc., if any, and records the entire arrangement between the parties fully and finally.
37. That the IO shall without demur indemnify SIPL in case the title of IO to the Said Land is found to be defective and/or the proposed project is not completed due to a default or impediment on the part of IO and IO shall be also liable for payment of all damages and expenses to SIPL.
38. That this Collaboration Agreement is irrevocable and is specifically enforceable in a court of law as per the terms and conditions contained herein. If any party violates this condition it shall be required to without demur compensate the other party the resultant loss suffered by it.
39. The terms of this Collaboration Agreement shall, to the extent relating to the Said Land shall supersede them and for the Balance Land the terms of the said Initial Collaboration Agreements shall remain in force and shall be binding.
40. MDL/ Confirming Party hereby confirms the understanding arrived between Vatika, IO and SIPL and confirms, assures and declares that it has no right whatsoever in the Said Land or the Total Land and shall at no stage claim any right or title in the Total Land and or the completed group housing project to be developed on the Total Land.
41. The Collaboration Agreement shall be registered before the Sub Registrar Gurgaon and all cost related to the stamp duty payment and registration cost shall be borne by SIPL.
42. This Collaboration Agreement shall be governed in accordance with the laws in India and this Collaboration Agreement shall be subject to the jurisdiction of Courts at Gurgaon.

Signature


For Living Infrastructure Ltd.

Authorized Signatory

For Vatika Limited

Authorized Signatory



IN WITNESS WHEREOF, THE PARTIES HAVE SET THEIR HANDS AND SEAL TO THESE PRESENTS ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESSES:

<p>1. Witness</p> <p><i>[Signature]</i> S.L. ARORA Advocates Distt. Courts, Gurgaon</p>	<p><i>[Signature]</i> For Strong Infrabuild Private Limited For Strong Infrabuild Pvt. Ltd.</p> <p><i>[Signature]</i> Authorized Signatory (Authorized Signatory) For Vatika Limited For Vatika Limited</p>
<p>2. Witness</p> <p><i>[Signature]</i> Mahesh K. Chauhan Advocate, Gurgaon</p>	<p><i>[Signature]</i> Authorized Signatory (Authorized Signatory) For Vatika Limited For Vatika Limited</p>
<p><i>[Signature]</i> Shyora</p>	<p><i>[Signature]</i> Manoj Kumar</p>
<p><i>[Signature]</i> For Malvina Developers Private Limited For Malvina Developers Pvt. Ltd.</p> <p><i>[Signature]</i> Authorized Signatory (Authorized Signatory)</p>	<p><i>[Signature]</i></p>

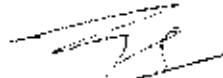


Annexure I


Land Details Village - Harsaru Tehsil & Distt. - Gurgaon

SL. No.	Khasra No.	Name of Company/ Farmers	Khasra No. / Host No.	Killa No.	Total area		Part/Salam	Area Purchased		Area in Acres
					Kanal	Mara		Kanal	Mara	
1	242/2112min	Shivraj S/o Shri Rohatash Singh Khatana	107	17	4	4	555/146	14	12.5	1.83
		Mand Kumar S/o Shri Rohatash Singh Khatana	108	5	5	0	507/445	9	3.5	1.15
		R/o V.P.O. Rihoo Tehsil, Sonana Distt.		4	5	0				
		Gurgaon		5	5	0				
				6	5	0				
				Total	36	4				
2	242/282min	Shyaji S/o Shri Rohatash Singh Khatana	108	7	8	0	87/325	3	7	0.42
		Mand Kumar S/o Shri Rohatash Singh Khatana		8	8	0	144/301	7	4	0.90
		R/o V.P.O. Rihoo Tehsil, Sonana Distt.		Total	16	0				
		Gurgaon								
3	242/282min	Shyaji S/o Shri Rohatash Singh Khatana	108	13	2	16	43/205	2	3	0.27
		Mand Kumar S/o Shri Rohatash Singh Khatana		14	8	0	87/205	4	12	0.58
		R/o V.P.O. Rihoo Tehsil, Sonana Distt.		15	0	0				
		Gurgaon		Total	10	5				
Grand Total								41	2	5.14

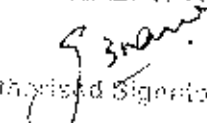
For Mehra Development Pvt. Ltd.


Authorized Signatory

For Strong Infrastructure Pvt. Ltd.


Authorized Signatory

For Valika Limited


Authorized Signatory



Annexure II

Land Details Village :- Harsaru Tehsil & Distt. - Gurgaon

Sl. No.	Chgoar No.	Name of Company/ Farmer	Khasra No./ Reel No.	Killa No.	Total area		Part/Share	Area Purchased		Area In Acre
					Kana	Maria		Kana	Maria	
1	242/282 (sh)	(Shyam) S/o Ahri Rajrashi Singh Khatana (Manoj Kumar) S/o Pita Rajrashi Singh Khatana (Rajendra P.C.) R/o Jai Tahr -Sohana Dist.- (Gurgaon)	108	712	6	18	392/312	14	18.0	1.85
					12	18				
				Total	17	12				
		Grand Total						14	18	1.86

my

W. A. R. 1917

For example, $\mathcal{C}_1 = \{2, 3, 4, \dots\}$ etc.

Attachment 4622

Fig. 5. \log_{10} of the relative number of *Salmonella* spp. per gram of feed.

Authorized person _____

For further details

~~Authorized Signatory~~



Annexure III

Schedule of Total Land

1. Detail of land owned by Strong Infrabuild Pvt. Ltd., Distt - Gurgaon.

			Total Area			Applied Area		
Village	Rect No.	Killa No.	Kanal	Marla		Kanal	Marla	
Harsaru	84	3	8	0		8	0	
		8	8	0		8	0	
		13	8	0		8	0	
		18	8	0		8	0	
		23/1	4	0		4	0	
		23/2	4	0		4	0	
	107	1/2	3	16		3	16	
		7	8	0		8	0	
		3	8	0		8	0	
		8	3	9		3	9	
		9	7	18		7	18	
		10	8	0		6	16	
		11	3	2		0	13	
Hayatpur	4	20/1	3	11		1	16	
		21/1/2	1	5		0	12	
		Total				81	0	

2. Sh. Shyoraj S/o Rohtas 402/822 Share, Sh. Manoj kumar S/o Rohtas 420/822 Share. Distt. Gurgaon

			Area			Applied Area		
Village	Rect No.	Killa No.	Kanal	Marla		Kanal	Marla	
Harsaru	107	1/1	4	4		4	4	
	108	3	8	0		8	0	
		4	8	0		8	0	
		5	8	0		8	0	
		6	8	0		2	7	
		Total				30	11	

3. Sh. Shyoraj, Sh. Manoj Kumar ss/o Rohtas Singh, Equal Share. Distt. Gurgaon

Village	Rect No.	Killa No.	Area		Applied Area	
			Kanal	Marla	Kanal	Marla
Harsaru	108	8	8	0	2	17
Grand Total					114	8
			or 14.30 Acres			

Shyoraj Manoj Kumar

[Signature]

[Signature]

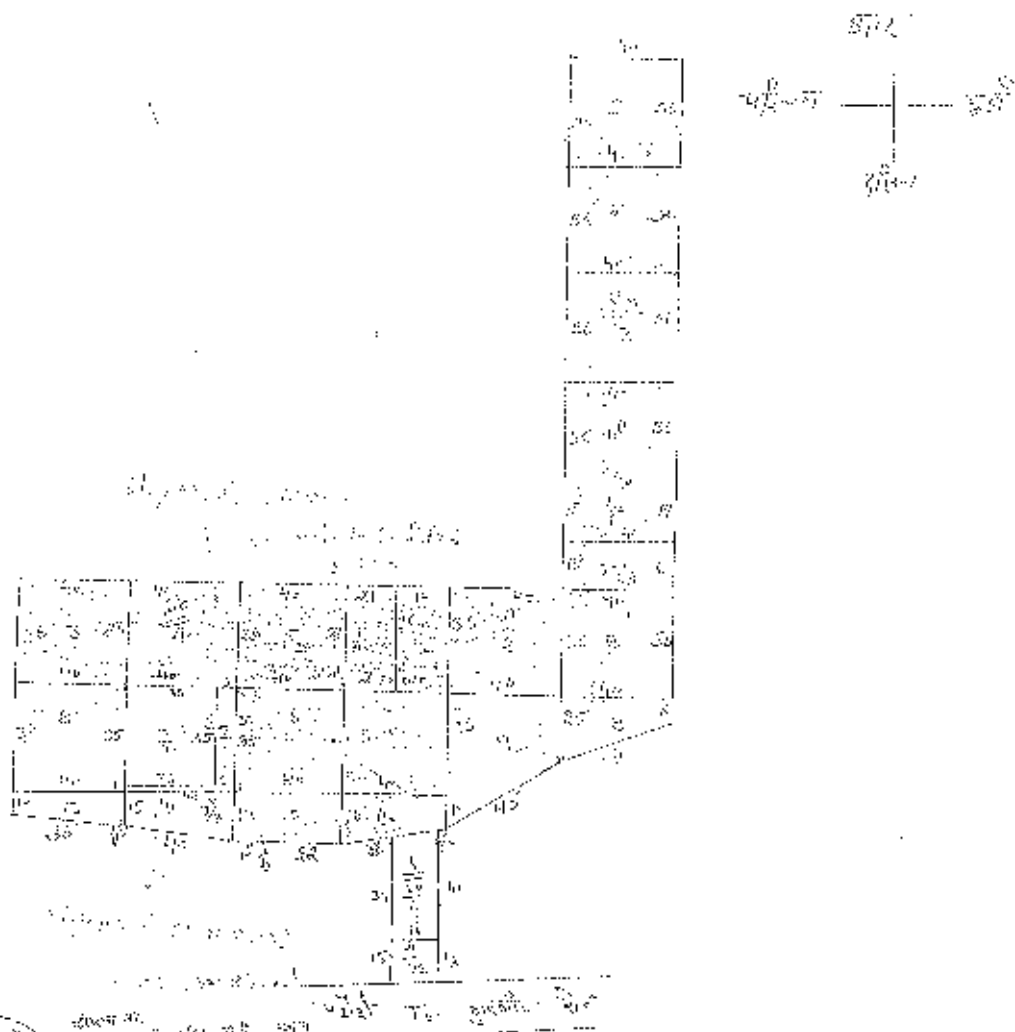
For Vatika Limited

[Signature]
Authorized Signatory



Annexure IV

Map of the Land Showing Soid Land and the Balance Land

[illegible]
$$36 \times 41 = 1476$$


ATTACHED
SUNDAY, AUGUST 10, 1969

For Stock, contact: Pratt & Whitney Pvt. Ltd.

Authorized Property

Per Vethica Limited

Author Contributions



Annexure V - Land under Collaboration							
Sh. Shyoraj S/o Rohtas 402/822 Share, Sh. Manoj kumar S/o Rohtas 420/822 Share, Distt. Gurgaon							
Village	Rect No.	Killa No.	Area			Applied Area	
			Kanal	Marla		Kanal	Marla
Harsaru	107	1/1	4	4		4	4
	108	3	8	0		8	0
		4	8	0		8	0
		5	8	0		8	0
		6	8	0		2	7
		Total				30	11
Sh. Shyoraj, Sh. Manoj Kumar ss/o Rohtas Singh, Equal Share, Distt. Gurgaon							
Village	Rect No.	Killa No.	Area			Applied Area	
			Kanal	Marla		Kanal	Marla
Harsaru	108	8	8	0		2	17
		Grand Total				33	8
							or 4.175 Acres

Manoj

Shyoraj

For Vidina Developers Pvt. Ltd.

[Signature]

Authorized Signatory

For Vidina Developers Pvt. Ltd.

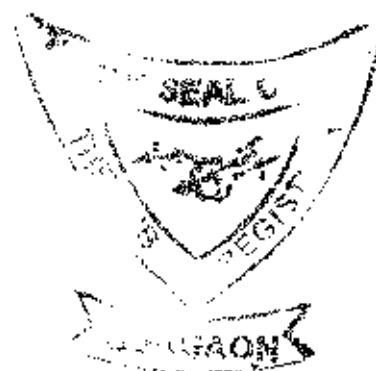
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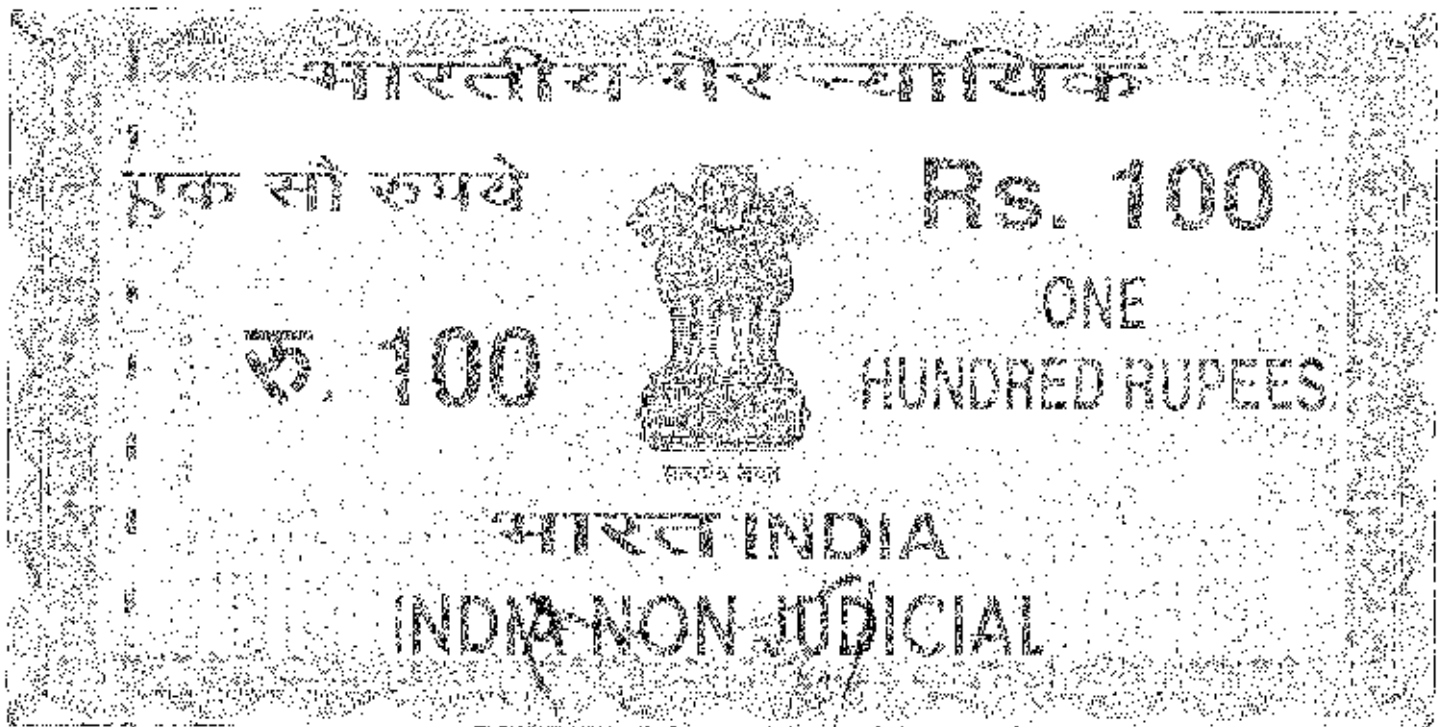
Authorized Signatory

For Votika Limited

[Signature]

Authorized Signatory





हरियाणा HARYANA

12408 K 425915
21/8/12

LPR-84

COLLABORATION AGREEMENT

This Collaboration Agreement is made at Gurgaon on this 21st day of August 2012

BETWEEN

Shri Manoj Kumar s/o Shri Rohtash Khatana r/o VPO;Rithoj Tehsil Sohna,Dist. Gurgaon(Haryana)

Shri Shyoraj s/o Shri Rohtash Khatana r/o VPO;Rithoj Tehsil Sohna,Dist. Gurgaon(Haryana)

(hereinafter referred to as "Owner", which expression shall, unless excluded by or repugnant to the context or meaning thereof, be deemed to include his heirs, successors, representatives, executors and assigns) of the FIRST PARTY.

AND

Vatika Limited, a company registered under the Companies Act, 1956 having its registered office at Flat No 621 A, 6th Floor, Devika Towers, 6, Nehru Place, New Delhi - 110019 and corporate office at, 7th Floor, Vatika Triangle, Sushant Lok -I, M. G. Road, Gurgaon - 122002, through its Director Mr. Anil Bhalla (hereinafter referred to as "Developer", which expression shall, unless excluded by or repugnant to the context or meaning thereof, be deemed to include its subsidiary companies, associates, representatives, executors and assigns) SECOND PARTY.

MR VATIKA LIMITED

[Signature]

[Signature]
Shyoraj

57578

100

दिनांक 21/08/12

15th August 2012
 Date: 15/08/12
 17/8/12

प्रलेख न: 12408

दिनांक 21/08/2012

डीड संबंधी विवरण	
डीड का नाम AGREEMENT	
तहसील/सब-तहसील गुडगांवा	गांव/शहर हरसर
भवन का विवरण	
भूमि का विवरण	
धन संबंधी विवरण	
राशि 51,375,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 100.00 रुपये
स्टाम्प की राशि 100.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये
	पेस्टिंग शुल्क 2.00 रुपये
रुपये	

Drafted By: SC Arora adv

यह प्रलेख आज दिनांक 21/08/2012 दिन मंगलवार समय 4:25:00PM बजे श्री/श्रीमती/कुमारी Manoj Kumar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Rohtash Khatana निवासी Vpo ritboj Sohna GGN द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

Manoj Kumar, Shyoraaj

उप/संयुक्त/प्रबन्धन अधिकारी
 गुडगांवा

उपरोक्त पेशकर्ता श्री/श्रीमती/कुमारी Thru- Brij Kishor दख्खर हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि दख्खर ने मेरे समक्ष पेशकर्ता को अदा की तथा प्रलेख में वर्णित अधिम अदा की गई राशि के लेन देन को स्वीकार किया।

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

व श्री/श्रीमती/कुमारी Sukhpal पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Devi Ram निवासी Vill Sohna GGN ने की।

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

दिनांक 21/08/2012

उप/संयुक्त/प्रबन्धन अधिकारी

गुडगांवा

WHEREAS

- A. The Second Party is a well known Developer and is engaged in the business of promotion, development and construction of real estate and is well established in this business in India.
- B. *The Owner, the First Party as mentioned hereinabove, is the owner in possession of and is fully entitled to a parcel of land falling in Khewat / khata no 242/282, as per Annexure -I, total land area, admeasuring 41 Kanal 2 Marla, equivalent to 5.1375 Acres* situate in the revenue estate of village Harsaru, Tehsil & District Gurgaon, Haryana acquired by way of Sale Deed No. 6425 & 6432 dtd. 08.06.12, 11280 dtd. 03.08.12, being hereinafter referred to as the **said Land**.
- C. The Owner has represented that he is the absolute owner in possession of the said land and is absolutely entitled and empowered to construct / develop the said Land in collaboration with the Developer.
- D. The Owner has represented and assured that the said Land is free from all encumbrances, attachments, mortgages, liens, court cases / orders / decrees / stays, prior agreements, acquisition proceedings etc.
- E. The Owner had approached the Developer with a request to develop the said land and to construct thereupon a Group Housing project or Plotted colony subject to specific approval, as the case may be, after obtaining necessary licenses, approvals and sanctions from all concerned statutory authorities and bodies.
- F. The parties hereto have mutually discussed the terms and conditions of development of the said land and to undertake construction thereupon and have agreed to the terms and conditions as mentioned hereunder:-

NOW THEREFORE, THIS INDENTURE WITNESSES AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERE AS FOLLOWS:

1. That the objective of this COLLABORATION AGREEMENT is to develop the said Land and to construct thereupon a Group Housing project with such common amenities and facilities, as stated hereinafter, after obtaining requisite permissions and approvals, no objections and sanctions etc. from the Director, Town & Country Planning, Haryana or any other such Authority or the State Government (**Proposed Building**).

For VATIKA LIMITED
[Signature]
Director

[Signature]
[Signature]



पेशकर्ता



दावेदार



गवाह



उप / संयुक्त पंजीयन अधिकारी

पेशकर्ता Manoj Kumar



Manoj Kumar

पेशकर्ता Shyoraj



Shyoraj

दावेदार Thru- Brij Kishor



Brij Kishor

गवाह S C Arora



S C Arora

गवाह Sukhpal



Sukhpal

2. That as a result of this Collaboration Agreement as agreed herein, the Owner shall be entitled to **32%** of the permissible super built up area that may be available on the said land (**Owner's Share**) whereas the Developer shall be entitled to the remaining **68%** of the super built up area that may be available on the said land (**Developer's Share**). The parties will divide their respective shares in the super built up area after the approval of the building plans of the proposed building by the competent authority, such division shall be subject to reconciliation at the time of the Developer making an application for issue of occupation certificate, such reconciliation may be necessitated on account of any modification of Building Plans that may be required to be carried out during the period of construction. It is clarified that the within mentioned division will be carried out by the parties by demarcating their respective shares on a copy of the map approved by the competent authority and by signing thereupon in token of having accepted/ agreed for the said division subject to non applicability of this condition in case of allocation of a separate tower by the Developer to the Owner. Further as the Developer will maintain the proposed building, either itself or through any maintenance company nominated by it, the Owner shall have no role or right in such areas of the building as the roof, basement(s), areas used for housing maintenance equipment etc., open areas, green area and other such areas. However, the Owner will be entitled to have space for car parking as per the norms, in proportion to the Owner's share of super built up area in the proposed building.

DEFINITION OF SUPER BUILT UP AREA

Super Built Up Area - When used in relation to the proposed building shall mean and include the sum of the carpet area of all units therein and the prorata share of such units in the common areas in the proposed building.

Carpet Area - When used in relation to the proposed building shall mean the sum of net floor area of all units therein excluding the area of walls.

Common Area - When used in relation to the proposed building shall mean all such areas of the proposed building which the owner shall use by sharing with other occupants of the proposed building including entrance, canopy and lobby, corridors, circulation areas and passages, security, fire control room(s), if provided, lift shafts, all electrical, plumbing and fire shafts on all floors and rooms, if any, staircases, munties, lift machine rooms, water tanks, gate posts, the entire service areas in the basement including but not limited to electric substation, transformers, DG set rooms, underground water and other storage tank, pump rooms, maintenance rooms and other service rooms etc but does not include the remaining areas in the basement and roof/terrace.

For VATIKA

P. N. K. K.

Director

Munish
Shyraj

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12.408 आज दिनांक 21/08/2012 को बही न: 1 जिल्द न: 13,010 के पृष्ठ न: 106 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 2,329 के पृष्ठ सख्या 38 से 39 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 21/08/2012

सहायक सचिव, पंजीयन अधिकारी
गुडगाँव

3. That the Developer has agreed to pay a sum of **Rs 1,00,00,000/-** (Rupees One Crore Only) per acre to the Owner as non refundable security deposit. Accordingly, the Developer has paid to the Owner a sum of **Rs. 5,13,75,000/-** (Rupees Five Crore Thirteen Lakhs Seventy Five Thousand Only), as per the following details:-

Cheque / DD No.	Amount	Drawn on	In favour of
237229	2,62,18,750/-	IndusInd Bank	Manoj Kumar
237228	2,51,56,250/-	IndusInd Bank	Shyoraj

4. That the upkeep, maintenance and management of the proposed building and common areas, maintenance and operation and up keep of plant and machinery shall be organized by the Developer or its nominated Maintenance Agency. All such costs, expenses, accruals to or provisions shall be borne and paid by the Owner to the extent of its share in the proposed building. The charges so fixed and payable every month shall be apportioned by the Developer to which the Owner hereby agrees to accept as final and binding. It is clarified that Maintenance charges will be exclusive of water, electricity and other consumables for which separate bills will be raised by the Developer/ concerned agency/ Deptt./ Maintenance agency and shall be paid by the Owner as stipulated herein within the stipulated time.
5. That the Owner's share will be calculated proportionately on each floor of the proposed building as may be practically possible and will be allocated by metes and bounds as may be mutually agreed by the parties or the Owner agrees that a separate tower shall be erected for the Owners share.
6. That the Developer will develop the said land and construct thereupon the proposed building at its own cost and expense after procuring at its own expense the requisite licenses, permissions, approvals, sanctions, wherever required. However, it is specifically agreed between the parties that the Developer will construct the proposed building on the said land as and when it is mutually decided by the parties keeping in view the market conditions.
7. That the Developer has informed the Owner that it shall avail a loan for development of the said land and for construction of the proposed building against equitable mortgage of the said land by deposit of the original title deeds of the said land which shall exclude the share of the Owner. The Owner has handed over all original title deeds/ documents of the said land such as Sale Deeds, Jamabandies, Mutations, Khasra Girdawaris etc. to the Developer and has agreed to complete other formalities/ documentation for the said purpose as and when required. Such equitable mortgage shall be for development of the said land only and will be created after license for such development has been granted

THE VASTRA LIMITED

[Handwritten signatures and initials]



by the competent authorities and after the allocation of Owners share has been completed. The Developer has assured the Owner that the Owner's share in the super built up area in the proposed building will be free from all sorts of encumbrances including mortgage at the time of offer of possession to the Owner of his share of the super built up area and that the Owner's rights in his share will include all rights of easement thereof.

8. That all approvals, sanctions, no objections, wherever required for the development and construction on the said land will be obtained by the Developer at its own cost and expense. However, the Owner has agreed to fully cooperate with the Developer in this regard and to sign/ execute (and to get registered, if necessary) all papers, applications, documents, petitions, indemnities, undertakings, affidavits, plans, general/ special power of attorneys as the Developer may require in its name or in the name of its nominee(s) to represent the Owner before the concerned statutory and other authorities and to enable the Developer to obtain necessary permissions and approvals in connection with the development of the said land and to commence and complete construction of the building on the said land including applications for obtaining the building licenses and sanction plans and any modification or amendments thereof, including for obtaining water, electricity, sewerage connections etc and for fully effectuating the terms and conditions of this agreement and also empowering such attorney(s) to sell the super built-up area in the proposed building falling to the Developer's share along with undivided proportionate share in the land underneath the said built-up area (s). The Developer will ensure that sale of its share of super built up area in the said building does not cause any obstacle in the use/ sale by the owner of his share of the super built up area.
9. That on the requisite license being granted, the FIRST PARTY shall apply to the concerned authorities for grant of No Objection certificate/Permissions to transfer the title of the said Land in favor of the SECOND PART and/or its nominees along with the requisite licenses.
10. The FIRST PARTY shall thereafter be bound to transfer the title of the said land by way of sale deeds along with the requisite license for developing the same in favor of the SECOND PARTY and/or its nominees within 30 days from the date of grant of No Objection Certificate/Permissions. The SECOND PARTY shall simultaneously with the transfer of the said land in favour of the SECOND PARTY allot the area as agreed by and between both the parties as mentioned herein above to the FIRST PARTY by execution of Allotment Letter/ Agreement to Sell/ Builder Buyer Agreement or any other document in favour of the FIRST PARTY.

For VATIKA LIMITED
P. K. Kulkarni
Director

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11. That since considerable expenditure, efforts and expertise are involved in getting the Licenses, permissions, sanctions the FIRST PARTY specifically agrees that it shall not rescind from the terms of this Agreement at any stage and specifically after the grant of License/ Permissions. In the event of the FIRST PARTY backing out or rescinding from this Agreement, besides other rights, the SECOND PARTY shall be entitled to get the said agreement specifically enforced and claim damages at the risk and cost of the FIRST PARTY.
12. That the FIRST PART realizes that the allotment of developed area is subject to receipt of License/ approval from the concerned authority and agrees not to hold the SECOND PART liable/ responsible in any manner whatsoever for non receipt/ refusal of permission. That in case license is not granted by the appropriate authority with respect to the said land within 24 months from the date of all the compliances being done by both the parties under this agreement and the land becoming ineligible for grant of license or within such period extended by mutual consent of the parties, this agreement may become unenforceable and come to an end at the sole discretion of the SECOND PART and the FIRST PART shall Forfeit the said Security Deposit.
13. That in case the FIRST PART fails to execute the sale deed/s within a period of 30 days from the date of grant of no objection certificate/ permissions from appropriate authorities as agreed upon, the SECOND PART shall be entitled to get the sale deed/s executed and registered through court of law at the cost and expenses of the FIRST PART.
14. That within a period of 36 months from the date of transfer of land and license in favor of the SECOND PART, the SECOND PART shall offer possession of the developed area whether Group Housing or Plotted to the FIRST PART and or its nominees.
15. That the Owner had, simultaneously with the signing / execution of these presents, appointed and constituted **Sh. Gautam Bhalla** as his duly constituted General Power of Attorney to do and perform all acts, things and deeds necessary in pursuance to and fulfillment of aforesaid Collaboration Agreement and to sell / transfer / convey the super built-up area(s) along with proportionate indivisible share in the said land underneath the said built-up areas, falling only to the share of the Developer in terms of aforesaid Collaboration Agreement in his name and on his behalf, which shall stand duly ratified by the Owner. The said General Power of Attorney executed by the Owner shall be irrevocable and shall be totally / absolutely binding on the Owner and his legal heirs

For VATIKA LIMITED

[Signature]

Director

[Signature]

[Signature]



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for all intents and purposes connected with said Collaboration Agreement which shall also be effective for these presents.

