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Log for Star Appt Rt Bk G.



VIKAS SHARMA

26 OCT 2013

Stamp Vendor Gurgaon



ADDENDAM / COLLABORATION AGREEMENT

THIS AGREEMENT is executed at Gurgaon on this _____ day of _____, 2013 between

M/s North Star Towers Private Limited, 2) M/s Green Gem Estates Private Limited, 3) M/s Matrix Buildwell Private Limited, companies incorporated under Companies Act 1956 & having their Registered Office at B-4/43, Safdarjung Enclave, New Delhi-110029 through their authorized Signatory Ms. Sonia Lohia duly authorized by Board Resolutions dated 05.09.2013 hereinafter jointly referred to as **LAND OWNERS** which expression unless repugnant to the context of this agreement shall mean & include their legal representative, successor-in-interest, administrators, nominees, assignees etc.

.....**Parties of First Part**

AND

M/s North Star Apartments Private Limited a company incorporated under Companies Act 1956 & having its Registered Office at 4th Floor, The Plaza, M.G Road, Gurgaon, Haryana through its Authorised Signatory Mr. Roop Kumar Sharma duly authorized by Board Resolution dated 05.09.2013, hereinafter referred to as **DEVELOPER** which expression unless repugnant to the context of this agreement shall mean & include its legal representative, successor-in-interest, nominees, assignees, etc.

..... **Party of Second Part**

Sonia

प्रलेख नः 1664

दिनांक 28/10/2013

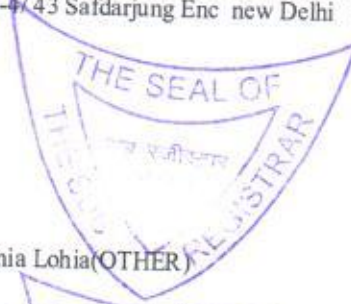
डीड संबंधी विवरण	
डीड का नाम AGREEMENT	
तहसील/सब-तहसील Manesar	गांव/शहर बदा
भवन का विवरण	
भूमि का विवरण	
धन संबंधी विवरण	
राशि 0.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 100.00 रुपये
स्टाम्प की राशि 100.00 रुपये	रजिस्ट्रेशन फीस की राशि 0.00 रुपये
	पेस्टिंग शुल्क 2.00 रुपये

Drafted By: Ram Niwas Adv

Service Charge: 100.00 रुपये

यह प्रलेख आज दिनांक 28/10/2013 दिन सोमवार समय 4:31:00PM बजे श्री/श्रीमती/कुमारी M/s North Star Towers Pvt Ltd
पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी B-4/43 Safdarjung Enc new Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Sonia
हस्ताक्षर प्रस्तुतकर्ता



उप/संयुक्त पंजीयन अधिकारी
Manesar
**Joint Sub Registrar
Manesar**

श्री M/s North Star Towers Pvt Ltd Etc thru Sonia Lohia (OTHER)

उपरोक्त पेशकर्ताव श्री/श्रीमती/कुमारी Thru-Roop Kumar Sharma दख्खदार हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने
सुधक समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि दख्खदार 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 Neeraj पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Banant निवासी Om nagar GGN
व श्री/श्रीमती/कुमारी Anidhu पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Catpin manesar ने की।

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

दिनांक 28/10/2013

उप/संयुक्त पंजीयन अधिकारी
**Joint Sub Registrar
Manesar**

WHEREAS the Land Owners i.e. Parties of First Part are subsidiary/associate companies of M/s North Star Apartments Pvt. Limited and the lawful and absolute owners in possession and otherwise well and sufficiently entitled to all that piece and parcel of land measuring **23 Kanal-7 Marla i.e. 2.91875 acres** situated at Rect No. 38// Kila No. 10/2 (4-4), 9 (6-0), 1(4-4), 2/1 (5-3), 10/1 (3-16), **Village Badha**, Distt. Gurgaon (hereinafter referred to as the "**said land**") and have entered into collaboration with **The Developer** vide agreements, dated 8th May, 2013 for obtaining license and development of said land.

at Sr. No 440.
439

WHEREAS the Directorate of Town & Country Planning, Haryana has granted Letter of Intent (LOI) for setting up of Commercial colony vide their memo no. LC-2721-JE (VA)-49874 dated 30.08.2013.

AND WHEREAS the Directorate of Town & Country Planning, Haryana has imposed a condition to execute an Agreement in continuation of the Collaboration Agreement to the effect:

NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

1. That The Developer Company i.e. North Star Apartments Pvt. Ltd. shall be responsible for compliance of all terms & conditions of license/provisions of Act of 1975 & Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the DGTCP, Haryana whichever is earlier.
2. The agreement shall be irrevocable and no modification/alternation etc. in the terms & conditions of such agreement can be undertaken, except after obtaining prior approval of the Director General Town & Country Planning Haryana (DGTCP), Haryana.

Sonia

Raman

Reg. No.	Reg. Year	Book No.
1664	2013-2014	1



पेशकर्ता



दावेदार



गवाह

पेशकर्ता
Sonia Lohia_____

दावेदार
Thru-Roop Kumar Sharma_____

गवाह 1:- Neeraj _____ गवाह 2:- Anidhu _____

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1,664 आज दिनांक 28/10/2013 को बही न: 1 जिल्द न: 221 के पृष्ठ न: 19 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 101 के पृष्ठ सख्या 41 से 42 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 28/10/2013



उप/संयुक्त पंजीयन अधिकारी
Joint Sub Registrar
Manesar

IN WITNESS WHEREOF the parties hereto have signed these presents on the day, month and year first above written in the presence of the following witnesses:

SIGNED AND DELIVERED BY
The within named **OWNERS**

Sonia

Through Ms. Sonia Lohia
Authorized Signatory

DRAFTED BY

RAM NIWAS, Advocate
Dist. Court, Gurgaon

SIGNED AND DELIVERED BY
The within named **DEVELOPER**

Through Mr. Roop Kumar Sharma
Authorized Signatory

R Sharma

Witness:

1. Mr. Neeraj S/o Sh. Basant Kumar
R/o Om Nagar, Gurgaon (HR)

AT 25

2. Mr. Anirudh S/o Sh. Shrikrishna
R/o Vill. Aaiyala, Teh. Heerakashi
Agra.

31/1/22

