

भारतीय गैर न्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500



INDIA NON JUDICIAL



HARYANA

C 344285

COLLABORATION AGREEMENT

THE AGREEMENT OF COLLABORATION is executed at Sohna on this
of august, 2012

BETWEEN

(1)Sham sunder (2) lalit kumar, both sons of Lt.shri Matwal chand (3) smt. Raj Rani wife of Shri sham sunder son of Lt.shri Matwal chand (4)smt. Neeta Rani wife of shri sarwan kumar son of Lt.shri Matwal chand (5) smt. Neelam Rani wife of lalit kumar son of Lt.shri Matwal chand All residents of village Badshahpur, Tehsil and District Gurgaon (hereinafter called the "THE OWNERS ") which expression unless repugnant or opposed to the context thereof includes their heirs, legal representatives, executors, administrators and assigns etc.) the party of the of the FIRST PART.

AND

M/s DSS buildtech Pvt. Ltd., a company incorporated under the Companies Act, 1956 having its office at A-47/12, Dlf Phase, I Gurgaon through its
Sham Sunder Lalit Kumar Raj Rani Neeta Rani Neelam Rani

For DSS Buildtech Pvt. Ltd.

Director/Auth. Sign.



20661

Lalit & LT. Matwal Chand R/o Badshahp

C. Agr.

प्रलेख नः 3636

RATAN SINGH
दिनांक 21/08/2012

डॉड संबंधी विवरण		21 AUG 2012
डॉड का नाम AGREEMENT		Stamp Vendor, Gurgaon
तहसील/सब-तहसील सोहना	गाँव/शहर Mohd. Pur Gurjar	
भवन का विवरण		
भूमि का विवरण		
घन संबंधी विवरण		
राशि 40,000,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 500.00 रुपये	
स्टाम्प की राशि 500.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	सेटिंग शुल्क 2.00 रुपये
रुपये		

Drafted By: D.S. Yadav, Adv.

यह प्रलेख आज दिनांक 21/08/2012 दिन बंगलवार समय 3:26:00PM बजे श्री/श्रीमती/कुमारी Sham Sunder पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Matwal Chand निवासी Badshahpur, Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Sham Sunder Lalit Kumar Neelam Raneja
हस्ताक्षर प्रस्तुतकर्ता
Raj Rani Neeta Raneja
श्री Sham Sunder, Raj Rani, Neeta Rani, Lalit Kumar

उप/सयुक्त पंजीयन अधिकारी
सोहना
PANKAJ SETIA
Sub Registrar, Sohna

उपरोक्त पंजीयन श्री/श्रीमती/कुमारी thru- Daljit Singh खंवर हाजिर है। प्रस्तुत प्रलेख को उन्होने जो दोनो पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख को अनुसार 0.00 रुपये की राशि खंवर ने मेरे समक्ष पेशकर्ता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि को लेन देन को स्वीकार किया।
दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Sundarshan Chugh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Sant Lal निवासी 54, Har
श्री/श्रीमती/कुमारी Rohit Raneja पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Sarwan Raneja निवासी Badshahpur, Gurgaon ने की।
संश्लेष नः 1 को इस कार्रवाई/अभिलेखना को रूप में जानते है तथा यह जारी नः 2 को पहचान करता है।

दिनांक 21/08/2012



उप/सयुक्त पंजीयन अधिकारी
सोहना
PANKAJ SETIA
Sub Registrar, Sohna



Director Shri Dalbir Jaglan who has been empowered to execute this agreement vide Board Resolution dated 14/12/2011 (hereinafter called the "DEVELOPER") which expression unless repugnant or opposed to the context there of includes its successors, representatives, nominees and permitted assigns) the party of the **SECOND PART**.

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

WHEREAS Shri Sham Sunder and Shri Lalit Kumar named above are owners in possession of agricultural land bearing khewat no. 147 khata no. 163 bearing Rect. No./ Mustil No. 5 Killa No. 22(0.06),23(7.14),24(8.00),25/2(1.18) Rect. No./ Mustil No 7 Killa No 1(8.00),9(8.00),10/1(3.04) and Rect no /mustil no 8 killa no. 2 (2.04),3(8.00),4(8.00)-5(8.00) total measuring 63 Kanals 06 Marla situated in the revenue estate of Mohammad Pur Gujjar, Tehsil Sohna, District Gurgaon, smt Raj Rani ,smt Neeta Rani and smt. Neelam rani are co -owners in possession of land bearing khewat no.148 khata no.164 having Rect.no./mustil No.5 killa No. 8 (0.11),13(4.07),14(2.07),16(4.09),17(8.00),18(6.06) 25/1(6.02) rect.no./mustil No.6 killa no.20(0.04),21(6.10),22(1.04) Rect no./ Mustil NO.7 KILLA No.2(7.18),3(4.15),7(2.12),8(8.00) measuring 63 kanals 5 marlas situated in the revenue estate of Mohammad pur Gujjar , Tehsil Sohna ,District Gurgaon.(total land 126 kanals and 11 marlas)

WHEREAS the said land is free from any charges, liens, encumbrances, litigations, notifications, etc. and the OWNERS have a perfect and legal title to the said land and are fully entitled in law to deal with the same. The Owners Further represents that no acquisition proceeding have been initiated with respect to the same, as on the date of execution of this Agreement.

Lalitkumar Raj Rani Neeta Rani Neelam Rani

Pvt D.S.S. Builders Pvt. Ltd.

Sham Sunder

Director/ Auth. Sign.



Reg. No. 3636 Reg. Year 2012-2013 Book No. 1



पेशकर्ता



दाखेदार



गवाह

पेशकर्ता
Sham Sunder Sham Sunder Lalit Kumar Lalit Kumar Raj Rani Raj Rani Noota
Rani Neelam Raju Noelam Rani Neelam Raju

दाखेदार
Sham Sunder

गवाह 1- Sundershan Chugh गवाह 2- Rohit Raheja

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3,636 आज दिनांक 21/08/2012 को बही न: 1 जिल्द न: 2,071 के पृष्ठ न: 111 पर पंजीकृत किया गया तथा इसको एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 411 के पृष्ठ सख्या 87 से 88 पर चिपकाई गया। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं।

दिनांक 21/08/2012

उप/सदर Pankaj Setia पंजीवन अधिकारी
सोहना
PANKAJ SETIA
Sub Registrar, Sohna



WHEREAS the DEVELOPER is engaged in the business of promotion, development and construction of real estate.

AND WHEREAS OWNERS have proposed to developer to carry out the residential group housing project on collaboration basis over the land described above at its expense and share the built up area as mentioned hereunder amongst them.

AND WHEREAS the both DEVELOPER AND OWNERS have agreed to aforesaid proposal and accordingly, the present contract has been executed between the parties on the terms and conditions hereinafter mentioned:-

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

1. That the subject matter of this collaboration agreement between the OWNERS and the DEVELOPER is the said land admeasuring 126 Kanals 11 Marlas situated in revenue estate of Mohammadpur Gujjar, Tehsil Sohna, and District Gurgaon for utilizing the same for development of the same as a Residential Group Housing Project by the DEVELOPER.

2. That the DEVELOPER undertakes to submit an application to the concerned statutory authority for grant of license for development of the aforesaid land as a Residential Group Housing Project immediately upon publication/notification of the development plan of the area by the concerned statutory authorities.

3. That the OWNERS agrees to hand over the symbolic possession of Land on the signing of this Agreement. However, the Owners further agrees to hand over the actual physical possession at the complete disposal of the Developers

Lalit Kumar Raj Ransi Neeta Raneja Neelam Raneja

For DSS Buildtech Pvt. Ltd.

Director/Auth. Sign.

Sham Seneker



along with all their rights and authority therein, on the grant of LOI, to develop, construct and build the Residential Group Housing Colony and commercial complex any other use as maybe permissible by the Government of Haryana. The development of the land shall be done by the Developer at his own cost without any interference from the Owners.

4. That the Owners represent to the Developer that the state Govt. of Haryana had till date not initiated any acquisition for the said Land, and the Owners agree that in case the said Land or any part thereof is ever notified for acquisition by the State Govt. then, the Developer shall be fully competent for taking such legal action as may be deemed fit by him but the Owners undertake, not to take any action in this regard without the consent of the Developer the Owner shall execute an irrevocable Special Power of Attorney for this purpose. The Owners further assure the Developer that the said Land or any part of it has not been acquired and the same is Owned and possessed by them and there is no Third Party claim over the same.

5. That the Building Plans for the proposed Residential Group Housing Project shall be in accordance with conformity with the Zonal Plan and the Rules and bye-laws of the Town and Country Planning Department, Haryana, and/or any other competent authority as may be prescribed /applicable pertaining to the said land as may be in force in the area. The said building plans for the said Residential Group Housing Project shall be filed for permission to construct the maximum permissible covered area in the aforesaid land.

Lalit Kumar Raj Rami, Neeta Raj, Neelan Raj

For DSS Buildtech Pvt. Ltd.

Director/Auth. Sign.

Sham Suman



6. That the **DEVELOPER** shall proceed to have suitable design, model and/or plans prepared for the proposed Residential Group Housing Project and get them approved / sanctioned from the competent authority (s) at its own expense. The **DEVELOPER** shall apply to the Director, Town and Country Planning, Haryana and/or such other authorities as may be concerned in the matter for obtaining the requisite licenses, permissions, sanctions and approvals for the construction on the said land of the proposed Residential Group Housing Project in accordance with applicable zonal plans subsequent to execution of this agreement.

7. That the entire amount required to be incurred towards charges and fees of the architect (s) preparation of plans as also all other statutory fees and charges incidentals including security fees, license fees, conversion charges, internal / external development charges, infrastructure development charges, electricity and water, security charges till the date of obtaining of license shall be borne/incurred exclusively by the **DEVELOPER**.

8. That the entire amount required for the Development, construction and completions of the said project including the charges and fees of the Architect(s), preparation of Plans as also all other statutory fees and charges incidents including Scrutiny Fees, License Fees, Conversion Charges, Internal/ External Development Charges, shall be paid by the **DEVELOPER**. The Development and facilities provided by the **DEVELOPER** of the said project shall be in accordance with Law for the time being in force and in terms of License granted there for. The amount paid by the Developer to the Govt. on account of external Development charges, infrastructure Development charges

Salit Kumar Ray Rami Neeta Ramesh & Neelam Ramesh

For DSS Buildtech Pvt. Ltd.

Director/Auth. Sign.

Sham Suresh



and such other charges shall be recovered by the Developer from the Occupant /Prospective Buyers of the Developed Plots/ Flats accepts Owners shares in the project on proportionate basis.

9.The OWNERS shall grant an irrevocable power of attorney to the DEVELOPER for obtaining permission for change of land use, procuring license, for getting sanctioned site plans and for obtaining all such approvals as may be required to be obtained from any authority for the purpose of raising construction. And to enable the DEVELOPER to discharge its part of the obligations under this collaboration agreement and to let out/ sell the constructed portions of the Project.

10.That acting on the representation of the OWNERS the DEVELOPER has paid Cheques for sum of Rs.4,0000000/- (Rupees four crore only) towards refundable interest free security deposit to the OWNERS in the following manner :-

(1)Rs. 1,0000000/- (Rs. One crore only) vide Cheque bearing No. 414180 dated 15/12/2011 drawn on Yes Bank Panipat payable to Shri Sham sunder.

(2)Rs. 1,0000000/- (Rs. One crore only) vide Cheque bearing No. 414193 dated 21/9/2012 drawn on Yes Bank Panipat payable to Shri Lalit kumar.

(3)Rs .66,67000/- (Rs.sixty Six lac Sixty Seven Thousand only)vide Cheque bearing No. 414187 dated 15/12/2011 drawn on yes bank panipat payable to

Smt. Raj Rani

Lalit kumar Raj Rani Neelam Bahari Neelam Bahari

For DSS Buildtech Pvt. Ltd.

Director/Auth. Sign.

Sham Sunder



(4) Rs.66,67,000/- (Rs sixty six lac seven Thousand only) vide Cheque bearing No. 414188 dated 15/12/2011 drawn on yes bank panipat payable to Smt. Neeta Rani

(5) Rs.66,66,000/- (Rs sixty six lac sixty six Thousand only)vide Cheque bearing No. 414189 dated 15/12/2011 drawn on yes bank panipat payable to Smt. Neelam Rani

11. That it has been agreed and understood between the parties that the entire security deposit mentioned above shall be of refundable character.

12. That the DEVELOPER shall complete all formalities for obtaining permission for change of land use/license with in a period of 12 months from the signing of this documents. In case the permission for change of land use/license is not granted by competent authority on account of any statutory constraint or departmental instructions or any reason whatsoever with in the above specified time of 12 months then this Collaboration Agreement stands void and the security amount shall be refunded to the Developer with in 90 days and The Owners shall have no claim against the Developer. No liability, however, will be passed to the OWNERS for any expenses incurred by the DEVELOPER.

13. That in case any amount / fees deposited with the government / any other authority is refunded to the OWNERS, the same shall be returned to the DEVELOPER within two weeks of the receipt of the same.

14. That since considerable expenditure, efforts and expertise are involved in getting the land-use changed and obtaining the license for the proposed complex

Salit Kumar Raj Rezi Neelakheja Neelam Rani

For DSS Buildtech Pvt. Ltd.

Director/Auth. Sign.

Sham Sunder



/ Project it is an integral condition of this agreement that after execution of this contract and/or obtaining of license from the concerned authorities, for developing Residential Group Housing Project over the above said Land the OWNERS / or their nominees or their legal heirs will not cancel or back out and/or withdraw from this agreement under any circumstances. In such eventuality the DEVELOPER besides its other rights will be entitled to get the said agreement fulfilled / enforced through a suit for specific performance at the cost and risk of the OWNERS.

15. That the parties to this contract have proceeded to enter into this collaboration agreement with the intention of getting sanctioned a Residential Group Housing Project on the land. The Owners And the Developer have further agreed to divide the built-up area permitted over the said Land (FAR) in the following manner:-

- | | |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (i) OWNERS'S SHARE | 40% of the entire built up areas of the said Project along with proportionate undivided Indivisible or impart able ownership rights In the land underneath the said Project. |
| (ii) DEVELOPER SHARE | 60% of the entire built up areas of the said Project along with proportionate undivided, Indivisible or impart able ownership rights In the land underneath the said Project. |

It is further agreed that any increase or decrease in FAR (Floor Area Ratio)/FSI (Floor Surface Index) shall be shared proportionately. The Owners and the Developer shall share the EWS component as well.

Lal Kumar Raj Rami Neeta Bahari Neelam Rakeja

For DSS Buildtech Pvt. Ltd.

Director/Auth. Sign.

Sham Sunder



16. The Developer may sell its share to any Third Party only after providing/ defining/ handing over the Owners with their respective shares.

17. That all rates, cases and taxes due and payable in respect of the said land upto the date of this agreement shall be the exclusive liability of the OWNERS.

18. That the OWNERS covenants with the DEVELOPER that he shall apply and provide all documentary evidence and support as may be required to be submitted to the Town and Country Planning Department, Haryana and /or such other authority concerned with the matter and further than the OWNERS shall also within a week of receipt of any request from the DEVELOPER sign and execute such other documents, letters etc. as may be necessary for the development, sale and completion of the said Project and for giving effect to the terms of this agreement.

19. That the OWNERS undertake irrevocably to constitute the DEVELOPER through its authorized signatory as their lawful attorney by a separate document for submitting applications to the various authorities for obtaining requisitions, licenses, permissions, approvals, sanctions, allotments and all other matters required statutorily to be done and performed in connection with the obtaining of license for development of Residential Group Housing Project.

20. That the OWNERS and DEVELOPERS shall be responsible and liable in respect of income-tax and/or other statutory liabilities as far as their respective share of the built or unbuilt areas of the building or sale proceeds thereof are concerned.

Lalit Kumar Raj Rami Neeta Rakhi Neeta Rakhi

For DSS Buildtech Pvt Ltd.

Director/Auth. Sign.

Sham Sander



21. That OWNERS have declared and represented to the DEVELOPER that the said land is free from all encumbrances, charges, gifts, liens, attachments, liabilities, tenancy, unauthorized occupation, claims and litigations whatsoever and that there are no breaches, or no notice of requisition or acquisition has been received by the OWNERS and that the OWNERS shall keep the said land free from all encumbrances, till the duration and full implementation of this agreement in all respects. The DEVELOPER has entered into this agreement relying/acting upon these declarations and representations / undertakings of the OWNERS.

22. That the said land or any part thereof comprised in and the subject matter of this agreement declared to be belonging to the OWNERS is lost on account of any defect in the OWNERS title or any litigation started by any one claiming through the OWNERS or any one claiming title paramount to the OWNERS or on account of any other cause or cases whatsoever including outstanding (s), claim (s) taxes etc., on the OWNERS, the OWNERS shall be liable to pay the damages, losses, costs and expenses sustained by DEVELOPER and /or intending buyers of whole or part of the built / unbuilt areas, car parking etc. The OWNERS expressly agree to keep the DEVELOPER and the intending buyers of whole or part of the DEVELOPER share of the built / unbuilt area, harmless and indemnified against all claims and demands for damages, losses, costs and expenses which the DEVELOPER or the intending buyers may sustain or incur by reason of any defect in title of the OWNERS.