16. That the Owner hereby declares and assures that there is no charge, lien, mortgage and / or encumbrance of any kind whatsoever on the said land and the same is free from court decree, stay, attachment order / litigation and the owner has a clear marketable title to the said land. Further, if at any stage, any previous agreement / MOU executed by the Owner with any party or any advance taken by the Owner in relation to the said land or any part thereof is noticed and the project is delayed on account of the same, then the Owner shall be fully responsible and liable for the same and indemnifies the Developer against all losses, damages and expenses that may be suffered by it on account of the same.
17. That the Owner further undertakes that it shall not deal with the said land in any manner whatsoever and shall henceforth keep the said land free from any charge, lien, litigation, claim etc and shall not create any obstruction or impediment on any ground whatsoever, in the development of the said land by the Developer.
18. That as stated above, the entire expenses for carrying out the development of the said land and the construction thereupon including preparation of plans, architect's fees, contractor's bills, statutory fees, IDC, EDC, conversion fee, charges and expenses in connection therewith, shall be wholly to the account of the Developer. Any tax, charge, levy or liability accrued / accruable till the date of handing over vacant possession of the said land to the Developer, shall be borne and satisfied by the Owner.
19. That the proposed construction on the said land shall be uniformly of good quality. However, the Owner shall be precluded from questioning the quality; workmanship during development of the said land / construction thereupon or after the same is complete.
20. That the Owner shall be bound by all terms and conditions such as layout, height, usage, finish exterior / interior, colour scheme, nomenclature, maintenance and the as may be prescribed by the Developer in respect of the proposed building and the construction upon the said land.
21. That the Power of Attorney, appointed and constituted by the Owner irrevocably, shall be fully empowered to deal and act upon the licenses and sanctions that may be granted by the authorities for development of the said land and for construction thereupon and the Owner shall extend all assistance and co-operation for smooth completion of the proposed building.

For VATIKA LIMITED

Director



22. That the Developer shall be fully entitled to sell, transfer, convey and / or assign or agree to sell its share of super built-up area(s) without any interference from the Owner at any point of time and through the irrevocable Power of Attorney appointed and constituted by it (Owner). The Owner shall be free to sell built-up area falling to its share without any liability on the part of the Developer. However the entire general marketing of the built-up areas in the proposed building shall be done by the Developer at its own cost.
23. That simultaneously with the execution of this agreement the Owner has handed over vacant, lawful, peaceful physical possession of the said land to the Developer after removing tube wells, sheds, structures, houses, places of worship, trees, gardens, crops etc, on the spot hereof and from now on the Developer shall be fully entitled to measure and fence the same and carry on developmental activities over the same (said land) and such other activities as set out herein. In the event the Owner fails to remove all or any of the structures, the Developer may remove the same without any liability on its part and without any reference to the Owner.
24. That simultaneously with the execution of this agreement, the Owner has handed over to the Developer the original title deeds/ documents of the said land such as Sale Deeds, Jamabandies, Mutations, Khasra Girdawaris etc. and the Owner further undertakes to furnish further available documentary evidence of ownership of the said land as and when required by the Developer for the purposes of obtaining license / CLU / permissions or any other approval or sanction to be obtained by the Developer from the competent authorities or for creation of equitable mortgage on the said land excluding the share of the Owner after obtaining the license from the competent authorities.
25. That the Developer will charge transfer/ administrative charges, as may be fixed by it from time to time, from the purchaser in case the Owner sells his share in the super built-up area to third parties. Such transfer/ administrative charges shall also be payable by each subsequent transferee(s) and the Owner undertakes to incorporate this stipulation in the transfer document that may be executed by it while selling / transferring his share of the super built-up area.
26. That the parties understand that this Collaboration Agreement shall not be deemed or construed to be a partnership or joint venture. This Collaboration is purely an agreement for the development and sharing of developed / built-up areas by and between the parties as mentioned hereinabove.

For VATIKA LIMITED

Director



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27. That the Developer shall be entitled to advertise the said project at its cost through pamphlets, brochures, advertisements in print and electronic media, sign boards, neon signs on the said land or other places or in any manner as the Developer may deem fit and proper and thus it shall be entitled to invite buyers / customers to the site.
28. That the Developer shall have rights to transfer all its rights and obligations under this Collaboration Agreement in part or in whole to any other person, company or entity without affecting the rights of the Owner contained in this Collaboration Agreement. The Developer shall be entitled to sell its share of the super built-up area to any party either in whole or in parts. The Developer shall be entitled to enter into any agreement to Sell / Lease / Rent or to dispose off its share in any other manner, to receive the payments and to execute the necessary documents in favor of the purchasers. If required, the Owner shall join hands with the Developer in executing such documents in favor of such purchasers and to do all other acts, deeds and things which may be required or necessary to be done in order to confer legal and perfect title in favor of such purchasers. If required the Developer will also extend the same facility to the Owner.
29. That the Owner hereby indemnifies and holds harmless the Developer and all its successors, executors, assigns etc. against all losses, expenses and damages that may be suffered by the Developer in relying upon the assurances, undertakings and warranties given by the Owner and forming the basis of this Collaboration Agreement.
30. That if either of the parties to this agreement fails to comply with this agreement or if due to the default of either of the parties, the development of the said land and construction of the proposed building thereupon is delayed, then such defaulting party shall indemnify the other party of the loss, damage which the other party may suffer as a result of such a default. In addition the other party shall also have the right to seek specific performance of this Collaboration Agreement or to seek any other legal remedy to recover its dues / investment made into this project.
31. That upon the Developer not being able to obtain the license from the competent authority for the proposed building project within such reasonable time as may be mutually arrived at between the parties, this agreement shall automatically stand cancelled / come to an end.
32. That the parties hereto shall be liable in respect of Income Tax and other fiscal liabilities for their respective share in the super built-up area and / or proceeds thereof under this agreement.

For VATIKA LIMITED

[Signature]

Director

[Signature]

[Signature]



33. That the Developer shall be entitled to name the proposed project as it deems fit and the Owner shall not object to the same. The Developer shall also be entitled to advertise/ publicize the proposed building through newspapers and other forms of print and electronic media.
34. That this Agreement is subject to Force-Majure Clause i.e. in any unforeseen adverse eventuality, Developer shall not be held responsible for any consequences or liabilities under this Agreement if it is prevented in performing its obligations under the terms thereof by reason of future restrictive government laws or regulations, riots, insurrection, war, terrorist action, acts of God etc.
35. That this Agreement is subject to provisions of various acts, rules, regulations, laws, bye-laws, guidelines and instructions of various authorities concerned and contained in various acts applicable in the State of Haryana in general and Gurgaon in particular.
36. That the Parties undertake to keep confidential and not to divulge or communicate to any person, except in the performance of its obligations under this Agreement, or use for its own purposes, trade secrets, confidential commercial information, financials, operations, plans, know-how or any other information concerning the Parties or any of its Affiliates, which is not in public domain.
37. That all notices, requests, demands, statements and other communications required or permitted to be given under the terms of this Agreement shall be in writing and delivered by hand against receipt or sent by registered mail at the addresses of the parties mentioned above or at such other addresses as from time to time designated by notice from the respective party to the other party. Any such notice or communication shall be deemed to have been duly given and served at the date and time of receipt of first refusal of delivery, if sent by registered mail or delivered by hand against proper acknowledgement.
38. That the Owner shall without demur indemnify the developer in case the title of the Owner to the said land is found to be defective and/or the proposed project is not completed due to a default or impediment on the part of the Owner and the Owner shall be also liable for payment of all damages and expenses to the Developer.
39. That the parties have signed this agreement after reading and understanding all its contents and admit that this transaction is being entered into by them voluntarily and without any outside pressure, coercion and / or undue influence. Further, this Agreement supersedes all prior oral or written arrangement(s) / correspondence etc., if any, and records the entire arrangement between the parties fully and finally.

For VATIKA LIMITED

[Signature]

Director

[Signature]

[Signature]



40. That this agreement is irrevocable and is specifically enforceable in a court of law as per the terms and conditions contained herein. If any party violates this condition it shall be required to without demur compensate the other party the resultant loss suffered by it.

IN WITNESS WHEREOF, THE PARTIES HAVE SET THEIR HANDS AND SEAL TO THESE PRESENTS ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Drafted by me
S.C. AGORA
Advocate
Distt. Court, Gurgaon

Manoj Kumar

Manoj Kumar

Shyora;

(Owner)

Shyora;

For Vatika Limited
For VATIKA LIMITED

Anil Bhalla

Director

Anil Bhalla
Director
(Developer)

Witnesses:

Name: *S. C. AGORA*

Address: *S. C. AGORA
Advocate
District Court, Gurgaon*

Name: *Smt. P. S. DEVI RAM*

Address: *R/o. Baluqa Road
Johna*



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

हरियाणा HARYANA

K 423916

GENERAL POWER OF ATTORNEY

Know all these men that I/We, **Manoj Kumar** s/o Shri Rohitash Khatana and **Shyoraj** s/o Shri Rohtash Singh Khatana R/o VPO, Rihoj Tehsil Sohna, Dist. Gurgaon (Haryana) (hereinafter referred to as "Owner", which expression shall, unless excluded by or repugnant to the context or meaning thereof, be deemed to include our heirs, successors, representatives, executors and assigns, (hereinafter referred to as "Executant") state as under:-

manoj k

Shyoraj

प्रलेख नः 511

दिनांक 21/08/2012

डीड संबंधी विवरण	
डीड का नाम	GPA
तहसील/सब-तहसील	गुडगाँवा
गाँव/शहर	हरसर
धन संबंधी विवरण	
रजिस्ट्रेशन फीस की राशि	100.00 रुपये
स्टाम्प ड्यूटी की राशि	300.00 रुपये
पेस्टिंग शुल्क	2.00 रुपये

Drafted By: S C Arora Adv

यह प्रलेख आज दिनांक 21/08/2012 दिन मंगलवार समय 4:15:00PM बजे श्री/श्रीमती/कुमारी Manoj Kumar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Rohtash khatana निवासी Harsra GGr द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

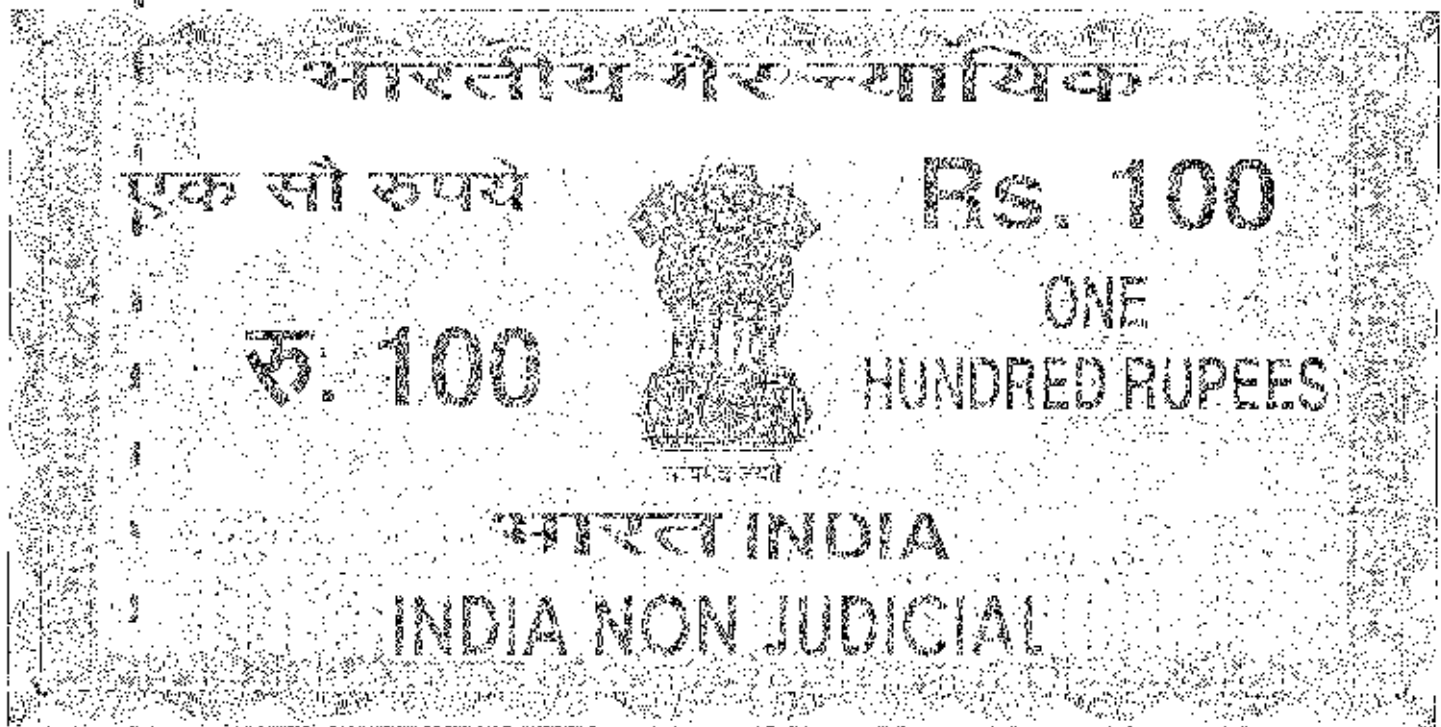
Manoj Kumar, Shyora

उपस्थित अधिकारी
गुडगाँवा

उपर्युक्त पेशकर्ता व श्री/श्रीमती/कुमारी Gautam bhalla प्रथमतः हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी S C Arora पुत्र/पुत्री/पत्नी श्री निवासी Adv GGr व श्री/श्रीमती/कुमारी Sukhpal पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Devi Ram निवासी Sohna GGr ने की। साक्षी नः 1 को हम नम्बरदार/अधिकृत के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 21/08/2012

उपस्थित अधिकारी
गुडगाँवा



हरियाणा HARYANA

K 425937

- B. Whereas the Executant is the sole and absolute owner and in lawful and peaceful possession of a parcel of land falling in *The Owner, the First Party as mentioned hereinabove, is the owner in possession of and is fully entitled to a parcel of land falling in Khewat / khata no 242/282, as per Annexure -I, total land area, admeasuring 41 Kanal 2 Marla, equivalent to 5.1375 Acres* situate in the revenue estate of village Harsaru, Tehsil & District Gurgaon, Haryana acquired by way of Sale Deed No. 6425 & 6432 dtd. 08.06.12, 11280 dtd. 03.08.12, being hereinafter referred to as the **said Land**. (herein after said "Collaboration Agreement"), being hereinafter referred to as the **said Land**. (which expression shall mean and include all tube wells, shed, structures, gardens, orchid, place of worship, houses tress, crop and the like constructed /standing/ erected thereon now or at any time in future).

Signature

Signature

Reg. No.

Reg. Year

Book No.

511

2012-2013

Ajay Pat Stamp Vendor
 Reg. No. 88
 Dist. Patna, Guwahati






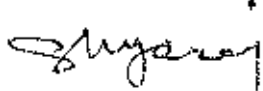




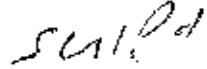
पेशकर्ता

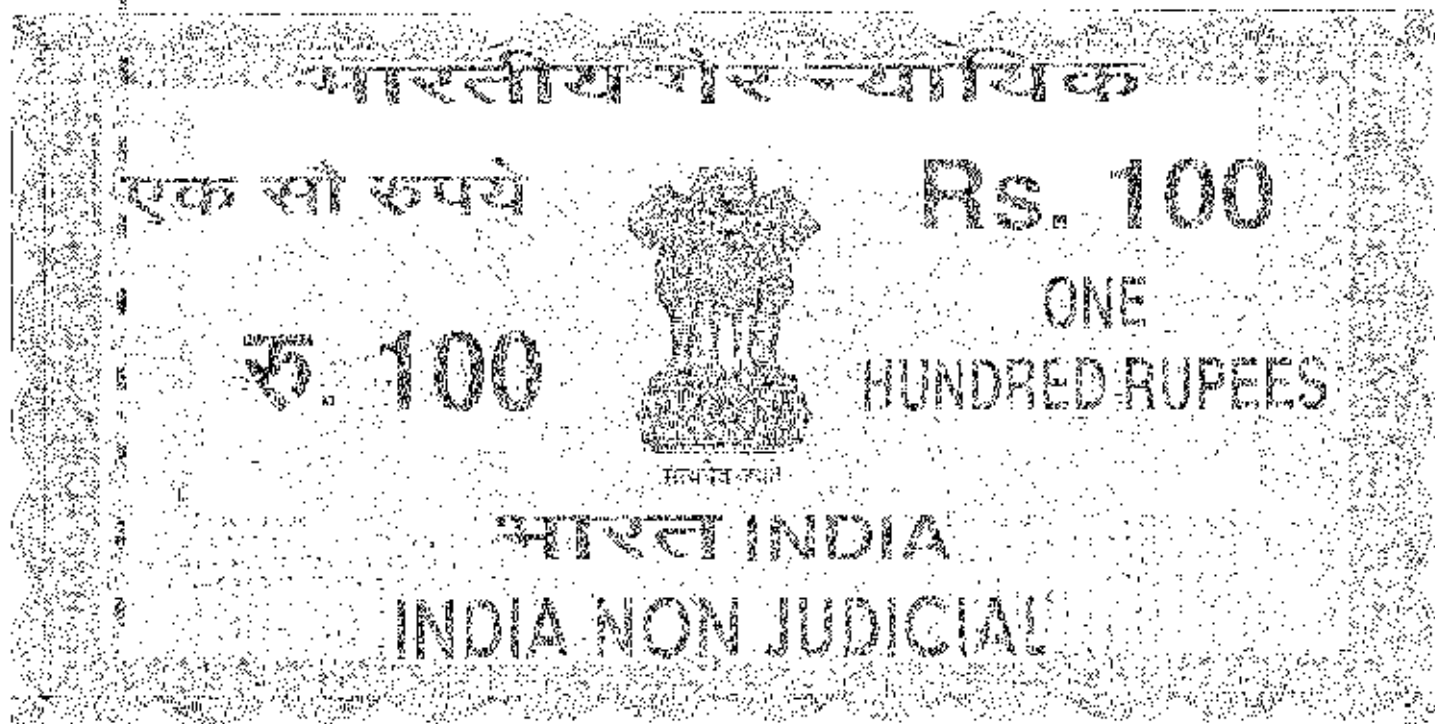


गवाह



उप / सहायक पंजीयन अधिकारी

पेशकर्ता	Manoj Kumar		
पेशकर्ता	Shyraj		
प्राधिकृत	Gautam bhabha		
गवाह	S C Arora		
गवाह	Sukhlal		



हरियाणा HARYANA

K 425908

AND WHEREAS the Executants have entered into a collaboration agreement ("said Collaboration Agreement") with **Vatika Limited**, a company registered under the Companies Act, 1956 having its registered office at Flat No 621 A, 6th Floor, Devika Towers, 6, Nehru Place, New Delhi – 110019 and corporate office at, 7th Floor, Vatika Triangle, Sushant Lok –I, M. G. Road, Gurgaon – 122002, through its authorized signatory Sh _____ (hereinafter referred to as "Developer") for development of Plotted residential area upon the Said Land after obtaining the necessary permission, sanction and license from competent authority.

AND WHEREAS the said Developer has requested the Executants to grant and execute a General Power of Attorney in favour of its nominee **Shri Gautam Bhalla** s/o Sh Anil Bhalla r/o 4, Prakriti Marg, Bund Road, Sultanpur, Mehrauli, New Delhi.

NOW THEREFORE, WE the Executants, do hereby jointly as well as severally

Munish Kumar *Shyamsingh*

Reg. No.

Reg. Year

Book No.

511

2012-2013

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 511 आज दिनांक 21/08/2012 को यही तहसील 4 जिल्द नं० 1,012 के पृष्ठ नं० 128 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त वही सख्या 4 जिल्द नं० 1,012 के पृष्ठ सख्या 94 से 95 पर लिपिकाई गयी। यह भी प्रमाणित किया जाता है कि इस बस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं।

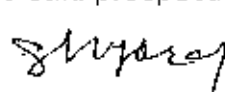
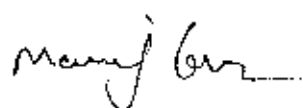
दिनांक 21/08/2012

उप/संयुक्त पंजीयन अधिकारी
गुडगाँवा



appoint, nominate and constitute Shri Gautam Bhalla as our true and lawful attorney to do, all or any of the following acts, deeds, things on our behalf and, in our name and which the said Attorney has agreed to do.

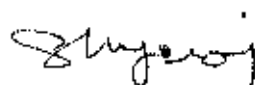
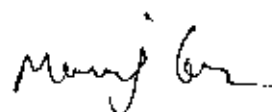
- 1) To takeover actual and absolute physical possession of the Said Land, and to hand over possession of the said land to the Developer and/or person nominated by the Developer.
- 2) To engage and appoint surveyors, architects, contractors, and such other consultants and experts as may be required for planning, obtaining of licenses and permits for developing, the said land.
- 3) To prepare plans and make applications for obtaining of change of land use of the said land, licenses, permits, permissions and approvals for zoning, development, sale and marketing of the said land, make / receive payment of fees and charges, incur expenses for the said purpose.
- 4) To get the license transferred in due course in the name of the Developer, Vatika Limited or its associates / nominees or any other person, company or entity as my said Attorney may deem fit and proper.
- 5) To engage various agencies and persons in connection with the development / execution / completion of the said land.
- 6) To market, advertise, brand, publicize, operate, maintain, book by way of sale for such price and on such terms and conditions as may be agreed by the Developer from time to time and to sign, execute all relevant documents for sale, including but not limited to Conveyance Deeds, Sale Deed, Exchange Deeds, etc with respect of the Developer's share in the said land and to receive payments/ consideration / deposits / advances / fees / charges there for in its own name and behest. However, it is made clear that the Attorney shall not sell or alienate in any other manner any portion of the Developer's share in the said land until the share of the Owners, Executants herein, is divided by metes and bounds on the final map. However, my Attorney above named shall be fully empowered to agree to sell or alienate in any manner to any third party (ies) space(s) falling into the share of the Developer in the said land anytime hereinafter.
- 7) To receive at any time hereinafter from the said prospective buyers / allottees





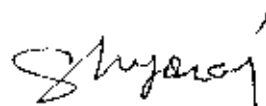
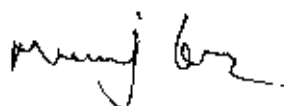
/ users or their heirs, representatives and / or assigns, payments / consideration amounts, deposits / advances / fees / charges and give effective receipts and discharges for the same.

- 8) To avail a loan for development of the said land against equitable mortgage of the said land (by deposit of the original title deeds of the said land) and to register any document for and on our behalf in this regard provided that such loan shall be availed by the Developer after the license for the proposed project has been received from the competent authority.
- 9) To sell / transfer / convey in any manner to third parties the said land.
- 10) To avail loan for the development of the said land by mortgaging whole or part of the said land. The Attorney is permitted to deposit the original title deeds of the said land with the lending agency for the purpose.
- 11) To appear on our behalf before the Register or sub-register or any other authority competent with regard to the development of the said land and to present for registration and / or receive any document in this regard including but not limited to lease deeds, security deposit agreements rectification deeds agreement for sale and Conveyance Deed /Sale Deed /Exchange Deed's.
- 12) To sell / alienate in any manner to third parties the whole or part of the Developer's share in the said land and to admit to execution thereof and give acknowledgement/ receipts of the payments and to do other acts that may be necessary for the registration of the said documents and to receive them back when they have been duly registered and to sign and deliver proper receipts for the same provided that our Attorney will do so after the Developer has offered possession to the Owners (Executants herein) or to their nominees, the Owner's share in the said land.
- 13) To do all acts, deeds and things required for amending / rectifying any entries in respect of the said land in the land revenue records and to file application for partition (takseem) of land.
- 14) To remove / dismantle /shift all structures, houses, equipment that may exist, now or from time to time on the said Land and to pay all mortgages, and to remove all encumbrances, charges over the said land.





- 15) To do all acts, deeds things relating to the said land to effectuate the development of the said land.
- 16) To represent us in all offices of President of India Governor, state of Haryana, Director Town & Country Planning Department Haryana, Haryana Urban Development Authority, Panchayat Local government, Income Tax Department ,Municipal Corporation, Haryana State Electricity Board, Fire Authority or any other Government Authority/ Local Body, to put signatures, etc. Make, affirm, present, execute and register, if required any letter applications, forms documents deeds, affidavits indemnities undertakings, Guarantees, representations, and petitions for all /any liconses, permissions and consents required in connection with the obtaining of change of land use of the Said Land.
- 17) To appear and represent us before any court of law, authority collector, Tehsildar, revenue court, etc. appoint/dismiss /re-appoint lawyers, experts, and file/ initiate/ contest/ settle any legal proceeding , suits complaints, writs, claims appeals, partition suits and to sing submit and affirm plaints, petitions written statements, securities bonds, surety bonds, applications written statements, affidavits, undertakings, indemnities and all other documents as maybe required for the said purposes and also to replace any security bonds and/or surety bonds given by us by deposit of money or by any other mariner as the concerned court may deem appropriate.
- 18) To further delegate all or any of the aforesaid powers to any other person or persons and to appoint any other attorney or attorneys with all or any of the said powers, and to cancel withdraw and /or revoke the powers conferred upon such attorneys.
- 19) To further and more effectually doing, effecting and performing of the several matters and things aforesaid, we hereby give and grant unto our said Attorney, full power and authority to appoint one or more substitute or substitutes and to remove such substitute or substitutes at pleasure and to appoint other or others in his or their place for all or any of the matters aforesaid upon such terms and conditions as my said Attorney shall think proper and expedient.





That all acts, Deeds and things done or caused to be done by the said attorneys or by any of their delegate or delegates shall be deemed to have been done by us and we hereby agree that we shall ratify and confirm all and whatever the said attorneys or its/their delegate or delegates shall do or cause to be done by virtue of the powers conferred by these presents.

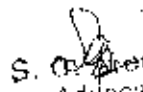
That this Power of Attorney is irrevocable and is subject to the terms and conditions of the said Collaboration Agreement entered between Vatika Ltd and ourselves.

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

In witnesses whereof WE, the above Executants have executed this Power of Attorney at _____ on this _____ day of _____ in the presence of witnesses:

Witnesses

1.


S. C. Arora
Advocate
District Courts, Gurgaon


Drafted by me
S.C. ARORA
Advocate
Distt Courts, Gurgaon

2.

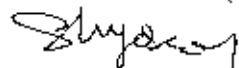
SLIP
SUKHPAL S. DEVI RAM
R/o BALUDA

EXECUTANTS

Manoj Kumar



Shyoraj





Land Details Village :- Hansari Tehsil & Distt. - Gurgaon

Annexure-1														
Sl. No.	Khasra No.	Name of Company/Partners	Khasra No./Rach. No.	Kills No.	Total area		Area in Acres	Part/Salam	Area Purchased		Acquired Date	Registry No./Date	Duration (To/From)	Remarks
					Ranch	Maria			Ranch	Maria				
1	312212010	Sri Sri Sru Rohan Singh Khosla M/s. K. Mar. S/S Sri Rohan Singh Khosla M/s. V.P.C. Rajwade Sahi - Scheme Dist - Ganganagar	107	01	4	2	4.53500	550722	4	12.5	1928125			4549-40508 Regl.No.1128003082042
				3	4	0		5075210	9	3.5	146870			
				2	2	0								
				5	0	0								
				Total	16	2								
2	13421271015	Sri Sri Sru Rohan Singh Khosla M/s. K. Mar. S/S Sri Rohan Singh Khosla M/s. V.P.C. Rajwade Sahi - Scheme Dist - Ganganagar	108	7	5	0	2.00800	67550	0	7	0418750			
				8	2	0		45220	7	2	0300300			
				Total	16	0								
3	13421271015	Sri Sri Sru Rohan Singh Khosla M/s. K. Mar. S/S Sri Rohan Singh Khosla M/s. V.P.C. Rajwade Sahi - Scheme Dist - Ganganagar	108	13	5	0	1.281250	57050	2	3	0203750			
				14	3	1		07050	4	12	0575000			
				28	8	10								
				Total	10	5								
Grand Total					82	9	7.8063		41	2	5.437600			

Signature
of Proprietor

Signature

[illegible]

27

78

2953

कि आपसी से जमाबन्दी के साथ नली हो सके।

33308

STATE BANK OF INDIA

GSR/001-426336

RECEIPT

Received a sum of Rs. 825000/-

(-Rupees Eight Lacs Fifty Thousand Only)

From Smt. / Shri. Strong Infra Build Pvt Ltd //

for, d/o, w/o

residing at N Delhi for credit to Government of Haryana.

account towards Stamp Duty.

STATE BANK OF INDIA, NEW DELHI, has received from Smt. / Shri. Strong Infra Build Pvt Ltd, a sum of Rs. 825,000/- (Rupees Eight Lacs Fifty Thousand Only) for credit to Government of Haryana, account towards Stamp Duty.

Date: 09-03-2012

Signature of Authorized Officer

SALE DEED

TYPE OF PROPERTY : Agricultural Land

VILLAGE/CITY NAME : Hayatpur, Gurgaon

SEGMENT/BLOCK NAME : Hayatpur, Gurgaon

UNITS LAND : 4 KANAL 16 MARLA

TRANSACTION VALUE : Rs. 1,65,00,000/-

STAMP DUTY : Rs. 8,25,000/-

STAMP NO. /DATE : GSR/001-426336 /09-03-2012

ISSUED BY : S.B.I. MG Road, Gurgaon

Prata Kapoor



3635

24/3/12

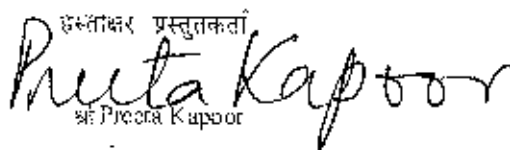
प्रलेख नः 33308


दिनांक 12/03/2012

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील गुडगाँवा	गाँव/शहर हयातपुर	स्थित हयातपुर
भवन का विवरण		
भूमि का विवरण		
आही	4 Kanal 16 Marla	
धन संबंधी विवरण		
राशि 16,500,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि	825,000.00 रुपये
स्टाम्प की राशि 825,000.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये
रुपये		

Drafted By: Neeraj Kumar Adv

यह ड्राफ्ट आज दिनांक 12/03/2012 दिन सोमवार समय 12:12:00PM बजे श्री/श्रीमती/कुमारी Preeta Kapoor पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Gopal Kapoor निवासी 14 C Market Road Rajendra Nagar ND द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


हस्ताक्षर प्रस्तुतकर्ता

श्री Preeta Kapoor


उप/सर्वेक्षक पंजीयन अधिकारी
गुडगाँवा

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी thru- Dinesh kumar क्रेता द्वारा है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी S C Arora पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv Ggn व श्री/श्रीमती/कुमारी Gopal K. Kapoor पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Bishan Lal Kapoor निवासी 14 C Market Road Rajend संस्था ND । को करीब गम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 12/03/2012


उप/सर्वेक्षक पंजीयन अधिकारी
गुडगाँवा

THIS SALE DEED is made at Gurgaon on this Monday of 12 march 2012 By
**Mrs. Preeta Kapoor W/o Sh. Gopal Kapoor, resident of 14 C, Market Road,
Rajendra Nagar, New Delhi**

(hereinafter called the "Vendor") which expression shall unless opposed to the context
hereof include their successors, survivors, administrators, executors, legal
representatives, and assigns of the ONE PART.

IN FAVOUR OF

**M/s Strong Infrabuild Pvt. Ltd. DU-23, Vaishaka Enclave, Pitampura, New Delhi
110034 (Through it's authorized signatory Mr. Dinesh Kumar S/o S.D Kaushik vide
Board resolution Dt. 07-03-2012) Hereinafter called the PURCHASER, which
expression shall mean and include his successors, nominees, representatives and assigns
of the OTHER PART.**

WHEREAS the VENDOR are the owners of the land **Khewat/ Khata No. 360/423,
Mustial No. 4, Kila No. 20/1(3-11), 21/1/2(1-5), Kita 2, Total land 4 Kanal 16 Marla
land situated within revenue estate of Village Hayatpur, Tehsil Gurgaon, Distt.
Gurgaon, Haryana acquired by way of Fard Jamabandi year 2004-05 (hereinafter
called the agriculture land)**

AND WHEREAS the vendors herein due to some bonafide needs and commitments
decided to sell the said Land and the Vendee herein agreed to purchase the same.

**THEREFORE IT IS HEREBY AGREED DECLARED COVENANTED AND
RECORDED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS:**

1. That the Vendors have agreed to sell the **4 Kanal 16 Marla said Land with
Submersible pumpset (tubewell) and all tamir & construction work and the
Vendee has agreed to purchase the same for a sum of Rs. 1,65,00,000/- (Rupees
One Crore Sixty Five Lacs only) which is paid by the Vendee to the Vendors as
the cost of the above said Land as under:-**

**Rs. 1,65,00,000/- (Rupees One Crore Sixty Five Lacs only) vide
Demand Draft No. 103062 dated 10-03-2012 drawn on Delhi in favour of
Smt. Preeta Kapoor.**

2. That the Vendors being of sound mind and by free WILL, without any
pressure herein grants, conveys and transfer all their rights, titles and interests
in the said Land comprised agricultural land bearing land **Khewat/ Khata No.
360/423, Mustial No. 4, Kila No. 20/1(3-11), 21/1/2(1-5), Kita 2, Total land
4 Kanal 16 Marla land situated within revenue estate of Village
Hayatpur, Tehsil Gurgaon, Distt. Gurgaon, (Haryana) unto the Vendee
herein.**



Preeta Kapoor



विक्रम




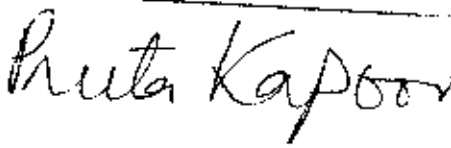

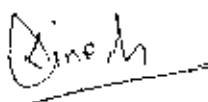



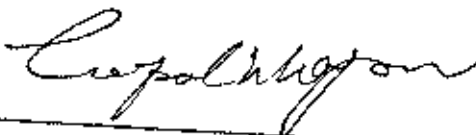
कंता



गोपाल



उप / संयुक्त पंजीयन अधिकारी

विक्रम	Prash Kapoor		
कंता	thru- Dinesh kumar		
गोपाल	S C Arora		
गोपाल	Gopal K Kapoor		

3. That the said land transferred herein is free from all sorts of encumbrances, mortgages, litigations, prior sales, agreement to sell, gift, court attachment etc.
4. That the actual physical possession of the said land hereby conveyed has been delivered to the Vendee at the spot who have become the absolute owners in possession of the same and shall enjoy all the rights, privileges, passages, appurtenances and possession etc and absolute owner in the said Land without any hindrance, claims, demands by the Vendors or his heirs etc.
5. That all the expenses for the stamping, engrossing and other incidental charges for this sale deed have been borne and paid by the Vendee.
6. That the taxes, cesses or dues or demands in respect of this land have been paid and cleared by the Vendors upto the date of execution of this sale deed absolutely and thereafter it shall be the responsibility of the Vendee for future taxes. etc.
7. That **Original** of all the relevant papers in respect of this Land have been handed over by the Vendors to the Vendee at the time of execution of this sale deed.
8. That the Vendee has inspected the agriculture land, gone through the documents and are fully satisfied regarding the ownership / title of the Vendors in respect to the said agriculture land.

THE VENDORS DECLARES AND ASSURES THE VENDEE

- a. That the land hereby conveyed was self purchased land by virtue mentioned hereinabove and that no one else except the Vendor has rights, claims, interest and concern whatsoever in the land hereby conveyed or any part thereof.
- b. That the Land hereby conveyed is free from all sorts of encumbrances, legal flaws, notification, mortgages, court - decree and attachments etc.
- c. That the contents of these presents are true and correct, if at any time hereafter the assurance and contents contained hereinabove are found to be incorrect due to any defect in the title of the Vendor or their rights to sell the land hereby conveyed or any part thereof and the Vendee suffers any loss then the Vendor shall be liable to make good the loss thus suffered by the Vendee and keep the Vendee saved harmless and indemnified through their property movable and immovable against all losses, costs, damages and expenses occurring thereby the Vendee.
- d. That the Vendee can get the said Land mutated/ transferred in their name as owner in the revenue records of the concerned revenue estate on the basis of this sale deed or its certified true copy.



Rueta Kapoor

Reg. No.

Reg. Year

Book No.

33,308


2011-2012

1

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 33,308 आज दिनांक 12/03/2012 को बही न: 1 जिल्द न: 12,991 के पृष्ठ न: 103 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 1,971 के पृष्ठ सख्या 47 से 49 पर धिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निर्माण अंगुलि मेरे सामने किये हैं।

दिनांक 12/03/2012


उप/संयुक्त पंजीयन अधिकारी
गुडगाँवा

IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE AFFIXED THEIR
SIGNATURES ON THIS DEED OF SALE ON THE DATE MONTH AND YEAR
WRITTEN IN THE PRESENCE OF THE WITNESSES GIVEN BELOW.

Drafted by :-
Neeraj Kumar
NEERAJ KUMAR
Advocate

WITNESSES :

District Court: Gurgaon (Hr.)

Prata Kapoor
VENDOR

1. *[Signature]*
Subhash Ch.

2. *[Signature]*

2. *[Signature]*
Gopal K. Kapoor
A. Litesh Bishan Lal Kapoor
R/14C Market Road
Rajendra Nagar
N. Delhi

Mrs. Preeta Kapoor

VENDEE

[Signature]
M/s Stroug Infrabuild Pvt.Ltd
Through it's
authorized signatory
Mr.Dinesh.kumar



एक सौ रुपये

Rs. 100

₹. 100

ONE
HUNDRED RUPEES



भारत INDIA
INDIA NON JUDICIAL

हरियाणा HARYANA

K 689400

COLLABORATION AGREEMENT

This Collaboration Agreement is made at Gurgaon on this 25th day of May, 2012.

BETWEEN

M/s Strong infrabuild Pvt. Ltd. a company registered under the Companies Act, 1956 having its registered office at DU-23, Vaishaka Enclave, Pitam Pura, New Delhi through its Authorized Signatory/ Director **Mr. Dinesh Kumar S/o Sh. Shyam Dutt Kaushik R/o Village & Post Office Chhajju Nagar, Palwal Dist. Palwal, Haryana** vide Resolution dated 21-05-2012 (hereinafter referred to as "**Owner**"), which expression shall, unless excluded by or repugnant to the context or meaning thereof, be deemed to include his heirs, successors, representatives, executors and assigns) of the FIRST PARTY.

AND

M/s Aster Promoters and Developers Pvt. Ltd. a company registered under the Companies Act, 1956 having its registered office at Flat No 621 A, 6th Floor, Devika Towers, 6, Nehru Place, New Delhi - 110019 and corporate office at, 7th Floor, Vatika Triangle, Sushant Lok -I, M. G. Road, Gurgaon - 122002, through **Mr. Gaurav Bhalla** (hereinafter referred to as "**Developer**", which expression shall, unless excluded by or repugnant to the context or meaning thereof, be deemed to include its subsidiary companies, associates, representatives, executors and assigns) SECOND PARTY.

Aster Promoters and Developers Pvt. Ltd.

For Strong Infrabuild Pvt. Ltd.

Dinesh

Authorized Signatory

Aster Promoters and Dev. P. Ltd.
34209

Sr. No.	100
Amount	100
Purpose/Use	AG
23 MAY 2012	
RAJ SINGH ADV. दिनांक 25/05/2012	

प्रलेख नः 5040

डीड संबंधी विवरण	
डीड का नाम AGREEMENT	
तहसील/सब-तहसील गुडगावा	गांव/शहर हठातपुर
भवन का विवरण	
भूमि का विवरण	
धन संबंधी विवरण	
प्रति 0,000,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 100.00 रुपये
स्टाम्प की राशि 100.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये
	पेस्टिंग शुल्क 2.00 रुपये
रुपये	

Drafted By: S C Arora Adv

यह प्रलेख आज दिनांक 25/05/2012 दिन शुक्रवार समय 12:08:00PM बजे श्री/श्रीमती/कुमारी M/s Strong
Infrabuild Pvt Ltd श्री/श्रीमती/कुमारी निवासी Du-23 Vaishaka Encl Pitampura ND द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उप/संयुक्त पंजीयन अधिकारी
गुडगावा

श्री M/s Strong Infrabuild Pvt Ltd thru Dinesh kumar(OTHER)

उपरोक्त पेशकर्ता श्री/श्रीमती/कुमारी Thru- Brij Kishor बख्श हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि बख्श ने मेरे समक्ष पेशकर्ता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों को पहचान श्री/श्रीमती/कुमारी S C Arora पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv GGn
य श्री/श्रीमती/कुमारी Sukhpal पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Sohna ने की।

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

दिनांक 25/05/2012

उप/संयुक्त पंजीयन अधिकारी
गुडगावा

WHEREAS

- A. The Second Party is a well known Developer and is engaged in the business of promotion, development and construction of real estate and is well established in this business in India.
- B. The Owner, the First Party as mentioned hereinabove, is the owner in possession of and is fully entitled to a parcel of land falling in Khewat / khata no 360/423, Mustil No. 4 Killa No. 20/1(3-11), 21/1/2(1-5), kita 2 total land admeasuring **4 Kanal 16 Marla**. Salam equivalent to **0.60 Acres** situate in the revenue estate of village Hayatpur, Tehsil & District Gurgaon, Haryana acquired by way of Sale Deed No. 33308 dated 12.03.2012 & Mutation No. 2953 dated 28.03.2012 the details of which are fully described in the statement annexed and marked hereto as Annexure – A, being hereinafter referred to as the **said Land**.
- C. The Owner has represented that he is the absolute owner in possession of the said land and is absolutely entitled and empowered to construct / develop the said Land in collaboration with the Developer.
- D. The Owner has represented and assured that the said Land is free from all encumbrances, attachments, mortgages, liens, court cases / orders / decrees / stays, prior agreements, acquisition proceedings etc.
- E. The Owner had approached the Developer with a request to develop the said land and to construct thereupon a Group Housing project or Plotted colony subject to specific approval, as the case may be, after obtaining necessary licenses, approvals and sanctions from all concerned statutory authorities and bodies.
- F. The parties hereto have mutually discussed the terms and conditions of development of the said land and to undertake construction thereupon and have agreed to the terms and conditions as mentioned hereunder:-

NOW THEREFORE, THIS INDENTURE WITNESSES AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERE AS FOLLOWS:

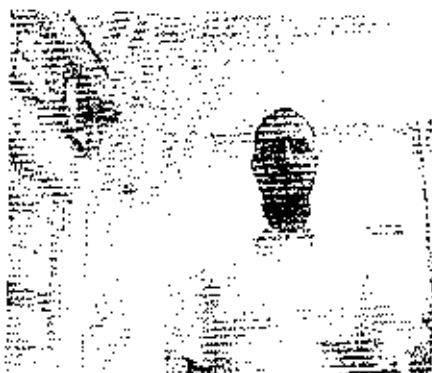
1. That the objective of this COLLABORATION AGREEMENT is to develop the said Land and to construct thereupon a Group Housing project with such common amenities and facilities, as stated hereinafter, after obtaining requisite permissions and approvals, no objections and sanctions etc. from the Director, Town & Country Planning, Haryana or any other such Authority or the State Government (**Proposed Building**).

Aster Promoters and Developers Pvt. Ltd.,

Authorised Signatory

Aster Strong Infrastructure Pvt. Ltd.

Kinosh
Director



पेशकर्ता



दावेदार



गवाह



उप / संयुक्त पंचायत अधिकारी

पेशकर्ता Dinesh kumar



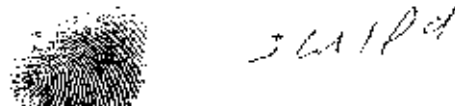
दावेदार Thru- Brij Kishor



गवाह S C Arora



गवाह Sukhpal



2. That as a result of this Collaboration Agreement as agreed herein, the Owner shall be entitled to 32% of the permissible super built up area that may be available on the said land (**Owner's Share**) whereas the Developer shall be entitled to the remaining 68% of the super built up area that may be available on the said land (**Developer's Share**) in case a Group Housing project is developed by the Developer on 1300 sq. yards of plotted land per acre in case Plotted colony is developed by the Developer. The parties will divide their respective shares in the super built up area after the approval of the building plans of the proposed building by the competent authority, such division shall be subject to reconciliation at the time of the Developer making an application for issue of occupation certificate, such reconciliation may be necessitated on account of any modification of Building Plans that may be required to be carried out during the period of construction. It is clarified that the within mentioned division will be carried out by the parties by demarcating their respective shares on a copy of the map approved by the competent authority and by signing thereupon in token of having accepted/ agreed for the said division subject to non applicability of this condition in case of allocation of a separate tower by the Developer to the Owner. Further as the Developer will maintain the proposed building, either itself or through any maintenance company nominated by it, the Owner shall have no role or right in such areas of the building as the roof, basement(s), areas used for housing maintenance equipment etc., open areas, green area and other such areas. However, the Owner will be entitled to have space for car parking as per the norms, in proportion to the Owner's share of super built up area in the proposed building.

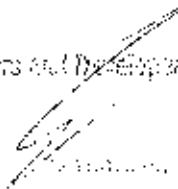
DEFINITION OF SUPER BUILT UP AREA

Super Built Up Area - When used in relation to the proposed building shall mean and include the sum of the carpet area of all units therein and the prorate share of such units in the common areas in the proposed building.

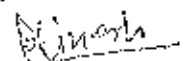
Carpet Area – When used in relation to the proposed building shall mean the sum of net floor area of all units therein excluding the area of walls.

Common Area – When used in relation to the proposed building shall mean all such areas of the proposed building which the owner shall use by sharing with other occupants of the proposed building including entrance, canopy and lobby, corridors, circulation areas and passages, security, fire control room(s), if provided, lift shafts, all electrical, plumbing and fire shafts on all floors and rooms, if any, staircases, munties, lift machine rooms, water tanks, gate posts, the entire service areas in the basement including but not limited to electric substation, transformers, DG set rooms, underground water and other storage tank, pump rooms, maintenance rooms and other service rooms etc but does not include the remaining areas in the basement and roof / terrace.

Asier Promoters and Developers Pvt. Ltd.


Director

For Sanoor Infrabuild Pvt. Ltd.


Director

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 5,040 आज दिनांक 25/05/2012 को बही न: 1 जिल्द न: 13,001 के पृष्ठ न: 55 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 2,148 के पृष्ठ सख्या 24 से 25 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुलि मेरे सामने किये हैं।

दिनांक 25/05/2012

उप/संयुक्त पंजीयन अधिकारी
गुडगावा



3. That the Developer has agreed to pay a sum of Rs 1,00,00,000/- (Rupees One Crore Only) per acre to the Owner as non refundable security deposit. Accordingly, the Developer has paid to the Owner a sum of Rs. 60,00,000/- (Rupees Sixty Lakhs Only), as per the following details:-

Cheque / DD No.	Amount	Drawn on	In favour of
624873	20,00,000/-	IndusInd Bank	Strong Infrabuild Pvt. Ltd.
624874	20,00,000/-	IndusInd Bank	Strong Infrabuild Pvt. Ltd.
624875	20,00,000/-	IndusInd Bank	Strong Infrabuild Pvt. Ltd.

at the time of execution of these presents to the Owner.

4. That the upkeep, maintenance and management of the proposed building and common areas, maintenance and operation and up keep of plant and machinery shall be organized by the Developer or its nominated Maintenance Agency. All such costs, expenses, accruals to or provisions shall be borne and paid by the Owner to the extent of its share in the proposed building. The charges so fixed and payable every month shall be apportioned by the Developer to which the Owner hereby agrees to accept as final and binding. It is clarified that Maintenance charges will be exclusive of water, electricity and other consumables for which separate bills will be raised by the Developer/ concerned agency/ Deptt./ Maintenance agency and shall be paid by the Owner as stipulated herein within the stipulated time.
5. That the Owner's share will be calculated proportionately on each floor of the proposed building as may be practically possible and will be allocated by metes and bounds as may be mutually agreed by the parties or the Owner agrees that a separate tower shall be erected for the Owners share.
6. That the Developer will develop the said land and construct thereupon the proposed building at its own cost and expense after procuring at its own expense the requisite licenses, permissions, approvals, sanctions, wherever required. However, it is specifically agreed between the parties that the Developer will construct the proposed building on the said land as and when it is mutually decided by the parties keeping in view the market conditions.
7. That the Developer has informed the Owner that it shall avail a loan for development of the said land and for construction of the proposed building against equitable mortgage of the said land by deposit of the original title deeds of the said land which shall exclude the share of the Owner. The Owner has handed over all original title deeds/ documents of the said land such as Sale Deeds, Jamabandies, Mutations, Khasra Girdawaris etc. to the Developer and has agreed to complete other formalities/ documentation for the said purpose as and when required.

Aster Promoters and Developers Pvt. Ltd.

Authorised Signatory

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For Strong Infrabuild Pvt. Ltd.

[Signature]
2019-09-01

Such equitable mortgage shall be for development of the said land only and will be created after license for such development has been granted by the competent authorities and after the allocation of Owners share has been completed. The Developer has assured the Owner that the Owner's share in the super built up area in the proposed building will be free from all sorts of encumbrances including mortgage at the time of offer of possession to the Owner of his share of the super built up area and that the Owner's rights in his share will include all rights of easement thereof.

8. That all approvals, sanctions, no objections, wherever required for the development and construction on the said land will be obtained by the Developer at its own cost and expense. However, the Owner has agreed to fully cooperate with the Developer in this regard and to sign/ execute (and to get registered, if necessary) all papers, applications, documents, petitions, indemnities, undertakings, affidavits, plans, general/ special power of attorneys as the Developer may require in its name or in the name of its nominee(s) to represent the Owner before the concerned statutory and other authorities and to enable the Developer to obtain necessary permissions and approvals in connection with the development of the said land and to commence and complete construction of the building on the said land including applications for obtaining the building licenses and sanction plans and any modification or amendments thereof, including for obtaining water, electricity, sewerage connections etc and for fully effectuating the terms and conditions of this agreement and also empowering such attorney(s) to sell the super built-up area in the proposed building falling to the Developer's share along with undivided proportionate share in the land underneath the said built-up area (s). The Developer will ensure that sale of its share of super built up area in the said building does not cause any obstacle in the use/ sale by the owner of his share of the super built up area.
9. That on the requisite license being granted, the FIRST PARTY shall apply to the concerned authorities for grant of No Objection certificate/Permissions to transfer the title of the said Land in favor of the SECOND PARTY and/or its nominees along with the requisite licenses.
10. The FIRST PARTY shall thereafter be bound to transfer the title of the said land by way of sale deeds along with the requisite license for developing the same in favor of the SECOND PARTY and/or its nominees within 30 days from the date of grant of No Objection Certificate/Permissions. The SECOND PARTY shall simultaneously with the transfer of the said land in favour of the SECOND PARTY allot the area as agreed by and between both the parties as mentioned herein above to the FIRST PARTY by execution of Allotment Letter/ Agreement to Sell/ Builder Buyer Agreement or any other document in favour of the FIRST PARTY.

Aster Promoters and Developers Pvt. Ltd.

Authorised Signatory

5

For Strong International Pvt. Ltd.

K. Mohan
Director

11. That since considerable expenditure, efforts and expertise are involved in getting the Licenses, permissions sanctions the FIRST PARTY specifically agrees that it shall not rescind from the terms of this Agreement at any stage and specifically after the grant of License/ Permissions. In the event of the FIRST PARTY backing out or rescinding from this Agreement, besides other rights, the SECOND PARTY shall be entitled to get the said agreement specifically enforced and claim damages at the risk and cost of the FIRST PARTY.
12. That the FIRST PART realizes that the allotment of developed area is subject to receipt of License/ approval from the concerned authority and agrees not to hold the SECOND PART liable/ responsible in any manner whatsoever for non receipt/ refusal of permission. That in case license is not granted by the appropriate authority with respect to the said land within 24 months from the date of all the compliances being done by both the parties under this agreement and the land becoming ineligible for grant of license or within such period extended by mutual consent of the parties, this agreement may become unenforceable and come to an end at the sole discretion of the SECOND PART and the FIRST PART shall Forfeit the said Security Deposit. .
13. That in case the FIRST PART fails to execute the sale deed/s within a period of 30 days from the date of grant of no objection certificate/ permissions from appropriate authorities as agreed upon, the SECOND PART shall be entitled to get the sale deed/s executed and registered through court of law at the cost and expenses of the FIRST PART.
14. That within a period of 36 months from the date of transfer of land and license in favor of the SECOND PART, the SECOND PART shall offer possession of the developed area whether Group Housing or Plotted to the FIRST PART and or its nominees.
15. That the Owner had, simultaneously with the signing / execution of these presents, appointed and constituted **Sh. Gautam Bhalla** as his duly constituted General Power of Attorney to do and perform all acts, things and deeds necessary in pursuance to and fulfillment of aforesaid Collaboration Agreement and to sell / transfer / convey the super built-up area(s) along with proportionate indivisible share in the said land underneath the said built-up areas, falling only to the share of the Developer in terms of aforesaid Collaboration Agreement in his name and on his behalf, which shall stand duly ratified by the Owner. The said General Power of Attorney executed by the Owner shall be irrevocable and shall be totally / absolutely binding on the Owner and his legal heirs for all intents and purposes connected with said Collaboration Agreement which shall also be effective for these presents.

Aster Promoters and Developers Pvt. Ltd.

Authorised Signatory

For Strong Infra Build Pvt. Ltd.
[Signature]



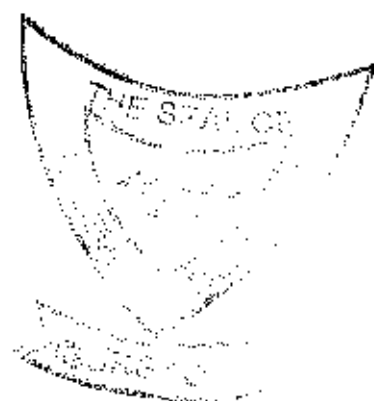
16. That the Owner hereby declares and assures that there is no charge, lien, mortgage and / or encumbrance of any kind whatsoever on the said land and the same is free from court decree, stay attachment order / litigation and the owner has a clear marketable title to the said land. Further, if at any stage, any previous agreement / MOU executed by the Owner with any party or any advance taken by the Owner in relation to the said land or any part thereof is noticed and the project is delayed on account of the same, then the Owner shall be fully responsible and liable for the same and indemnifies the Developer against all losses, damages and expenses that may be suffered by it on account of the same.
17. That the Owner further undertakes that it shall not deal with the said land in any manner whatsoever and shall henceforth keep the said land free from any charge, lien, litigation, claim etc and shall not create any obstruction or impediment on any ground whatsoever, in the development of the said land by the Developer.
18. That as stated above, the entire expenses for carrying out the development of the said land and the construction thereupon including preparation of plans, architect's fees, contractor's bills, statutory fees, IDC, EDC, conversion fee, charges and expenses in connection therewith, shall be wholly to the account of the Developer. Any tax, charge, levy or liability accrued / accruable till the date of handing over vacant possession of the said land to the Developer, shall be borne and satisfied by the Owner.
19. That the proposed construction on the said land shall be uniformly of good quality. However, the Owner shall be precluded from questioning the quality, workmanship during development of the said land / construction thereupon or after the same is complete.
20. That the Owner shall be bound by all terms and conditions such as layout, height, usage, finish exterior / interior, colour scheme, nomenclature, maintenance and the as may be prescribed by the Developer in respect of the proposed building and the construction upon the said land.
21. That the Power of Attorney, appointed and constituted by the Owner irrevocably, shall be fully empowered to deal and act upon the licenses and sanctions that may be granted by the authorities for development of the said land and for construction thereupon and the Owner shall extend all assistance and co-operation for smooth completion of the proposed building.

Aster Promoters and Developers Pvt. Ltd.