23. That if there be any claim, demand, tax, litigation of any nature whatsoever against the OWNERS, then it is a condition of this agreement that the work of

Director/Auth. Sign. *Lalit Kumar*
 For DSS Buildtech Pvt. Ltd.
 Director/Auth. Sign. *Raj Rani NeelanRajy's NeelanRajy's*
 For DSS Buildtech Pvt. Ltd.
 Director/Auth. Sign.



development and / or completion of the said building and/or any other matter incidental to this agreement shall not at any time after execution of this contract, be stopped, prevented obstructed or delayed in any manner whatsoever except in the case of compliance of any court orders. It is agreed that such claims, outstanding demands, litigation and/or court decrees shall only be met and satisfied out of OWNERS share of the built up area of the project building and/or the sale proceeds thereof.

24. That the OWNERS undertake to execute all documents / agreements of assurances that may be necessary to be given and vouched safe to the allottees of the covered and uncovered areas of the project building at the cost and expense of the said allottees.

25. That on execution of this agreement, the DEVELOPER shall be entitled to enter upon the entire said land, survey the same, prepare the layout and service plans and development scheme for submission to the Town and Country Planning Department, Haryana and/or such other authority(s) as may be concerned in the matter for change of land use and obtaining of requisite licenses, permissions, sanctions and approvals for development, construction and completion of the proposed complex/es on the said land.

26. That the Developer shall give the name of the said project at its OWN discretion.

Lalit Kumar, Raj Barni, Neelam Rajhoji, Neelam Rajhoji

Shrawa Arunika

For D S S Buildtech Pvt. Ltd.

Director/Auth. Sign.



27. That the Owner shall not interfere with or obstruct in any manner with the execution and completion of the development, construction, marketing and sale of the said project and the built or un-built areas of the Project.

28. That the Developer M/s DSS Buildtech Pvt.Ltd can Not go for further Collaboration/ Joint venture with other Developer or assign transfer its all interest /right herein to any other Developer including right to apply / obtain requisite License / permission from concerned authorities without the written consent of the Owners.

29. That this agreement is not and shall not however be deemed or construed as a partnership between the parties hereto nor will the same be ever deemed to constitute one as the agent of the other, except to the extent specifically recorded herein.

30. That the parties hereto have agreed and undertaken to perform their part of the agreement with due diligence and mutual cooperation keeping in view the interest of each other and execute and to do all other acts, deeds, matters and things whatsoever as may be necessary for implementing or giving effect to the terms of this agreement.

31. That this agreement shall always be deemed to be subject to the usual force major clause and circumstances.

Lalit Kumar Raj Rami Aneta Rajyog Neelam Rajyog

For DSS Buildtech Pvt. Ltd.

Director/Auth. Sign.

Sham Sundar



32. That the parties hereto have agreed and undertaken to pay their separate tax and/or other liabilities punctually and indemnify the other party and the said property against any attachment, seizures or sale thereof.

33. That this agreement overrides and supersedes all prior discussions and correspondence between the parties and contains the entire agreement between them. No changes, modifications or alterations to this agreement shall be done without the written consent of the parties thereto.

34. That in the event of any question or dispute arising in connection with or incidental to or in respect of interpretation or scope of this Agreement or any part thereof then the same shall be tried to be settled amicably and if not possible, through a common mediator/ arbitrator failing which the Courts at Gurgaon shall alone have the jurisdiction to entertain and decide such dispute.

35. That in the event the parties proceed to raise construction/get construction raised of the Residential-Group Housing Project over the aforesaid land, the common areas of the said complex / scheme shall be maintained by professional maintenance company appointed by the DEVELOPER. The necessary maintenance charges shall be paid proportionately by the OWNERS and the DEVELOPER in their area sharing ratio irrespective of the occupancy. The maintenance charges shall be calculated on the basis of the then existing cost of maintenance and resources and the guiding principle would be the cost of maintenance of similar Residential Group Housing Project in Gurgaon.

Lalit Kumar Rai, Ranvi Neelam, Rakheya, Madan, Rakheya

For DSS Buildtech Pvt. Ltd.

Sham Sunder

Director/Auth. Sign.



36. That in pursuance of the due performance of the obligations and the covenants herein contained, this agreement shall not be revoked or cancelled, and shall be binding on the parties and their successors, administrators, liquidators and assigns.

37. That if any provision of this Agreement shall be determined to be void or unenforceable under applicable law, such provisions shall be deemed to be amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to applicable law and remaining provisions of this Agreement shall remain valid and enforceable in accordance with their terms.

38. That the Punjab and Haryana High Court at Chandigarh, and Courts in Gurgaon subordinate to it, alone shall have jurisdiction in all matters arising out of touching and/or concerning this transaction.

39. That all costs of stamping, engrossing and registration of this Agreement shall be borne by the DEVELOPER.

40. That in case any part of the land described above is acquired by the concerned land acquisition authorities, in that event the entire compensation amount/enhanced compensation amount/solatium/interest and other statutory benefits shall belong exclusively to the OWNERS and the DEVELOPER shall not be entitled to stake any claim in respect of the same.

Lalit Kumar Raj Rami Neelam Rajya Neelam Rajya

Sham Sushma

For DSS Buildtech Pvt. Ltd.

Director/Auth. Sign.



IN WITNESS WHEREOF, the parties have set their hands to this Agreement on the Date, Months, Years and Place First mentioned above in the presence of the witnesses.

[Handwritten signature]

WITNESSES

OWNERS

- 1. Shri Sham Sunder *Sham Sunder*
- 2. Shri Lalit Kumar *Lalit Kumar*
- 3. Smt. Raj Rani *Raj Rani*
- 4. Smt. Neeta Rani *Neeta Rani*
- 5. Smt. Neelam Rani *Neelam Rani*

1. *[Handwritten signature]*
 Sudeshan Chugh
 54- Main Bagh Colony
 Rajpoot - 132103

DEVELOPER

For DSS Buildtech Pvt. Ltd.

M/s _____ Director/Auth. ~~Person~~ Ltd.,
through its duly authorized person

2. *Rohit Raheja*
[Handwritten signature]



1504

रजिस्ट्री संख्या 2055

रसीद पुस्तक का

कार्यालय राब-रजिस्ट्रार

दस्तावेज पेश करने वाले का नाम

श्री. राजेश कुमार

दस्तावेज की तकलीफ करने वाले का नाम
और तकलीफ की तारीख

दस्तावेज पेश होने की तारीख

18/01/12

दस्तावेज की किंमत और
मुआवजे की रकम

₹ 100,000/-

रजाम्य मूल्य

₹ 100/-

प्राप्त हुए शुल्क, रजिस्ट्री शुल्क और नकल
शुल्क की रकम का जोड़ और विवरण

राशियों की संख्या

रकम

102

रजिस्ट्री अधिकारी के हस्ताक्षर





हरियाणा HARYANA

1304 18-6-13

L 6729

ADDENDUM TO COLLABORATION AGREEMENT

This Addendum to the Collaboration Agreements dated 16th December 2011 and 21st August 2012 is executed at Gurgaon on this 18th day of June 2013, between M/s DSS Buildtech Private Limited, A-47/12, DLF Phase I, Gurgaon, through its Director Sh. Mangi Lal Dugar, authorised vide resolution dated 18th day of June 2013 hereinafter called "Developer" which expression unless repugnant to the context mean and include its legal representatives, successors-in-interest, nominees, assigns etc of First Party.

And

Smt. Aarti Khandelwal W/o Sh. Parmil Khandelwal R/o Tehsil & District Gurgaon, Haryana, Smt. Rukmani Devi W/o Sh. Somnath Ahuja R/o Sohna, Tehsil Sohna, District Gurgaon, Haryana, Smt. Raj Rani W/o Sh. Sham Sunder, R/o Village Badshahpur, Tehsil & District Gurgaon, Haryana, Smt. Neeta Rani W/o Sh. Sarwan Kumar R/o Village Badshahpur, Tehsil & District Gurgaon, Haryana, Smt. Neelam W/o Sh. Lalit Kumar R/o Village Badshahpur, Tehsil & District Gurgaon, Haryana, Sh. Sham Sunder S/o Sh. Matwal Chand R/o Village Badshahpur, Tehsil & District Gurgaon, Haryana, Sh. Lalit Kumar S/o Sh. Matwal Chand R/o Village Badshahpur, Tehsil & District Gurgaon, hereinafter called "Owner", which expression unless repugnant to the context of this agreement shall mean and include their heirs, legal representatives, successors - in interest, assigns etc of the Second Party.



Aarti Khandelwal

Sham Sunder

For DSS BUILDTECH PRIVATE LIMITED

Raj Rani

Neeta Rani

Lalit Kumar

Neeta Rani

Neelam Rani

Director

50414

Sr. No. _____
Account No. 120
Purpose/Use A/c
18 JUN 2013
RAJ SINGH STAMP VENDOR
दिनांक 18/06/2013
Gurgaon (Haryana)

प्रलेख नः 1384

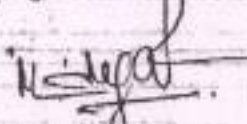
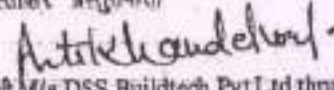
DSS Buildtech Pvt Ltd

डॉड का नाम AGREEMENT		
तहसील/सब-तहसील सोहना	गांव/शहर Mohd.Pur Gurjar	स्थित Mohd.Pur Gurjar
भवन का विवरण		
भूमि का विवरण		
घन संबंधी विवरण		
राशि 0.00 रुपये	रजिस्ट्रेशन फीस की राशि 0.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 100.00 रुपये
स्टाम्प की राशि 100.00 रुपये		पेस्टिंग शुल्क 2.00 रुपये

Drafted By: Mahender Kr Dw

Service Charge: 100.00 रुपये

यह प्रलेख आज दिनांक 18/06/2013 दिन मंगलवार समय 1:15:00PM बजे श्री/श्रीमती/कुमारी M/s DSS Buildtech द्वारा जारी किया गया। श्री/श्रीमती/कुमारी निवासी A 47/12 DLF Phase Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


हस्ताक्षर प्रस्तुतकर्ता

श्री M/s DSS Buildtech Pvt Ltd thru Mangi Lal Dugar (OTHER)


उप/श्रीमती/श्री/श्रीमती अधिकारी
सोहना सत रजिस्ट्रार
सोहना

उपरोक्त पेशकर्ता श्री/श्रीमती/कुमारी Anri Khandelwal रावेर हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि पेशकर्ता 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 Ramesh Chand Ex M C पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Sohna व श्री/श्रीमती/कुमारी Sandeep Huda पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Sumal Huda निवासी Flat No 804 Plot No 60 Sector 56 सिविलियन नंबरदार/अधिकारता के रूप में जानते हैं तथा यह साक्षी नः2 को पहचान करता है।

दिनांक 18/06/2013




उप/श्रीमती/श्री/श्रीमती अधिकारी
सोहना सत रजिस्ट्रार
सोहना

WHEREAS the parties hereto had entered into Collaboration Agreements on 16th December 2011 and 21st August 2012 registered vide Vasika No. 6404 on 16.12.2011 and Vasika No. 3636 on 21.08.2012, respectively, before Sub-Registrar Sohna, District Gurgaon, Haryana for development of Group Housing Colony over the land, specified in said Collaboration Agreement.

AND WHEREAS, the Owners had submitted an application for the grant of license for which Town & Country Planning department Haryana has issued a Letter of Intent for the grant of licence for setting up a Group Housing Colony vide their office Memo No. LC-2761-JE (S)-2013/37379 dated 23.04.2013;

AND WHEREAS, in terms of Clause 5 of said Letter of Intent, the Developer is required to submit an addendum to the collaboration agreements mentioning a condition that developer be responsible for terms and conditions of the license.

AND WHEREAS, the parties desire to execute this addendum to incorporate the said condition as specified in Clause 5 of the said Letter of Intent.

THEREFORE, THIS ADDENDUM TO THE COLLABORATION AGREEMENTS DATED 16.12.2011 & 21.08.2012 WITNESSTH AS UNDER:

1. That in continuation of Collaboration Agreements dated 16th December 2011 and 21st August 2012, the Developer shall be responsible for compliance of all the terms and conditions of the licence and provisions of Haryana Development and Regulations of Urban Area Act, 1975 and Rules 1976 framed there under till the grant of final completion certificate to the colony or relieved of the responsibility by the Director General, Town & Country Planning, Haryana whichever is earlier.
2. That the above mentioned Collaboration Agreements shall be irrevocable and no modification / alteration etc in the terms and conditions of such agreements be undertaken except after obtaining prior approval Director General, Town & Country Planning, Haryana.



Ante Khanda...

Sham Sunder

Nidya

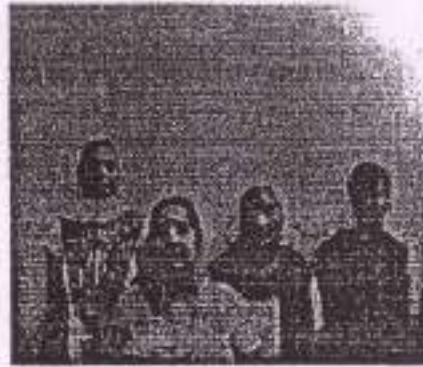
*Lalit Kumar
Neelam Raha...*

Neeta Raha...

RajRani



पेशवर्ती



दावेदार



यवाह



दावेदार



IN WITNESS WHEREOF, the parties have set their hands to this agreement on the day, month and year first above mentioned in the presence of the following witnesses:

S.N. 12V

बहेन
इनाका
बोहरा (बुधवार)

SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED OWNERS

Aarti Khandelwal

1. Aarti Khandelwal

Rukmani Devi

2. Rukmani Devi

Raj Rani

3. Raj Rani

Neeta Rani

4. Neeta Rani

Neelam

5. Neelam

Sham Sunder

6. Sham Sunder

Lalit Kumar

7. Lalit Kumar

SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED DEVELOPER

M/S DSS PRIVATE LIMITED

Through the hands of Director

Mangi Lal Dugar
(Mangi Lal Dugar) Director













1. Witness:

Ramesh Chandra

भूतपूर्व उपप्रधान, नगर पालिका
सोहना जि० मुडगांव (हरियाणा)

2. Witness:

Sandeep
Plot No. 804, Block-60
Sec-17 GGH

पेशकर्ता	Mangi Lal Dugar <i>M. Dugar</i>	
दर्तादार	Aarti Khandelwal <i>Aarti Khandelwal</i>	
दावेदार	Rukmani Devi <i>रुक्मिणी देवी</i>	
दावेदार	Raj Rani <i>Raj Rani</i>	
दावेदार	Neeta Rani <i>Neeta Raheja</i>	
दावेदार	Sham Sunder <i>Sham Sunder</i>	
दावेदार	Lalit Kumar <i>Lalit Kumar</i>	
दावेदार	Neelam <i>Neelam Raheja</i>	
गवाह	Ramesh Chand EX-M.C. <i>Ram & C</i>	
गवाह	Sandeep Huda <i>Sandeep Huda</i>	



प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1,304 आज दिनांक 18/06/2013 को बही न: 1 जिल्द न: 2,077 के पृष्ठ न: 128 पर पंजीकृत किया गया तथा इसका एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 525 के पृष्ठ सख्या 7 से 9 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 18/06/2013

उप/सर्वोच्च पंजीयन अधिकारी
सोहना

- 23





हरियाणा HARYANA

A 715762

COLLABORATION AGREEMENT

THIS AGREEMENT OF COLLABORATION is executed at Sohna on this 16th day of December, 2011

Aarti Khandelwal BETWEEN

- (1) Smt. Aarti Khandelwal wife of Shri Parmil Khandelwal residents of Gurgaon
- (2) Smt. Rukmani Devi wife of Shri Somnath Ahuja residents of Sohna Tehsil Sohna and District Gurgaon (hereinafter called the "THE OWNERS ") which expression unless repugnant or opposed to the context thereof includes their heirs, legal representatives, executors, administrators and assigns etc.) the party of the of the **FIRST PART.**

AND

M/s DSS buildtech Pvt. Ltd., a company incorporated under the Companies Act, 1956 having its office at A-47/12, Dlf Phase, I Gurgaon through its Director Shri Dalbir Jaglan who has been empowered to execute this agreement

For DSS Buildtech Pvt. Ltd.

Aarti Khandelwal
रुक्मणी देवी

Director



प्रलेख नः 6404

दिनांक 16/12/2011

डीड का नाम AGREEMENT	डीड संबंधी विवरण
तहसील/सब-तहसील सोहना	गांव/शहर Mohd. Pur Gurgaon
	भूमि का विवरण
	धन संबंधी विवरण
राशि 4,000,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 500.00 रुपये
स्टाम्प की राशि 500.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये
	पेशिम शुल्क 2.00 रुपये
	रुपये

Drafted By: DR Yadav Adv

यह प्रलेख आज दिनांक 16/12/2011 दिन शुक्रवार समय 3:25:00PM बजे श्री/श्रीमती/कुमारी Aarti Khandelwal पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Parvati Khandelwal निवासी Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

Aarti Khandelwal,
श्री Aarti Khandelwal, Rukmani Devi

सहमति हेतु

उप/सम्बन्धित पंजीकृत अधिकारी

सोहना

Handwritten signature and stamp of the official.

उपरोक्त पेशकर्ता श्री/श्रीमती/कुमारी Tharu-Dalbir Jaglan राजेश्वर हाजिर है प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि राजेश्वर 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 Shri Chand Lamberdar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी AEpr. व श्री/श्रीमती/कुमारी Gulshan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Somnath निवासी Sohna ने की। साक्षी नः 1 को हन अखारदार/अधिवक्ता के रूप में जानते है तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 16/12/2011

उप/सम्बन्धित पंजीकृत अधिकारी

सोहना

Handwritten signature and stamp of the official.



Director Shri Dalbir Jaglan who has been empowered to execute this agreement vide Board Resolution dated 14/12/2011 (hereinafter called the "**DEVELOPER**") which expression unless repugnant or opposed to the context thereof includes its successors, representatives, nominees and permitted assigns) the party of the **SECOND PART**.

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

WHEREAS Smt. Aarti Khandelwal wife of Shri Parmil Khandelwal residents of Gurgaon (2) Smt. Rukmani Devi wife of Shri Somnath Ahuja residents of Sohna Tehsil Sohna and District Gurgaon, named above are owners in possession of agricultural land bearing khewat no. 810 khata no. 149 bearing Rect. No./ Mustil No. 7-Killa No. 10/2(4.16) & Rect. No./ Mustil No 8 Killa No 6(8.00), total measuring 12 Kanals 16 Marla situated in the revenue estate of Mohammad Pur Gujar, Tehsil Sohna, District Gurgaon,

WHEREAS the said land is free from any charges, liens, encumbrances, litigations, notifications, etc. and the **OWNERS** have a perfect and legal title to the said land and are fully entitled in law to deal with the same. The Owners Further represents that no acquisition proceeding have been initiated with respect to the same, as on the date of execution of this Agreement.

WHEREAS the **DEVELOPER** is engaged in the business of promotion, development and construction of real estate.

AND WHEREAS OWNERS have proposed to developer to carry out the residential group housing project on collaboration basis over the land described above at its expense and share the built up area as mentioned hereunder amongst them.

For DSS Buildtech Pvt. Ltd.
Director/ Auth. Sign.

Aarti Khandelwal
रुक्मिणी देवी



Reg. No. 6404 Reg. Year 2011-2012 Book No. 1



पेशकर्ता



दावेदार



गवाह

पेशकर्ता

Aarti Khandelwal Aarti Khandelwal Rukmani Devi

for DSS Buildtech Pvt. Ltd.

रुकमन देवी

दावेदार

Thru-Dulbir Jaglan : Director/ Auth. Sign.

गवाह 1:- Shri Chand Lamberdar

Shri Chand Lamberdar

गवाह 2:- Gulshan

Gulshan

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6,404 आज दिनांक 16/12/2011 को बही नः 1 जिल्द नः 2,063 के पृष्ठ नः 48 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 270 के पृष्ठ सख्या 14 से 16 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा में सामने किये हैं।

दिनांक 16/12/2011

उप/संयुक्त अधीनस्थ अधिकारी
सोहन अधीनस्थ अधिकारी



AND WHEREAS the both **DEVELOPER AND OWNERS** have agreed to aforesaid proposal and accordingly, the present contract has been executed between the parties on the terms and conditions hereinafter mentioned:-

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

1. That the subject matter of this collaboration agreement between the **OWNERS** and the **DEVELOPER** is the said land admeasuring 12 Kanals 16 Marlas situated in revenue estate of Mohammadpur Gujar, Tehsil Sohna, and District Gurgaon for utilizing the same for development of the same as a Residential Group Housing Project by the **DEVELOPER**.
2. That the **DEVELOPER** undertakes to submit an application to the concerned statutory authority for grant of license for development of the aforesaid land as a Residential Group Housing Project immediately upon publication/notification of the development plan of the area by the concerned statutory authorities.
3. That the **OWNER** agrees to hand over the symbolic possession of Land on the signing of this Agreement. However, the Owners further agrees to hand over the actual physical possession at the complete disposal of the Developers along with all their rights and authority therein, on the grant of LOI, to develop, construct and build the Residential Group Housing Colony and commercial complex any other use as maybe permissible by the Government of Haryana. The development of the land shall be done by the Developer at his own cost without any interference from the Owners.

For DSS Builders Pvt. Ltd. *Auti Khandalwal*
 Director/ Auth. Sign *कमल देवी*



4. That the Owners represent to the Developer that the state Govt. of Haryana had till date not initiated any acquisition for the said Land, and the Owners agree that in case the said Land or any part thereof is ever notified for acquisition by the State Govt. then, the Developer shall be fully competent for taking such legal action as may be deemed fit by him but the Owners undertake, not to take any action in this regard without the consent of the Developer the Owner shall execute an irrevocable Special Power of Attorney for this purpose. The Owners further assure the Developer that the said Land or any part of it has not been acquired and the same is Owned and possessed by them and there is no Third Party claim over the same.
5. That the Building Plans for the proposed Residential Group Housing Project shall be in accordance with conformity with the Zonal Plan and the Rules and bye-laws of the Town and Country Planning Department, Haryana, and/or any other competent authority as may be prescribed /applicable pertaining to the said land as may be in force in the area. The said building plans for the said Residential Group Housing Project shall be filed for permission to construct the maximum permissible covered area in the aforesaid land.
6. That the **DEVELOPER** shall proceed to have suitable design, model and/or plans prepared for the proposed Residential Group Housing Project and get them approved / sanctioned from the competent authority (s) at its own expense. The **DEVELOPER** shall apply to the Director,

For DSS Buildtech Pvt. Ltd.

Director/A.U. Sign

Amit Khandelwal
रुकमन देवी



Town and Country Planning, Haryana and/or such other authorities as may be concerned in the matter for obtaining the requisite licenses, permissions, sanctions and approvals for the construction on the said land of the proposed Residential Group Housing Project in accordance with applicable zonal plans subsequent to execution of this agreement.

7. That the entire amount required to be incurred towards charges and fees of the architect (s) preparation of plans as also all other statutory fees and charges incidentals including security fees, license fees, conversion charges, internal / external development charges, infrastructure development charges, electricity and water, security charges till the date of obtaining of license shall be borne/incurred exclusively by the DEVELOPER.
8. That the entire amount required for the Development, construction and completions of the said project including the charges and fees of the Architect(s), preparation of Plans as also all other statutory fees and charges incidents including Scrutiny Fees, License Fees, Conversion Charges, Internal/ External Development Charges, shall be paid by the DEVELOPER. The Development and facilities provided by the DEVELOPER of the said project shall be in accordance with Law for the time being in force and in terms of License granted there for. The amount paid by the Developer to the Govt. on account of external Development charges, infrastructure Development charges and such other charges shall be recovered by the Developer from the Occupant /Prospective Buyers of the Developed Plots/ Flats except Owners shares in the project on

proportionate basis.
For DES Buildtech Pvt. Ltd.
Director/ Auth. Sign.

Autekhanda
19/11/2017



9. The OWNERS shall grant an irrevocable power of attorney to the DEVELOPER for obtaining permission for change of land use, procuring license, for getting sanctioned site plans and for obtaining all such approvals as may be required to be obtained from any authority for the purpose of raising construction. And to enable the DEVELOPER to discharge its part of the obligations under this collaboration agreement and to let out/ sell the constructed portions of the Project.
10. That acting on the representation of the OWNERS the DEVELOPER has paid Cheque for sum of Rs.80,00000/- (Rupees Eighty Lacs only) towards refundable interest free security deposit to the OWNERS in the following manner :-
- i) Rs. 40, 00000/- (Rs. Forty Lacs only) vide Cheque bearing No. 414185 dated 15/12/2011 drawn on Yes Bank Panipat payable to Smt Aarti Khandelwal.
 - ii) Rs. 40, 00000/- (Rs. Forty Lacs only) vide Cheque bearing No. 414186 dated 15/12/2011 drawn on Yes Bank Panipat payable to Smt Rukmani Devi.
11. That it has been agreed and understood between the parties that the entire security deposit mentioned above shall be of refundable character.
12. That the DEVELOPER shall complete all formalities for obtaining permission for change of land use/license with in a period of 12 months from the signing of this documents. In case the permission for change of land use/license is not granted by competent authority on account of any statutory constraint or departmental instructions or any reason whatsoever with in the above specified time of 12 months then this Collaboration Agreement stands void and the security amount shall be

For DSS Buildtech Pvt. Ltd

Director/Arch. Smith

Aarti Khandelwal
15/12/2011



refunded to the Developer with in 90 days and The Owners shall have no claim against the Developer. No liability, however, will be passed to the OWNERS for any expenses incurred by the DEVELOPER.

13. That in case any amount / fees deposited with the government / any other authority is refunded to the OWNERS, the same shall be returned to the DEVELOPER within two weeks of the receipt of the same.
14. That since considerable expenditure, efforts and expertise are involved in getting the land use changed and obtaining the license for the proposed complex / Project it is an integral condition of this agreement that after execution of this contract and/or obtaining of license from the concerned authorities, for developing Residential Group Housing Project over the above said Land the OWNERS / or their nominees or their legal heirs will not cancel or back out and/or withdraw from this agreement under any circumstances. In such eventuality the DEVELOPER besides its other rights will be entitled to get the said agreement fulfilled / enforced through a suit for specific performance at the cost and risk of the OWNERS.
15. That the parties to this contract have proceeded to enter into this collaboration agreement with the intention of getting sanctioned a Residential Group Housing Project on the land. The Owners And the Developer have further agreed to divide the built-up area permitted over the said Land (FAR) in the following manner:-

(i) OWNERS'S SHARE	40% of the entire built up areas of the said Project along with proportionate undivided Indivisible or impart-able ownership rights In the land underneath the said Project.
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For D.S. Builders Pvt. Ltd.

Director/ Auth. Sign.

Ante Khandwal
 19/11/2011



- (ii) DEVELOPER SHARE 60% of the entire built up areas of the said Project along with proportionate undivided, Indivisible or impart able ownership rights In the land underneath the said Project.

It is further agreed that any increase or decrease in FAR (Floor Area Ratio)/FSI (Floor Surface Index) shall be shared proportionately. The Owners and the Developer shall share the EWS component as well.

16. The Developer may sell its share to any Third Party only after providing/ defining/ handing over the Owners with their respective share's.
17. That all rates, cases and taxes due and payable in respect of the said land upto the date of this agreement shall be the exclusive liability of the OWNERS.
18. That the OWNERS covenants with the DEVELOPER that he shall apply and provide all documentary evidence and support as may be required to be submitted to the Town and Country Planning Department, Haryana and /or such other authority concerned with the matter and further than the OWNERS shall also within a week of receipt of any request from the DEVELOPER sign and execute such other documents, letters etc. as may be necessary for the development, sale and completion of the said Project and for giving effect to the terms of this agreement.
19. That the OWNERS undertake irrevocably to constitute the DEVELOPER through its authorized signatory as their lawful attorney by a separate document for submitting applications to the various authorities for obtaining requisitions, licenses, permissions, approvals, sanctions, allotments and all other matters required statutorily to be done and performed in connection with the obtaining of license for development of Residential Group Housing Project.

For DSS Buildtech Pvt. Ltd.
Director/ Auth. Sign.

Ata Khandwal
29/11/2017



20. That the OWNERS and DEVELOPERS shall be responsible and liable in respect of income-tax and/or other statutory liabilities as far as their respective share of the built or unbuilt areas of the building or sale proceeds thereof are concerned.
21. That OWNERS have declared and represented to the DEVELOPER that the said land is free from all encumbrances, charges, gifts, liens, attachments, liabilities, tenancy, unauthorized occupation, claims and litigations whatsoever and that there are no breaches, or no notice of requisition or acquisition has been received by the OWNERS and that the OWNERS shall keep the said land free from all encumbrances, till the duration and full implementation of this agreement in all respects. The DEVELOPER has entered into this agreement relying/acting upon these declarations and representations / undertakings of the OWNERS.
22. That the said land or any part thereof comprised in and the subject matter of this agreement declared to be belonging to the OWNERS is lost on account of any defect in the OWNERS title or any litigation started by any one claiming through the OWNERS or any one claiming title paramount to the OWNERS or on account of any other cause or cases whatsoever including outstanding (s), claim (s) taxes etc., on the OWNERS, the OWNERS shall be liable to pay the damages, losses, costs and expenses sustained by DEVELOPER and /or intending buyers of whole or part of the built / unbuilt areas, car parking etc. The OWNERS expressly agree to keep the DEVELOPER and the intending buyers of whole or part of the DEVELOPER share of the built / unbuilt area, harmless and indemnified against all claims and demands for damages, losses, costs and expenses which the DEVELOPER or the

For DSS Builders Pvt. Ltd.

Director/Aut. Sign.

Auto (Khandwal)
10/11/2011



intending buyers may sustain or incur by reason of any defect in title of the OWNERS .

23. That if there be any claim, demand, tax, litigation of any nature whatsoever against the OWNERS, then it is a condition of this agreement that the work of development and / or completion of the said building and/or any other matter incidental to this agreement shall not at any time after execution of this contract, be stopped, prevented obstructed or delayed in any manner whatsoever except in the case of compliance of any court orders. It is agreed that such claims, outstanding demands, litigation and/or court decrees shall only be met and satisfied out of OWNERS share of the built up area of the project building and/or the sale proceeds thereof.
24. That the OWNERS undertake to execute all documents / agreements of assurances that may be necessary to be given and vouched safe to the allottees of the covered and uncovered areas of the project building at the cost and expense of the said allottees.
25. That on execution of this agreement, the DEVELOPER shall be entitled to enter upon the entire said land, survey the same, prepare the layout and service plans and development scheme for submission to the Town and Country Planning Department, Haryana and/or such other authority(s) as may be concerned in the matter for change of land-use and obtaining of requisite licenses, permissions, sanctions and approvals for development, construction and completion of the proposed complex/es on the said land.

For DSS Builders Pvt. Ltd.

Director/ Auth. Sign

Atekhanda
 1/1
 1/1



26. That the Developer shall give the name of the said project at its OWN discretion.
27. That the Owner shall not interfere with or obstruct in any manner with the execution and completion of the development, construction, marketing and sale of the said project and the built or un-built areas of the Project.
28. That the Developer M/s DSS Buildtech Pvt.Ltd can Not go for further Collaboration/ Joint venture with other Developer or assign transfer its all interest /right herein to any other Developer including right to apply / obtain requisite License / permission from concerned authorities without the written consent of the Owners.
29. That this agreement is not and shall not however be deemed or construed as a partnership between the parties hereto nor will the same be ever deemed to constitute one as the agent of the other, except to the extent specifically recorded herein.
30. That the parties hereto have agreed and undertaken to perform their part of the agreement with due diligence and mutual cooperation keeping in view the interest of each other and execute and to do all other acts, deeds, matters and things whatsoever as may be necessary for implementing or giving effect to the terms of this agreement.
31. That this agreement shall always be deemed to be subject to the usual force major clause and circumstances.
32. That the parties hereto have agreed and undertaken to pay their separate tax and/or other liabilities punctually and indemnify the other party and the said property against any attachment, seizures or sale thereof.

For DSS Buildtech Pvt. Ltd.

Director/ Auth. Sign.

Autikhandated
 17/11/2017



33. That this agreement overrides and supersedes all prior discussions and correspondence between the parties and contains the entire agreement between them. No changes, modifications or alterations to this agreement shall be done without the written consent of the parties thereto.
34. That in the event of any question or dispute arising in connection with or incidental to or in respect of interpretation or scope of this Agreement or any part thereof then the same shall be tried to be settled amicably and if not possible, through a common mediator/ arbitrator failing which the Courts at Gurgaon shall alone have the jurisdiction to entertain and decide such dispute.
35. That in the event the parties proceed to raise construction/get construction raised of the Residential Group Housing Project over the aforesaid land, the common areas of the said complex / scheme shall be maintained by professional maintenance company appointed by the DEVELOPER. The necessary maintenance charges shall be paid proportionately by the OWNERS and the DEVELOPER in their area sharing ratio irrespective of the occupancy. The maintenance charges shall be calculated on the basis of the then existing cost of maintenance and resources and the guiding principle would be the cost of maintenance of similar Residential Group Housing Project in Gurgaon.
36. That in pursuance of the due performance of the obligations and the covenants herein contained, this agreement shall not be revoked or cancelled, and shall be binding on the parties and their successors, administrators, liquidators and assigns.

For DRS Buildtech Pvt. Ltd.

Director/ Auth. Sign.

Ashu Khanda
5/11/2017



37. That if any provision of this Agreement shall be determined to be void or unenforceable under applicable law, such provisions shall be deemed to be amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to applicable law and remaining provisions of this Agreement shall remain valid and enforceable in accordance with their terms.
38. That the Punjab and Haryana High Court at Chandigarh, and Courts in Gurgaon subordinate to it, alone shall have jurisdiction in all matters arising out of touching and/or concerning this transaction.
39. That all costs of stamping, engrossing and registration of this Agreement shall be borne by the DEVELOPER.
40. That in case any part of the land described above is acquired by the concerned land acquisition authorities, in that event the entire compensation amount/enhanced compensation amount/solatium/interest and other statutory benefits shall belong exclusively to the OWNERS and the DEVELOPER shall not be entitled to stake any claim in respect of the same.