Authorised Signatory

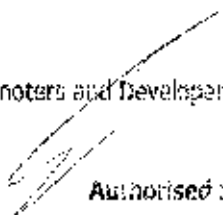
For Strong Infrabuild Pvt. Ltd.

Kinash
Director

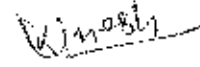


22. That the Developer shall be fully entitled to sell, transfer, convey and / or assign or agree to sell its share of super built-up area(s) without any interference from the Owner at any point of time and through the irrevocable Power of Attorney appointed and constituted by it (Owner). The Owner shall be free to sell built-up area falling to its share without any liability on the part of the Developer. However the entire general marketing of the built up areas in the proposed building shall be done by the Developer at its own cost.
23. That simultaneously with the execution of this agreement the Owner has handed over vacant, lawful, peaceful physical possession of the said land to the Developer after removing tube wells, sheds, structures, houses, places of worship, trees, gardens, crops etc. on the spot hereof and from now on the Developer shall be fully entitled to measure and fence the same and carry on developmental activities over the same (said land) and such other activities as set out herein. In the event the Owner fails to remove all or any of the structures, the Developer may remove the same without any liability on its part and without any reference to the Owner.
24. That simultaneously with the execution of this agreement, the Owner has handed over to the Developer the original title deeds/ documents of the said land such as Sale Deeds, Jamabandies, Mutations, Khasra Girdawaris etc. and the Owner further undertakes to furnish further available documentary evidence of ownership of the said land as and when required by the Developer for the purposes of obtaining license / CLU / permissions or any other approval or sanction to be obtained by the Developer from the competent authorities or for creation of equitable mortgage on the said land excluding the share of the Owner after obtaining the license from the competent authorities.
25. That the Developer will charge transfer/ administrative charges, as may be fixed by it from time to time, from the purchaser in case the Owner sells his share in the super built-up area to third parties. Such transfer/ administrative charges shall also be payable by each subsequent transferee(s) and the Owner undertakes to incorporate this stipulation in the transfer document that may be executed by it while selling / transferring his share of the super built-up area.
26. That the parties understand that this Collaboration Agreement shall not be deemed or construed to be a partnership or joint venture. This Collaboration is purely an agreement for the development and sharing of developed / built-up areas by and between the parties as mentioned hereinabove.

Aster Promoters and Developers Pvt. Ltd.


Authorised Signatory

for Strong InfraBuild Pvt. Ltd.


Director

27. That the Developer shall be entitled to advertise the said project at its cost through pamphlets, brochures, advertisements in print and electronic media, sign boards, neon signs on the said land or other places or in any manner as the Developer may deem fit and proper and thus it shall be entitled to invite buyers / customers to the site.
28. That the Developer shall have rights to transfer all its rights and obligations under this Collaboration Agreement in part or in whole to any other person, company or entity without affecting the rights of the Owner contained in this Collaboration Agreement. The Developer shall be entitled to sell its share of the super built-up area to any party either in whole or in parts. The Developer shall be entitled to enter into any agreement to Sell / Lease / Rent or to dispose off its share in any other manner, to receive the payments and to execute the necessary documents in favor of the purchasers. If required, the Owner shall join hands with the Developer in executing such documents in favor of such purchasers and to do all other acts, deeds and things which may be required or necessary to be done in order to confer legal and perfect title in favor of such purchasers. If required the Developer will also extend the same facility to the Owner.
29. That the Owner hereby indemnifies and holds harmless the Developer and all its successors, executors, assigns etc. against all losses, expenses and damages that may be suffered by the Developer in relying upon the assurances, undertakings and warranties given by the Owner and forming the basis of this Collaboration Agreement.
30. That if either of the parties to this agreement fails to comply with this agreement or if due to the default of either of the parties, the development of the said land and construction of the proposed building thereupon is delayed, then such defaulting party shall indemnify the other party of the loss, damage which the other party may suffer as a result of such a default. In addition the other party shall also have the right to seek specific performance of this Collaboration Agreement or to seek any other legal remedy to recover its dues / investment made into this project.
31. That upon the Developer not being able to obtain the license from the competent authority for the proposed building project within such reasonable time as may be mutually arrived at between the parties, this agreement shall automatically stand cancelled / come to an end.
32. That the parties hereto shall be liable in respect of Income Tax and other fiscal liabilities for their respective share in the super built-up area and / or proceeds thereof under this agreement.

Aster Promoters and Developers Pvt. Ltd.

Authorised Signatory

For Strong Infrabuild Pvt. Ltd.

W. Narasimha
Director



33. That the Developer shall be entitled to name the proposed project as it deems fit and the Owner shall not object to the same. The Developer shall also be entitled to advertise/ publicize the proposed building through newspapers and other forms of print and electronic media.
34. That this Agreement is subject to Force-Majure Clause i.e. in any unforeseen adverse eventuality, Developer shall not be held responsible for any consequences or liabilities under this Agreement if it is prevented in performing its obligations under the terms thereof by reason of future restrictive government laws or regulations, riots, insurrection, war, terrorist action, acts of God etc.
35. That this Agreement is subject to provisions of various acts, rules, regulations, laws, bye-laws, guidelines and instructions of various authorities concerned and contained in various acts applicable in the State of Haryana in general and Gurgaon in particular.
36. That the Parties undertake to keep confidential and not to divulge or communicate to any person, except in the performance of its obligations under this Agreement, or use for its own purposes, trade secrets, confidential commercial information, financials, operations, plans, know-how or any other information concerning the Parties or any of its Affiliates, which is not in public domain.
37. That all notices, requests, demands, statements and other communications required or permitted to be given under the terms of this Agreement shall be in writing and delivered by hand against receipt or sent by registered mail at the addresses of the parties mentioned above or at such other addresses as from time to time designated by notice from the respective party to the other party. Any such notice or communication shall be deemed to have been duly given and served at the date and time of receipt of first refusal of delivery, if sent by registered mail or delivered by hand against proper acknowledgement.
38. That the Owner shall without demur indemnify the developer in case the title of the Owner to the said land is found to be defective and/or the proposed project is not completed due to a default or impediment on the part of the Owner and the Owner shall be also liable for payment of all damages and expenses to the Developer.
39. That the parties have signed this agreement after reading and understanding all its contents and admit that this transaction is being entered into by them voluntarily and without any outside pressure, coercion and / or undue influence. Further, this Agreement supersedes all prior oral or written arrangement(s) / correspondence etc., if any, and records the entire arrangement between the parties fully and finally.

Asier Promoters and Developers Pvt. Ltd.

Authorised Signatory

For Shree Hira Build Pvt. Ltd.

S. K. Mishra

Director



40. That this agreement is irrevocable and is specifically enforceable in a court of law as per the terms and conditions contained herein. If any party violates this condition it shall be required to without demur compensate the other party the resultant loss suffered by it.

IN WITNESS WHEREOF THE PARTIES HAVE SET THEIR HANDS AND SEAL TO THESE PRESENTS ON THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESSES:

For Strong Infrabuild Pvt. Ltd

For Strong Infrabuild Pvt. Ltd.

(Owner)

Director

Witnesses:

Name:

Address:

S. C. Arora
Advocate

District Court, Gurgaon

S. C. Arora
Advocate

District Court, Gurgaon

Name:

Address:

For Aster Promoters and Developers
Pvt. Ltd.

Aster Promoters and Developers Pvt. Ltd.

Authorised Signatory

Gaurav Bhalla
(Developer)

SCARP

SURINDER P. DEVIRAM

R. S. SETHI



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹ 100

ONE
HUNDRED RUPEES



भारत INDIA
INDIA NON JUDICIAL

हरियाणा HARYANA

K 669399



GENERAL POWER OF ATTORNEY

Know all these men that WE, **M/s Strong Infrabuild Pvt. Ltd** a company registered under the Companies Act, 1956 having its registered office at DU-23, Vaishaka Enclave, Pitam Pura, New Delhi through its authorized signatory **Mr. Dinesh Kumar S/o Sh. Shyam Dutt Kaushik R/o Village & Post Office Chhajju Nagar, Palwal Distt. Palwal, Haryana** duly authorized by the Board of Directors (hereinafter referred to as "Owner", which expression shall, unless excluded by or repugnant to the context or meaning thereof, be deemed to include our heirs, successors, representatives, executors and assigns, (hereinafter jointly as well as severally referred to as "Executants") state as under:-

For Strong Infrabuild Pvt. Ltd

Dinesh
Director

SC43
12/11/2019
12

प्रलेख नं: 181

दिनांक 25/05/2012

डीड का नाम GGAO
तहसील/सब-तहसील गुडगावा
गांव/शहर हयातपुर

डीड संबंधी विवरण

धन संबंधी विवरण

रजिस्ट्रेशन फीस की राशि 100.00 रुपये

स्टाम्प ड्यूटी की राशि 300.00 रुपये

पेस्टिंग शुल्क 2.00 रुपये

Drafted By: S C Arora Adv

यह प्रलेख आज दिनांक 25/05/2012 दिन शुक्रवार समय 12:10:00PM बजे श्री/श्रीमती/कुमारी M/s Strong
पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Du-23 Vaishaka Linel Pitampura ND द्वारा पंजीकरण हेतु प्रस्तुत किया
गया।

हस्ताक्षर प्रस्तुतकर्ता

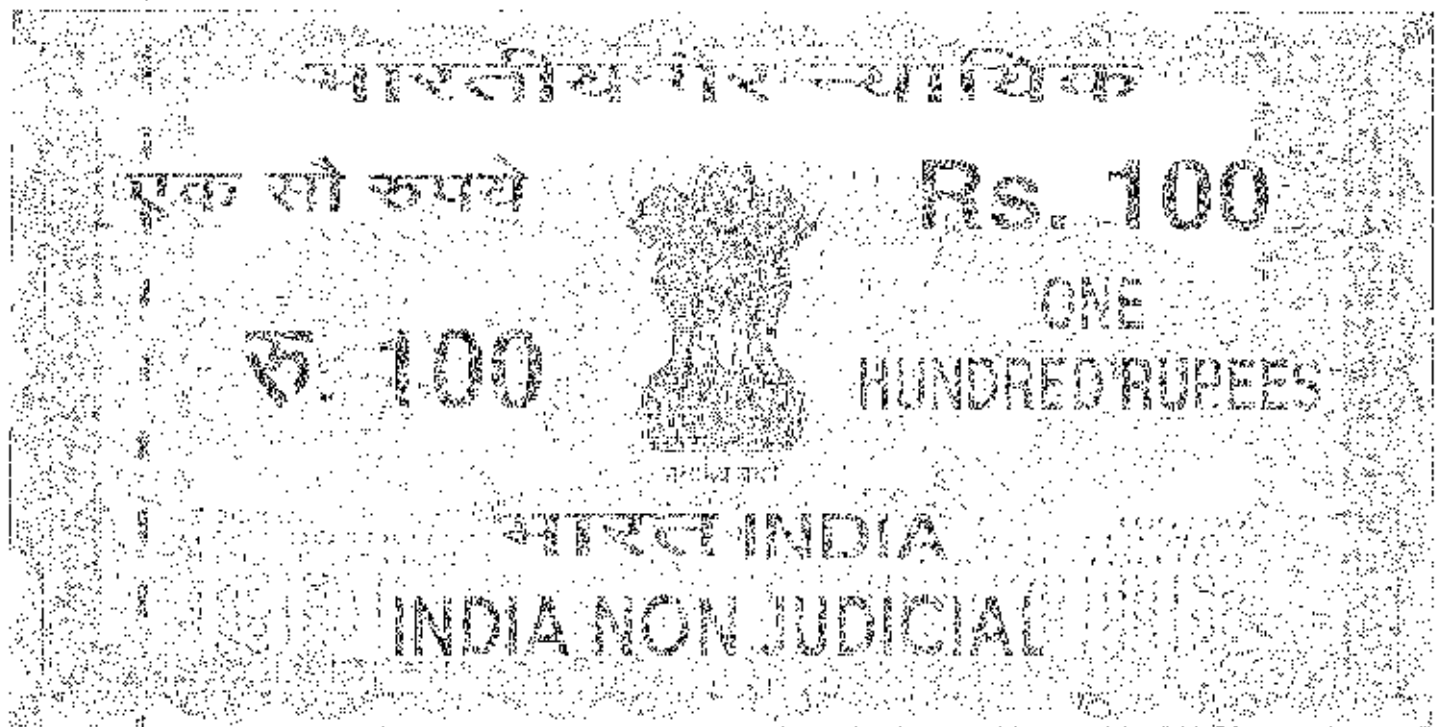
उप/संयुक्त पंजीयन अधिकारी
गुडगावा

श्री M/s Strong Infrabuild Pvt Ltd thru Dinesh Kumar(OTHER)

उपरोक्त पक्षों व श्री/श्रीमती/कुमारी Gaupam bhalla प्राधिकृत हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर
तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी S C Arora पुत्र/पुत्री/पत्नी श्री
निवासी Adv GGA व श्री/श्रीमती/कुमारी Sukhpal पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Subna GGA ने की।
साक्षी नं: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं: 2 की पहचान करता है।

दिनांक 25/05/2012

उप/संयुक्त पंजीयन अधिकारी
गुडगावा



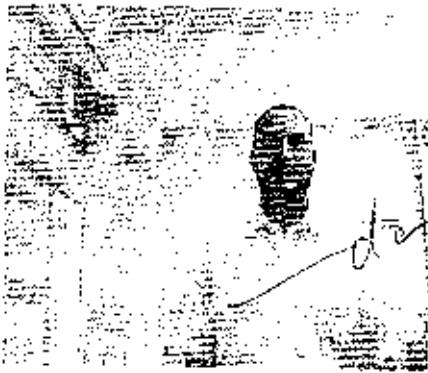
हरियाणा HARYANA

K 689398

Whereas the Executants are the sole and absolute owners and in lawful and peaceful possession of a parcel of land falling in Khewat / khata no 360/423, Mustil No. 4 Killa No. 20/1(3-11), 21/1/2(1-5), kitta 2 total land admeasuring 4 Kanai 16 Marla, Salam equivalent to 0.60 Acres situate in the revenue estate of village Hayatpur, Tehsil & District Gurgaon, Haryana acquired by way of Sale Deed No. 33308 dated 12.03.2012 & Mutation No. 2953 dated 28.03.2012 the details the details of which are fully described in the statement annexed with Collaboration Agreement dated 26.05.2012 (herein after said "Collaboration Agreement"), being hereinafter referred to as the said Land, (which expression shall mean and include all: tube wells, shed, structures, gardens, orchid, place of worship, houses tress, crop and the like constructed/ standing/ erected thereon now or at any time in future).

For Strong Microcell Pvt Ltd

(Signature)
Director




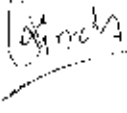



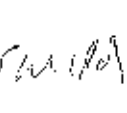
पेशकर्ता

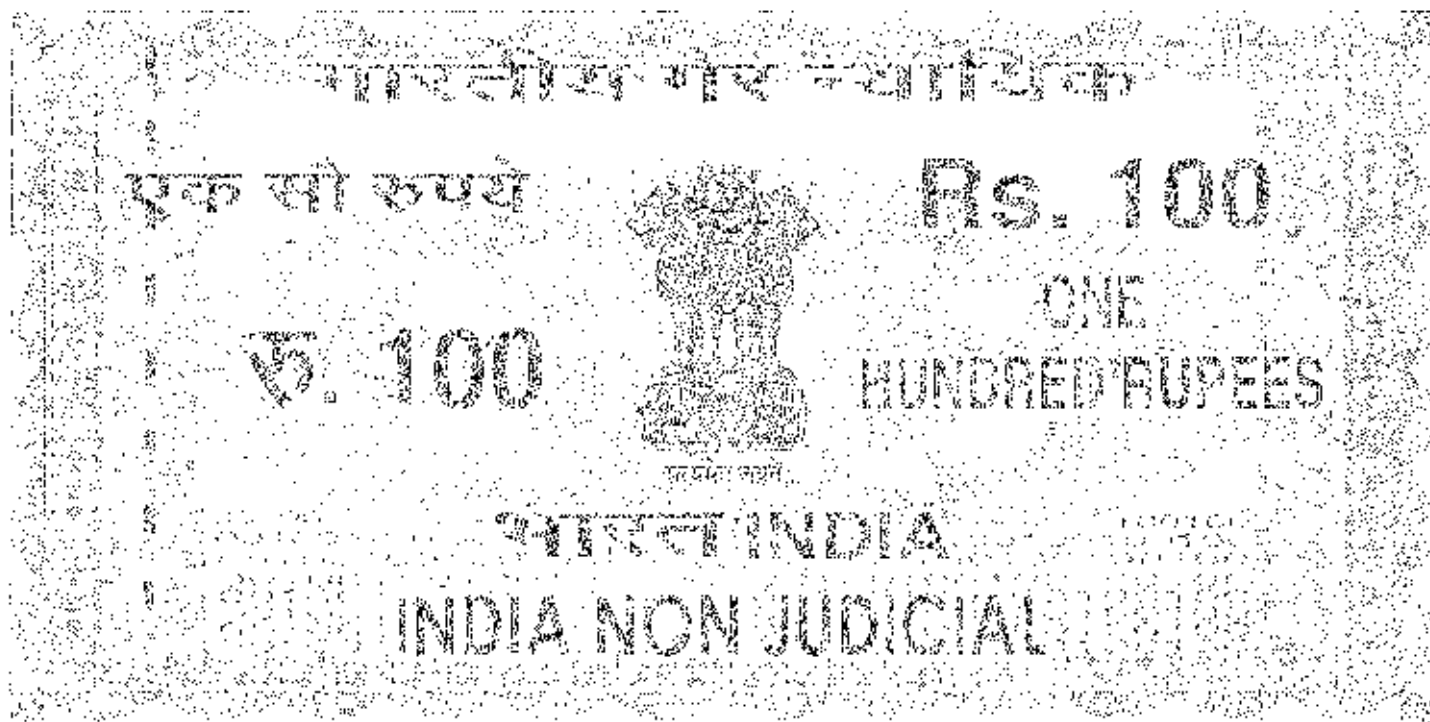


गवाह



उप / सयुक्त पंजीयन अधिकारी

पेशकर्ता	Dinesh Kumar		
प्राधिकृत	Gautam bhalla		
गवाह	S C Arora		
गवाह	Sukhpal		



हरियाणा HARYANA

K 689397

AND WHEREAS the Executants have entered into a collaboration agreement ("said Collaboration Agreement") with **M/s Aster Promoters and Developers Pvt. Ltd.**, a company registered under the Companies Act, 1956 having its registered office at Flat No 621 A, 6th Floor, Devika Towers, 6, Nehru Place, New Delhi – 110019 and corporate office at, 7th Floor, Vatika Triangle, Sushant Lok –I, M. G. Road, Gurgaon – 122002, through its authorized signatory **Sh. Gaurav Bhatta** (hereinafter referred to as "**Developer**") for development of Plotted residential area upon the Said Land after obtaining the necessary permission, sanction and license from competent authority.

AND WHEREAS the said Developer has requested the Executants to grant and execute a General Power of Attorney in favour of its nominee **Shri Gautam Bhatta** s/o Sh. Anil Bhatta r/o 4, Prakriti Marg, Bund Road, Sultanpur, Mehrauli, New Delhi.

For Aster Promoters and Developers Pvt. Ltd.

Kinsh
Director

प्रमाण-पत्र

342/0/3

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 181 आज दिनांक 25/05/2012 को बही नः 4 जिल्द नः 132 के पृष्ठ नः 46 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 4 जिल्द नः 132 के पृष्ठ सख्या 64 से 65 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुलि-चिह्न के सामने किये हैं :

दिनांक 25/05/2012

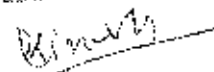
उप/संयुक्त पंजीयन अधिकारी
गुडगाँवा



NOW THEREFORE, We the Executants do hereby jointly as well as severally appoint, nominate and constitute Shri Gautam Dhallu as our true and lawful attorney to do, all or any of the following acts, deeds, things on our behalf and, in our name and which the said Attorney has agreed to do.

- 1) To takeover actual and absolute physical possession of the Said Land, and to hand over possession of the said land to the Developer and/or person nominated by the Developer.
- 2) To engage and appoint surveyors, architects, contractors, and such other consultants and experts as may be required for planning, obtaining of licenses and permits for developing, the said land.
- 3) To prepare plans and make applications for obtaining of change of land use of the said land, licenses, permits, permissions and approvals for zoning, development, sale and marketing of the said land, make / receive payment of fees and charges, incur expenses for the said purpose.
- 4) To get the license transferred in due course in the name of the Developer, Vatika Limited or its associates / nominees or any other person, company or entity as my said Attorney may deem fit and proper.
- 5) To engage various agencies and persons in connection with the development / execution / completion of the said land.
- 6) To market, advertise, brand, publicize, operate, maintain, book by way of sale for such price and on such terms and conditions as may be agreed by the Developer from time to time and to sign, execute all relevant documents for sale, including but not limited to Conveyance Deeds, Sale Deed, Exchange Deeds, etc with respect of the Developer's share in the said land and to receive payments/ consideration / deposits / advances / fees / charges there for in its own name and behest. However, it is made clear that the Attorney shall not sell or alienate in any other manner any portion of the Developer's share in the said land until the share of the Owners, Executants herein, is divided by metes and bounds on the final map. However, my Attorney above named shall be fully empowered to agree to sell or alienate in any manner to any third party (ies) space(s) falling into the share of the Developer in the said land anytime hereinafter.

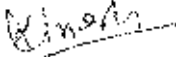
For Vatika Infrabuilds Pvt. Ltd

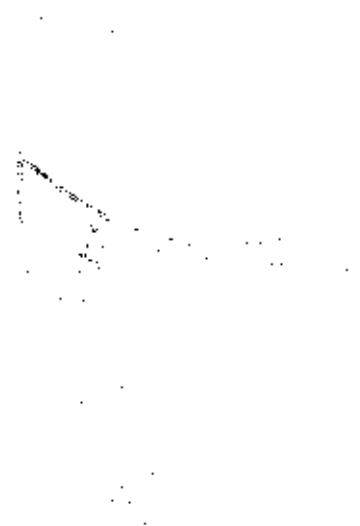

Director



- 7) To receive at any time hereinafter from the said prospective buyers / allottees / users or their heirs, representatives and / or assigns, payments / consideration amounts, deposits / advances / fees / charges and give effective receipts and discharges for the same.
- 8) To avail a loan for development of the said land against equitable mortgage of the said land (by deposit of the original title deeds of the said land) and to register any document for and on our behalf in this regard provided that such loan shall be availed by the Developer after the license for the proposed project has been received from the competent authority.
- 9) To sell / transfer / convey in any manner to third parties to the extent of developer's share.
- 10) To avail loan for the development of the said land by mortgaging whole or part of the said land. The Attorney is permitted to deposit the original title deeds of the said land with the lending agency for the purpose.
- 11) To appear on our behalf before the Register or sub-register or any other authority competent with regard to the development of the said land and to present for registration and / or receive any document in this regard including but not limited to lease deeds, security deposit agreements rectification deeds agreement for sale and Conveyance Deed /Sale Deed /Exchange Deed's.
- 12) To sell / alienate in any manner to third parties the whole or part of the Developer's share in the said land and to admit to execution thereof and give acknowledgement/ receipts of the payments and to do other acts that may be necessary for the registration of the said documents and to receive them back when they have been duly registered and to sign and deliver proper receipts for the same provided that our Attorney will do so after the Developer has offered possession to the Owners (Executants herein) or to their nominees. the Owner's share in the said land.
- 13) To do all acts, deeds and things required for amending / rectifying any entries in respect of the said land in the land revenue records.
- 14) To remove / dismantle /shift all structures, houses, equipment that may exist, now or from time to time on the said Land and to pay all mortgages, and to remove all encumbrances, charges over the said land.

For Strong Infrastructure Pvt. Ltd.


Director



- 15) To do all acts, deeds things relating to the said land to effectuate the development of the said land.
- 16) To represent us in all offices of President of India Governor, state of Haryana, Director Town & Country Planning Department Haryana, Haryana Urban Development Authority Panchayat Local government, Income Tax Department, Municipal Corporation, Haryana State Electricity Board, Fire Authority or any other Government Authority/ Local Body, to put signatures, etc. Make, affirm, present, execute and register, if required any letter applications, forms documents deeds, affidavits indemnities undertakings, Guarantees representations, and petitions for all /any licenses, permissions and consents required in connection with the obtaining of change of land use of the Said Land.
- 17) To appear and represent us before any court of law, authority collector, Tehsildar, revenue court, etc. appoint/dismiss /re appoint lawyers, experts, and file/ initiate/ contest/ settle any legal proceeding , suits complaints, writs, claims appeals, partition suits and to sing submit and affirm plaints, petitions written statements, securities bonds, surety bonds, applications written statements, affidavits, undertakings, indemnities and all other documents as maybe required for the said purposes and also to replace any security bonds and/or surety bonds given by us by deposit of money or by any other manner as the concerned court may deem appropriate.
- 18) To further delegate all or any of the aforesaid powers to any other person or persons and to appoint any other attorney or attorneys with all or any of the said powers, and to cancel withdraw and /or revoke the powers conferred upon such attorneys.
- 19) To further and more effectually doing, effecting and performing of the several matters and things aforesaid, we hereby give and grant unto our said Attorney, full power and authority to appoint one or more substitute or substitutes and to remove such substitute or substitutes at pleasure and to appoint other or others in his or their place for all or any of the matters aforesaid upon such terms and conditions as my said Attorney shall think proper and expedient.

For Shree Mohan Lal & Co. Ld.



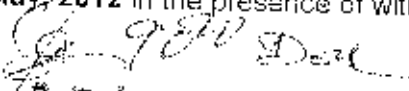


That all acts, Deeds and things done or caused to done by the said attorneys or by any of their delegate or delegates shall be deemed to have been done by us and we hereby agree that we shall ratify and confirm all and whatever the said attorneys or its/their delegate or delegates shall do or cause to be done by virtue of the powers conferred by these presents.

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

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

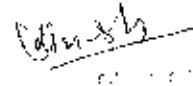
In witnesses whereof WE, the above Executants have executed this Power of Attorney at **Gurgaon** on this 25th day of **May, 2012** in the presence of witnesses:


S. C. Arora
Advocate
District Courts, Gurgaon

EXECUTANTS


Strong Infrabuild Pvt. Ltd

For Strong Infrabuild Pvt. Ltd.

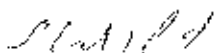


Authorized Signatory

Witnesses


S. C. Arora
Advocate
District Courts, Gurgaon

2.


SUKHPAL SINGH DEVI LAM
R/o SOLINA



33317

STATE BANK OF INDIA

Sl. No.

GSR/001-426335

RECEIPT

STATE BANK OF INDIA

Gurgaon

Received a sum of Rs. 1,83,50,000/-

(Rupees One / Crore / Eight / Three / Lakh / Twenty / Five / Thousand / Only)

from Smt / Shri Strong Infra Reels Pvt Ltd / /

do. d/o. w/o

residing at N Delhi

account towards Stamp Duty.

Date: 09-03-2012

Place: Gurgaon

Signature of Authorized Officer

SALE DEED

TYPE OF PROPERTY : Agricultural Land

VILLAGE/CITY NAME : Harsaru, Gurgaon

SEGMENT/BLOCK NAME : Harsaru, Gurgaon

UNITS LAND : 82 KANAL 5 MARLA

TRANSACTION VALUE : Rs. 26,25,00,000/-

STAMP DUTY : Rs. 1,83,75,000/-

STAMP NO. /DATE : GSR/001-426335 / 09-03-2012

ISSUED BY : S.B.I. MG Road, Gurgaon

P. K. K. K.



प्रलेख नः 33317

दिनांक 12/03/2012

डीड संबंधी विवरण		
डीड का नाम SALE WITH IN MC AREA		
तहसील/सब-तहसील गुडगावा	गांव/शहर हरसरु	स्थित हरसरु
भवन का विवरण		
भूमि का विवरण		
चाही	10 Acre 2 Kanal 5 Marla	
धन संबंधी विवरण		
राशि 262,500,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 18,375,000.00 रुपये	
स्टाम्प की राशि 18,375,000.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये
रुपये		

Drafted By: Neeraj Kumar Adv.

यह प्रलेख आज दिनांक 12/03/2012 दिन सोमवार समय 1:57:00PM बजे श्री/श्रीमती/कुमारी Preeta Kapoor पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Gopal Kapoor निवासी 14 c, Market Road Rajendra Nagar New Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता
Preeta Kapoor
श्री Preeta Kapoor

उप/संयुक्त पंजीयन अधिकारी
गुडगावा

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी thru:- Dinesh Kumar क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अधिम अंश की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Karan Singh Joon पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon व श्री/श्रीमती/कुमारी Gopal K. Kapoor पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी B.L. Kapoor निवासी 14 C Mkt. Road Rajendra Ngr. से। नः नः नः हम नम्बरदार/अधिकता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 12/03/2012

उप/संयुक्त पंजीयन अधिकारी
गुडगावा

THIS SALE DEED is made at Gurgaon on this Monday of 12 march 2012 By
Mrs. Preeta Kapoor W/o Sh. Gopal Kapoor, resident of 14 C, Market Road,
Rajendra Nagar, New Delhi
(hereinafter called the "Vendor") which expression shall unless opposed to the context
hereof include their successors, survivors, administrators, executors, legal
representatives, and assigns of the ONE PART.

IN FAVOUR OF

M/s Strong Infrabuild Pvt. Ltd. DU-23, Vaishaka Enclave, Pitam Pura, New Delhi
110034 (Through its authorized signatory Mr. Dinesh Kumar S/o S.D Kaushik vide
Board Resolution Dt. 07-03-2012), Hereinafter called the "PURCHASER" which
expression shall mean and include his successors, nominees, representatives and assigns
of the OTHER PART.

WHEREAS the VENDOR are the owners of the land Khewat/ Khata No. 206/295,
Mustial No. 84, Kila No. 3(8-0), 8(8-0), 13(8-0), 18(8-0), 23/1(4-0), 23/2(4-0) Mustial
No. 107, Kila No. 1/2(3-16), 2(8-0), 3(8-0), 8(3-9), 9(7-18), 10(8-0), 11(3-2) Kita 13,
Total land 82 Kanal 5 Marla land situated within revenue estate of Village Harsaru,
Tehsil Gurgaon, Distt. Gurgaon, Haryana acquired by way of Fard Jamabandi year
2005-06 (hereinafter called the agriculture land)

AND WHEREAS the vendors herein due to some bonafide needs and commitments
decided to sell the said Land and the Vendee herein agreed to purchase the same.

THEREFORE IT IS HEREBY AGREED DECLARED COVENANTED AND
RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. That the Vendors have agreed to sell the 82 Kanal 5 Marla said Land with
Submersible pumpset (tubewell) and all tamir & construction work and the
Vendee has agreed to purchase the same for a sum of Rs. 26,25,00,000/- (Rupees
Twenty six Crore Twenty Five Lacs only) which is paid by the Vendee to the
Vendors as the cost of the above said Land as under:-

Rs. 26,25,00,000/- (Rupees Twenty six Crore Twenty Five Lacs only) vide
Demand Draft No. 103061 dated 10-03-2012 drawn on Delhi in favour of
Smt. Preeta Kapoor.

2. That the Vendors being of sound mind and by free WILL without any
pressure herein grants, conveys and transfer all their rights, titles and interests
in the said Land comprised agricultural land bearing land Khewat/ Khata No.
206/295, Mustial No. 84, Kila No. 3(8-0), 8(8-0), 13(8-0), 18(8-0), 23/1
(4-0), 23/2(4-0) Mustial No. 107, Kila No. 1/2(3-16), 2(8-0), 3(8-0),
8(3-9), 9(7-18), 10(8-0), 11(3-2) Kita 13, Total land 82 Kanal 5 Marla land
situated within revenue estate of Village Harsaru, Tehsil Gurgaon, Distt.
Gurgaon, Haryana unto the Vendee herein.

Preeta Kapoor



Reg. No.

Reg. Year

Book No.

33,317

2011-2012

1



विक्रेता







क्रेता



गवाह



उप / संयुक्त डीजीएम अधिकारी

विक्रेता:	Preeta Kapoor		Preeta Kapoor
क्रेता	thru:- Dinesh Kumar		Dinesh Kumar
गवाह	Karan Singh Joon		Karan Singh Joon
गवाह	Gopal K. Kapoor		Gopal K. Kapoor

3. That the said land transferred herein is free from all sorts of encumbrances, mortgages, litigations, prior sales, agreement to sell, gift, court attachment etc.
4. That the actual physical possession of the said land hereby conveyed has been delivered to the Vendee at the spot who have become the absolute owners in possession of the same and shall enjoy all the rights, privileges, passages, appurtenances and possession etc and absolute owner in the said Land without any hindrance, claims, demands by the Vendors or his heirs etc.
5. That all the expenses for the stamping, engrossing and other incidental charges for this sale deed have been borne and paid by the Vendee.
6. That the taxes, cesses or dues or demands in respect of this land have been paid and cleared by the Vendors upto the date of execution of this sale deed absolutely and thereafter it shall be the responsibility of the Vendee for future taxes. etc.
7. That **Original** of all the relevant papers in respect of this Land have been handed over by the Vendors to the Vendee at the time of execution of this sale deed.
8. That the Vendee has inspected the agriculture land, gone through the documents and are fully satisfied regarding the ownership / title of the Vendors in respect to the said agriculture land.

THE VENDORS DECLARES AND ASSURES THE VENDEE

- a. That the land hereby conveyed was self purchased land by virtue mentioned hereinabove and that no one else except the Vendor has rights, claims, interest and concern whatsoever in the land hereby conveyed or any part thereof.
- b. That the Land hereby conveyed is free from all sorts of encumbrances, legal flaws, notification, mortgages, court - decree and attachments etc.
- c. That the contents of these presents are true and correct, if at any time hereafter the assurance and contents contained hereinabove are found to be incorrect due to any defect in the title of the Vendor or their rights to sell the land hereby conveyed or any part thereof and the Vendee suffers any loss then the Vendor shall be liable to make good the loss thus suffered by the Vendee and keep the Vendee saved harmless and indemnified through their property movable and immovable against all losses, costs, damages and expenses occurring thereby the Vendee.
- d. That the Vendee can get the said Land mutated/ transferred in their name as owner in the revenue records of the concerned revenue estate on the basis of this sale deed or its certified true copy.


Ruta Kapoor



प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 33,317 आज दिनांक 12/03/2012 को बही न: [जिल्द न: 12,991] के पृष्ठ न: 101 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या [जिल्द न: 1,971] के पृष्ठ सख्या 36 से 37 पर लिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं।

दिनांक 12/03/2012


उप/सयुक्त पंजीयन अधिकारी
गुडगावा



IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE AFFIXED THEIR SIGNATURES ON THIS DEED OF SALE ON THE DATE MONTH AND YEAR WRITTEN IN THE PRESENCE OF THE WITNESSES GIVEN BELOW.

Drafted by :-

Arum Ghilly
NEERAJ KUMAR
Advocate

WITNESSES :

~~Prata Kapoor~~ ~~Prata Kapoor~~ ~~Prata Kapoor~~

Prata Kapoor
VENDOR

1.

Karan Singh Joon
Advocate
Distt. Court, Gurgaon

Mrs. Preeta Kapoor

VENDEE

2. *Gopal K. Kapoor*
Gopal K. Kapoor

Dinesh

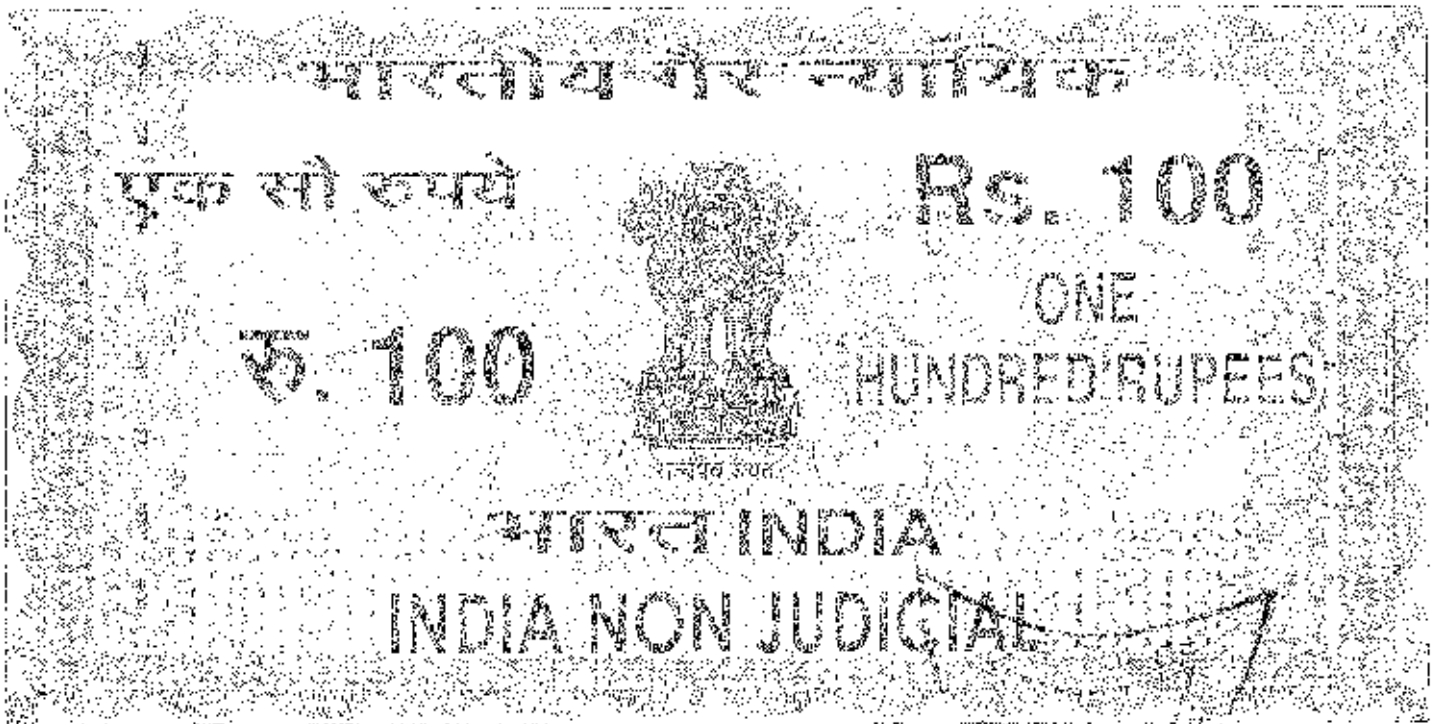
Q Lateef. Bisham Lal Kapoor

M/s Strong Infrabuild Pvt.Ltd
Through it's
authorized signatory
Mr.Dinesh.kumar

R/ 14C Market Road

Radendra Nagar
N. Delhi

4882-
52.510



हरियाणा HARYANA

K 684981

COLLABORATION AGREEMENT

This Collaboration Agreement is made at Gurgaon on this 2nd day of May, 2012.

BETWEEN

M/s Strong Infrabuild Pvt. Ltd. a company registered under the Companies Act, 1956 having its registered office at DU-23, Valsheka Enclave, Piram Pura, New Delhi through its Authorized Signatory/ Director **Mr. Rajiv Kumar** vide Resolution dated 21-05-2012 (hereinafter referred to as "Owner", which expression shall, unless excluded by or repugnant to the context or meaning thereof, be deemed to include his heirs, successors, representatives, executors and assigns) of the FIRST PARTY.

AND

M/s Aster Promoters and Developers Pvt. Ltd, a company registered under the Companies Act, 1956 having its registered office at Flat No 621 A, 6th Floor, Devika Towers, 6, Nehru Place, New Delhi - 110019 and corporate office at, 7th Floor, Vatika Triangle, Sushant Lok -I, M. G. Road, Gurgaon - 122002, through its Director **Mr. Anil Bhalla** (hereinafter referred to as "Developer", which expression shall, unless excluded by or repugnant to the context or meaning thereof, be deemed to include its subsidiary companies, associates, representatives, executors and assigns) SECOND PARTY.

Aster Promoters and Developers Pvt. Ltd.
[Signature]
Authorized Signatory

M/s Strong Infrabuild Pvt. Ltd.
[Signature]
Director

21/5/12

100

Rajiv Kumar

Advocate
Date: 22/05/2012

21/5/12

प्रलेख न: 4692

दिनांक 22/05/2012

डीड संबंधी विवरण	
डीड का नाम AGREEMENT	
तहसील/सब-तहसील गुडगांवा	गांव/शहर हरनरु
भवन का विवरण	
भूमि का विवरण	
धन संबंधी विवरण	
राशि 102,812,500.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 100.00 रुपये
स्टाम्प की राशि 100.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये
	पेस्टिंग शुल्क 2.00 रुपये
	रुपये

Drafted By: C L Arora Adv

यह प्रलेख आज दिनांक 22/05/2012 दिन मंगलवार सगण 4:40:00PM बजे श्री/श्रीमती/कुमारी M/s Strong Infrabuild Pvt Ltd श्री/श्रीमती/कुमारी निवासी DU-23 Vaishaka Encl Phamara ND द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उप/संबुक्त पंजीयन अधिकारी
गुडगांवा

श्री M/s Strong Infrabuild Pvt Ltd thru Rajiv Kumar (OTHER)

उपरोक्त पेशकर्ताव श्री/श्रीमती/कुमारी Thru- Brij Kishor दख्खर हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि दावेकर ने मेरे समक्ष पेशकर्ता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी C L Arora पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv G Ga व श्री/श्रीमती/कुमारी Sukhpal पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Devi निवासी Sohna Ggn ने की।
साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 22/05/2012


उप/संबुक्त पंजीयन अधिकारी
गुडगांवा

WHEREAS

- A. The Second Party is a well known Developer and is engaged in the business of promotion, development and construction of real estate and is well established in this business in India.
- B. The Owner, the First Party as mentioned hereinabove, is the owner in possession of and is fully entitled to a parcel of land falling in Khawat / khata no 206/245, Mustil No. 84 Killa No. 3(8-0), 8(8-0), 13(8-0), 18(8-0), 23/1(4-0), 23/2(4-0), Mustil No. 107 Killa No. 1/2(3-16), 2(8-0), 3(8-0), 8(3-9), 9(7-18), 10(8-0), 11(3-2) kita 13 total land admeasuring 82 Kanal 5 Marla, Salam equivalent to **10.28 Acres** situate in the revenue estate of village Harsaru, Tehsil & District Gurgaon, Haryana acquired by way of Sale Deed No. 33317 dated 12.03.2012 & Mutation No. 4016 dated 18.04.2012 the details of which are fully described in the statement annexed and marked hereto as Annexure - A, being hereinafter referred to as the **said Land**.
- C. The Owner has represented that he is the absolute owner in possession of the said land and is absolutely entitled and empowered to construct / develop the said Land in collaboration with the Developer.
- D. The Owner has represented and assured that the said Land is free from all encumbrances, attachments, mortgages, liens, court cases / orders / decrees / stays, prior agreements, acquisition proceedings etc.
- E. The Owner had approached the Developer with a request to develop the said land and to construct thereupon a Group Housing project or Plotted colony subject to specific approval, as the case may be, after obtaining necessary licenses, approvals and sanctions from all concerned statutory authorities and bodies.
- F. The parties hereto have mutually discussed the terms and conditions of development of the said land and to undertake construction thereupon and have agreed to the terms and conditions as mentioned hereunder:-

NOW THEREFORE, THIS INDENTURE WITNESSES AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERE AS FOLLOWS:

1. That the objective of this COLLABORATION AGREEMENT is to develop the said Land and to construct thereupon a Group Housing project with such common amenities and facilities, as stated hereinafter, after obtaining requisite permissions and approvals, no objections and sanctions etc. from the Director, Town & Country Planning, Haryana or any other such Authority or the State Government (**Proposed Building**).


Owner
Sd/-
[Signature]
[Signature]

For Special Infrastructure Pvt. Ltd.


Director



पेशकर्ता



दावेदार



गवाह



उप / सयुक्त पंचायत अधिकारी

पेशकर्ता Rajiv Kumar



दावेदार Thru- Brij Kishor



गवाह C L. Arora



गवाह Sukhpal




2. That as a result of this Collaboration Agreement as agreed herein the Owner shall be entitled to 32% of the permissible super built up area that may be available on the said land (**Owner's Share**) whereas the Developer shall be entitled to the remaining 68% of the super built up area that may be available on the said land (**Developer's Share**) in case a Group Housing project is developed by the Developer or 1350 sq. yards of plotted land per acre in case Plotted colony is developed by the Developer. The parties will divide their respective shares in the super built up area after the approval of the building plans of the proposed building by the competent authority, such division shall be subject to reconciliation at the time of the Developer making an application for issue of occupation certificate, such reconciliation may be necessitated on account of any modification of Building Plans that may be required to be carried out during the period of construction. It is clarified that the within mentioned division will be carried out by the parties by demarcating their respective shares on a copy of the map approved by the competent authority and by signing thereupon in token of having accepted/ agreed for the said division subject to non applicability of this condition in case of allocation of a separate tower by the Developer to the Owner. Further as the Developer will maintain the proposed building, either itself or through any maintenance company nominated by it, the Owner shall have no role or right in such areas of the building as the roof, basement(s), areas used for housing maintenance equipment etc., open areas, green area and other such areas. However, the Owner will be entitled to have space for car parking as per the norms, in proportion to the Owner's share of super built up area in the proposed building.

DEFINITION OF SUPER BUILT UP AREA

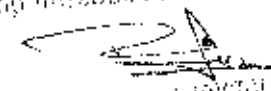
Super Built Up Area - When used in relation to the proposed building shall mean and include the sum of the carpet area of all units therein and the prorata share of such units in the common areas in the proposed building.

Carpet Area - When used in relation to the proposed building shall mean the sum of net floor area of all units therein excluding the area of walls.

Common Area - When used in relation to the proposed building shall mean all such areas of the proposed building which the owner shall use by sharing with other occupants of the proposed building including entrance, canopy and lobby, corridors, circulation areas and passages, security, fire control room(s), if provided, lift shafts, all electrical, plumbing and fire shafts on all floors and rooms, if any, staircases, munties, lift machine rooms, water tanks, gate posts, the entire service areas in the basement including but not limited to electric substation, transformers, DG set rooms, underground water and other storage tank, pump rooms, maintenance rooms and other service rooms etc but does not include the remaining areas in the basement and roof / terrace.

Agar Promoters and Developers Pvt. Ltd.

Authorized Signatory

For Group Infrabuild Pvt. Ltd.

Director

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4,692 आज दिनांक 22/05/2012 को बही न: 1 जिल्द न: 13,000 के पृष्ठ न: 167 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 2,140 के पृष्ठ सख्या 17 से 18 पर बिपक्वाई गयी। यह भी प्रमाणित किया जाता है कि हम दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 22/05/2012

उपरोक्त पंजीयन अधिकारी
गुडगांव

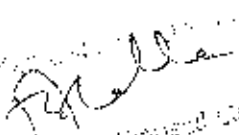


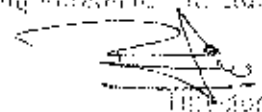
3. That the Developer has agreed to pay a sum of **Rs 1,00,00,000/-** (Rupees One Crore Only) per acre to the Owner as non refundable security deposit. Accordingly, the Developer has paid to the Owner a sum of **Rs. 10,28,12,500/-** (Rupees Ten Crores Twenty Eight Lakhs Twelve Thousand Five Hundred Only), as per the following details:-

Cheque / DD No.	Amount	Drawn on	In favour of
624862	3,42,70,834/-	IndusInd Bank	Strong Infrabuild Pvt. Ltd.
624863	3,42,70,833/-	IndusInd Bank	Strong Infrabuild Pvt. Ltd.
624864	3,42,70,833/-	IndusInd Bank	Strong Infrabuild Pvt. Ltd.

at the time of execution of these presents to the Owner.

4. That the upkeep, maintenance and management of the proposed building and common areas, maintenance and operation and up keep of plant and machinery shall be organized by the Developer or its nominated Maintenance Agency. All such costs, expenses, accruals to or provisions shall be borne and paid by the Owner to the extent of its share in the proposed building. The charges so fixed and payable every month shall be apportioned by the Developer to which the Owner hereby agrees to accept as final and binding. It is clarified that Maintenance charges will be exclusive of water, electricity and other consumables for which separate bills will be raised by the Developer/ concerned agency/ Deptt./ Maintenance agency and shall be paid by the Owner as stipulated herein within the stipulated time.
5. That the Owner's share will be calculated proportionately on each floor of the proposed building as may be practically possible and will be allocated by metes and bounds as may be mutually agreed by the parties or the Owner agrees that a separate tower shall be erected for the Owners share.
6. That the Developer will develop the said land and construct thereupon the proposed building at its own cost and expense after procuring at its own expense the requisite licenses, permissions, approvals, sanctions, wherever required. However, it is specifically agreed between the parties that the Developer will construct the proposed building on the said land as and when it is mutually decided by the parties keeping in view the market conditions.
7. That the Developer has informed the Owner that it shall avail a loan for development of the said land and for construction of the proposed building against equitable mortgage of the said land by deposit of the original title deeds of the said land which shall exclude the share of the Owner. The Owner has handed over all original title deeds/ documents of the said land such as Sale Deeds, Jamabandies, Mutations, Khasra Girdawaris etc. to the Developer and has agreed to complete other formalities/ documentation for the said purpose as and when required.

For and on behalf of the Owner

 A. K. Sharma
 A. K. Sharma


 For Strong Infrabuild Pvt. Ltd.



Such equitable mortgage shall be for development of the said land only and will be created after license for such development has been granted by the competent authorities and after the allocation of Owners share has been completed. The Developer has assured the Owner that the Owner's share in the super built up area in the proposed building will be free from all sorts of encumbrances including mortgage at the time of offer of possession to the Owner of his share of the super built up area and that the Owner's rights in his share will include all rights of easement thereof.

8. That all approvals, sanctions, no objections wherever required for the development and construction on the said land will be obtained by the Developer at its own cost and expense. However, the Owner has agreed to fully cooperate with the Developer in this regard and to sign/ execute (and to get registered, if necessary) all papers, applications, documents, petitions, indemnities, undertakings, affidavits, plans, general/ special power of attorneys as the Developer may require in its name or in the name of its nominee(s) to represent the Owner before the concerned statutory and other authorities and to enable the Developer to obtain necessary permissions and approvals in connection with the development of the said land and to commence and complete construction of the building on the said land including applications for obtaining the building licenses and sanction plans and any modification or amendments thereof, including for obtaining water electricity, sewerage connections etc and for fully effectuating the terms and conditions of this agreement and also empowering such attorney(s) to sell the super built-up area in the proposed building falling to the Developer's share along with undivided proportionate share in the land underneath the said built-up area (s). The Developer will ensure that sale of its share of super built up area in the said building does not cause any obstacle in the use/ sale by the owner of his share of the super built up area.
9. That on the requisite license being granted, the FIRST PARTY shall apply to the concerned authorities for grant of No Objection certificate/Permissions to transfer the title of the said Land in favor of the SECOND PARTY and/or its nominees along with the requisite licenses.
10. The FIRST PARTY shall thereafter be bound to transfer the title of the said land by way of sale deeds along with the requisite license for developing the same in favor of the SECOND PARTY and/or its nominees within 30 days from the date of grant of No Objection Certificate/Permissions. The SECOND PARTY shall simultaneously with the transfer of the said land in favour of the SECOND PARTY allot the area as agreed by and between both the parties as mentioned herein above to the FIRST PARTY by execution of Allotment Letter/ Agreement to Sell/ Builder Buyer Agreement or any other document in favour of the FIRST PARTY.

For Strong Inland Pvt Ltd

DIRECTOR

For Strong Inland Pvt Ltd


DIRECTOR



11. That since considerable expenditure, efforts and expertise are involved in getting the Licenses, permissions, sanctions the FIRST PARTY specifically agrees that it shall not rescind from the terms of this Agreement at any stage and specifically alter the grant of License/ Permissions. In the event of the FIRST PARTY backing out or rescinding from this Agreement, besides other rights, the SECOND PARTY shall be entitled to get the said agreement specifically enforced and claim damages at the risk and cost of the FIRST PARTY.
12. That the FIRST PART realizes that the allotment of developed area is subject to receipt of license/ approval from the concerned authority and agrees not to hold the SECOND PART liable/ responsible in any manner whatsoever for non receipt/ refusal of permission. That in case license is not granted by the appropriate authority with respect to the said land within 24 months from the date of all the compliances being done by both the parties under this agreement and the land becoming ineligible for grant of license or within such period extended by mutual consent of the parties, this agreement may become unenforceable and come to an end at the sole discretion of the SECOND PART and the FIRST PART shall Forfeit the said Security Deposit. .
13. That in case the FIRST PART fails to execute the sale deed/s within a period of 30 days from the date of grant of no objection certificate/ permissions from appropriate authorities as agreed upon, the SECOND PART shall be entitled to get the sale deed/s executed and registered through court of law at the cost and expenses of the FIRST PART.
14. That within a period of 36 months from the date of transfer of land and license in favor of the SECOND PART the SECOND PART shall offer possession of the developed area whether Group Housing or Plotted to the FIRST PART and or its nominees.
15. That the Owner had, simultaneously with the signing / execution of these presents, appointed and constituted **Sh. Gautam Bhalla** as his duly constituted General Power of Attorney to do and perform all acts, things and deeds necessary in pursuance to and fulfillment of aforesaid Collaboration Agreement and to sell / transfer / convey the super built-up area(s) along with proportionate indivisible share in the said land underneath the said built-up areas, falling only to the share of the Developer in terms of aforesaid Collaboration Agreement in his name and on his behalf, which shall stand duly ratified by the Owner. The said General Power of Attorney executed by the Owner shall be irrevocable and shall be totally / absolutely binding on the Owner and his legal heirs for all intents and purposes connected with said Collaboration Agreement which shall also be effective for these presents.

For and on behalf of

Sh. Gautam Bhalla


Director



16. That the Owner hereby declares and assures that there is no charge, lien, mortgage and / or encumbrance of any kind whatsoever on the said land and the same is free from court decree, stay, attachment order / litigation and the owner has a clear marketable title to the said land. Further, if at any stage, any previous agreement / MOU executed by the Owner with any party or any advance taken by the Owner in relation to the said land or any part thereof is noticed and the project is delayed on account of the same, then the Owner shall be fully responsible and liable for the same and indemnifies the Developer against all losses, damages and expenses that may be suffered by it on account of the same.
17. That the Owner further undertakes that it shall not deal with the said land in any manner whatsoever and shall henceforth keep the said land free from any charge, lien, litigation, claim etc and shall not create any obstruction or impediment on any ground whatsoever, in the development of the said land by the Developer.
18. That as stated above, the entire expenses for carrying out the development of the said land and the construction thereupon including preparation of plans, architect's fees, contractor's bills, statutory fees, IDC, EDC, conversion fee, charges and expenses in connection therewith, shall be wholly to the account of the Developer. Any tax, charge, levy or liability accrued / accruable till the date of handing over vacant possession of the said land to the Developer, shall be borne and satisfied by the Owner.
19. That the proposed construction on the said land shall be uniformly of good quality. However, the Owner shall be precluded from questioning the quality, workmanship during development of the said land / construction thereupon or after the same is complete.
20. That the Owner shall be bound by all terms and conditions such as layout, height, usage, finish exterior / interior, colour scheme, nomenclature, maintenance and the as may be prescribed by the Developer in respect of the proposed building and the construction upon the said land.
21. That the Power of Attorney, appointed and constituted by the Owner irrevocably, shall be fully empowered to deal and act upon the licenses and sanctions that may be granted by the authorities for development of the said land and for construction thereupon and the Owner shall extend all assistance and co-operation for smooth completion of the proposed building.

For Shree Krishna Bhawan Pvt. Ltd.

Anil Kumar

For Shree Krishna Bhawan Pvt. Ltd.