IN WITNESS WHEREOF, the parties have set their hands to this Agreement on the Date, Months, Years and Place First mentioned above in the presence of the witnesses. *Drafted by [Signature] 16.12.11*

WITNESSES

[Signature]

रुकमन देवी

OWNERS

Aarti Khandelwal

1. Smt Aarti Khandelwal
2. Smt. Rukmani Devi

For DSS Bulidtech Pvt. Ltd.

DEVELOPER

M/s DSS BULIDTECH/ARCH. S&L.,
through its duly authorized person

2 [Signature]
गुलशन पुत्र सोमनाथ
निवा. बालूदा राड सोहन

For DSS Bulidtech Pvt. Ltd.

Director/Auch. Sign.



1305

रजिस्ट्री संख्या २ 056
रसीद पुस्तक क

कार्यालय सब-रजिस्ट्रार

दस्तावेज पेश करने वाले का नाम
6/20/24/10/10/10

दस्तावेज की तकलीफ करने वाले का नाम
और तकनील की तारीख

दस्तावेज पेश होने की तारीख 8/1/10

दस्तावेज की किस्म और मुआवजे की रकम

स्टाम्प मूल्य 100/-

प्राप्त हुए शुल्क, रजिस्ट्री शुल्क और तकल
शुल्क की रकम का जोड़ और विवरण

शब्दों की संख्या रकम

102

रजिस्ट्री अधिकारी के हस्ताक्षर





हरियाणा HARYANA

K 346969

1305
18-6-13
ADDENDUM

(To the Collaboration Agreement dated December 16, 2011)

THIS ADDENDUM ("Addendum") to the Collaboration Agreement dated December 16, 2011 is executed on this the 10th Day of December 2012

BY AND BETWEEN

1. Smt. Arti Khandelwal wife of Sh. Parmil Khandelwal resident of Gurgaon 2. Smt. Rukmani Devi wife of Sh. Somnath Ahuja resident of Sohna Tehsil, District Gurgaon (hereinafter called as "Owners") which expression unless repugnant or opposed to the context thereof includes their legal heirs, legal representatives, executors, administrators and assigns etc., the party of the First part;

AND



Contd.....2

रुकमन देवी Arti Khandelwal

No.	100
Amount	100
For/Use	335
03 DEC 2013	
RAJ SINGH STAMP VENDOR	
Gurgaon (Haryana) दिनांक 18/06/2013	

प्रलेख नः 1305

<u>डीड संबंधी विवरण</u>	
डीड का नाम AGREEMENT	
तहसील/सब-तहसील सोहना	गांव/शहर Mohd.Pur Gurjar
<u>भयन का विवरण</u>	
<u>भूमि का विवरण</u>	
<u>धन संबंधी विवरण</u>	
रशि 0.00 रुपये	कुल स्टाम्प ड्यूटी की रशि 100.00 रुपये
स्टाम्प की रशि 100.00 रुपये	रजिस्ट्रेशन फीस की रशि 0.00 रुपये
	पेरिटिंग शुल्क 2.00 रुपये

Drafted By: Mahender Kr Dw

Service Charge: 100.00 रुपये

यह प्रलेख आज दिनांक 18/06/2013 दिन मंगलवार समय 1:19:00PM बजे श्री/श्रीमती/कुमारी Arti Khandelwal पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Parmil Khandelwal निवासी Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

Arti Khandelwal

श्री Arti Khandelwal, Rukmani Devi

उप/सर्वेक्षण पंजीकरण अधिकारी
सोहना ब्रह्म
सब रजिस्ट्रार
सोहना

उपरोक्त पेशकाव श्री/श्रीमती/कुमारी Thru- Dalbir Jaglan दख्खरहाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनो पक्षो ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की रशि दख्खर ने मेरे समक्ष पेशकाव को उरा की तथा प्रलेख मे बणित अग्रिम अथा की गई रशि के लेन देन को स्वीकार किया।

दोनो पक्षो की पहचान श्री/श्रीमती/कुमारी Ramesh Chand Ex M C पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Sohna व श्री/श्रीमती/कुमारी Sandeep Hada पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Surajmal Hada निवासी Flat NO 804 Plot 50 Sector 56 सिविल नम्बर: 1 नैकोनैम नम्बरधार/अधिवक्ता के रूप में जागते है तथा वह सक्षी न:2 की पहचान करता है।

दिनांक 18/06/2013



उप/सर्वेक्षण पंजीकरण अधिकारी
सोहना ब्रह्म
सब रजिस्ट्रार
सोहना

M/S DSS Buildtech Pvt. Ltd., a company incorporated under the Companies Act, 1956 having its office at A-47/12, DLF Phase-I, Gurgaon through its Director Sh. Dalbir Jaglan who has been empowered to execute this agreement vide Board Resolution dated 14/12/2011 (hereinafter called the "DEVELOPER") which expression unless repugnant or opposed to the context thereof includes its successors, representatives, nominees and permitted assigns) the party of the **SECOND PART**

WHEREAS the Parties have entered into a Collaboration Agreement dated the 16 day of December, 2011 for the development of the group housing complex on the land of the Owners, the details of which are more specifically mentioned in the Collaboration Agreement (hereinafter referred to as "Collaboration Agreement").

AND WHEREAS the Parties have agreed that the Developer will obtain the requisite approvals for the change of land use for the land in question within 12 months from the date of execution of the Collaboration Agreement;

AND WHEREAS the Parties are desirous of making amendment in the clause 12 of the Collaboration Agreement.

Now, therefore, with the mutual consent of the Parties, the Parties hereby amend the clause 12 of the Collaboration Agreement and the amended clause 12 should be read as hereunder:

Clause 12

That the Developer shall complete all formalities for obtaining the permission for change of land use/license within a period of 20 months from the date of execution of Collaboration Agreement. In case the permission for change of land use/license is not granted by the competent authority on account of any statutory constraint or departmental instructions or any reason whatsoever within the above specified time of 20 months, unless mutually extended by both the Parties in writing, then this Collaboration Agreement stands void and the security amount shall be refunded to the Developer within 90 days and the Owners shall have no claim against the Developer. No liability, however, will be passed to the Owners for any expenses incurred by the Developer."

अमन देवी

Artukhanda/waf



Contd.....3



पेशकर्ता



दावेदार



गवाह

पेशकर्ता	Arti Khandelwal <i>Arti Khandelwal</i>	
पेशकर्ता	Rukmani Devi <i>रुक्मिणी देवी</i>	
दावेदार	Thru- Dalbir Jaglan <i>Dalbir</i>	
गवाह	Ramesh Chand Ex M C <i>Ramesh</i>	
गवाह	Sandeep Huda <i>Sandeep</i>	

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1,305 आज दिनांक 18/06/2013 को बही नः 1 जिल्द नः 2,077 के पृष्ठ नः 128 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 525 के पृष्ठ सख्या 10 से 12 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान अंगुल धरे सामने किये है ।

दिनांक 18/06/2013



उप/सर्विलांस पंजीयन अधिकारी
सोहना

This Addendum shall become part of the Collaboration Agreement only with respect to clause 12 of the Collaboration Agreement.

IN WITNESS WHEREOF, the parties have set their hands to this Agreement on the Date, Months, Years and Place First mentioned above in the presence of the witness. SW 122

महेश कुमार
रमेश चन्द
सोहना (हरियाणा)

WITNESSES

Ram Ch
रमेश चन्द

Honble
Sardar

भूतपूर्व उपप्रधान, नगर पालिका
सोहना जि० गुडगांव (हरियाणा)

OWNERS

Arti Khandelwal

1. Smt. Arti Khandelwal

Rukmani Devi

2. Smt. Rukmani Devi

1. [Signature]

(SHYDERSHAN CHUGH)

2. [Signature]

KAJINDER SAINI

DEVELOPER

M/s DSS Buildtech Pvt. Ltd. through its
duly authorized person

For DSS Buildtech Pvt. Ltd.

[Signature]

Auth. Signatory





हरियाणा HARYANA

L 584691

DEED OF ASSIGNMENT

THIS DEED OF ASSIGNMENT made at Gurgaon this 18th day of June 2013

By and Between

1) Sham Sunder 2) Lalit Kumar, both sons of Sh. Matwal Chand 3) Smt. Raj Rani W/o Sh. Sham Sunder son of Sh. Matwal Chand 4) Smt. Neeta Rani wife of Sh. Sarwan Kumar Son of Sh. Matwal Chand 5) Smt. Neelam Rani Wife of Sh. Lalit Kumar son of Sh. Matwal Chand all residents of Village Badshahpur, Tehsil and District Gurgaon 6) Smt Aarti Khandelwal wife of Sh. Parmil Khandelwal resident of Gurgaon and 7) Smt. Rukmani Devi wife of Sh. Somnath Ahuja resident of Sohna Tehsil, District Gurgaon hereinafter called 'The Assignors' (which expression shall unless repugnant to the context or meaning thereof be deemed to include their legal heirs, executors and administrators) of the One Part, and

Lalit Kumar Neelam Rani
Sham Sunder Raj Rani
Aarti Khandelwal
Somnath Ahuja



For DSS Buildtech (Pvt.) Ltd.
Hooda
Director/Auth

For DSS Buildtech (Pvt.) Ltd.
Rudra
Director/Auth. Sig

M/s DSS Buildcon Private Limited, a Private Limited Company incorporated under the Companies Act, 1956, having its Registered Office at A-47/12 DLF Phase-I, Gurgaon, through its Director Sh. Sandeep Hooda who has been empowered to execute this Deed of Assignment vide board resolution dated June 18, 2013 hereinafter called 'The Assignee' (which expression shall unless repugnant to the context or meaning thereof be deemed to include its successors and Assigns) of the Second Part; and

M/s DSS Buildtech Private Limited, a company incorporated under the Companies Act, 1956 having its office at 506-508, 5th floor, Time Square Building, B-Block, Sushant Lok Phase-I, Gurgaon through its Director Sh. Pradeep Jain who has been empowered to execute this Deed of Assignment vide Board Resolution dated June 18, 2013 (hereinafter called the "Confirming Party") which expression unless repugnant or opposed to the context thereof includes its successors, representatives, nominees and permitted assigns) the party of the Third Part.

The Assignors, Assignee and the Confirming Party are hereinafter collectively referred to as the "Parties" and individually as "Party" unless the context requires otherwise.

WHEREAS:

- (a) The Assignors are seized and possessed of or otherwise well and sufficiently entitled to approximately 17.41875 acres of land situated at Village Mohammadpur Gujjar, Sector 35, Sohna, District Gurgaon more particularly mentioned in Schedule 1 of this Deed of Assignment ("Said Land")
- (b) The Assignors have entered into duly registered Collaboration Agreements with the Confirming Party, bearing vasika/regn no. 6404 dated 16/12/2011 and bearing vasika/regn no. 3636 dated 21/8/2012 duly registered in the office of the Sub-Registrar, Sohna for the development and construction of Residential Group Housing Project on the Said Land.

Lalit Kumar Noolam Rakeja
Sham Sunder Noy Noy
Ajit Khaddokar Neeraj Raker
[Signature]



For DSS Buildcon
Hooda
Director

For DSS Buildtech
Pradeep Jain
Director

(c) The Said Land is notified as the residential zone by the Haryana Government and the Assignors alongwith the Confirming Party had applied for the license for construction and development of a group housing project on the said land. The office of the Director, Town and Country Planning, Haryana vide their memo no. LC-2761-JE(S)-2013/37379 dated 23/4/13, has given the permission to the Assignors and the Confirming Party for the development and construction of a Residential Group Housing Project located in Sector 35, Sohna, Gurgaon.

(d) The Assignors and the Confirming Party by the virtue of the Collaboration Agreements have agreed that the Confirming Party shall build, construct and develop a Residential Group Housing Project ("Project") on the Said Land of the Assignors and upon completion of the development and construction of the Project, the Confirming Party shall allocate/allot the developed/built up area of the Project to the extent of 40% of the entire built up area to the Assignors ["Owners Share"] and remaining 60% of the entire built up area shall belong to the Confirming Party.

(e) The Assignors have agreed to assign and sell and the Assignee has agreed to purchase from the Assignor, free from all encumbrances, 16% of the entire built up area of the said Project from the share of the Assignors [Owners Share] i.e. 40% of the share of Assignors in the entire built up area [40% of 40% of entire built up area = 16% of entire built up area], ("Assigned Area") in the Project along with its assets, licences, permissions etc. incidental to the assignment of the said developed area for the consideration and upon the terms and conditions recorded herein. For the sake of clarity, the Assigned Area means the 16% of the total built up area of the Project. Therefore, the sharing of the entire built up area would be as follows post the execution of this Deed of Assignment:

Assignors: 24% of the entire built up area in the Project

Assignees: 16% of the entire built up area in the Project

Confirming Party: 60% of the entire built up area in the Project

Lalit Kumar Neelam Raghavi
Shaminder Singh Ray Singh
Nitesh Khundkech Neeraj Kumar

Pradeep



Pradeep

NOW, THEREFORE, IN CONSIDERATION OF THE FOREGOING AND THE COVENANTS, PROMISES, AGREEMENTS AND PROVISIONS CONTAINED HEREIN, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, THE PARTIES, INTENDING TO BE LEGALLY BOUND, AGREE AS FOLLOWS:

1. The Assignor hereby sells, transfers and conveys absolutely and the Assignee hereby purchases, free from all encumbrances and reasonable doubts, the Assigned Area with effect from June 18, 2013, (hereinafter referred to as 'the Effective Date') along with proportionate undivided, indivisible and impartable ownership rights in the land underneath the said Assigned Area.

2. **Consideration**

2.1 That the total sale consideration for the Assigned Area shall be Rs. 12,50,00,000/- [Rupees Twelve Crores Fifty Lakhs only]. The total Sale Consideration shall be payable by Assignee to the Assignors in the following manner :

Sr. no.	Name of Payee	Bank	Cheque no.	Date	Amount
1	Sham Sunder	Yes Bank	228672	18-06-2013	90,85,038.00
2	Lalit Kumar	Yes Bank	228673	18-06-2013	90,85,038.00
3	Raj Rani	Yes Bank	228674	18-06-2013	60,51,907.00
4	Neeta Rani	Yes Bank	228675	18-06-2013	60,51,907.00
5	Neelam Rani	Yes Bank	228676	18-06-2013	60,51,907.00
6	Aarti Khandelwal	Yes Bank	228677	18-06-2013	18,37,102.00
7	Rukmani Devi	Yes Bank	228678	18-06-2013	18,37,101.00

Lalit Kumar Neelam Raheja
Sham Sunder Raj Rani
Aarti Khandelwal

शुभम शर्मा

Neelam Raheja



Hooda

Radheya

8	Sham Sunder	Yes Bank	228679	10-09-2013	1,13,56,297.00
9	Lalit Kumar	Yes Bank	228680	10-09-2013	1,13,56,297.00
10	Raj Rani	Yes Bank	228681	10-09-2013	75,64,885.00
11	Neeta Rani	Yes Bank	228682	10-09-2013	75,64,885.00
12	Neelam Rani	Yes Bank	228683	10-09-2013	75,64,884.00
13	Aarti Khandelwal	Yes Bank	228684	10-09-2013	22,96,376.00
14	Rukmani Devi	Yes Bank	228685	10-09-2013	22,96,376.00
				Total	9,00,00,000.00

2.2 The balance sale consideration amounting Rs. 3,50,00,000/- (Rupees Three Crores Fifty Lakhs only) shall be payable by the Assignee to the Assignors as and when mutually agreed by the Assignors and Assignee but not later than 30 days from the date of allocation/possession of the entire Assigned Area by the Confirming Party to the Assignor. However, if the Assignor requests the Assignee, the Assignee can make part payment of balance sale consideration at a mutually agreed time.

2.3 That on the execution of this Deed of Assignment, the Assignors hereby assign and transfer the Assigned Area together with the proportionate benefit of all privileges, easements, profits, advantages, rights and appurtenances whatsoever to the Assigned Area alongwith proportionate undivided indivisible or impartable ownership rights in the land underneath the Assigned Area, to have and to hold the same unto and at the disposal and discretion of the Assignee, absolutely and forever.

3. Representations and Warranties

3.1 The Assignors represent to the Assignees that the Assignors have full right and power to assign the Assigned Area to the Assignees and Confirming Party has no objection to such assignment by the Assignors to the Assignees for the assignment of the Assigned Area.

Lalitkumar Neelam Pahya
Sham Sunder Raj Rani
Aarti Khandelwal. Neeta Pahya
19/11/2017



For DSS Buildtech (Pvt.) Ltd.

[Signature]

Director/Auth. Sign.

- 3.2 The Assignors hereby agrees and allow the Assignees from time to time and at all times hereafter peacefully and quietly occupy and enjoy the Assigned Area without any suit or interruption claim or demand whatsoever from the Assignors or the Confirming Party or their heirs or assignees with respect to the Assigned Area. It is further agreed amongst the parties that the Confirming Party shall also execute Buyer's Agreement, issue Allotment Letters in the name of Assignees or in the name of nominee of Assignees for the Assigned Area and the Confirming Party shall handover the possession of the Assigned Area to the Assignees, on receipt of Occupation Certificate/Part Occupation Certificate of Project, without any protest, demur from the Assignors and execute and get registered respective Conveyance Deeds in favour of Assignees or in the name of nominee of Assignees. It is hereby further agreed that in case of allocation/allotment of part/share of built up area of Assignor or Assignee in favour of their Nominee, the Confirming Party shall not charge any Administrative, Transfer Charges etc. from Assignor & Assignee or from their nominees, for their respective share. It is hereby further agreed that the Confirming Party shall allocate/allot the said Assigned Area to the Assignors & Assignees proportionately.
- 3.3 The Assignors hereby agree and confirm that the Assignors will execute and cause to be done and executed all such further and other lawful acts, deeds and things in the law whatsoever for the better and more perfectly and absolutely granting the aforesaid Assigned Area to the use of the Assignee in manner aforesaid as and when shall be reasonably required by the Assignee.
- 3.4. On and from the effective date, the Assigned Area is vested absolutely in the Assignee as full owner thereof. The Assignors are executing the present Deed of Assignment in favour of the Assignee for effectively vesting the said Assigned Area in it as owner thereof, the Assignee having the full benefits thereof pursuant to assignment hereunder. The Assignors have been left with no right, title or interest in the Assigned Area, except for receipt of balance sale consideration in the manner aforesaid

Lalitkumar Neelam Bhoj's
 Sham Sunder Rai's
 Anil Khandekar
 Neelam

Hooda
 Nadeega

D.S. Buildtech Private Limited
 Gurgaon

4. In consideration aforesaid, the Assignor doth hereby transfer their rights, title and interest in the Assigned Area to the Assignee for which the Confirming Party acknowledges the said Assignment of Assigned Area in favour of Assignees. The Confirming Party has granted its consent to admit the Assignee as the owner of the Assigned Area in the Project and also confirm that the Confirming Party will provide equal treatment to the Assignor and the Assignee at the time of allocation/allotment of the built-up area in the project upon completion proportionately.

5. Indemnity

5.1 Pursuant to the aforesaid, the Assignors and Assignee doth hereby agree to indemnify and keep indemnified each other against all loss, charges, costs and expenses which may incur or suffer on account of the otherParty's inability/failure/refusal to comply with the terms and conditions of the present Deed of Assignment.

6. Declaration

The Assignors declare and have represented to the Assignee that:-

6.1 the Assignors are the sole and absolute owner of the Said Land on which the Project will be constructed by the Confirming Party and as per the provisions contained in the Collaboration Agreements, the Assignors will be entitled to, upon completion of the Project, to 40% of the entire built up area of the Project. With the execution of this Deed of Assignment, the revised share of the Assignors will be 24 % of the entire built up area and the remaining 16% will be the share of the Assignees and the Confirming Party has no objection to such assignment.

6.2 the Assignor has not entered into any arrangement, agreement or commitment in respect of the Assigned Area nor created any third party rights for the same or any part thereof.

6.3 The Assignor shall at all material times, as may be reasonably required by the Assignee, execute all necessary writings, deeds, declarations etc. at the cost of the Assignee.

Lalit Kumar Neelgiri Rajhoji
Sham Sunder Rawl Rawl
Atikhandelwal Neelgiri Rajhoji
Hooda
Raboo



Atikhandelwal Neelgiri Rajhoji

6.4 The Assignors hereby agree and confirm that the Assignee, except for the consideration payable under this Deed of Assignment to the Assignors, is not liable to make any subsequent payment to either the Assignors or the Confirming Party with respect to the cost of the development and construction of the Project.

6.5 That the Parties to the present Deed of Assignment hereby agree and confirm that the terms and conditions mentioned in the Collaboration Agreements will remain unchanged and any alteration or modification in any of the provision of the Collaboration Agreements, shall be made in writing with the consent of parties to this Deed of Assignment.

7. Charges

The Assignor & Assignee shall bear the expenses for stamp duty, registration charges shall be borne and paid by Assignor & Assignee for their respective share in the entire built up area in the Project.

8. Dispute Resolution

In the event of any dispute arising under, in connection with, incidental to, and/or interpretation or scope of this Deed of Assignment or relating thereto the same shall be referred to the sole arbitrator to be appointed mutually by the Parties. In the event, parties fail to appoint a sole arbitrator, then the arbitrator will be appointed by the Court of Law under the provisions of The Arbitration and Conciliation act, 1996. The venue of arbitration proceedings shall be in Gurgaon. The proceedings of the arbitration will be conducted in English and the arbitration award shall be final and binding on all the Parties. The Parties shall bear their own cost, charges and expenses for the proceedings before the arbitrator.

9. Governing Law

The Courts at Gurgaon alone shall have jurisdiction to try and entertain all disputes between the parties hereto.

Lalit Kumar Neelam Rshaj
Sham Suresh Raj Rani
Ate Khandeja
5/1/1/1/1/1

Neelam Rshaj



For DSS Buildtech (Pvt.) Ltd.
Hooda
Director/ Auth. Sign.

For DSS Buildtech (Pvt.) Ltd.
Prasanna
Director/ Auth. Sign.

10. Entirety

This Deed of Assignment constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes and cancels any and all prior oral and written understandings and / or agreements with respect to such subject matter.

11. Notices

All communication/correspondence/notice will be served by the parties to the other party at the address mentioned in this Deed of Assignment.

12. The present Deed of Assignment shall be treated as supplemental to the Collaboration Agreements mentioned herein above and the terms and conditions mentioned herein shall be read as part and parcel of the Collaboration Agreements.

13. That the use of any gender in this Deed of Assignment or use of singular or plural expressions shall be understood to mean the appropriate gender or singular or plural expression with reference to the context and the text of any particular clause of this Deed of Assignment and the same shall be read and construed accordingly as the context demands.

14. That all the Annexure/schedules to this Deed of Assignment shall form part and parcel of this Deed of Assignment.

15. Counterpart

This Deed of Assignment shall be executed in three counterparts and all of which taken together shall constitute one and the same Deed of Assignment and each party to the present Deed of Assignment shall retain one original counterpart.

Lalit Kumar Neelan Bahja
Sugm Sundeep Raj Ravi
Antikhandwal.

ललित कुमार नेलन बाह्या

Sugm Sundeep Raj Ravi



Hooda

Radeepa

Buildtech Private Limited

16. This Deed of Assignment is irrevocable and in the event any provision of this Deed of Assignment is held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the other provisions of this Deed of Assignment, which shall remain in full force and effect. If any such invalidity or unenforceability substantially alters the commercial basis of this Deed of Assignment, the Parties shall negotiate in good faith to amend and modify the provisions of this Deed of Assignment to the extent possible, to give effect to the intention of the Parties under this Deed of Assignment.

IN WITNESS WHEREOF the Parties hereto have executed these presents on the day and year first hereinabove written.

SIGNED AND DELIVERED by Assignors

1. Sh. Sham Sunder *Sham Sunder*
2. Sh. Lalit Kumar *Lalit Kumar*
3. Smt. Raj Rani *Raj Rani*
4. Smt. Neeta Rani *Neeta Rani*
5. Smt. Neelam Rani *Neelam Rani*
6. Smt. Aarti Khandelwal *Aarti Khandelwal*
7. Smt. Rukmani Devi *Rukmani Devi*

SIGNED AND DELIVERED by Assignees

For DSS Buildcon Private Limited

Hooda
(Sandeep Hooda)
Director

SIGNED AND DELIVERED by Confirming Party

For DSS Buildtech Private Limited

Pradeep
(Pradeep Jain)
Director

WITNESSES

1. *[Signature]*
(SUDER SHAM CHUGA)
2. *[Signature]*
Sudesh Kumar Chugh
14-1-2017



SCHEDULE I

DETAILS OF LAND

Name of Owner/ Co-owners	Khewat No.	Khata No.	Rect.No./ Mustil No.	Killa No.	Area (Kanal/Marla)
Sh. Sham Sunder and Sh. Lalit Kumar	147	163	5	22	0-06
				23	7-14
				24	8-00
				25/2	1-18
			7	1	8-00
				9	8-00
				10/1	3-04
			8	2	2-04
				3	8-00
				4	8-00
				5	8-00
Smt.Raj Rani, Smt. Neeta Rani and Smt. Neelam Rani	148	164	5	8	0-11
				13	4-07
				14	2-07
				16	4-09
				17	8-00
				18	6-06
25/1	6-02				
			6	20	0-04
				21	6-10
				22	1-04
			7	2	7-18
				3	4-15
				7	2-12
				8	8-00
Smt.Aarti Khandelwal and Smt. Rukmani Devi	810	149	7	10/2	4-16
				8	8-00
TOTAL					139-07

Lalit Kumar Neelam Raheja
 Sham Sunder Raj Rani
 Aarti Khandelwal Neeta Raheja
 रुक्मिणी देवी

Handwritten signature



For DSS Buildtech (Pvt.) Ltd.
Handwritten signature
 Director/Auth. Sign



हरियाणा HARYANA

10

L 672945

SPECIAL POWER OF ATTORNEY

BE IT KNOWN TO ALL that this Special Power of Attorney is made at Gurgaon on this 10th day of June 2013 by:

1. Smt. Aarti Khandelwal W/o Sh. Parmil Khandelwal R/o Tehsil & District Gurgaon, Haryana.
2. Smt. Rukmani Devi W/o Sh. Somnath Ahuja R/o Sohna, Tehsil Sohna, District Gurgaon, Haryana.
3. Smt. Raj Rani W/o Sh. Sham Sunder, R/o Village Badshahpur, Tehsil & District Gurgaon, Haryana.
4. Smt. Neeta Rani W/o Sh. Sarwan Kumar R/o Village Badshahpur, Tehsil & District Gurgaon, Haryana.
5. Smt. Neelam W/o Sh. Lalit Kumar R/o Village Badshahpur, Tehsil & District Gurgaon, Haryana.
6. Sh. Sham Sunder S/o Sh. Matwal Chand R/o Village Badshahpur, Tehsil & District Gurgaon, Haryana.
7. Sh. Lalit Kumar S/o Sh. Matwal Chand R/o Village Badshahpur, Tehsil & District Gurgaon, Haryana.

hereinafter referred collectively as "Owners" (which expression unless repugnant to the context of this agreement shall mean and include their heirs, legal representatives, successors - in interest, assigns etc.)



Aarti Khandelwal

सत्यमेव जयते

For DSS BUILDTECH PRIVATE LIMITED

Sham Sunder R/o Village Badshahpur

*Lalit Kumar
Nankar Badshahpur*

Neeta Rani

DSS Butech Private 100 SPA
 5041a
 17 JUN 2013
 RAJ GURJAR STATE PENDING
 दिनांक 18/06/2013
 Gurgaon (Haryana)

प्रलेख नं: 40

SSU

डीड संबंधी विवरण

डीड का नाम SPA
 तहसील/सब-तहसील सोहना
 गांव/शहर Mohd.Pur Gurjar

धन संबंधी विवरण

रजिस्ट्रेशन फीस की राशि 100.00 रुपये
 स्टाम्प ड्यूटी की राशि 100.00 रुपये
 पेस्टिंग शुल्क 2.00 रुपये

Drafted By: Mahender Kr Dw

Service Charge: 150.00 रुपये

यह प्रलेख आज दिनांक 18/06/2013 दिन मंगलवार समय 1:25:00PM बजे श्री/श्रीमती/कुमारी Aarti
 पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Parmil Khandelwal निवासी Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

Aarti Khandelwal

श्री Aarti Khandelwal, Raknani Devi, Raj Rani, Neeta Rani, Neelma, Shani Sunder, Lalit Kumar

उप/संयुक्त पंजीयन अधिकारी
 सोहना
 ब्रह्म प्रकाश
 सब रजिस्ट्रार
 सोहना

उपरोक्त पक्षों में श्री/श्रीमती/कुमारी Thru-Mangi Lal Dugar अधिकृत हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने
 सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Ramesh Chand Ex M C पुत्र/पुत्री/पत्नी श्री
 निवासी Sohna व श्री/श्रीमती/कुमारी Sarwan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Matwal Chand निवासी Huchkpur ने की।
 साक्षी नं: 1 को हम नम्बरदार/अभिवक्ता के रूप में जानते हैं तथा वह साक्षी नं: 2 की पहचान करता है।

दिनांक 18/06/2013



उप/संयुक्त पंजीयन अधिकारी
 सोहना

IN FAVOUR OF

M/s. DSS Buildtech Private Limited, a Company incorporated and existing under the laws of India, having its Registered Office at A-47/12, DLF Phase I, Gurgaon (Haryana), (hereinafter referred to as "Developer" or "Attorney" which expression shall mean and include its successors and permitted assigns).

WHEREAS Shri Sham Sunder and Shri Lalit Kumar named above are owners in possession of agricultural land admeasuring bearing Khewat No. 147 Khata No. 163, bearing Rect. No./ Mustil No. 5 Killa no. 22(0-06), 23(7-14), 24(8-0), 25/2(1-18), Rect No./Mustil No. 7 Killa No. 1(8-0), 9(8-0), 10/1(3-04), and Rect No./Mustil No. 8 Killa No. 2(2-04), 3(8-0), 4(8-0) and Killa No. 5(8-0) total field measuring 63 Kanal 06 Marla situated within the revenue estate of Village Mohammad Pur Gujar, Tehsil Sohna, District Guragon (Haryana), AND Smt Rani W/o Sham Sunder, Smt. Neeta Rani W/o Sarwan Kumar, Smt. Neelan W/o Lalit Kumar above are owners in possession of agricultural land admeasuring bearing Khewat No. 148 Khata No. 164, bearing Rect. No./ Mustil No. 5 Killa No. 8(0-11), 13(4-07), 14(2-7), 16(4-09), 17(8-0), 18(6-06), 25/1(6-02), Rect No./Mustil No. 6 Killa No. 20(0-04), 21(6-10), 22(1-04), and Rect No./Mustil No. 7 Killa No. 2(7-18), 3(4-15), 7(2-12) and Killa No. 8(8-0) total field measuring 63 Kanal 05 Marla situated within the revenue estate of Village Mohammad Pur Gujar, Tehsil Sohna, District Guragon (Haryana), AND Smt Aarti Khandelwal W/o Parmil Khandelwal, Smt. Rukmani Devi W/o Somnath Ahuja are owners in possession of agricultural land admeasuring bearing Khewat No. 810 Khata No. 149, bearing Rect. No./ Mustil No. 7 Killa No. 10/2(4-16), and Rect No./Mustil No. 8 Killa No. 6(8-0), total field measuring 12 Kanal 16 Marla situated within the revenue estate of Village Mohammad Pur Gujar, Tehsil Sohna, District Guragon (Haryana), total land admeasuring 139 Kanal 07 Marla (17.41875 Acres) (hereinafter referred to as "Said Land") are competent and entitled to deal with the same in any manner deem fit by us. We have entered into two Collaboration Agreements dated 16th December 2011 and 21st August 2012, ("Agreement") for development of a Residential Complex ("Project") on the Said Land with the Developer, through its Authorised Signatory Mr. Dalbir Jaglan. In terms of aforesaid Agreement, we hereby execute this irrevocable Special Power of Attorney in favour of nominee(s) of the aforesaid Developer.