Anil Kumar



22. That the Developer shall be fully entitled to sell, transfer, convey and / or assign or agree to sell its share of super built up area(s) without any interference from the Owner at any point of time and through the irrevocable Power of Attorney appointed and constituted by it (Owner). The Owner shall be free to sell built-up area falling to its share without any liability on the part of the Developer. However the entire general marketing of the built-up areas in the proposed building shall be done by the Developer at its own cost
23. That simultaneously with the execution of this agreement the Owner has handed over vacant, lawful peaceful physical possession of the said land to the Developer after removing tube wells, sheds, structures, houses, places of worship, trees, gardens, crops etc, on the spot hereof and from now on the Developer shall be fully entitled to measure and fence the same and carry on developmental activities over the same (said land) and such other activities as set out herein. In the event the Owner fails to remove all or any of the structures, the Developer may remove the same without any liability on its part and without any reference to the Owner.
24. That simultaneously with the execution of this agreement, the Owner has handed over to the Developer the original title deeds/ documents of the said land such as Sale Deeds, Jamabandies, Mutations, Khasra Girdawaris etc and the Owner further undertakes to furnish further available documentary evidence of ownership of the said land as and when required by the Developer for the purposes of obtaining license / GLU / permissions or any other approval or sanction to be obtained by the Developer from the competent authorities or for creation of equitable mortgage on the said land excluding the share of the Owner after obtaining the license from the competent authorities.
25. That the Developer will charge transfer/ administrative charges, as may be fixed by it from time to time, from the purchaser in case the Owner sells his share in the super built-up area to third parties. Such transfer/ administrative charges shall also be payable by each subsequent transferee(s) and the Owner undertakes to incorporate this stipulation in the transfer document that may be executed by it while selling / transferring his share of the super built-up area.
26. That the parties understand that this Collaboration Agreement shall not be deemed or construed to be a partnership or joint venture. This Collaboration is purely an agreement for the development and sharing of developed / built-up areas by and between the parties as mentioned hereinabove.

Miller

[illegible]


 Director



27. That the Developer shall be entitled to advertise the said project at its cost through pamphlets, brochures, advertisements in print and electronic media, sign boards, neon signs on the said land or other places or in any manner as the Developer may deem fit and proper and thus it shall be entitled to invite buyers / customers to the site.
28. That the Developer shall have rights to transfer all its rights and obligations under this Collaboration Agreement in part or in whole to any other person, company or entity without affecting the rights of the Owner contained in this Collaboration Agreement. The Developer shall be entitled to sell its share of the super built-up area to any party either in whole or in parts. The Developer shall be entitled to enter into any agreement to Sell / Lease / Rent or to dispose off its share in any other manner, to receive the payments and to execute the necessary documents in favor of the purchasers. If required, the Owner shall join hands with the Developer in executing such documents in favor of such purchasers and to do all other acts, deeds and things which may be required or necessary to be done in order to confer legal and perfect title in favor of such purchasers. If required the Developer will also extend the same facility to the Owner.
29. That the Owner hereby indemnifies and holds harmless the Developer and all its successors, executors, assigns etc. against all losses, expenses and damages that may be suffered by the Developer in relying upon the assurances, undertakings and warranties given by the Owner and forming the basis of this Collaboration Agreement.
30. That if either of the parties to this agreement fails to comply with this agreement or if due to the default of either of the parties, the development of the said land and construction of the proposed building thereupon is delayed, then such defaulting party shall indemnify the other party of the loss, damage which the other party may suffer as a result of such a default. In addition the other party shall also have the right to seek specific performance of this Collaboration Agreement or to seek any other legal remedy to recover its dues / investment made into this project.
31. That upon the Developer not being able to obtain the license from the competent authority for the proposed building project within such reasonable time as may be mutually arrived at between the parties, this agreement shall automatically stand cancelled / come to an end.
32. That the parties hereto shall be liable in respect of Income Tax and other fiscal liabilities for their respective share in the super built-up area and / or proceeds thereof under this agreement.

Agree, Promote and Develop Pvt. Ltd.
[Signature]
Authorized Signatory

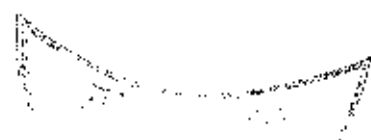
(For Owner's Use Only)
[Signature]
09/06/2017



33. That the Developer shall be entitled to name the proposed project as it deems fit and the Owner shall not object to the same. The Developer shall also be entitled to advertise/ publicize the proposed building through newspapers and other forms of print and electronic media.
34. That this Agreement is subject to Force-Majure Clause i.e. in any unforeseen adverse eventuality, Developer shall not be held responsible for any consequences or liabilities under this Agreement if it is prevented in performing its obligations under the terms thereof by reason of future restrictive government laws or regulations, riots, insurrection, war, terrorist action, acts of God etc.
35. That this Agreement is subject to provisions of various acts, rules, regulations, laws, bye-laws, guidelines and instructions of various authorities concerned and contained in various acts applicable in the State of Haryana in general and Gurgaon in particular.
36. That the Parties undertake to keep confidential and not to divulge or communicate to any person, except in the performance of its obligations under this Agreement, or use for its own purposes, trade secrets, confidential commercial information, financials, operations, plans, know-how or any other information concerning the Parties or any of its Affiliates, which is not in public domain.
37. That all notices, requests, demands, statements and other communications required or permitted to be given under the terms of this Agreement shall be in writing and delivered by hand against receipt or sent by registered mail at the addresses of the parties mentioned above or at such other addresses as from time to time designated by notice from the respective party to the other party. Any such notice or communication shall be deemed to have been duly given and served at the date and time of receipt of first refusal of delivery, if sent by registered mail or delivered by hand against proper acknowledgement.
38. That the Owner shall without demur indemnify the developer in case the title of the Owner to the said land is found to be defective and/or the proposed project is not completed due to a default or impediment on the part of the Owner and the Owner shall be also liable for payment of all damages and expenses to the Developer.
39. That the parties have signed this agreement after reading and understanding all its contents and admit that this transaction is being entered into by them voluntarily and without any outside pressure, coercion and / or undue influence. Further, this Agreement supersedes all prior oral or written arrangement(s) / correspondence etc., if any, and records the entire arrangement between the parties fully and finally.

For Developer and Developer's
Director

For Proprietor/Member/Part. Ltd.
Director

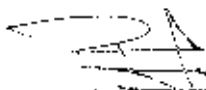


- 40 That this agreement is irrevocable and is specifically enforceable in a court of law as per the terms and conditions contained herein. If any party violates this condition it shall be required to without demur compensate the other party the resultant loss suffered by it.

IN WITNESS WHEREOF, THE PARTIES HAVE SET THEIR HANDS AND SEAL TO THESE PRESENTS ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESSES:

For Strong Infrabuild Pvt. Ltd.


For Strong Infrabuild Pvt. Ltd.


(Owner) Director

Name: C. L. ARORA

Address: C. L. ARORA
Advocate
61st. Courts, GURGAON

For Aster Promoters and Developers Pvt. Ltd.


Anil Bhatia
Director
(Developer)

Name: (Sushant S/o. Dev' Ram)

Address: Parulokh Sahay (Gurgaon)



भारतीय न्यायपालिका

एक सौ रुपये

Rs. 100

₹. 100



ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

हरियाणा HARYANA

17/5/12



K-685907

GENERAL POWER OF ATTORNEY

Know all these men that WE, **M/s Strong Infrabuild Pvt. Ltd** a company registered under the Companies Act, 1956 having its registered office at DU-23, Vaishaka Enclave, Pitam Pura, New Delhi through its authorized signatory **Mr. Rajiv Kumar** duly authorized by the Board of Directors (hereinafter referred to as "Owner", which expression shall, unless excluded by or repugnant to the context or meaning thereof, be deemed to include our heirs, successors, representatives, executors and assigns, (hereinafter jointly as well as severally referred to as "**Executants**") state as under:-

Mr. Rajiv Kumar

Gautam Bhalla St. Arun Bhalla
Rt. Cn

प्रलेख नः 177

दिनांक 22/05/2012

डीड का नाम	GPA	डीड संबंधी विवरण	6203
तहसील/मन्ब-तहसील	गुडगाँवा	Purpose/Use	100/100/100
गाँव/शहर	हरसह		
		31 MAY 2012	
		MAHESH KATHORIA	
		STAMP VENDOR	
		GURGAON (HARYANA)	
रजिस्ट्रेशन फीस की राशि 100.00 रुपये		स्टाम्प ड्यूटी की राशि 300.00 रुपये	
		पेट्रिंग शुल्क 2.00 रुपये	

Drafted By: C.L. Arora

यह प्रलेख आज दिनांक 22/05/2012 दिन मंगलवार समय 4:52:00PM बजे श्री/श्रीमती/कुमारी M/s Strong
Infrabuild Pvt Ltd श्री/श्रीमती/कुमारी नियम्न Du-23 Vaishaka Era Pitampara ND द्वारा रजिस्ट्रेशन हेतु प्रस्तुत किया
गया।

हस्ताक्षर प्रस्तुतकर्ता



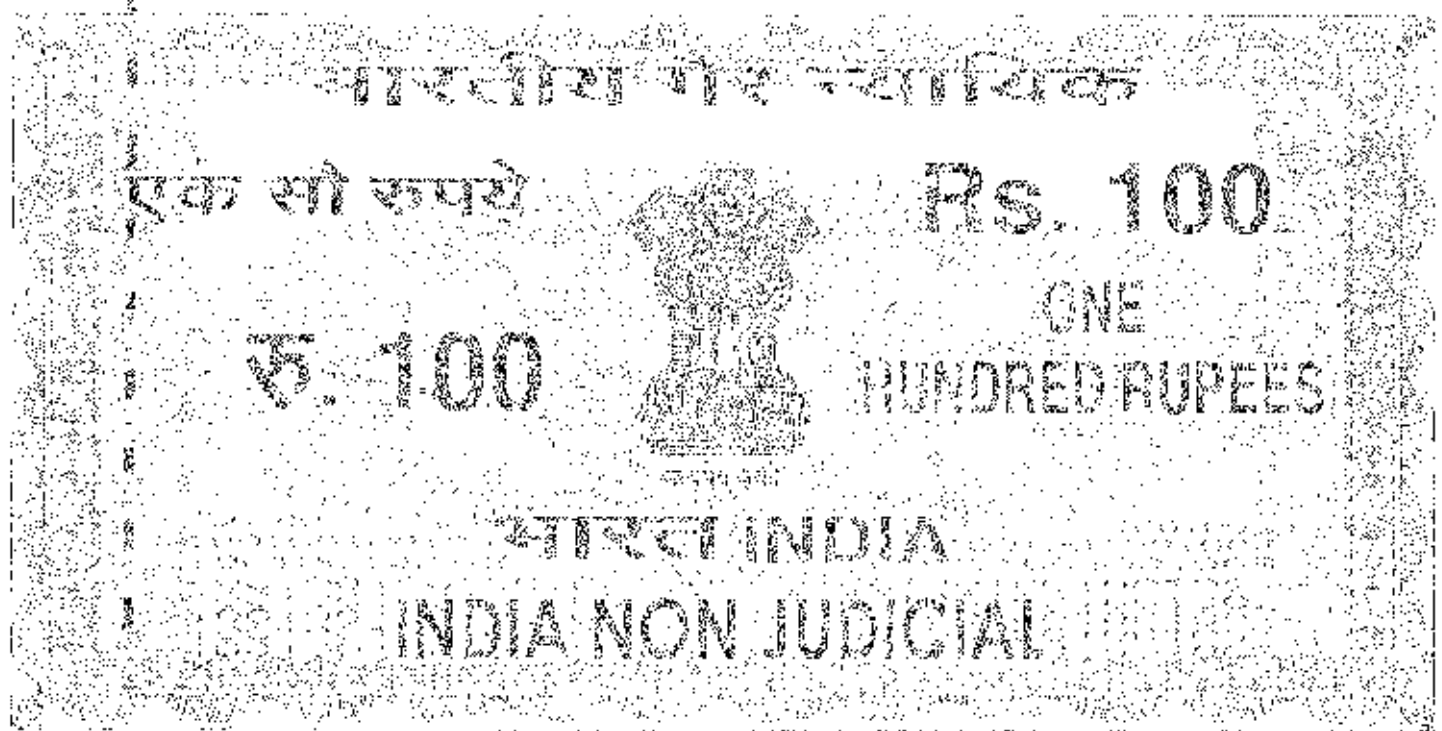
उप/संयुक्त पंजीयन अधिकारी
गुडगाँवा

श्री M/s Strong Infrabuild Pvt Ltd thru Rajiv Kumar (OTHER)

उपरोक्त पेशकर्ता व श्री/श्रीमती/कुमारी Gautam bhalla अधिकत हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर
तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी C.L. Arora पुत्र/पुत्री/पत्नी श्री
निवासी Adv G.Gn. व श्री/श्रीमती/कुमारी Sukhpal पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Devi ram निवासी Sobna G.Gn ने की।
साक्षी नः 1 को इन नम्बरदार/अधिकृतता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 22/05/2012

उप/संयुक्त पंजीयन अधिकारी
गुडगाँवा



हरियाणा HARYANA

K 685906

Whereas the Executants are the sole and absolute owners and in lawful and peaceful possession of a parcel of land falling in Khewat / khata no 206/245, Mustil No. 84 Killa No. 3 (8-0), 8 (8-0), 13 (8-0), 18 (8-0), 23/1 (4-0), 23/2 (4-0), Mustil No. 107 Killa No. ½ (3-16), 2 (8-0), 3 (8-0), 8 (3-9), 9 (7-18), 10 (8-0), 11 (3-2) total land admeasuring 82 Kanal 5 Marla equivalent to **10.28 Acres** situate in the revenue estate of village Harsaru, Tehsil & District Gurgaon the details of which are fully described in the statement annexed with Collaboration Agreement dated **22.05.2012** (herein after said "Collaboration Agreement"), being hereinafter referred to as the **said Land**. (which expression shall mean and include all tube wells, shed, structures, gardens, orchid, place of worship, houses tress, crop and the like constructed/ standing/ erected thereon now or at any time in future).

Signature of the Executants

Executants

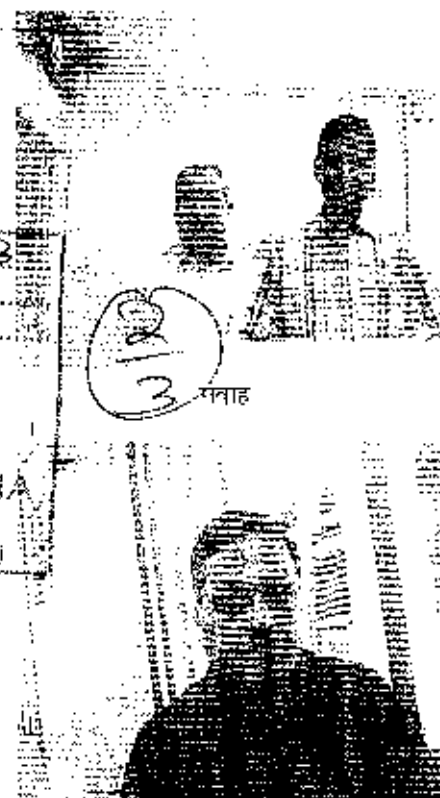


पेशकर्ता

--- Do ---

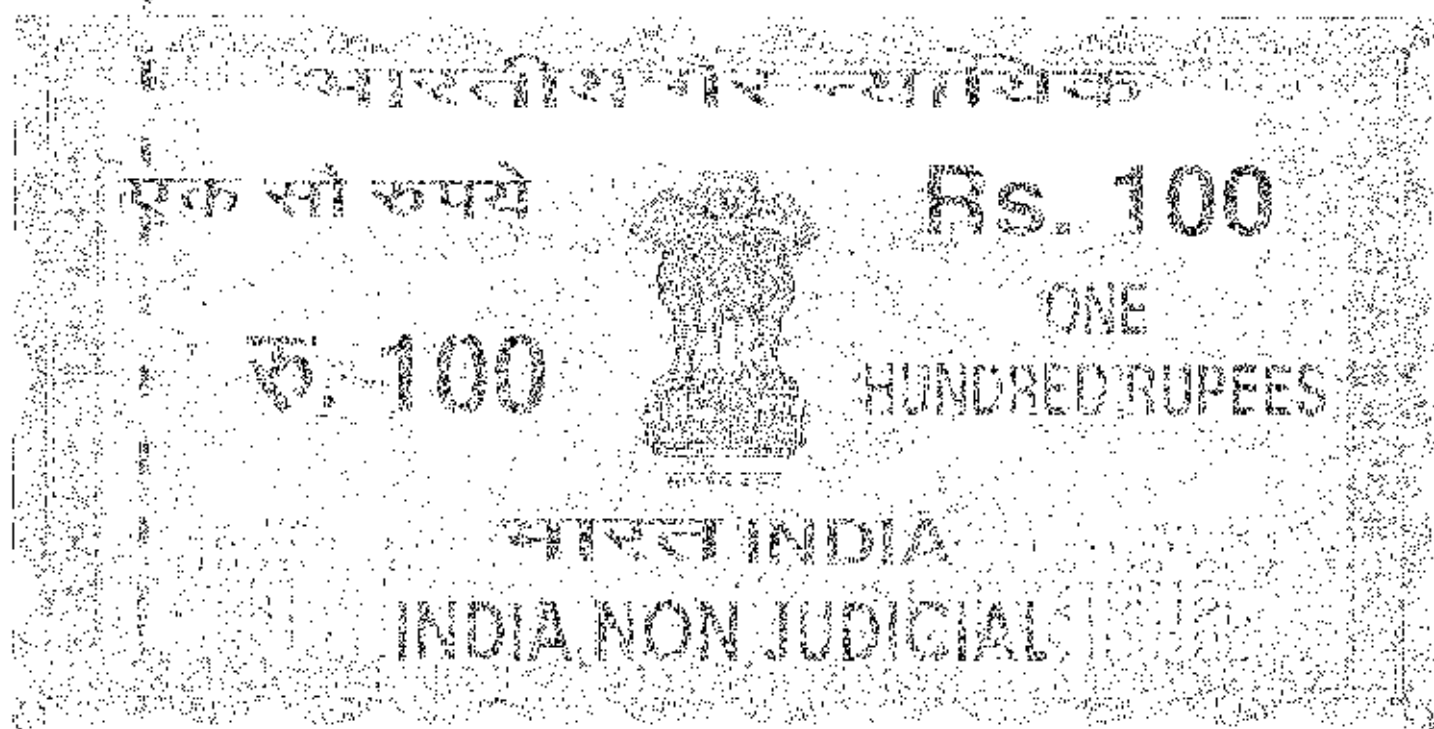
Sr. No.	6203
Amount	300/-
Purpose/Use	C.P.A.
11 MAY 2012	
MANISH KATHURIA STAMP VENDOR GURGAON (HARYANA)	

(2/3) गवाह



उप / सयुक्त पंजीयन अधिकारी

पेशकर्ता	Rajiv Kumar		
प्राधिकृत	Gautam bhalla		
गवाह	C L Arora		
गवाह	Sukhpal		



श्री गौतम HARYANA

K 685905

AND WHEREAS the Executants have entered into a collaboration agreement ("said Collaboration Agreement") with **M/s Aster Promoters and Developers Pvt. Ltd.**, a company registered under the Companies Act, 1956 having its registered office at Flat No 621 A, 6th Floor, Devika Towers, 6, Nehru Place, New Delhi – 110019 and corporate office at, 7th Floor, Vasika Triangle, Sushant Lok –I, M. G. Road, Gurgaon – 122002, through its authorized signatory **Sh** _____ (hereinafter referred to as "**Developer**") for development of Plotted residential area upon the Said Land after obtaining the necessary permission, sanction and license from competent authority.

AND WHEREAS the said **Developer** has requested the Executants to grant and execute a General Power of Attorney in favour of its nominee **Shri Gautam Bhalla** s/o Sh. Anil Bhalla r/o 4, Prakriti Marg, Bund Road, Sultanpur, Mehrauli, New Delhi.

For and on behalf of the Executants


Executants

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह उल्लेख क्रमांक 177 आज दिनांक 22/05/2012 को बही न: 4 जिल्द न: 1,012 के पृष्ठ न: 45 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द न: 132 के पृष्ठ संख्या 56 से 57 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुली धरे रखने किये हैं।

दिनांक 22/05/2012

Sl. No.	6203
Amount	300/-
Purpose/Use	G.P. उप/संयुक्त, पंजीधन अधिकारी
11 MAY 2012	
MANISH KATHURIA STAMP VENDOR GUSKYON (HARYANA)	

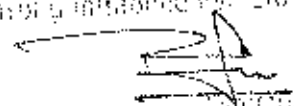
गुडगांव

3

NOW THEREFORE, WE the Executants, do hereby jointly as well as severally appoint, nominate and constitute Shri Gautam Bhalla as our true and lawful attorney to do all or any of the following acts, deeds, things on our behalf and, in our name and which the said Attorney has agreed to do.

- 1) To takeover actual and absolute physical possession of the Said Land, and to hand over possession of the said land to the Developer and/or person nominated by the Developer.
- 2) To engage and appoint surveyors, architects, contractors, and such other consultants and experts as may be required for planning, obtaining of licenses and permits for developing the said land.
- 3) To prepare plans and make applications for obtaining of change of land use of the said land, licenses, permits, permissions and approvals for zoning, development, sale and marketing of the said land, make / receive payment of fees and charges, incur expenses for the said purpose.
- 4) To get the license transferred in due course in the name of the Developer, Vatika Limited or its associates / nominees or any other person, company or entity as my said Attorney may deem fit and proper.
- 5) To engage various agencies and persons in connection with the development / execution / completion of the said land.
- 6) To market, advertise, brand, publicize, operate, maintain, book by way of sale for such price and on such terms and conditions as may be agreed by the Developer from time to time and to sign, execute all relevant documents for sale, including but not limited to Conveyance Deeds, Sale Deed, Exchange Deeds, etc with respect of the Developer's share in the said land and to receive payments/ consideration / deposits / advances / fees / charges there for in its own name and behest. However, it is made clear that the Attorney shall not sell or alienate in any other manner any portion of the Developer's share in the said land until the share of the Owners, Executants herein, is divided by metes and bounds on the final map. However, my Attorney above named shall be fully empowered to agree to sell or alienate in any manner to any third party (ies) space(s) falling into the share of the Developer in the said land anytime hereinafter.

For Shri Gautam Bhalla Pvt. Ltd.



- 7) To receive at any time hereinafter from the said prospective buyers / allottees / users or their heirs, representatives and / or assigns, payments / consideration amounts, deposits / advances / fees / charges and give effective receipts and discharges for the same.
- 8) To avail a loan for development of the said land against equitable mortgage of the said land (by deposit of the original title deeds of the said land) and to register any document for and on our behalf in this regard provided that such loan shall be availed by the Developer after the license for the proposed project has been received from the competent authority.
- 9) To sell / transfer / convey in any manner to third parties to the extent of developer's share.
- 10) To avail loan for the development of the said land by mortgaging whole or part of the said land. The Attorney is permitted to deposit the original title deeds of the said land with the lending agency for the purpose.
- 11) To appear on our behalf before the Register or sub-register or any other authority competent with regard to the development of the said land and to present for registration and / or receive any document in this regard including but not limited to lease deeds security deposit agreements rectification deeds agreement for sale and Conveyance Deed /Sale Deed /Exchange Deed's.
- 12) To sell / alienate in any manner to third parties the whole or part of the Developer's share in the said land and to admit to execution thereof and give acknowledgement/ receipts of the payments and to do other acts that may be necessary for the registration of the said documents and to receive them back when they have been duly registered and to sign and deliver proper receipts for the same provided that our Attorney will do so after the Developer has offered possession to the Owners (Executants herein) or to their nominees, the Owner's share in the said land.
- 13) To do all acts, deeds and things required for amending / rectifying any entries in respect of the said land in the land revenue records.
- 14) To remove / dismantle /shift all structures, houses, equipment that may exist now or from time to time on the said Land and to pay all mortgages, and to remove all encumbrances, charges over the said land.

For Strong Infrabuild Pvt. Ltd.



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PERCENT

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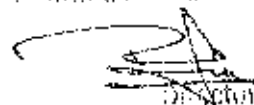
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1950 1960 1970 1980 1990 2000 2010 2020 2030 2040 2050

U.S. 65+

- 15) To do all acts, deeds things relating to the said land to effectuate the development of the said land.
- 16) To represent us in all offices of President of India Governor, state of Haryana, Director Town & Country Planning Department Haryana, Haryana Urban Development Authority, Panchayat Local government, Income Tax Department, Municipal Corporation, Haryana State Electricity Board, Fire Authority or any other Government Authority/ Local Body to put signatures, etc. Make, affirm, present, execute and register, if required any letter applications, forms documents deeds, affidavits indemnities undertakings, Guarantees, representations, and petitions for all /any licenses, permissions and consents required in connection with the obtaining of change of land use of the Said Land.
- 17) To appear and represent us before any court of law, authority collector, Tehsildar, revenue court, etc. appoint/dismiss /re-appoint lawyers, experts, and file/ initiate/ contest/ settle any legal proceeding , suits complaints, writs, claims appeals, partition suits and to sing submit and affirm plaints, petitions written statements, securities bonds, surety bonds, applications written statements, affidavits, undertakings, indemnities and all other documents as maybe required for the said purposes and also to replace any security bonds and/or surety bonds given by us by deposit of money or by any other manner as the concerned court may deem appropriate.
- 18) To further delegate all or any of the aforesaid powers to any other person or persons and to appoint any other attorney or attorneys with all or any of the said powers, and to cancel withdraw and /or revoke the powers conferred upon such attorneys.
- 19) To further and more effectually doing, effecting and performing of the several matters and things aforesaid, we hereby give and grant unto our said Attorney, full power and authority to appoint one or more substitute or substitutes and to remove such substitute or substitutes at pleasure and to appoint other or others in his or their place for all or any of the matters aforesaid upon such terms and conditions as my said Attorney shall think proper and expedient.

Per Copy to, Transglobal Pvt. Ltd.



DIRECTOR




That all acts, Deeds and things done or caused to done by the said attorneys or by any of their delegate or delegates shall be deemed to have been done by us and we hereby agree that we shall ratify and confirm all and whatever the said attorneys or its/their delegate or delegates shall do or cause to be done by virtue of the powers conferred by these presents.

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

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

In witnesses whereof WE, the above Executants have executed this Power of Attorney at **Gurgaon** on this **22nd** day of **May, 2012** in the presence of witnesses:


Dated at G. No. 1132
C. L. ARORA
Advocate
Distt. Courts, Gurgaon


EXECUTANTS

Strong Infrabuild Pvt. Ltd

Witnesses

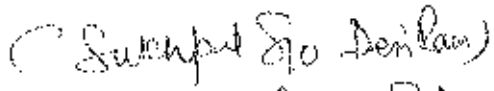
1.


C. L. ARORA
Advocate
Distt. Courts, GURGAON



Authorized Signatory

2.


Bakula Road, Sohna
(Gurgaon)



[illegible]

STATE BANK OF INDIA

SL No 588672

GSF/001

RECEIPT

19205

09/11/2012

Mehrauli Road, Gurgaon (01505)

Branch

Code No

Received a sum of Rs. 14,00,000/-

(Rupees fourteen lakhs only)

from Shri Shyoraaj & Manoj Kumar //

do, do, w/o Rohitash Singh

residing at Gurgaon for credit to Government of Haryana account towards Stamp Duty.