Accordingly, in consideration of the foregoing and other consideration, the sufficiency and adequacy of which is hereby acknowledged and intending to be legally bound hereby, by this Special Power of Attorney, the Owners hereby nominate, constitute and appoint M/s. DSS Buildtech Private Limited acting through its Directors Mr. PRADEEP JAIN, Mr. PARAS JAIN & Mr. MANGI LAL DUGAR, and/or any authorised signatories duly authorised by the Board of Directors of the Company, SEVERALLY, as our true and lawful Attorney with full authority to do, execute and perform or cause to be done, executed and performed all or any of the acts, deeds, matters or things namely:

1. To enter the Said Land, survey the same, prepare layout and service building plans, detailed drawings etc., to sign and apply and follow up with all the concerned



Aarti Khandelwal
Raj Rani

Sham Sunder
Lalit Kumar
Neeta Rani
Raj Rani

Neeta Rani
Neeta Rani



पेशकर्ता



प्राधिकृत



मवाह



पेशकर्ता



regulatory authorities, the matters relating to grant of licenses, approvals, sanctions, consents and registrations under relevant laws, rules, regulations, orders, notifications, for and in respect of the Said Land, to obtain sanctions and approvals of lay out plans, building plans, zoning plans, completion certificates, etc., as required under applicable laws, rules, regulations, orders, notifications for the development, construction and completion of the Project on the Said Land and to submit all undertakings, agreements, affidavits, declarations, applications, bonds, etc. on behalf of the Owners, as required from time to time in connection therewith;

2. To sign, verify, file, submit, furnish all applications and documents before various authorities in Gurgaon and Chandigarh, such as, Haryana Urban Development Authority (HUDA), Director, Town and Country Planning, Haryana, Chandigarh (DTCP), Secretary Revenue, Secretary Finance and all other departments and authorities of the Government for development, construction, completion and sale of the Project on the Said Land.
3. To apply for all regulatory approvals, sanctions and no objections for the development of the Said Land and to raise construction thereon.
4. To appear and act either personally or through its agent or authorized officers before all authorities, courts, tribunals, officers of the Government / Semi Government / Local Bodies and/or any other statutory bodies for and in connection with the above purposes.
5. To undertake marketing, appoint associates or brokers and advertise the scheme and built up project in its own name by all or any means of mass media.
6. To enter into Space Buyers / Allotment Agreements / Agreement for Sale for the built up / un-built areas, falling under the Developer's allocation, of the Project on the Said Land and, on request (in writing) of the Owner, for sale for the built up / un-built areas, falling under the Owner's allocation, and to receive sale price payable by the allottees / purchasers of such areas.
7. To execute and implement the development of the Project on the Said Land on such terms and conditions as may be deemed fit and to take steps in this regard to alienate, encumber, convey sell, exploit, transfer, lease, license or otherwise deal with the Project on the Said Land on such terms and conditions and such manner as it may deem fit in order to give effect to the provisions of the Agreement, qua Developers share only.
8. To sign necessary transfer forms for transferring of the Project on the Said Land to the extent of share of the Developer in revenue record in favour of the Developer and/or its nominee(s).
9. To execute and get registered by appearing before the Sub Registrar Memorandum of Understanding, Agreement of Sale, Sale Deeds, Lease Deeds, Gift Deeds, Mortgage Deeds, Relinquishment Deeds etc. or any other document which the Developer deems expedient and necessary in his wisdom to the extent of share of the Developer, except Said Land. To sign and execute all applications and other documents that may be required in furtherance to this.
10. To raise loans and/or other financial assistance by offering the said Land and built up areas as security to pay loans, other financial facilities and assistance from such Banks



Acte Khandehal

10/11/17

Sham Sanyal

Lalit Kumar
Neelam Rishojia

Raj Rani

Neeta Rajeja

Nishu

पेशकर्ता

Aarti Khandelwal

Aarti Khandelwal



पेशकर्ता

Rakmani Devi

Rakmani Devi



पेशकर्ता

Raj Rani

Raj Rani



पेशकर्ता

Neeta Rani

Neeta Rani



पेशकर्ता

Neelma

Neelma Raheja



पेशकर्ता

Sham Sunder

Sham Sunder



पेशकर्ता

Lalit Kumar

Lalit Kumar



प्राधिकृत

Thru-Mangi Lal Dugra

Thru-Mangi Lal Dugra



सचिव

Ramesh Chand Ex M C

Ramesh Chand Ex M C



सचिव

Sarwan

Sarwan



and / or Financial Institutions and on such terms as the Developer may deem fit. To procure the release and discharge from all existing encumbrances, liens, mortgages and charges of any kind whatsoever created with respect to the said Land and built up areas, by making such payments and taking such steps as are necessary for release of such encumbrances, liens, mortgages and charges.

11. To give formal possession of the property(s) purchased by individual buyers by handing over vacant possession of such property constructed qua Developer's share.
12. To lease the property or part thereof on payment of rent or otherwise and to demand, receive and recover from all tenants and other occupants all rents, arrears of rents, compensation for use and occupation, profits, license fee and all other money outstanding and payable or at any time hereinafter to become outstanding and payable in respect of share of the Developer in the Project and on on-payment of any sum as aforesaid to terminate tenancy/license and to initiate proceedings to secure adjustment according to law.
13. To apply for and obtain water connections, sewerage, disposal connections, electricity connections, environmental approvals and all other consents and approvals as may be required in connection with the development of the Project on the Said Land.
14. To apply for and obtain any renewals of any licenses, approvals, sanctions, consents and registrations and to apply for and obtain transfer of any such licenses, approvals, sanctions, consents and registrations in favour of the transferees of the property(s) of the Project on the Said Land.
15. To arrange Home Buyers loans for customers, qua Developer's share.
16. To do all necessary acts, deeds and things towards completion of the Project on the Said Land including, without limitations, appointing architects, engineers, workmen and other personnel, obtaining necessary approvals including, without limitations, approvals for the sanctioned plan, the commencement certificate, occupancy certificate clearances, approvals, consents and no objection certificates;
17. To challenge all demands of taxes, cesses, charges etc. and all other payment and outgoing whatsoever due and payable, to become due and payable for or on account of the Project on Said Land to the authorities concerned;
18. To appoint and execute further Power of Attorney(s) empowering them to do acts and things to the extent as mentioned in this Power of Attorney;
19. To do generally all other acts and things as are necessary or required to be done for the development, construction, completion and sale of the Project on the Said Land;
20. To file / defend any suit, proceedings, civil, revenue, taxation or criminal before any court/officer/authority and to prosecute / defend any such action in the original stage or in appeal, revision etc. up to the highest court or tribunal. The Developer is entitled to engage counsel, to produce evidence, to give statement, to deposit or withdraw any amount in respect of the aforesaid land, to execute a decree, to obtain possession, appoint arbitrator or commission, to appear before him. The Attorney shall be entitled to exercise the power to institute and defend litigation in respect of entire Said Land referred to above but will not do any act adverse to the interest of the Owners.
21. To do all such acts, deeds and things as the Developer deems fit and proper and which are necessary and incidental for utilization of the Said Land for development, construction and completion of the Project as envisaged in the Agreement.



Antikhand
Antikhand

For GSS BUILDTECH PRIVATE LIMITED
Shri. Suresh *Raj Rani* *Ridya*
Lalit Kumar
Neelam Rajeja *Nectar Rajeja*
Director

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 40 आज दिनांक 18/06/2013 को बही न: 4 जिल्द न: 123 के पृष्ठ न: 11 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 4 जिल्द न: 20 के पृष्ठ सख्या 4 से 6 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाही ने अपने हस्ताक्षर/निशान अंगुल मेरे सामने किये है ।

दिनांक 18/06/2013

उप/संबंधित पंजीयन अधिकारी
सोहना



The Owners hereby agrees to confirm and ratify all and every act or thing done by the Developer within the scope of the authority conferred on the Developer and, in the name of and on behalf of the Owners under this irrevocable Special Power of Attorney and the same shall be binding on the Owners as if done or executed by the Owners themselves to the extent mentioned herein above

Capitalized terms used but not specifically defined herein shall have same meaning assigned to them in the Collaboration Agreements dated 16th December 2011 and 21st August 2012 executed between the Owners and Developer.

IN WITNESS WHEREOF the parties hereto have subscribed their hands on the 13th day of June 2013. 5-20-13

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED OWNERS

Aarti Khandelwal

1. Aarti Khandelwal

Rukmani Devi

2. Rukmani Devi

Raj Rami

3. Raj Rami

पं. लाल कुमार
श्री. लाल कुमार
श्री. लाल कुमार
श्री. लाल कुमार

Neeta Rani

4. Neeta Rani

Neelam Rani

5. Neelam

Sham Sunder

6. Sham Sunder

Lalit Kumar

7. Lalit Kumar

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED DEVELOPER
M/S DSS PRIVATE LIMITED

Through the hands of Director

Mangji Lal Duggar

(Mangji Lal Duggar)

1. Witness:

Ramee

रमेश शर्मा

सूतपूरुव सपप्रधान, नगर पालिका
सोहना जि० गडगाव (हरिधागा)

2. Witness:

V.P.D

Banshodhan



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

INDIA

B 308533

रियाणा HARYANA

किस्म वसीका : बयनामा

मालियति : मु0 50,000/-रुपये

मौजा : मौहम्मदपुर गूजर

स्टाम्प : मु0 1,500/-रुपये

स्टाम्प न0 : 3579/11.06.2012

किस्म : चाही

ज्वरी कर्ता : गोपाल सिंह स्टाम्प विक्रेता सोहना ।

नोट : बाया का खेवट में 0 कनाल 2 मरला हिस्सा ही बनता है।

मनके श्रीमति अनिता पत्नी श्री मुकेश पुत्र श्री फूल सिंह, निवासी बालूदा, तह0 सोहना, जिला गुडगांवा की हूँ।

जा कि मैं अराजी मौजा मौहम्मदपुर गूजर, तह0 सोहना, जिला गुडगांवा खेवट/खाता न0 148/164 सालम खेवट, किता 14 रकबा 63 कनाल 5 मरला के 2/1265 भाग बाकदर रकबा 0 कनाल 2 मरला की मालिक व काबिज बरूवे इन्तकाल न0 742 मंजूरशुदा की रूहें से हूँ। रकबाबाला हर किस्म के भार से भारमुक्त है। अब से पहले किसी अन्य को किसी दीगर तरीके से रहन, बय, पट्टा आदि द्वारा मुन्तकिल ना किया है, ना ही किसी दीगर के साथ सीदा

Anita



357
1

शुद्ध राशि

1000 + 1500
1500
1570 शुद्ध राशि

20
8
50

11-06-12

प्रलेख न: 1894

दिनांक 11/06/2012
गोपाल
स्टाम्प विक्रेता
जिला मुड़गाँव


डॉड संबंधी विवरण		
डॉड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील सोहना	गांव/शहर Mohd.Pur Gurjar	स्थित Mohd.Pur Gurjar
भवन का विवरण		
भूमि का विवरण		
चाली	0.2 Marla	
घन संबंधी विवरण		
राशि 50,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 1,500.00 रुपये	
स्टाम्प की राशि 1,500.00 रुपये	रजिस्ट्रेशन फीस की राशि 100.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये
रुपये		

Drafted By: D S Yadav Adv

यह प्रलेख आज दिनांक 11/06/2012 दिन सोमवार समय 3:47:00PM बजे श्री/श्रीमती/कुमारी Anita पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Mitesh निवासी Bahuda द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री Anita 


उप/संबुक्त पंजीयन अधिकारी
सोहना 
संबुक्त सब-रजिस्ट्रार
सोहना

उपरोक्त विवेकाव श्री/श्रीमती/कुमारी Thev-Rahul बंताहाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रूपये की राशि बंता ने मेरे समक्ष विवेका को अदा की तथा प्रलेख में वर्णित अग्रिम अथवा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी D S Yadav Adv पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Sohna व श्री/श्रीमती/कुमारी Manoj पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Chandkishor निवासी Ward-13 Sohna ने की। साक्षी न: 1 को हम नम्बरधार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 को पहचान करता है।

दिनांक 11/06/2012



उप/संबुक्त पंजीयन अधिकारी
सोहना 
संबुक्त सब-रजिस्ट्रार
सोहना



हरियाणा HARYANA

A 675444

::2::

मुहायदा बय इकरारनामा या रसीद आदि की हुई है। सम्पति सरकार द्वारा अधिग्रहण ना की गयी है, ना ही इसकी बाबत कोई नोटिस वगैरा प्राप्त हुआ है। सम्पति पर कोई सरकारी या गैर सरकारी ऋण या भार नहीं है। सम्पत्ति पर कोई लोन वगैरा नहीं है। यानि सम्पति हर किस्म के भार से भारमुक्त है। मुन्ताकिल करने का पूरा अधिकार हासिल है। मुझे बराये अखराजात खुद व दीगर सम्पति खरीदने के लिए धन की जरूरत है। अतः अब मैंने अपने उपरोक्त रकबा को बिलऐवज मुबलिंग 50,000/-रुपये (पचास हजार रुपये) में बदस्तः श्रीमति राज रानी पत्नी श्री श्याम सुन्दर पुत्र स्व० श्री मतवाल चन्द व श्रीमति नीता रानी पत्नी श्री श्रवण कुमार पुत्र स्व० श्री मतवाल चन्द व श्रीमति नीलम पत्नी श्री ललित कुमार पुत्र स्व० श्री मतवाल चन्द निवासीयान बादशाहपुर, तह० व जिला गुडगाँवा को समभाग बय कर दिया है।

Anita



Reg. No.
1894

Reg. Year
2012-2013

Book No.
1

11/06/12
जीवन्त सिंह



विप्रेता



त्रेता



गवाह

विप्रेता
Anita Anita

त्रेता
Thru-Rahul Rahul

गवाह 1:- D S Yadav Adv D S Yadav Adv गवाह 2:- Manoj Manoj

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1,894 आज दिनांक 11/06/2012 को चही नः 1 जिल्द नः 2,069 के पृष्ठ नः 75 पर रजिस्ट्रार को दस्तखत किया गया तथा इसकी एक प्रति अतिरिक्त चही सख्या 1 जिल्द नः 376 के पृष्ठ सख्या 99 से 100 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुल मेरे सामने किये है।

दिनांक 11/06/2012

उप/संबुक्त अधिकारी
सोहना जीवन्त सिंह
संयुक्त सव-रजिस्ट्रार
सोहना



कुल जरे मुबलिग 50,000/- रुपये नगद रुबरू गवाहान प्राप्त कर लिया हैं।
 कुछ लेना बकाया बाजिम्मा खरीददार के ना रहा है। कब्जा मौका पर अपनी
 बजाय उक्त विकीत रकबा पर हवाले खरीददार के करा दिया है। खरीददार
 उक्त विकीत रकबा की पूर्ण रूप से मालिक व काबिज हो गई हैं। आज के
 बाद मेरा व मेरे वारसान का कोई हक उक्त विकीत रकबा की बाबत ना रहेगा।
 खरीददार को अधिकार होगा कि वह विकीत रकबा को जैसे चाहे इस्तेमाल करे,
 तामीर करे, मुन्तकिल करे, कोई उजर ना होगा। दाखिल खारिज कागजात माल
 में खरीददार के नाम दर्ज व मंजूर करा दूंगी वरना खरीददार स्वयं करा लेवे,
 कोई उजर ना होगा। आज तक का कोई नुक्स विकीत रकबा में निकलेगा तो
 उसका मैं जिम्मेवार व देनदार रहूंगी और आज के बाद खरीददार स्वयं
 जिम्मेवार होगी। खर्चा बयनामा तमाम खरीददार ने स्वयं वहन किया है।

अतः यह बयनामा सुन समझकर बारजामन्दी खुद के तहरीर कर दिया कि सनद
 रहे वक्त जरूरत काम आवे। दिनांक- 11.06.2012

Reg No.....Drafted by me as per instructions of both parties. D.S. Yadav Adv.

अलब्ध :

श्रीमति अनिता

Anita

खरीददार की तरफ से
 श्री राहुल

Rahul

गवाह : 1

~~मंगलसमान लालसदान~~

Yadav

Mangal

गवाह : 2
 श्री ~~राहुल~~ पुत्र श्री ~~राहुल~~
 नि० खेड़ी ~~जामना~~ तह० सोहना
 सोहना का 13



Kapal Singh Harpal Singh Fauzan



RAVINDER SINGH RAGHAV
STAMP VENDOR
REGN. No. FV-15/2011
TEHSIL - SOHNA (HARYANA)

23 DEC 2014

S. No. 73960
Purpose
Signature

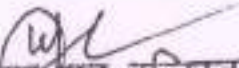
Meliorc

ग्राम - SD

ग्राम - सोहना

दिनांक - 10-1-06




संयुक्त सब रजिस्ट्रार
सोहना
23-12-14



6000
10-1-06

किरम वसीका	:	बयनामा
मालियती	:	55,30,000/-
स्टाम्प	:	2,21,200/-
स्टाम्प कहां से खरीदा गया	:	खर्जाना सोहना
स्टाम्प नम्बर	:	5252
दिनांक	:	09.01.2006
मौजा	:	मोहम्मदपुर गूजर
किरम अराजी	:	चाही

मैं, टेलर उर्फ साराहा टेलर पत्नी श्री एच. आदि टेलर उर्फ हरमन इसाक टेलर निवासी सोमानी फामस गांव मोहम्मदपुर गूजर, तहसील सोहना, जिला गुडगांव हाल निवासी बी-1/16 हरमिस, हैरीटेज फेज-2, शास्त्री नगर पुणे, महाराष्ट्र-411006 बजरिये मु० आम श्रीमती जुले खाँ कारनिक धर्मपत्नी श्री ओमेश कारनिक निवासी सोमानी फामस गांव मोहम्मदपुर गूजर, तहसील सोहना, जिला गुडगांव द्वारा बाया हूँ। मुख्तयारनामा आम वसीका नम्बर 59 दिनांक 17.07.1992 को सब रजिस्ट्रार कार्यालय सोहना में पंजीकृत है। मुख्तयार आम देहिन्दा आज दिन तक जीवित है और मुख्तयारनामा आम आज दिन तक तर्क ना कराया है मुख्तयार आम को बय करने का पूरा अधिकार हासिल है।

Signature

बोटी स्टेट प्रति मुत्ताबिक असल

संयुक्त सब रजिस्ट्रार
सोहना

23-12-75



प्रलेख नः 6000

दिनांक 10/01/2006

<u>डीड संबंधी विवरण</u>		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील सोहना	गांव/शहर Mohd.Pur Gurjar	स्थित Mohd.Pur Gurjar
<u>भवन का विवरण</u>		
भूमि का विवरण		
घाटी	7 Acre 7 Kanal 4 Marla	
<u>धन संबंधी विवरण</u>		
राशि 5,530,000.00 रुपये	स्टाम्प ड्यूटी की राशि 221,200.00 रुपये	
रजिस्ट्रेशन फीस की राशि 500.00 रुपये	वेस्टिंग शुल्क 2.00 रुपये	

Drafted By: M K Sharma

यह प्रलेख आज दिनांक 10/01/2006 दिन मंगलवार समय बजे श्री/श्रीमती/कुमारी Tailor पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी M. Aadi Tailor निवासी N Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता



श्री Tailor thru Jalee Khosla (GPA)

ZULEIKHA

उप/सर्वोक्त पंजीयन अधिकारी
सोहना

उपरोक्त फिलेताब श्री/श्रीमती/कुमारी Tho-Gulshan Kumar केताहाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने पढ़ा तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि श्रेता ने मेरे समक्ष निवेदन में अदा की तथा प्रलेख में वर्णित अंतिम अदा की गई राशि के लान देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Mangat Ram पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Lam Baluda या श्री/श्रीमती/कुमारी Javed Khan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Kabir Ahmad निवासी Khangur ने की। साक्षी नः 1 को हम नम्बरधार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 10/01/2006



उप/सर्वोक्त पंजीयन अधिकारी
सोहना

जो कि मैं अगजी जर्द वाका मोहम्मदपुर गृजर, तहसील सोहना, जिला गुडगांव खेवट नम्बर-151, खाता नम्बर-165, मु0 नम्बर-7, कौला नम्बर 10/2(4-16), व मु0 नम्बर-8, कौला नम्बर 6(8-0), 7(8-0), 9(4-4), 12(6-4), 13(8-0), 14(8-0), 15/1(6-0), 15/2(2-0), 8(8-0), फिता 10 कुल एकबा 63 कनाल 4 मरले अराजी की मालिक व काबिज बरूवे फर्द जमाबन्दी साल 1999-2000 द्वारा हूँ। उपरोक्त अराजी हर प्रकार के भार से पाक व साफ है यानि मैंने आज से पहले उपरोक्त अराजी की बाबत किसी अन्य व्यक्ति से कोई इकरारनामा सौदा बय-बयनामा-रहननामा-पट्टेनामा या डिग्री तबदील मिलकियत आदि ना किया हुआ है। उपरोक्त अराजी पर किसी भी न्यायालय में कोई फौस चियाताधीन ना है। उपरोक्त अराजी पर किसी भी बैंक या वित्तीय संस्था से कोई कर्जा आदि ना लिया हुआ है। उपरोक्त अराजी सरप्लस में ना है और मुझे आज दिन तक कोई एक्वापरमैन्ट का नोटिस आदि ना मिला हुआ है। मुझे उपरोक्त अराजी को हर प्रकार से मुक्तकिल कराने का पूरा अधिकार हासिल है। मुझे बराये घर खर्च व व्यवसाय हेतु रूपये की आवश्यकता है इसलिए आज ठीक होश व हवास में बिना किसी दबाव के उपरोक्त अराजी 63 कनाल 4 मरले को बदले मुवलिंग 55,30,000/- (पचपत्ते लाख तीस हजार रूपये) में बदस्त श्रीमती आरती खण्डेलवाल पत्नी श्री परमिल खण्डेलवाल निवासी ए-33/10, डी.एल.एफ. फेज-1, गुडगांव 480/1264 भाग व श्रीमती सुगन्धी देवी पत्नी श्री बृजकिशोर सिंह निवासी बालूदा रोड सोहना, तहसील सोहना, जिला गुडगांव 160/1264 भाग व श्रीमती अंजलि पत्नी श्री अजीत कुमार निवासी वाई नम्बर-13 सोहना, तहसील सोहना, जिला गुडगांव 160/1264 भाग व श्रीमती रुक्मणी देवी पत्नी स्व. श्री सोमनाथ आहुजा निवासी बालूदा रोड सोहना, तहसील सोहना, जिला गुडगांव 224/1264 भाग व श्रीमती संगीता देवी पत्नी श्री जगदीश कुमार निवासी बालूदा रोड सोहना, तहसील सोहना, जिला गुडगांव 120/1264 भाग व श्रीमती ऊषा मलिक पत्नी श्री दिलभाग राम मलिक निवासी बालूदा रोड सोहना, तहसील सोहना, जिला गुडगांव 120/1264 भाग वय कर दी है सालम जरे वय मुवलिंग 55,30,000/-रूपये बजरिये बैंक ड्राफ्ट इस प्रकार से वसूल पाए हैं कि :-

Ram

कोटो स्टेट प्रति मृतारिक अशत #

संयुक्त *[Signature]* राजेस्ट्रार

सोहना

23-12-14



Reg. No.
6000

Reg. Year
2005-2006

Book No.
1



विक्रेता



क्रेता



गवाह

विक्रेता

Juley-Khan

ZULEKHA

क्रेता

Tho-Gulshan Kumar

गवाह :- Mangat Ram

Saved Khan

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6,000 आज दिनांक 10/01/2006 को चही न: 1 जिल्द न: 1,310 प्रच्छ पर रजिस्ट्रार किया गया तथा इसकी एक प्रति अतिरिक्त चही सख्या 1 जिल्द न: 176 के प्रच्छ सख्या 50 से 52 पर लिपिकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं।

दिनांक 10/01/2006

उप/सर्वोक्त रजिस्ट्रार अधिकारी
सोहना



राशि	बैंक ड्राफ्ट नम्बर व तिथि	बैंक का नाम
7,00,000/-	032728/06.01.2006	कार्पोरेशन बैंक सिकन्दरपुर गुडगांव
7,00,000/-	032729/06.01.2006	कार्पोरेशन बैंक सिकन्दरपुर गुडगांव
7,00,000/-	032730/06.01.2006	कार्पोरेशन बैंक सिकन्दरपुर गुडगांव
7,00,000/-	679484/07.01.2006	सिंडिकेट बैंक, सोहना
9,80,000/-	836753/09.01.2006	ओरियन्टल बैंक ऑफ कामर्स सोहना
5,25,000/-	836751/07.01.2006	ओरियन्टल बैंक ऑफ कामर्स, सोहना
5,25,000/-	046108/07.01.2006	स्टेट बैंक ऑफ इण्डिया, रोजका मेव
7,00,000/-	184162/09.01.2006	गुडगांव ग्रामीण बैंक, सोहना

अब कोई रकम रूबरू जनाब सब रजिस्ट्रार साहब सोहना लेनी बाकी ना है । कब्जा मौके पर ब्यक्त अराजी पर खरीदारान का कराकर अपने जैसा मालिक व काबिज बना दिया है । खरीदारान जिस प्रकार चाहे अराजी ब्यक्त को अपने काम में लेवे कोई उजर ना होगा । आज के बाद मेरा व मेरे वारिसान का अराजी ब्यक्त में कोई हक व वाला बाकी ना रहा है । इन्तकाल कामजात माल में खरीदारान के नाम दर्ज व मन्जूर करा दूंगी अगर ना कराऊं तो इस दस्तावेज की रूह से स्वयं करा लेवे कोई उजर ना होगा खर्चा स्टाम्प व फीस रजिस्ट्री स्वयं खरीदारान ने अपने पास से अदा किया है अगर किसी दावेदार के दावे या नुकस कानूनी पर कब्जा खरीदारान से निकल जावे तो वापसी कुल जरे बय मय हर्जा खर्चा हर किस की जिम्मेवार रहूंगी ।

डा. स्टेट प्रति मुताबिक असल #

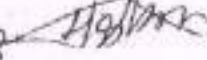
संयुक्त सब रजिस्ट्रार
सोहना

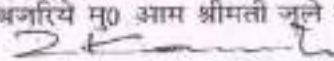
28-12-74

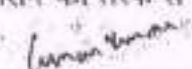


::4::

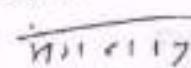
अतः यह बयानामा खूब सुना कर व समझा कर रुबेरु गवाहान हस्य हिदायत फरीफेनु लिख दिया है कि सन्द रहे और समय पर काम आवे । दिनांक : 10.01.2006

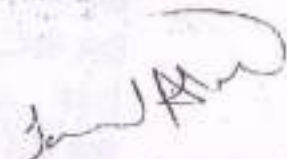
Deated by MK Chandra Adv 


बाया
टेलर उर्फ सांघा टेलर
अजरिये मु० आम श्रीमती जुले खॉ कारनिक


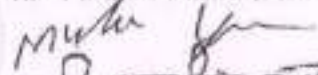
खरीददारान की तरफ से

गुलशन कुमारी धुतकी (सोमनस्य का पुत्री)
10/01/06 (लोक)




गवाह 1 :


गवाह 2 : 
जावेद अहमद पुत्र श्री कबीर अहमद निवासी खानपुर,
तहसील नुंह, जिला मेवात ।

गवाह 3 : उमेश केशव कारनिक पुत्र श्री जगन्नाथ निवासी दिल्ली ।


गवाह 4 : सुकेत भादव पुत्र श्री फूल सिंह भादव
अनन्दाकार कालोनी मोहन।


होटी स्टेट प्रति मूलाविक अंशाल


संयुक्त सचिव रजिस्ट्रार
साहना
23-1271

वसीका नं० 6000 अति. वही नं० /
जिल्द नं० 363 पृष्ठ नं० 39710
कस्य किंवा गंधा वही नं० /
जिल्द नं० 101 पृष्ठ नं० 95
दिनांक 7/1/2006 को दर्ज रजिस्ट्रार
किया गया।

संयुक्त सब रजिस्ट्रार
सोहना



085
रजिस्ट्री नं. 085
रजि. नं.

Policy

अवधि २. वेस्टर गुडवुड

दस्तावेज देना करने वाले का नाम
anil kumar

दस्तावेज की तकलीफ करने वाले का नाम
 और तकलीफ की तारीख

दस्तावेज देना होने की तारीख 22/1/87

दस्तावेज की किस्त और SD
 मुआवजे की रकम 5000000 -

स्टाम्प मूल्य 500000 -

प्राथम्य रूप मुल्क, रजिस्ट्री मुल्क और भूजम
 मुल्क की रकम पर जोर और विवरण

शब्दों की संख्या रकम 5002



रजिस्ट्री अधिकारी से हस्ताक्षर

8384

78

Red Cross Society
GURGAON

No. 94403

Date 22/1/12

Received with thanks from Dharam Singh

Sumanta

Rs. Two Hundred only on account of Service Charges
for Haryana Registration Information System (HARIS)

Rs. 200/-

for Dist. Red Cross Society



Red Cross Society
GURGAON

No. 94403

Date 22/1/17

Received with thanks from *CSM Dharamveer*

Susm Centre

Rs. Two Hundred only on account of Service Charges
for Haryana Registration Information System (HARIS)

Rs. 200/-

for Distt. Red Cross Society



622

B. No. 624

22-1-07
60000/-

Moham-E

श्री. लाल गुजरा
श्री. लाल गुजरा
श्री. लाल गुजरा
16 22-1-07
52/00,00,000/-



22-1-07

6384
22/1/2007

किस्म वसीका	मालियति	स्टाम्प	स्टाम्प कहाँ से खरीदा
बयनामा	मु० 1,00,00,000/-रु०	मु० 6,00,000/-रु०	उप खजाना सोहना
स्टाम्प/प्रमाण पत्र विवरण		मौजा	किस्म
क्र० सं० 424 ता० 22.01.2007		मोहम्मदपुर गूजर	चाही

हमके, श्रीमति धर्मवती धर्मपत्नी श्री गिरधारी लाल पुत्र श्री लेखराम व श्रीमति शान्ति धर्मपत्नी श्री तदेराज पुत्र श्री लीलूराम, सम्भाग, निवासीगण घाटा, तहसील सोहना, जिला गुडगाँवा विश्वेदार मौजा मोहम्मदपुर गूजर, तहसील सोहना, जिला गुडगाँवा की हैं ।

जो कि हम अराजी जरई वाका मौजा मोहम्मदपुर गूजर, तहसील सोहना, जिला गुडगाँवा, खेबट नं० 149, खाता नं० 163, मु० नं० 5, कीला नं० 22 (0-8), 23 (7-14), 24 (8-0), 25/2 (1-18), मु० नं० 7, कीला नं० 1 (8-0), 9 (8-0), 10/1 (3-4), मु० नं० 8, कीला नं० 2 (2-4), 3 (8-0), 4 (8-0), 5 (8-0), कित्ता 11, रकबा 63 कनाल 6 मरले सालिम की बरुवे पंजीकृत बयनामा वसीका नं० 6250 दिनांक 20.01.2006 कार्यालय सब रजिस्ट्रार सोहना की रुह

मोहम्मदपुर गूजर



शान्ति

प्रलेख नः 6384

दिनांक 22/01/2007

<u>टीठ संबंधी विवरण</u>		
डीठ का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील सोहना	गांव/शहर Mohd.Pur Gurjar	स्थित Mohd.Pur Gurjar
भवन का विवरण		
भूमि का विवरण		
घाटी	7 Acre 7 Kanal 6 Marla	
घन संबंधी विवरण		
राशि 10,000,000.00 रुपये	स्टाम्प ड्यूटी की राशि 600,000.00 रुपये	
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	चेस्टिंग शुल्क 2.00 रुपये	

Drafted By: Shish Pal

यह प्रलेख आज दिनांक 22/01/2007 दिन सोमवार समय बजे श्री/श्रीमती/कुमारी Dharamwati पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Girdhari Lal निवासी Ghata द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री Dharamwati, Shanti

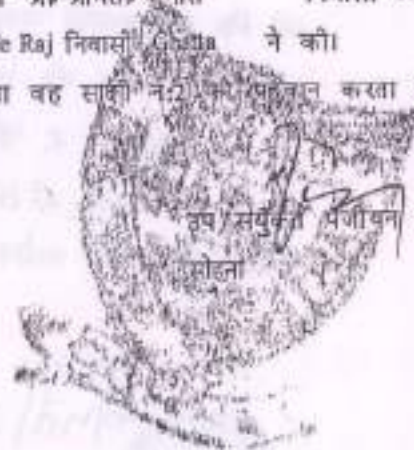
उप/सयुक्त पंजीयन अधिकारी
सोहना

उपरोक्त विज्ञापन श्री/श्रीमती/कुमारी Tho-Sharwan Rehja केराहाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि केरा ने मेरे समक्ष विज्ञापन को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

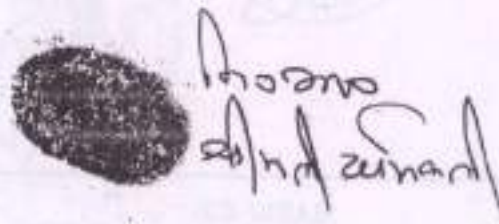
दोनों पक्षों को पहचान श्री/श्रीमती/कुमारी Naresh Kumar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Nam Mandawer व श्री/श्रीमती/कुमारी Daya Ram पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Uade Raj निवासी Ghata ने की।
साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 को पहचान करता है।

दिनांक 22/01/2007

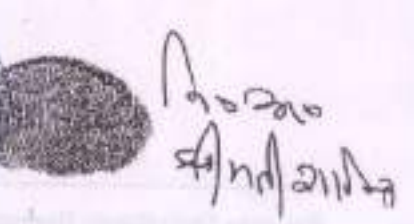
उप/सयुक्त पंजीयन अधिकारी
सोहना



से मालिक व काबिज हैं । जो हमने उपरोक्त दस्तावेज की रूह से अज्ञा श्रीमति अनिता वगैरा से खरीद किया था । जिसका दाखिल खारिज होना शेष है । उपरोक्त रकबा हर किस्म की जेरबारी, देनदारी, नुक्स मलकीयत, कानूनी वाक्याति, डिक्री, कुर्की व जमानत आदि से पाक साफ है । अब से पहले किसी अन्य को किसी दीगर तरीके से रहन, बय, पटटा आदि द्वारा मुन्तकिल ना किया गया है, ना ही किसी दीगर के साथ सौदा मुहायदा बय किया है । रकबाबाला सरकार द्वारा अधिग्रहण ना किया गया है, ना ही इसकी बाबत कोई नोटिस वगैरा प्राप्त हुआ है । रकबाबाला पर कोई सरकारी या गैर सरकारी ऋण या भार नहीं है । रकबाबाला पर कोई मुकदमा या अपील किसी भी न्यायालय में लम्बित या विचाराधीन नहीं है, यानि रकबाबाला हर किस्म के भार से भारमुक्त है । उपरोक्त रकबा हमारे मौके का ना होने से कोई खास लाभ ना हो रहा है । मुन्तकिल करने का पूरा अधिकार हासिल है, मुन्तकिल करने में कोई कानूनी अडचन ना है । हमें बराए अखराजात खुद व खर्चा खानगी व दीगर सम्पति खरीदने के लिए धन की आवश्यकता है, जिसका अन्य कोई मुनासिब इन्तजाम नहीं हो सकता । अतः अब हमने अपने हालात व मफाद को मध्यनजर रखते हुए अपने उपरोक्त रकबा 63 कनाल 6 मरले सालिम को अपने कुल अधिकारों सहित बिलऐवज मुबलिय 1,00,00,000/- रुपये (एक करोड रुपये) कि आधे जिनके मुबलिय 50,00,000/- रुपये होते हैं, में पास श्री श्यामसुन्दर - ललित कुमार पुत्रगण श्री मतवालचन्द पुत्र श्री बल्लाराम, समभाग, निवासीगण गांव व डाकखाना बादशाहपुर, तहसील व जिला गुडगांवा को बय कतई फरोख्त कर दिया है, बेच दिया है । कुल जरे बदल मुबलिय 1,00,00,000/-रुपये तमाग में से मु0 50,00,000/- रुपये बजरिए चैक क्रमांक संख्या 016315 दिनांक 09.10.2006 जारीकर्ता गुडगांवा ग्रामीण बैंक, बादशाहपुर द्वारा व मु0 50,00,000/- रुपये बजरिए चैक क्रमांक संख्या 016329 दिनांक 09.10.2006 जारीकर्ता गुडगांवा