Date

08 NOV 2012

Place

GURGAON



(Signatures of Authorised Officer)



1. विवरण रसीद
2. निवेदन शहर का नाम
3. रकबा
4. किसम
5. मालियति
6. स्टाम्प मालियति
7. स्टाम्प रसीद नं०/तारीख
8. स्टाम्प रसीद जारीकर्ता

- बयनामा
- हरसरु
- 14 कनाल 18 मरला
- अराजी रकबा
- मुब० 2,00,00,000 / - रूपये
- मुब० 14,00,000 / - रूपये
- जी.एस.आर. / 001: 588672 / 08.11.2012
- एस.बी.आई. महारौली रोड, गुडगांव

ओमपती

रि. 1

116
19205
09/11/12

प्रलेख नः 19205

दिनांक 09/11/2012

डीड संबंधी विवरण		
डीड का नाम SALE WITHIN MC-AREA		
तहसील/सब-तहसील गुडगावा	गांव/शहर हरसरु	स्थित हरसरु
भवन का विवरण		
भूमि का विवरण		
चाही	1 Acre 6 Kanal 18 Marla	
धन संबंधी विवरण		
राशि 20,000,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 1,400,000.00 रुपये	
स्टाम्प की राशि 1,400,000.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये
रुपये		

Drafted By: Ashok Goyal Adv

यह प्रलेख आज दिनांक 09/11/2012 दिन शुक्रवार समय 4:45:00PM बजे श्री/श्रीमती/कुमारी Chetan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Harkesh निवासी Kharkhoda Sonipat द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

ओमवती



उप/सर्वोक्त पंजीयन अधिकारी
गुडगावा

श्री Chetan thru Omwati (COURT GUARDIAN)

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी thru Sunil Kumar निवासी गुडगावा प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता 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 S C Arora पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv GGA व श्री/श्रीमती/कुमारी Hans Raj पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Gyasi Ram निवासी Vill Bhondsi ggn ने की। साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 09/11/2012

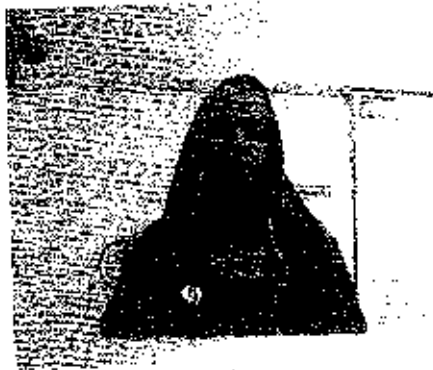
उप/सर्वोक्त पंजीयन अधिकारी
गुडगावा

गनके चेतन (नाबालिग) पुत्र श्री हरकेश पुत्र श्री मंगल निवासी गांव व तहसील खरखोदा जिला सोनीपत (हरियाणा) बजरिये सगी नानी व बली सरपरस्त श्रीमति औमपती विधवा जयपाल सिंह निवासी गांव व तहसील खरखोदा जिला सोनीपत (हरियाणा), की हूँ। जो कि मुझे बली सरपरस्त नानी को नाबालिग के हिस्से के रकबे को बय करने की ईजाजत बरूवे केस नम्बर 5/2010 तारीख फैसला 01.11.2012 बाअदालत श्रीमान जसबीर सिंह, मार्टियन जज, गुडगांव की रूह से मिल चुकी है और मुझे नाबालिग की नीचे लिखित अराजी रकबे को बय करने का पूरा हक हासिल है। जो कि नाबालिग अराजी रकबा बाक्या खेवट/खाता नं० 242/282 गुस्ततील नं० 108 कीला नं० 7/2(6-16), 8(8-0), 13(2-16), कित्ता 3 रकबा 17 कनाल 12 मरला का 298/352 भाग बकंदर 14 कनाल 18 मरला बाका सिवाना मौजा हरसरु तह० व जिला गुडगांव का मालिक व काबिज बरूवे तकसीम इंतकाल नम्बर 4135 मंजूर शुदा दिनांक 18.10.2012 की रूह से है। जो कि उपरोक्त अराजी रकबा ताहाल हर किस्म के भार से पाक व साफ है इस पर कोई सरकारी या गैर सरकारी भार व कर्जा नहीं हैं, ना ही उपरोक्त अराजी रकबा नीलाम, कुर्क शुदा है, ना ही उपरोक्त पर किसी किस्म का कोई मुकदमा किसी भी अदालत में विचाराधीन है। जो कि उपरोक्त अराजी रकबा की बाबत किसी दीगर शक्स से आज से पहले कोई ईकरारनामा गुहायदा बय, रहन, बय, पट्टा, तबादला आदि नहीं किया हुआ है। अब मुझे वारते नाबालिग के पालन-पोषण व पढाई-लिखाई वगैरा रुप्यो की जरूरत है और मुझे अब जायदाद की अच्छी कीमत मिल रही है। इसलिए आज अपने ठीक होश व हवास में बगैर किसी दबाव के अपनी मर्जी व खुशी से अपने उपरोक्त अराजी रकबा 14 कनाल 18 मरला को सर्व अधिकार मय हक हकूक सहित, बय बदले गुब० 2,00,00,000/- रुपये (दो करोड़ रुपये) आधे जिसके गुब० 1,00,00,000/- रुपये होते है से बदस्तः श्री

औमपती



R.T.I.



विक्रेता






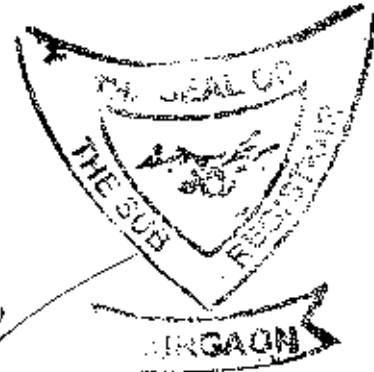

क्रेता



गवाह



उप / सयुक्त पंजीयन अधिकारी

विक्रेता	Omwati		औसपती
क्रेता	thru- Sunil Kumar		Sul2
क्रेता			
गवाह	S C Arora		
गवाह	Hans Raj		Hans Raj

श्रीराज — मनोज कुमार पुत्रान श्री रोहताश सिंह निवासीगण गांव रिठौज, तह0 सोहना जिला गुडगांव, हरियाणा, को समभाग बय व फरोक्त कतई कर दी है। आज मुझ विक्रेता ने बय शुदा अराजी रकबा की एदज में कुल जरे बय मुब0 2,00,00,000/—रुपये (दो करोड रुपये) खरीदारान रो रोबरु गवाहान निम्न प्रकार से वसूल पाये :-

मुब0 1,00,00,000/— रुपये (एक करोड रुपये) बजरिये डी.डी नं0 363358

दिनांक 08.11.2012 जारीकर्ता कॉर्पोरेशन बैंक, मारुति कुंज,

गुडगांव बहक चेतन (नाबालिग)।

मुब0 1,00,00,000/— रुपये (एक करोड रुपये) बजरिये डी.डी. नं0 363359

दिनांक 08.11.2012 जारीकर्ता कॉर्पोरेशन बैंक, मारुति कुंज,

गुडगांव बहक चेतन (नाबालिग)।

अब खरीदारान के जिम्मे उपरोक्त बय शुदा अराजी रकबा की बाबत किसी प्रकार का कोई लेन—देन बाकी नहीं रहा है। कब्जा मौके पर बय शुदा अराजी रकबा 14 कनाल 18 मरला पर खरीदारान का कराकर अपने जैसे मालिकान व काबिजान बना दिये है। दाखिल खारीज कागजात माल में खरीदारान हजां दरतावेज की रुह से अपने नाम दर्ज व मंजूर करा लेवे, मुझ विक्रेता को किसी प्रकार का कोई उजर व ऐतराज ना होगा। खरीदारान अराजी रकबा मुबईया को जिस तरह चाहे इस्तेमाल करे उजर नहीं होगा। तमाभ खरचा बयनामा खरीदारान ने अपने पास से लगाया है। अगर यह अराजी रकबा मुबईया या इराका कोई हिस्सा किसी नुक्स कानूनी या मलकियत के सवाल पर कब्जा खरीदारान से निकल जावेगा या खरीदारान की मलकियत ना रही तो मैं बाया वापसी कुल जरे बय भय हरजा व खरचा की अदायगी की जिम्मेवार रहूंगी। आज के बाद मुझ बाया, मेरे कानूनी वारिसान व उपरोक्त नाबालिग का बय शुदा अराजी रकबा से किसी किस्म का कोई ताल्लुक व वास्ता नहीं रहा है। मैं

आमपती



R.P.I.

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 19,205 आज दिनांक 09/11/2012 को बही नः 1 जिल्द नः 13,018 के पृष्ठ नः 190 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 2,503 के पृष्ठ सख्या 93 से 95 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/गिश्तान अंगुल मेरे सामने किये हैं।

दिनांक 09/11/2012

तप / सयुक्त सैजीयन अधिकारी
गुडगावा

बाधा और मेरे वारिसान इस तहरीर के पाबन्द रहेंगे। अतः यह बयानमा लिख
 दिया कि रानद रहे समय पर काम आवें। तहरीर तारीख : 9/11/12

R.T.1.

बाधा : औमपती
 चेतन (नाबालिग) बजारिये सगी नाभी
 व दली सरपरस्त श्रीमति औमपती

Adv.
 (Ashok K. Goyal) खरोदरान
Adv. Gargan. सुनील कुमार

गवाह 1:

S. C. Gupta
 Advocate
 District Courts, Gurgaon

गवाह 2:

इसमान ग. गवाह 2
R/ गांव कोटवा
रहने सोहन
मिलन गुप्ता

$$\text{eq 3 } \int_{\mathcal{S}} \bar{\sigma}^2$$



हरियाणा HARYANA

K 367081

COLLABORATION AGREEMENT

This Collaboration Agreement is made at Gurgaon on this 12th day of November 2012

BETWEEN

Shri Manoj Kumar s/o Shri Rohtash Khatana r/o VPO;Rithoj Tehsil Sohna,Dist. Gurgaon(Haryana)

Shri Shyoraj s/o Shri Rohtash Khatana r/o VPO;Rithoj Tehsil Sohna,Dist. Gurgaon(Haryana)

(hereinafter referred to as "Owner", which expression shall, unless excluded by or repugnant to the context or meaning thereof, be deemed to include his heirs, successors, representatives, executors and assigns) of the FIRST PARTY.

AND

Malvina Developers Pvt. Ltd., a company registered under the Companies Act, 1956 having its registered office at Flat No 621 A, 6th Floor, Devika Towers, 6, Nehru Place, New Delhi – 110019 and corporate office at, 7th Floor, Vatika



11850 (100) M/s. Manvina Developers P. U.S.
 & 1.7 C.M.

DEEPAK KUMAR
 Stamp Vendor
 GURGAON

Sign/दिनांक 12/11/2012

प्रलेख न: 19307

डीड संबंधी विवरण	
डीड का नाम AGREEMENT	
तहसील/सब-तहसील गुडगाँवा	गांव/शहर हरसरु
भवन का विवरण	
भूमि का विवरण	
घन संबंधी विवरण	
राशि 10,000,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 100.00 रुपये
स्टाम्प की राशि 100.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये
	पेस्टिंग शुल्क 2.00 रुपये
रुपये	

Drafted By: C.L.Arora, Adv.

यह प्रलेख आज दिनांक 12/11/2012 दिन सोमवार समय 5:22:00PM बजे श्री/श्रीमती/कुमारी Manoj Kumar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Rohtash Khatana निवासी Rithcoj, Sohna द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Manoj Kumar Shyoraaj

हस्ताक्षर प्रस्तुतकर्ता

श्री Manoj Kumar, Shyoraaj



उप/संयुक्त पंजीयन अधिकारी
 गुडगाँवा

उपरोक्त पेशकर्ता व श्री/श्रीमती/कुमारी thru:- Sukhpal दावेदार हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि दावेदार ने मेरे समक्ष पेशकर्ता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी C.L.Arora पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon व श्री/श्रीमती/कुमारी Mahesh Kr. Chauhan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon ने की।
 साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 12/11/2012

(Signature)
 उप/संयुक्त पंजीयन अधिकारी
 गुडगाँवा

Triangle, Sushant Lok -I, M. G. Road, Gurgaon - 122002, through its Authorised Signatory Mr. Sukhpal (hereinafter referred to as "**Developer**", which expression shall, unless excluded by or repugnant to the context or meaning thereof, be deemed to include its subsidiary companies, associates, representatives, executors and assigns) **SECOND PARTY**.

WHEREAS

- A. The Second Party is a well known Developer and is engaged in the business of promotion, development and construction of real estate and is well established in this business in India.
- B. The Owner, the First Party as mentioned hereinabove, is the owner in possession of and is fully entitled to a parcel of land falling in Khewat / khata no 242/282, **as per Annexure -I, total land area admeasuring 14 Kanal 18 Marla**, equivalent to **1.8625 Acres** situate in the revenue estate of village Harsaru, Tehsil & District Gurgaon, Haryana acquired by way of Sale Deed No. 19205 dated 09.11.2012, being hereinafter referred to as the **said Land**.
- C. The Owner has represented that he is the absolute owner in possession of the said land and is absolutely entitled and empowered to construct / develop the said Land in collaboration with the Developer.
- D. The Owner has represented and assured that the said Land is free from all encumbrances, attachments, mortgages, liens, court cases / orders / decrees / stays, prior agreements, acquisition proceedings etc.
- E. The Owner had approached the Developer with a request to develop the said land and to construct thereupon a Group Housing project or Plotted colony subject to specific approval, as the case may be, after obtaining necessary licenses, approvals and sanctions from all concerned statutory authorities and bodies.
- F. The parties hereto have mutually discussed the terms and conditions of development of the said land and to undertake construction thereupon and have agreed to the terms and conditions as mentioned hereunder:-

NOW THEREFORE, THIS INDENTURE WITNESSES AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERE AS FOLLOWS:

1. That the objective of this **COLLABORATION AGREEMENT** is to develop the said Land and to construct thereupon a Group Housing project with such common amenities and facilities, as stated hereinafter, after obtaining requisite permissions and approvals, no objections and sanctions etc. from the Director, Town & Country Planning, Haryana or any other such Authority or the State Government (**Proposed Building**).

[Handwritten signatures]





पेशकर्ता



दावेदार



गवाह



उप / सयुक्त पंचायत अधिकारी

पेशकर्ता Manoj Kumar



Manoj Kumar

पेशकर्ता Shyoraj



Shyoraj

दावेदार thru:- Sukhpal



Sukhpal

गवाह C.L.Arora



C.L.Arora

गवाह Mahesh Kr. Chauhan



Mahesh Kr. Chauhan

2. That as a result of this Collaboration Agreement as agreed herein, the Owner shall be entitled to **32%** of the permissible super built up area that may be available on the said land (**Owner's Share**) whereas the Developer shall be entitled to the remaining **68%** of the super built up area that may be available on the said land (**Developer's Share**). The parties will divide their respective shares in the super built up area after the approval of the building plans of the proposed building by the competent authority, such division shall be subject to reconciliation at the time of the Developer making an application for issue of occupation certificate, such reconciliation may be necessitated on account of any modification of Building Plans that may be required to be carried out during the period of construction. It is clarified that the within mentioned division will be carried out by the parties by demarcating their respective shares on a copy of the map approved by the competent authority and by signing thereupon in token of having accepted/ agreed for the said division subject to non applicability of this condition in case of allocation of a separate tower by the Developer to the Owner. Further as the Developer will maintain the proposed building, either itself or through any maintenance company nominated by it, the Owner shall have no role or right in such areas of the building as the roof, basement(s), areas used for housing maintenance equipment etc., open areas, green area and other such areas. However, the Owner will be entitled to have space for car parking as per the norms, in proportion to the Owner's share of super built up area in the proposed building.

DEFINITION OF SUPER BUILT UP AREA

Super Built Up Area - When used in relation to the proposed building shall mean and include the sum of the carpet area of all units therein and the prorata share of such units in the common areas in the proposed building.

Carpet Area - When used in relation to the proposed building shall mean the sum of net floor area of all units therein excluding the area of walls.

Common Area - When used in relation to the proposed building shall mean all such areas of the proposed building which the owner shall use by sharing with other occupants of the proposed building including entrance, canopy and lobby, corridors, circulation areas and passages, security, fire control room(s), if provided, lift shafts, all electrical, plumbing and fire shafts on all floors and rooms, if any, staircases, munties, lift machine rooms, water tanks, gate posts, the entire service areas in the basement including but not limited to electric substation, transformers, DG set rooms, underground water and other storage tank, pump rooms, maintenance rooms and other service rooms etc but does not include the remaining areas in the basement and roof / terrace.

3. That the Developer has agreed to pay a sum of Rs 1,00,00,000/- (Rupees One Crore Only) per acre to the Owner as non refundable security deposit. Accordingly, the Developer has paid to the Owner a

manoj kumar sharma
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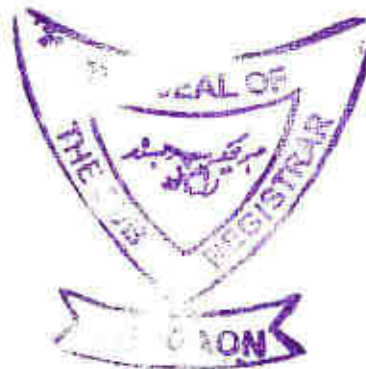


प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 19,307 आज दिनांक 12/11/2012 को बही न: 1 जिल्द न: 13,019 के पृष्ठ न: 17 पर पंजीकृत किया गया तथा इसको एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 2,506 के पृष्ठ सख्या 63 से 64 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 12/11/2012

उप/संयुक्त पंजीयन अधिकारी
गुडगावा



sum of **Rs. 1,86,25,000/-** (Rupees One Crore Eighty Six Lakh Twenty Five Thousand Only), as per the following details:-

Cheque / DD No.	Amount	Drawn on	In favour of
171085	9312500	Indus Ind Bank	Manoj Kumar
171086	9312500	Indus Ind Bank	Shyoraj

at the time of execution of these presents to the Owner.

4. That the upkeep, maintenance and management of the proposed building and common areas, maintenance and operation and up keep of plant and machinery shall be organized by the Developer or its nominated Maintenance Agency. All such costs, expenses, accruals to or provisions shall be borne and paid by the Owner to the extent of its share in the proposed building. The charges so fixed and payable every month shall be apportioned by the Developer to which the Owner hereby agrees to accept as final and binding. It is clarified that Maintenance charges will be exclusive of water, electricity and other consumables for which separate bills will be raised by the Developer/ concerned agency/ Deptt./ Maintenance agency and shall be paid by the Owner as stipulated herein within the stipulated time.
5. That the Owner's share will be calculated proportionately on each floor of the proposed building as may be practically possible and will be allocated by metes and bounds as may be mutually agreed by the parties or the Owner agrees that a separate tower shall be erected for the Owners share.
6. That the Developer will develop the said land and construct thereupon the proposed building at its own cost and expense after procuring at its own expense the requisite licenses, permissions, approvals, sanctions, wherever required. However, it is specifically agreed between the parties that the Developer will construct the proposed building on the said land as and when it is mutually decided by the parties keeping in view the market conditions.
7. That the Developer has informed the Owner that it shall avail a loan for development of the said land and for construction of the proposed building against equitable mortgage of the said land by deposit of the original title deeds of the said land which shall exclude the share of the Owner. The Owner has handed over all original title deeds/ documents of the said land such as Sale Deeds, Jamabandies, Mutations, Khasra Girdawaris etc. to the Developer and has agreed to complete other formalities/ documentation for the said purpose as and when required. Such equitable mortgage shall be for development of the said land only and will be created after license for such development has been granted by the competent authorities and after the allocation of Owners share has been completed. The Developer has assured the Owner that the Owner's share in the super built up area in the proposed building will be free from all sorts

Shyoraj
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of encumbrances including mortgage at the time of offer of possession to the Owner of his share of the super built up area and that the Owner's rights in his share will include all rights of easement thereof.

8. That all approvals, sanctions, no objections, wherever required for the development and construction on the said land will be obtained by the Developer at its own cost and expense. However, the Owner has agreed to fully cooperate with the Developer in this regard and to sign/ execute (and to get registered, if necessary) all papers, applications, documents, petitions, indemnities, undertakings, affidavits, plans, general/ special power of attorneys as the Developer may require in its name or in the name of its nominee(s) to represent the Owner before the concerned statutory and other authorities and to enable the Developer to obtain necessary permissions and approvals in connection with the development of the said land and to commence and complete construction of the building on the said land including applications for obtaining the building licenses and sanction plans and any modification or amendments thereof, including for obtaining water, electricity, sewerage connections etc and for fully effectuating the terms and conditions of this agreement and also empowering such attorney(s) to sell the super built-up area in the proposed building falling to the Developer's share along with undivided proportionate share in the land underneath the said built-up area (s). The Developer will ensure that sale of its share of super built up area in the said building does not cause any obstacle in the use/ sale by the owner of his share of the super built up area.
9. That on the requisite license being granted, the FIRST PARTY shall apply to the concerned authorities for grant of No Objection certificate/ Permissions to transfer the title of the said Land in favor of the SECOND PART and/or its nominees along with the requisite licenses.
10. The FIRST PARTY shall thereafter be bound to transfer the title of the said land by way of sale deeds along with the requisite license for developing the same in favor of the SECOND PARTY and/or its nominees within 30 days from the date of grant of No Objection Certificate/Permissions . The SECOND PARTY shall simultaneously with the transfer of the said land in favour of the SECOND PARTY allot the area as agreed by and between both the parties as mentioned herein above to the FIRST PARTY by execution of Allotment Letter/ Agreement to Sell/ Builder Buyer Agreement or any other document in favour of the FIRST PARTY.
11. That since considerable expenditure, efforts and expertise are involved in getting the Licenses, permissions, sanctions the FIRST PARTY specifically agrees that it shall not rescind from the terms of this Agreement at any stage and specifically after the grant of License/ Permissions. In the event of the FIRST PARTY backing out or rescinding from this Agreement, besides other rights, the SECOND PARTY shall be entitled to get the said agreement specifically enforced and claim damages at the risk and cost of the FIRST PARTY.

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12. That the FIRST PART realizes that the allotment of developed area is subject to receipt of License/ approval from the concerned authority and agrees not to hold the SECOND PART liable/ responsible in any manner whatsoever for non receipt/ refusal of permission. That in case license is not granted by the appropriate authority with respect to the said land within 24 months from the date of all the compliances being done by both the parties under this agreement and the land becoming ineligible for grant of license or within such period extended by mutual consent of the parties, this agreement may become unenforceable and come to an end at the sole discretion of the SECOND PART and the FIRST PART shall Forfeit the said Security Deposit.
13. That in case the FIRST PART fails to execute the sale deed/s within a period of 30 days from the date of grant of no objection certificate/ permissions from appropriate authorities as agreed upon, the SECOND PART shall be entitled to get the sale deed/s executed and registered through court of law at the cost and expenses of the FIRST PART.
14. That within a period of 36 months from the date of transfer of land and license in favor of the SECOND PART, the SECOND PART shall offer possession of the developed area whether Group Housing or Plotted to the FIRST PART and or its nominees.
15. That the Owner had, simultaneously with the signing / execution of these presents, appointed and constituted **Sh. Gautam Bhalla** as his duly constituted General Power of Attorney to do and perform all acts, things and deeds necessary in pursuance to and fulfillment of aforesaid Collaboration Agreement and to sell / transfer / convey the super built-up area(s) along with proportionate indivisible share in the said land underneath the said built-up areas, falling only to the share of the Developer in terms of aforesaid Collaboration Agreement in his name and on his behalf, which shall stand duly ratified by the Owner. The said General Power of Attorney executed by the Owner shall be irrevocable and shall be totally / absolutely binding on the Owner and his legal heirs for all intents and purposes connected with said Collaboration Agreement which shall also be effective for these presents.
16. That the Owner hereby declares and assures that there is no charge, lien, mortgage and / or encumbrance of any kind whatsoever on the said land and the same is free from court decree, stay, attachment order / litigation and the owner has a clear marketable title to the said land. Further, if at any stage, any previous agreement / MOU executed by the Owner with any party or any advance taken by the Owner in relation to the said land or any part thereof is noticed and the project is delayed on account of the same, then the Owner shall be fully responsible and liable for the same and indemnifies the Developer against all losses, damages and expenses that may be suffered by it on account of the same.

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17. That the Owner further undertakes that it shall not deal with the said land in any manner whatsoever and shall henceforth keep the said land free from any charge, lien, litigation, claim etc and shall not create any obstruction or impediment on any ground whatsoever, in the development of the said land by the Developer.
18. That as stated above, the entire expenses for carrying out the development of the said land and the construction thereupon including preparation of plans, architect's fees, contractor's bills, statutory fees, IDC, EDC, conversion fee, charges and expenses in connection therewith, shall be wholly to the account of the Developer. Any tax, charge, levy or liability accrued / accruable till the date of handing over vacant possession of the said land to the Developer, shall be borne and satisfied by the Owner.
19. That the proposed construction on the said land shall be uniformly of good quality. However, the Owner shall be precluded from questioning the quality; workmanship during development of the said land / construction thereupon or after the same is complete.
20. That the Owner shall be bound by all terms and conditions such as layout, height, usage, finish exterior / interior, colour scheme, nomenclature, maintenance and the as may be prescribed by the Developer in respect of the proposed building and the construction upon the said land.
21. That the Power of Attorney, appointed and constituted by the Owner irrevocably, shall be fully empowered to deal and act upon the licenses and sanctions that may be granted by the authorities for development of the said land and for construction thereupon and the Owner shall extend all assistance and co-operation for smooth completion of the proposed building.
22. That the Developer shall be fully entitled to sell, transfer, convey and / or assign or agree to sell its share of super built-up area(s) without any interference from the Owner at any point of time and through the irrevocable Power of Attorney appointed and constituted by it (Owner). The Owner shall be free to sell built-up area falling to its share without any liability on the part of the Developer. However the entire general marketing of the built-up areas in the proposed building shall be done by the Developer at its own cost.
23. That simultaneously with the execution of this agreement the Owner has handed over vacant, lawful, peaceful physical possession of the said land to the Developer after removing tube wells, sheds, structures, houses, places of worship, trees, gardens, crops etc, on the spot hereof and from now on the Developer shall be fully entitled to measure and fence the same and carry on developmental activities over the same (said land) and such other activities as set out herein. In the event the Owner fails to remove all or any of the structures, the Developer may remove the same without any liability on its part and without any reference to the Owner.

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24. That simultaneously with the execution of this agreement, the Owner has handed over to the Developer the original title deeds/ documents of the said land such as Sale Deeds, Jamabandies, Mutations, Khasra Girdawaris etc. and the Owner further undertakes to furnish further available documentary evidence of ownership of the said land as and when required by the Developer for the purposes of obtaining license / CLU / permissions or any other approval or sanction to be obtained by the Developer from the competent authorities or for creation of equitable mortgage on the said land excluding the share of the Owner after obtaining the license from the competent authorities.
25. That the Developer will charge transfer/ administrative charges, as may be fixed by it from time to time, from the purchaser in case the Owner sells his share in the super built-up area to third parties. Such transfer/ administrative charges shall also be payable by each subsequent transferee(s) and the Owner undertakes to incorporate this stipulation in the transfer document that may be executed by it while selling / transferring his share of the super built-up area.
26. That the parties understand that this Collaboration Agreement shall not be deemed or construed to be a partnership or joint venture. This Collaboration is purely an agreement for the development and sharing of developed / built-up areas by and between the parties as mentioned hereinabove.
27. That the Developer shall be entitled to advertise the said project at its cost through pamphlets, brochures, advertisements in print and electronic media, sign boards, neon signs on the said land or other places or in any manner as the Developer may deem fit and proper and thus it shall be entitled to invite buyers / customers to the site.
28. That the Developer shall have rights to transfer all its rights and obligations under this Collaboration Agreement in part or in whole to any other person, company or entity without affecting the rights of the Owner contained in this Collaboration Agreement. The Developer shall be entitled to sell its share of the super built-up area to any party either in whole or in parts. The Developer shall be entitled to enter into any agreement to Sell / Lease / Rent or to dispose off its share in any other manner, to receive the payments and to execute the necessary documents in favor of the purchasers. If required, the Owner shall join hands with the Developer in executing such documents in favor of such purchasers and to do all other acts, deeds and things which may be required or necessary to be done in order to confer legal and perfect title in favor of such purchasers. If required the Developer will also extend the same facility to the Owner.
29. That the Owner hereby indemnifies and holds harmless the Developer and all its successors, executors, assigns etc. against all losses, expenses and damages that may be suffered by the Developer in relying upon the

Manager

Superior



16/1/84

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assurances, undertakings and warranties given by the Owner and forming the basis of this Collaboration Agreement.

30. That if either of the parties to this agreement fails to comply with this agreement or if due to the default of either of the parties, the development of the said land and construction of the proposed building thereupon is delayed, then such defaulting party shall indemnify the other party of the loss, damage which the other party may suffer as a result of such a default. In addition the other party shall also have the right to seek specific performance of this Collaboration Agreement or to seek any other legal remedy to recover its dues / investment made into this project.
31. That upon the Developer not being able to obtain the license from the competent authority for the proposed building project within such reasonable time as may be mutually arrived at between the parties, this agreement shall automatically stand cancelled / come to an end.
32. That the parties hereto shall be liable in respect of Income Tax and other fiscal liabilities for their respective share in the super built-up area and / or proceeds thereof under this agreement.
33. That the Developer shall be entitled to name the proposed project as it deems fit and the Owner shall not object to the same. The Developer shall also be entitled to advertise/ publicize the proposed building through newspapers and other forms of print and electronic media.
34. That this Agreement is subject to Force-Majure Clause i.e. in any unforeseen adverse eventuality, Developer shall not be held responsible for any consequences or liabilities under this Agreement if it is prevented in performing its obligations under the terms thereof by reason of future restrictive government laws or regulations, riots, insurrection, war, terrorist action, acts of God etc.
35. That this Agreement is subject to provisions of various acts, rules, regulations, laws, bye-laws, guidelines and instructions of various authorities concerned and contained in various acts applicable in the State of Haryana in general and Gurgaon in particular.
36. That the Parties undertake to keep confidential and not to divulge or communicate to any person, except in the performance of its obligations under this Agreement, or use for its own purposes, trade secrets, confidential commercial information, financials, operations, plans, know-how or any other information concerning the Parties or any of its Affiliates, which is not in public domain.
37. That all notices, requests, demands, statements and other communications required or permitted to be given under the terms of this Agreement shall be in writing and delivered by hand against receipt or sent by registered mail at the addresses of the parties mentioned above or at such other addresses as from time to time designated by notice from the

Signature

Signature



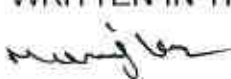
Signature



respective party to the other party. Any such notice or communication shall be deemed to have been duly given and served at the date and time of receipt of first refusal of delivery, if sent by registered mail or delivered by hand against proper acknowledgement.