Reg. No. 6384 Reg. Year 2006-2007 Book No. 1



विक्रेता



क्रेता



गवाह

विक्रेता

Dharamwati

Shanti

क्रेता

Tho-Sharwan Rehja

गवाह 1:- Naresh Kumar

गवाह 2:- Daya Ram

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6,384 आज दिनांक 22/01/2007 को बही नः 1 जिल्द नः 1,435 के पृष्ठ नः 146 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 199 के पृष्ठ सख्या 16 से 18 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दरतावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुल मेरे सामने किये है ।

दिनांक 22/01/2007

उप/सयुक्त पंजीयन अधिकारी
सोहना



ग्रामीण बैंक, बादशाहपुर द्वारा रोबरू गवाहन प्राप्त कर चुकी हैं। कुछ लेना बकाया बाजिम्मा खरीदारान के ना रहा है। कब्जा मौका पर अपनी बजाय उक्त विक्रीत रकबा 63 कनाल 6 मरले सालिम पर हवाले खरीदारान के करा दिया है। खरीदारान उक्त विक्रीत रकबा के पूर्ण रूप से मालिक व काबिज हो गये हैं। जो हक हकूक आज तक हमें उक्त विक्रीत रकबा की बाबत हासिल थे, खरीदारान को हासिल हो गए हैं। आज के बाद हमारा व हमारे वारसान का कोई हक, हित व अधिकार उक्त विक्रीत रकबा की बाबत ना रहा है। खरीदारान को अधिकार होगा कि वह विक्रीत रकबा को जैसे चाहे इस्तेमाल करें, खुद काश्त करें, तामीर करें, मुन्तकिल करें, मुआवजा हासिल करें, कोई उजर ना होगा। दाखिल खारिज कागजात माल में दर्ज व मंजूर करा देंगी, वरना खरीदारान इस दस्तावेज की रूह से खर्च करा लेवे, कोई उजर ना होगा। विक्रीत रकबा हर किस्म के भार से भारमुक्त है। अगर आज तक किसी किस्म का कोई नुक्स निकलेगा तो जिम्मेवार व देनदार मय हर्जा खर्चा के रहेंगी। खर्चा बयनामा तमाम खरीदारान ने खर्च वहन किया है। अतः यह बयनामा सुन समझकर बारजामन्दी खुद के तहरीर कर दिया कि सनद रहे वक्त जरूरत काम आवे। तहरीर दिनांक - 22.01.2007

श्रीमती धर्मवती - शान्ति - बायाण ।
22/1/2007

अलब्ध - श्रीमती धर्मवती

- शान्ति - बायाण ।

खरीदारान की ओर से -
श्रवण रहेजा



Shravan Raj

गवाह - नरेश कुमार सरबराय नम्बरदार,
गौजा मण्डावर ।

N. K. Sarabara

गवाह - दयाराम पुत्र श्री उदरराज
नि० - घाटा, तहसील सोहना ।

D. Raj



वसूली नं० 6385 अति. बही नं० 1
जिल्द नं० 528 पृष्ठ नं० 55, 56
चस्य कियं गया बही नं० 1
जिल्द नं० 112 पृष्ठ नं० 161
दिनांक 22/1/07 को दर्ज रजिस्टर
किया गया।

सचिव/रजिस्ट्रार
साके



रजिस्टर इंतकाल

गणेश इन्डस्ट्रियल प्राइवेट लिमिटेड
 १००० इन्डस्ट्रियल एरिया, मुंबई ४०० ००१
 भा. प्रकरण १८६
 दिनांक २५/०५/२०१७

क्र.सं.	१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५
	इन्डस्ट्रियल एरिया का आवक कर इंतकाल विषयक मासिक गणना														
1	147	163	147	163	147	163	147	163	147	163	147	163	147	163	147
2	147	163	147	163	147	163	147	163	147	163	147	163	147	163	147
3	147	163	147	163	147	163	147	163	147	163	147	163	147	163	147
4	147	163	147	163	147	163	147	163	147	163	147	163	147	163	147
5	147	163	147	163	147	163	147	163	147	163	147	163	147	163	147
6	147	163	147	163	147	163	147	163	147	163	147	163	147	163	147
7	147	163	147	163	147	163	147	163	147	163	147	163	147	163	147
8	147	163	147	163	147	163	147	163	147	163	147	163	147	163	147
9	147	163	147	163	147	163	147	163	147	163	147	163	147	163	147
10	147	163	147	163	147	163	147	163	147	163	147	163	147	163	147
11	147	163	147	163	147	163	147	163	147	163	147	163	147	163	147
12	147	163	147	163	147	163	147	163	147	163	147	163	147	163	147
13	147	163	147	163	147	163	147	163	147	163	147	163	147	163	147
14	147	163	147	163	147	163	147	163	147	163	147	163	147	163	147
15	147	163	147	163	147	163	147	163	147	163	147	163	147	163	147



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761

रजिस्ट्री क्रमांक २

रसीद पुस्तक 00096

मिलय सब-रजिस्ट्रार सहेना

दस्तावेज पेश करने वाले का नाम
नि. २२१ देव

दस्तावेज की तकलीफ करने वाले का नाम
और तकलीफ की तारीख

दस्तावेज पेश होने की तारीख 13/11/16

दस्तावेज की किरम और
मुआवजे की रकम 79,01,000/-

स्टाम्प मूल्य 3,16,000/-

प्राप्त हुए शुल्क, रजिस्ट्री शुल्क और नकल
शुल्क की रकम का जोड़ और विवरण

शब्दों की संख्या 150027 कम

रजिस्ट्री अधिकारी के हस्ताक्षर
3369



Red Cross Society

GURGAON

3224

Date

13/11/12

5369

Received with thanks from

Chitra

[Signature]

Rs. Two hundred only on account of service Charges
for Haryana Registration Information System (HARIS)

Rs. 200/-

for Distt. Red Cross Soc



Handwritten notes on the left margin, including the word "Contract" and some illegible scribbles.



Red Cross Society



3367
13/11/2007



हरियाणा HARYANA

Maharaj

515724

किस्म वसीयत
व्यवस्था
मालिकता
क्र 10-13,00,000/- रु०

स्टाम्प
मु० 3,16,000/- रु०

स्टाम्प कहां से खरीदा
उप खजाना, सोहना

स्टाम्प/प्रमाण पत्र विवरण
क्र० सं० 1047 ता० 12.11.2007

मौजा
गौहम्मदपुर नूरजर

किस्म
वाही

मनके, श्रीमति चितरा देवी चर्मपत्नी स्व० श्री मुखराम पुत्र श्री लेखराम, निवासी घाटा, तहसील सोहना, जिला गुडगांवा, विश्वेदार मौजा गौहम्मदपुर नूरजर, तहसील सोहना, जिला गुडगांवा की हूँ।

जो कि मैं अराजी जरई वाका मौजा गौहम्मदपुर नूरजर, तहसील सोहना, जिला गुडगांवा, खेत/खाता न० 150/104, मु० न० 5, कीला न० 8 (0-11), 13 (4-7), 14 (2-7), 16 (4-9), 17 (8-0), 18 (6-6), 25/1 (6-2), मु० न० 6, कीला न० 20 (0-4), 21 (6-10), 22 (1-4), मु० न० 7, कीला न० 2 (7-10), 3 (4-15), 7 (2-12), 8 (8-0), किता 14, रकबा



मनके
श्रीमति चितरा देवी

1047

25000 X 2 + 5000 X 2
316000

राजस्थान का 2 पाप मु-30 न. वापसाईल

₹ 7900.00

दिनांक

13/11/2007

पत्र सं. 1169

AISSST
SOP

डॉड संबंधी विवरण		
डॉड का नाम: SAJID OUTSIDE MC AREA	गांव/शहर: Mohd. Pur Gurjar	स्थित: Mohd. Pur Gurjar
भवन का विवरण		
भूमि का विवरण		
मालिक: 7 Acre 7 Kanal 3 Marla		
धन संबंधी विवरण		
मूल्य: ₹ 2,00,00,00 रुपये	स्टाम्प ड्यूटी की राशि: 316,000.00 रुपये	रजिस्ट्रार शुल्क: 2.00 रुपये
मौजदगी/अन्य चार्ज की राशि: 15,000.00 रुपये		

Document No: 1169/11/07

867 प्रतीक नं. 13/11/2007 दिन मंगलवार समय जबे श्री/श्रीमती/कुमारी Chitra Devi
पुत्र/पुत्री/पति श्री/श्रीमती/कुमारी Mukhram निवासी Ghata द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

अधिकांश



उप/सयुक्त पंजीवन अधिकारी
सोहना

दिनांक

श्री/श्रीमती/कुमारी Thro-Sharwan Kumar केनाहाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षां ने सुनकर
दस्तावेज को स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि केला ने मेरे समक्ष विवेक
की 100 की तथा प्रलेख में वर्णित अग्रिम अया की गई राशि के लेन देन को स्वीकार किया।
श्री/श्रीमती/कुमारी Jagdish Nambendar पुत्र/पुत्री/पति श्री/श्रीमती/कुमारी निवासी Daulla
श्री/श्रीमती/कुमारी Anasa पुत्र/पुत्री/पति श्री/श्रीमती/कुमारी Mukh Ram निवासी Ghata ने को
सर्वोपरि श्री/श्रीमती/कुमारी को हम नंबरधार/आधेवक्ता के रूप में जानते है तथा वह सक्षी न:2 की पहचान करता है।

दिनांक 13/11/2007



उप/सयुक्त पंजीवन अधिकारी
सोहना





हरियाणा HARYANA

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63 कनाल 5 मरले की 1263/1265 भाग, बाकदर रकबा 63 कनाल 3 मरले की बरुवे पंजीकृत बयनामा वसीका नं० 6188 दिनांक 18.01.2006 कार्यालय सब रजिस्ट्रार सोहना की रूह से बतौर हिस्सेदार मालिक व काबिज हूँ । जो मैंने उपरोक्त दस्तावेज की रूह से अजा श्रीमति जुलेखा घर्मपत्नी श्री उमेश केशव पुत्र श्री जगन्नाथ, निवासी डिफेन्स कालोनी, दिल्ली हाल निवासी पुष्पांजली फार्म ऐ-18, विजवासन से खरीद किया था । जिसका दाखिल खारिज कागजात माल में दर्ज हो चुका है, मन्जूर होना शेष है, जो होना स्वभाविक है । मेरे हिस्से का उपरोक्त रकबा हर किस्म की जेरबारी, देनदारी, नुक्स मलकीयत, कानूनी वाक्याति, डिक्री, कुर्की व जमानत आदि से पाक साफ है । अब से पहले किसी अन्य को किसी दीगर तरीके से रहन, बय, गट्टा आदि द्वारा मुन्तकिल ना किया गया है, ना ही किसी दीगर के साथ सौदा मुहायदा बय किया है । रकबा बाला सरकार द्वारा अधिग्रहण ना किया गया है, ना ही इसकी बानत कोई नोटिश वगैरा प्राप्त हुआ है । रकबाबाला पर कोई सरकारी या गैर सरकारी ऋण या भार नहीं है ।



120310
 श्री विजयदेव

Reg. No. 3369 Reg. Year 2007-2008 Book No. 1

1047 / 2 ✓ 12-11-07



चित्रिता



अकेश



गौरव

चित्रिता
Chitra Devi

नाम
Three-Stage Exam Name

पहल नाम: English Name (Signature) पहल नाम: Akash (Signature)

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3,369 आज दिनांक 13/11/2007 को बही नं: 1 जिल्द नं: 1,576 के पृष्ठ नं: 13 पर परिवर्तित किया गया तथा इसकी एक प्रति अतिरिक्त यहाँ संख्या 1 जिल्द नं: 74 के पृष्ठ संख्या 11 से 12 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज को प्रस्तुतकर्ता और लिंग ने अपने दस्तावेज/निष्ठाप अंगुठा मेरे सामने किये है।

दिनांक 13/11/2007

उप/संयुक्त पीजीयन अधिकारी
सोडना





हरियाणा HARYANA

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रकबा बाला पर कोई मुकदमा या अपील किसी भी न्यायालय में लम्बित या विचाराधीन नहीं है, यानि रकबा बाला हर किस्म के भार से भारमुक्त है । मुन्तकिल करने का पूरा अधिकार हासिल है, मुन्तकिल करने में कोई कानूनी अडचन ना है । मुझे बराए अखराजात खुद व खर्चा खानगी व दीगर सम्पत्ति खरीदने के लिए धन की आवश्यकता है, जिसका अन्य कोई मुनासिब इन्ताजाम नहीं हो सकता । अतः अब मैंने अपने हालात व मफाद को मध्यनजर रखते हुए अपने हिससे के उपरोक्त रकबा 63 कनाल 3 मरले को अपने कुल अधिकारों सहित बिलऐवज मुबलिय 79,00,000/- रुपये (उन्चारी लाख रुपये) कि आधे जिनके मुबलिय 39,50,000/-रुपये होते हैं, में पास श्रीमति राजरानी धर्मपत्नी श्री श्याम सुन्दर पुत्र स्व० श्री मतवालचन्द व श्रीमति नीता रानी धर्मपत्नी श्री श्रवण कुमार पुत्र स्व० श्री मतवालचन्द व श्रीमति नीलग धर्मपत्नी श्री ललित कुमार पुत्र स्व० श्री मतवालचन्द, समभाग, निवासीगण गांव व डाकखाना बादशाहपुर, तहसील व जिला मुडगांवा को बय कतई फरोख्त कर दिया है, बेच दिया है । कुल जरे बदल



1/10/2020
Smt. Nitya Rani



हरियाणा HARYANA

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मुबलिय 79,00,000/- रुपये तमाम निम्नलिखित विवरण अनुसार सेबरु गवाहान प्राप्त कर चुकी हूँ :

मुबलिय (राशि)	चैक क्र० संख्या	दिनांक	जारीकर्ता
26,33,333/-	037295	13.11.2007	गुडगांव ग्रामीण बैंक, बादशाहपुर द्वारा
26,33,333/-	037307	13.11.2007	गुडगांव ग्रामीण बैंक, बादशाहपुर द्वारा
26,33,334/-	037314	13.11.2007	गुडगांव ग्रामीण बैंक, बादशाहपुर द्वारा

कुछ लेना बकाया बाजिम्मा खरीदारान के ना रहा है । कब्जा मौका पर अपनी बजाय उक्त विक्रीत रकबा 63 कनाल 3 मरले, यानि 7 एकड 7 कनाल 3 मरले, मय टयूबवैल, पेड-पौधे एवं तामीर, जो जहां जिस स्थिति में है, सालिग पर हवाले खरीदारान के करा दिया है । खरीदारान उक्त विक्रीत रकबा की पूर्ण रूप से मालिक व काबिज हो गयी हैं । जो हक टकूक आज तक



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हरियाणा HARYANA

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मुझे उक्त विक्रीत रकबा की बाबत हासिल थे, खरीदारान को हासिल हो गए हैं । आज के बाद मेरा व मेरे वारसान का कोई हक, हित व अधिकार उक्त विक्रीत रकबा की बाबत ना रहेगा । खरीदारान को अधिकार होगा कि वह उक्त विक्रीत रकबा को जैसे चाहे इस्तेमाल करें, खुदकाशत करें, तामीर करें, मुन्तकिल करें, कोई उजर ना होगा । दाखिल खारिज कागजात माल में दर्ज व मंजूर करा दूंगी वरना खरीदारान इस दस्तावेज की रूह से स्वयं करा लेवे, कोई उजर ना होगा । उक्त विक्रीत रकबा हर किस्म के भार से भारमुक्त है । अगर आज तक किसी किस्म का कोई नुकस निकलेगा तो जिम्मेवार व देनदार मय हर्जा खर्चा के रहूंगी । खर्चा



10/10/20
 Dr. K. K. K. K.



हरियाणा HARYANA

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बयनामां तमाम खरीदारान ने स्वयं वहन किया है । अतः यह बयनामा सुन समझकर बारजामन्दी खुद के तहरीर कर दिया कि सनद रहे वक्त जरूरत काम आवे । तहरीर दिनांक - 13.11.2007

रहिनका 712 शिवराम
13/11/2007

अलब्ध - श्रीमति चितरा देवी - बाया ।

खरीदारान की ओर से - श्रवण कुमार

(Signature)



गवाह -

(Signature)
Nambuch
Dalha

गवाह - आकाशी श/ मुल्कराम
निवासी - घाटा, तहसील सोहना ।

(Signature)



हरियाणा HARYANA

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भारत INDIA

रु. 500



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भारत INDIA

रु. 500



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15/12/17

शरीका नं० 3369 अति. बही नं० _____
जिल्द नं० 1619 पृष्ठ नं० 75 पृष्ठ
बन्धा किया गया बही नं० _____
जिल्द नं० 118 पृष्ठ नं० 124
दिनांक _____ को दर्ज रजिस्टर
किया गया। 13-11-17



संयुक्त लिख रजिस्टर
सोहना