38. That the Owner shall without demur indemnify the developer in case the title of the Owner to the said land is found to be defective and/or the proposed project is not completed due to a default or impediment on the part of the Owner and the Owner shall be also liable for payment of all damages and expenses to the Developer.
39. That the parties have signed this agreement after reading and understanding all its contents and admit that this transaction is being entered into by them voluntarily and without any outside pressure, coercion and / or undue influence. Further, this Agreement supersedes all prior oral or written arrangement(s) / correspondence etc., if any, and records the entire arrangement between the parties fully and finally.
40. That this agreement is irrevocable and is specifically enforceable in a court of law as per the terms and conditions contained herein. If any party violates this condition it shall be required to without demur compensate the other party the resultant loss suffered by it.

IN WITNESS WHEREOF, THE PARTIES HAVE SET THEIR HANDS AND SEAL TO THESE PRESENTS ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESSES:



Manoj Kumar
12/11/12


Shyoraj

(Owner)


Noted at Sl. No. 4791
C. L. ARORA
Advocate
Distt. Court, Gurgaon

Witnesses:

Name: 
C. L. ARORA
Advocate
Distt. Court, GURGAON
Address: _____

For Malvina Developers Pvt. Ltd.


Shukhpal
Authorised Signatory
(Developer)

Name: 
Mahesh K. Chauhan
Advocate, Gurgaon
Address: _____



THE SEAL OF
THE REGISTRAR
1910



MADE IN
1910

Annexure - I

Details of Land in Village – Harsaru, Tehsil & Distt. Gurgaon

Khewat/ Khata No.	Name of Owner	Mustil No	Kila No.	Area		Part/Salam	Area Purchased		Registry No./Date	Mutation No./Date
				K	M		K	M		
242/282	Shyoraj, Manoj Kumar Ss/O Sh. Rohtas Singh	108	7/2	6	16	298/352 Share	14	18	19205 dated 09.11.2012	
			8	8	0					
			13	2	16					
		Total		17	12					

Shyoraj *Shyoraj* *SW/104*







हरियाणा HARYANA

K 425913

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Q

Addendum Agreement

This Agreement is made at Gurgaon on this _____ day of November 2012

BETWEEN

Vatika Limited, a company incorporated under the Companies Act, 1956 and having its registered office at Flat no. 621 A, Devika Tower, 6, Nehru Place, New Delhi - 110019 through its Managing Director **Mr. Gautam Bhalla** duly authorized by the Board of Directors (herein after referred to as the **FIRST PARTY**, which expression shall unless repugnant to the context or meaning thereof be deemed to include its successors and permitted assigns) of the **ONE PART**

For M/S VATIKA LIMITED

Authorized Signatory

Mulvina Developers Private Limited

Director

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दिनांक 27/12/12

Ajay Pal Sharma Vendors
Regn. No 35
Distt. Courts, Gurgaon

17/12/12

प्रलेख नः 22863

दिनांक 27/12/2012

डीड संबंधी विवरण			
डीड का नाम AGREEMENT			
तहसील/सब-तहसील गुडगावा		गांव/शहर हरसरु	
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 0.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये	
रुपये			

Drafted By: M K Chauhan Adv

यह प्रलेख आज दिनांक 27/12/2012 दिन गुरुवार समय 3:21:00PM बजे श्री/श्रीमती/कुमारी Vatika Ltd पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी 621 A Devika Towers 6 Nehru place ND द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Sukhpal
हस्ताक्षर प्रस्तुतकर्ता

उप/संयुक्त पंजीयन अधिकारी
गुडगावा

श्री Vatika Ltd thru Sukhpal(OTHER)

उपरोक्त पेशजाव श्री/श्रीमती/कुमारी thru- Brij Kishore Singh दावेदार हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुव्यक्त समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि दावेदार ने मेरे समक्ष पेशकर्ता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी M K Chauhan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv GGn व श्री/श्रीमती/कुमारी Suraj Bhan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Harsru ggn ने की। साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 27/12/2012

उप/संयुक्त पंजीयन अधिकारी
गुडगावा

AND

Malvina Developers Pvt. Ltd., a company incorporated under the Companies Act, 1956 and having its registered office at Flat no. 621 A, Devika Tower, 6, Nehru Place, New Delhi – 110019 through its Authorized Signatory **Mr. Brij Kishore Singh**, duly authorized by the Board of Directors (herein after referred to as the **SECOND PARTY**, which expression shall unless repugnant to the context or meaning thereof be deemed to include its successors and permitted assigns) of the **OTHER PART**

Herein after, the First Party and Second Party are individually referred to as Party and collectively as Parties.

WHEREAS:

- A. The First Party is a well known Developer and is engaged in the business of promotion, development and construction of real estate in Northern India, mainly in NCR and is well established in its line of business. The First Party is setting up a large township consisting of group housing, commercial, independent floors, villas and residential plots at Sector 88A, 88B and 89A in Village Harsaru, Gurgaon as per Gurgaon Manesar Urban Complex Development Plan 2031.
- B. The Second Party is a subsidiary company of the First Party and is also in the business of real estate development in the region.
- C. The Second Party had entered into Collaboration Agreement with various Land Owners viz. Madan Grover and family (area admeasuring **52.75 Acres** annexed as **Annexure 1**), Blair Developers Pvt. Ltd. and Mandisa Developers Pvt. Ltd. (area admeasuring **32.47 Acres** annexed as **Annexure 2**) registered vide Vasika no. 19204 dated 09.11.2012, Mr. Ranbir Singh (area admeasuring **5 Acres** annexed as **Annexure 3**) registered vide Vasika no. 19306 dated 12.11.2012, Mr. Ranbir, Mr. Ajay and Mr. Sanjay (area admeasuring **11.30 Acres** annexed as **Annexure 4**) registered vide Vasika no. 19308 dated 12.11.2012, Mr. Manoj and Mr. Shyoraj (area admeasuring **1.8625 Acres** annexed as **Annexure 5**) registered vide Vasika no. 19307 dated 12.11.2012 total land parcels measuring **103.38 Acres** is presently held by it in the form of Agricultural Land situated at village, Harsaru, Gurgaon (herein after referred to as the "**said land**") and the second party is in the process of obtaining License from the concerned state authorities.

For **M/S VATIKA LIMITED**

Authorised Signatory

Malvina Developers Private Limited

Director



पेशकर्ता



दावेदार



गवाह



उप / सयुक्त पंचायत अधिकारी

पेशकर्ता

Sukhpal



Sukhpal

दावेदार

thru- Brij Kishore Singh



Brij Kishore Singh

गवाह

M K Chauhan



M K Chauhan

गवाह

Suraj Bhan



Suraj Bhan

REVENUE DEPARTMENT
HARYANA

RECEIVED

FAY 21/11/13

- D. The Second Party due to its bonafide needs and requirements is interested in transferring / selling the complete development / marketing rights of the said land in favour of the First Party. The First Party has agreed to the offer of the Second Party on the terms and conditions contained herein. It is specifically agreed herein that the terms and conditions and the obligations of the Second Party towards the Land Owners shall not be affected by these presents and the Land Owners shall have unfettered rights as envisaged in the respective Collaboration Agreement with the Second Party which shall have an over riding effect over these presents.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. The First Party shall be entitled to apply for necessary permissions, sanctions and approvals from the statutory authority(ies) for developing the said land into a residential colony at its own cost and expenses. Upon obtaining necessary approvals/ permissions/ sanctions in respect of the said land, the First Party shall have the sole rights to either retain or sell the same in whole or in parts to any prospective buyer(s). It is agreed that these presents is been executed on as is where is basis and all liabilities including but not limited to all taxes, levies, cess, etc. payable to the statutory/ government authority shall be payable by the First Party. It is specifically agreed herein that the terms and conditions and the obligations of the Second Party towards the Land Owners shall not be affected by these presents and the Land Owners shall have unfettered rights as envisaged in the respective Collaboration Agreement with the Second Party which shall have an over riding effect over these presents. The Land Owners shall be entitled to their respective area as envisaged in the respective Collaboration Agreements as mentioned herein above.
2. That the First Party i.e Developer Company shall only be responsible to comply with the provisions of the act and rules and also for fee i.e license fee/ renewal fee and all type of charges to develop/ set up the said project.
3. That this Agreement shall be irrevocable and no modification/ alteration etc. in the terms and conditions of this agreement can be undertaken, without getting prior permission of the DGTCP.
4. That the building plans for the said plotted colony/ Flatted colony/ Commercial Complex shall be in accordance in conformity with the Zonal Plan and the rules and Bye Laws of the Town and Country planning Dept,

For M/S VATIKA LIMITED

Authorised Signatory

Malvina Developers Private Limited

Director

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 22,863 आज दिनांक 27/12/2012 को बही नः 1 जिल्द नः 13,023 के पृष्ठ नः 121 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 2,602 के पृष्ठ सख्या 17 से 18 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं ।

दिनांक 27/12/2012

उप / सयुक्त पंजीयन अधिकारी
गुडगाँवा



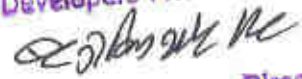
Haryana and/ or such other authority as may be prescribed thereof pertaining to the said land as may be enforced in the area. The said building plan for the said complex shall be filed for permission to construct the maximum permissible covered area in the aforesaid land.

5. That the Second Party assures and confirm that the project land is free from all sorts of encumbrances, charges, liens, claims, demands, liabilities, injunctions, notifications, notices, disputes, litigations, sale, mortgage, gift, lease, tenancies, attachments, transfer or any other encumbrance of any kind whatsoever related to the project land. The land Owners and the Developers agree to keep the project land free from all encumbrances till the duration and full implementation of this agreement in all respects.
6. As already stipulated above, both the parties shall act for the fulfillment of the objects of this agreement and shall make all endeavors to perform their respective obligations under this agreement. In the event of breach of either party of any obligation of significance which materially affects the continuation of this agreement and its fulfillment and if such defaulting party fails to remedy the breach within reasonable period, the other party shall be entitled to enforce the said obligation against the defaulting party either through the arbitration as provided for in this agreement or through the Court of law at the risk, cost and expenses of the defaulting party.
7. That all notices and other communications under this agreement shall be made in writing and delivered by hand against receipt or sent by Registered mail at the address mentioned in this Agreement. Any such notice or communication shall be deemed to have been duly given and served (i) upon actual delivery and confirmed receipt in case of hand delivery or (ii) on the third day of the putting the notice / communication in the course of transmission if sent via registered mail.
8. If one or more provisions of this Agreement are held to be unenforceable under applicable law, the parties agree to renegotiate such provision in good faith. In the event that the parties cannot reach a mutually agreeable and enforceable replacement for such provision, then (i) such provision shall be excluded from this agreement, (ii) the balance of the Agreement shall be interpreted as if such provision were so excluded and (iii) the balance of the Agreement shall be enforceable in accordance with its terms.

For M/S VATIKA LIMITED


Authorised Signatory

Malvina Developers Private Limited


Director



- Director



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Details of Land in Village : - Harsaru Tehsil & Distt. Gurgaon.

Annexure - 1

Khewat/ Khata No.	Name of the Owner	Mustil No.	Killa No.	Area		Part / Salam	Area Purchased	
				K	M		K	M
367/425	Madan Lal S/o Kotu Ram	10	6	2	16	Salam	140	7
	S/o Jhadram	11	5/1	6	16			
	R/o - 864, Partap Nagar Gurgaon		5/2	1	4			
			10	7	15			
			15	8	0			
			16/1	1	16			
			16/2	6	4			
			25	8	0			
		12	6	8	0			
			7	8	0			
			12	8	0			
			13	8	0			
			14	8	0			
			19	8	0			
			21	8	0			
			20/1	1	16			
			20/2	6	4			
		18	2/1	1	16			
		19	4	8	0			
			5	8	0			
			6	8	0			
			7	8	0			
			Total	140	7			
368/426	M/s Grover Associates	11	6	8	0	Salam	80	0
	K-26 Vasant Kunj Road		9	8	0			
	Mahipalpur New Delhi	12	1	8	0			
	Through Madan Grover S/o Kotu		2	8	0			
	Ram		9	8	0			
			10	8	0			
			11	8	0			
			22	8	0			
		18	1	8	0			
			10	8	0			
			Total	80	0			

For M/S VATIKA LIMITED

[Signature]
Authorized Signatory

Navina Developers Private Limited

[Signature]
Director



For MS VAIKA LIMITED

Approved & Signed

Khewat / Khata No.	Name of the Owner	Mustil No.	Killa No.	Area		Part / Salam	Area Purchased	
				K	M		K	M
295/338	Sahil Grover S/o Madan Grover	2	25	2	19	438/2070	13	11
		3	21	8	9			
		4	1	6	16			
			10	7	8			
			11	7	8			
			20/1	4	6			
		5	4	6	6			
			5	8	0			
			7	8	0			
			6	8	0			
			8	7	10			
			9	2	16			
			11	5	2			
			12	8	0			
			13	8	0			
			14	8	0			
			15	8	0			
			Total	115	0			
438/501	Sahil Grover S/o Madan Grover	5	17/3	3	8	108/240	5	8
			18	8	0			
			19/1/1	0	12			
			Total	12	0			
280/323	Sahil Grover S/o Madan Grover	42	14/2	4	4	Salam	4	4
177/206	Sahil Grover S/o Madan Grover	19	10	8	0	96/1310	4	16
			11	8	0	1/24	2	14.5
		20	3/2	1	11			
			6	8	0			
			7	8	0			
			8	8	0			
			13/2	4	12			
			14	8	0			
			20/2	3	7			
		21	18	8	0			
			Total	65	10			

For M/S VATIKA LIMITED

Authorised Signatory

Malvina Developers Limited

Director

FOR MS VALIKA LIMITED

Authorised Signatory

Signature
Date
Stamp

Khewat / Khata No.	Name of the Owner	Mustil No.	Killa No.	Area		Part / Salam	Area Purchased	
				K	M		K	M
233/273	Sahil Grover S/o Madan Grover	19	21	8	0	1/4	20	0
		20	23	8	0			
			24	8	0			
			25	8	0			
		27	3	8	0			
			4	8	0			
			5	8	0			
			6	8	0			
			15	8	0			
			16	8	0			
			Total	80	0			
366/424	Sahil Grover S/o Madan Grover	11	2	7	0	1/2	11	10
			3	8	0			
			4	8	0			
			Total	23	0			
39/41-42	Sahil Grover S/o Madan Grover	12	18	8	0	Salam	28	4
			23	8	0			
			24/1	1	18			
		18	4/1	2	0			
			7/2	2	0			
			15/2	6	6			
			Total	28	4			
375/433	Sahil Grover S/o Madan Grover	28	17/2	0	13	1/2	4	0
			24/1	7	7			
			Total	8	0			

For M/S VATIKA LIMITED

Authorised Signatory

Indvina Developers

Director



For M/S VAIKUNTHA LIMITED

Authorized Signatory

Khewat / Khata No.	Name of the Owner	Mustil No.	Killa No.	Area		Part / Salam	Area Purchased	
				K	M		K	M
32/34	Smt. Reeta Grover W/o	17	11	7	8	125/148	6	5
295/338	Chanderbhan Grover S/o	2	25	2	19	112/2300	5	12
	Kotu Ram R/o House No. 3/39	3	21	8	9			
	Sivaji Nagar, Gurgaon	4	1	6	16			
			10	7	8			
			11	7	8			
			20/1	4	6			
		5	4	6	6			
			5	8	0			
			7	8	0			
			6	8	0			
			8	7	10			
			9	2	16			
			11	5	2			
			12	8	0			
			13	8	0			
			14	8	0			
			15	8	0			
			Total	115	0			
438/501	Chanderbhan Grover S/o	5	17/3	3	8	12/240	0	12
	Kotu Ram R/o House No. 3/39		18	8	0			
	Sivaji Nagar, Gurgaon		19/1/1	0	12			
			Total	12	0			

For M/S VATIKA LIMITED

[Signature]
Authorised Signatory

GURGAON
Malvina Developers Private Limited
[Signature]
Director



FOR MRS. ANITA K. LIMITED

Authorized Signatory

Khewat / Khata No.	Name of the Owner	Mustil No.	Killa No.	Area		Part / Salam	Area Purchased	
				K	M		K	M
334/377	Smt. Komal W/o Pankaj Adlakha	41	11	8	0	160/4029	6	16.3
	R/o - Flat No: A-6, Parshunath		20	8	0			
	Sohna Road, Gurgaon		21	8	0			
			22	8	0			
			23	8	0			
			24	8	0			
			25	8	0			
		42	6	8	0			
			15	8	0			
			16	8	0			
			17	8	0			
			18	8	0			
			19	8	0			
			22	8	0			
			23	8	0			
			24	8	0			
			25	8	0			
		56	2	8	0			
			3	8	0			
			4	8	0			
			5	8	0			
			9/1	3	11			
			Total	171	11			
607/690	Smt. Komal W/o Pankaj Adlakha	42	7/2	2	2	160/4029	1	3.7
			11	8	0			
			12	8	0			
			13	8	0			
			14/1	3	16			
			Total	29	18			
55/60 -61	Sahil Grover S/o Madan Grover	13	18min	3	0	111/768	2	3
	R/o-864 Partap Nagar Gurgaon		19/1	7	0			
			22/2	1	8			
			23min	2	2			
			25/1min	1	8			
			Total	14	18			

For M/S VATIKA LIMITED

Authorised Signatory

Malvina Developers Private Limited

Director



Khewat / Khata No.	Name of the Owner	Mustil No.	Killa No.	Area		Part / Salam	Area Purchased	
				K	M		K	M
56/62	Sahil Grover S/o Madan Grover	16	11/2	6	4	83/580	4	3
			12	8	0			
			19/2	6	16			
			20	8	0			
			Total	29	0			
32/34	Sahil Grover S/o Madan Grover	17	25min	6	8	494/4203	0	15
777/886	Sahil Grover S/o Madan Grover	25	11/2	4	0	Salam	4	0
181/210	Sahil Grover S/o Madan Grover	41	6	8	0	93/1688	2	6
			7	8	0			
			8/2	6	13			
			13	8	0			
			14/1	3	11			
			15	8	0			
			Total	42	4			
182/211	Sahil Grover S/o Madan Grover	41	14/2	4	9	91/1636	1	3
			16	8	0			
			17	8	0			
			Total	20	9			
175/203 - 204	Sahil Grover S/o Madan Grover	9	6	3	16	1/24	3	4
			14	6	12	1/9	8	11.4
			15	8	0			
		10	2/1	8	0			
			8	10	1			
			9	8	0			
			10	7	18			
			11	8	0			
			12	5	16			
		10	2/2	1	0			
			3	8	0			
			4/1	2	0			
			Total	77	3			
775/882	Sahil Grover S/o Madan Grover	25	20/2	4	0	Salam	4	0

For WS VATIKA LIMITED

Authorized Signatory

Malvina Dev...



FOR MS VAIKUNTHAN LIMITED

Authorized Signatory

Khewat / Khata No.	Name of the Owner	Mustfi No.	Killa No.	Area		Part / Salam	Area Purchased	
				K	M		K	M
310/353	Sahil Grover S/o Madan Grover	2	6	3	11	757/917	37	17
			13	2	12			
			14	8	18			
			15	8	0			
			16	2	9			
			17	7	7			
			18/1	2	8			
		3	9	3	5			
			10	2	11			
			11	4	16			
			Total	45	17			
310/353	Sahil Grover S/o Madan Lal	2	6	3	11	160/917	8	0
	Grover R/o House No. 813-14,		13	2	12			
	Partap Nagar, Gurgaon		14	8	18			
			15	8	0			
			16	2	9			
			17	7	7			
			18/1	2	8			
		3	9	3	5			
			10	2	11			
			11	4	16			
			Total	45	17			
55/60-61	Madan Lal Grover R/o House No.	17	11	7	8	182/768	3	10.6
	813-14, Partap Nagar, Gurgaon	13	18/2	3	0			
			19/1	7	0			
			22/2	1	8			
			23/1	2	2			
			25/1/2	1	8			
			Total	14	18			
56/62		16	11/2	6	4	138/580	6	18
			12	8	0			
			19/2	6	16			
			20	8	0			
			Total	29	0			

For M/S VATIKA LIMITED

Authorised Signatory

Project Developer

Director



for M/S VAIKUNTHAM

Authorised Signatory

Khewat / Khata No.	Name of the Owner	Mustil No.	Killa No.	Area		Part / Salam	Area Purchased	
				K	M		K	M
32/34	Chanderbhan Grover S/o	17	25min	6	8	23/467	0	6.3
	Kotu Ram R/o House No. 3/39							
	Sivaji Nagar, Gurgaon							
							411	220.8
Grand Total							422	0.8
							Or 52.75 Acres	

For M/S VATIKA LIMITED

[Signature]
Authorised Signatory

Malvina Developers Private Limited

[Signature]
Director

FOR MRS. VATHIA LIMITED

with respect to the



Details of Land in Village : - Harsaru Tehsil & Distt. Gurgaon.

Annexure 2

Khewat / Khata No.	Name of the Company	Mustil No.	Killa No.	Area		Part / Salam	Area Purchased	
				K	M		K	M
776/884	M/s Blair Developers Pvt. Ltd.	25	21	8	0	Salam	8	0
777/887	Flat No 621 A, 8th Floor, Devika Towers, 6, Nehru Place New Delhi							
11/11	M/s Blair Developers Pvt. Ltd.	44	12	8	0	Salam	24	0
			13	8	0			
			18/1	4	0			
			19/1	4	0			
			Total	24	0			
334/377	M/s Blair Developers Pvt. Ltd.	41	11	8	0	1/9	19	1.2
			24	8	0			
			20	8	0			
			23	8	0			
			25	8	0			
			21	8	0			
			22	8	0			
		42	15	8	0			
			16	8	0			
			17	8	0			
			18	8	0			
			19	8	0			
			25	8	0			
			6	8	0			
			23	8	0			
			24	8	0			
			22	8	0			
		56	2	8	0			
			3	8	0			
			4	8	0			
			5	8	0			
			9/1	3	11			
			Total	171	11			

For M/S VATIKA LIMITED

[Signature]
Authorised Signatory

Malvina Developers Private Limited

[Signature]
Director

Approved Signatory

For M/s VATHKAL LIMITED



Khewat / Khata No.	Name of the Company	Mustil No.	Killa No.	Area		Part / Salam	Area Purchased	
				K	M		K	M
607/690	M/s Blair Developers Pvt. Ltd.	42	7/2	2	2	1/9	3	6.4
			11	8	0			
			12	8	0			
			13	8	0			
			14/1	3	16			
			Total	29	18			
309/352	M/s Blair Developers Pvt. Ltd.	20	1	7	4	Salam	88	5
			2	7	4			
			9	7	12			
			10	8	0			
		21	5	7	2			
			6	8	0			
			7	10	8			
			11	2	9			
			12	6	6			
			13	8	0			
			14	8	0			
			15	8	0			
			Total	88	5			
230/269	M/s Blair Developers Pvt. Ltd.	43	6	7	12	Salam	22	18
			7/2	6	13			
			7/1	1	7			
			13/2	3	13			
			14/1	3	13			
			Total	22	18			
82/88	M/s Blair Developers Pvt. Ltd.	19	12	8	0	206/376	10	6
			13	8	0			
			14/1	2	16			
			Total	18	16			

For M/S VATIKA LIMITED

Authorized Signatory

Malvina Developers Private Limited

Director



FOR MRS. WATKINS LIMITED

WATKINS LIMITED

Khewat / Khata No.	Name of the Company	Mustil No.	Killa No.	Area		Part / Salam	Area Purchased	
				K	M		K	M
177/206	M/s Blair Developers Pvt. Ltd.	19	10	8	0	160/1310	8	0
			11	8	0			
		20	3/2	1	11			
			6	8	0			
			7	8	0			
			8	8	0			
			13/2	4	12			
			14	8	0			
			20/2	3	7			
		21	18	8	0			
			Total	65	10			
440/507	M/s Blair Developers Pvt. Ltd.	5	16/2	0	9	Salam	20	8
			17/2	0	5			
			19/2	7	8			
			20/1	2	3			
			21/2	2	3			
			22	8	0			
			Total	20	8			
33/35	M/s Blair Developers Pvt. Ltd.	17	12/2	3	1	Salam	3	12
			13/1/2	0	11			
			Total	3	12			
32/34		17	11	7	8	3/148	0	3
113/125		17	20	6	16	Salam	11	1
			21/1	3	6			
		18	16/2/3	0	19			
			Total	11	1			
371/429	M/s Mandisa Developers Pvt.	5	23/1	3	7	Salam	3	7
	Ltd., Flat No 621 A, 6th Floor,							
	Devika Towers, 6, Nehru							
	Place New Delhi							

For M/S VATIKA LIMITED

[Signature]
Authorised Signatory

Melvina Devel.
Melvina Dev.

[Signature]

Director

DETAMILAKTAV 300 mg

Research description

Khewat / Khata No.	Name of the Company	Mustil No.	Killa No.	Area		Part / Salam	Area Purchased	
				K	M		K	M
82/88	M/s Mandisa Developers Pvt.	19	12	8	0	68/376	3	8
	Ltd.		13	8	0			
			14/1	2	16			
			Total	18	16			
281/324	M/s Mandisa Developers Pvt.	7	17	1	16	80/824	2	2.3
	Ltd.		23	6	2			
			24	8	0			
		10	4/2	5	18			
			Total	21	16			
282/325		7	16	6	0	80/824	1	17.7
			22	1	4			
			25	8	0			
		10	5	4	4			
			Total	19	8			
50/53	M/s Mandisa Developers Pvt.	86	13/3	6	0	Salam	6	0
	Ltd.							
67/73	M/s Mandisa Developers Pvt. I	28	11	8	0	Salam	24	0
			12	8	0			
			20	8	0			
			Total	24	0			
Total							269	15.6
							Or 32.47 Acres	

For M/S VATIKA LIMITED

[Signature]
Authorised Signatory

Malvina Developers Private Limited

[Signature]

Director



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Details of Land in Village : - Harsaru Tehsil & Distt. Gurgaon.

Annexure 3 & 4

Khowat / Khata No.	Name of the Company	Mustil No.	Killa No.	Area		Part / Salam	Area Purchased		Registry No / Date	Mutation / Date	No.
				K	M		K	M			
636/719	Ranbir singh S/o Sh. Tek Chand R/o Sharoul	87	2	8	0	Salam	124	8		As per jamabandi year 2005 - 2006	
	Flat No 621 A, 6th Floor,		3/2	4	0						
	Devika Towers, 6, Nehru		4	8	0						
	Place, New Delhi		6	8	0						
			7	8	0						
			8	8	0						
			9	8	0						
591/672		72	17	8	0						
			18	8	0						
			19	8	0						
			22	8	0						
			23	8	0						
			24	8	0						
			25	8	0						
		87	5	8	0						
		88	1/2/2	0	8						
299/342		72	14	8	0						
		Total		124	8						
630/713	Sh. Sanjay, Sh. Ajay S/o Sh. Ranbir singh R/o Sharoul equal share	87	3/1	4	0	Salem	8	0		As per jamabandi year 2004 - 2005	
511/586		72	16/2	2	0						
		Total		6	0						
Total							130	8			

For M/S VATIKA LIMITED

[Signature]
Authorised Signatory

Malvina Dever

[Signature]

Director



1431/1432/1433/1434/1435

1436/1437/1438/1439/1440



Details of Land in Village : - Harsaru & Hayatpur Tehsil & Distt. Gurgaon.

Annexure 5

Khasra No.	Name of the Company	Mushri No.	Killa No.	Area		Part / Salam	Area Purchased		Registry No / Date
				K	M		K	M	
242/252	Shyobraj, Manoj Kumar S/o Sh	108	7/2	8	16	298/352	14	18	19205/09, 11, 12
	Rohitas Singh		11	11	0				
			13	2	16				
			Total	17	12				
Total							14	18	

For M/S VATIKA LIMITED

[Signature]
Authorised Signatory

Malvina Developers Private Limited

[Signature]
Director



5

PAKISTAN AIRWAYS LIMITED

WINDY ROAD

