

8.5.2.---1922 No. 2---H.G.P., C.A.

रजिस्ट्री

संख्या

No 00000006

Coll. Agent

रसीद

पुस्तक क

5328

कार्यालय सब-रजिस्ट्रार

क्रम संख्या

M.K. S

दस्तावेज पेश करने वाले का नाम

दस्तावेज की तकमील करने वाले का

नाम और तकमील की तारीख

दस्तावेज पेश होने की तारीख

18/11/12

दस्तावेज की किस्म और

मुआवजे की रकम

स्टाम्प मूल्य

100/-

प्राप्त हुए शुल्क, रजिस्ट्री शुल्क और

नकल शुल्क की रकम का जोड़ और

विवरण

शब्दों की संख्या

15002

रकम

Secty 84

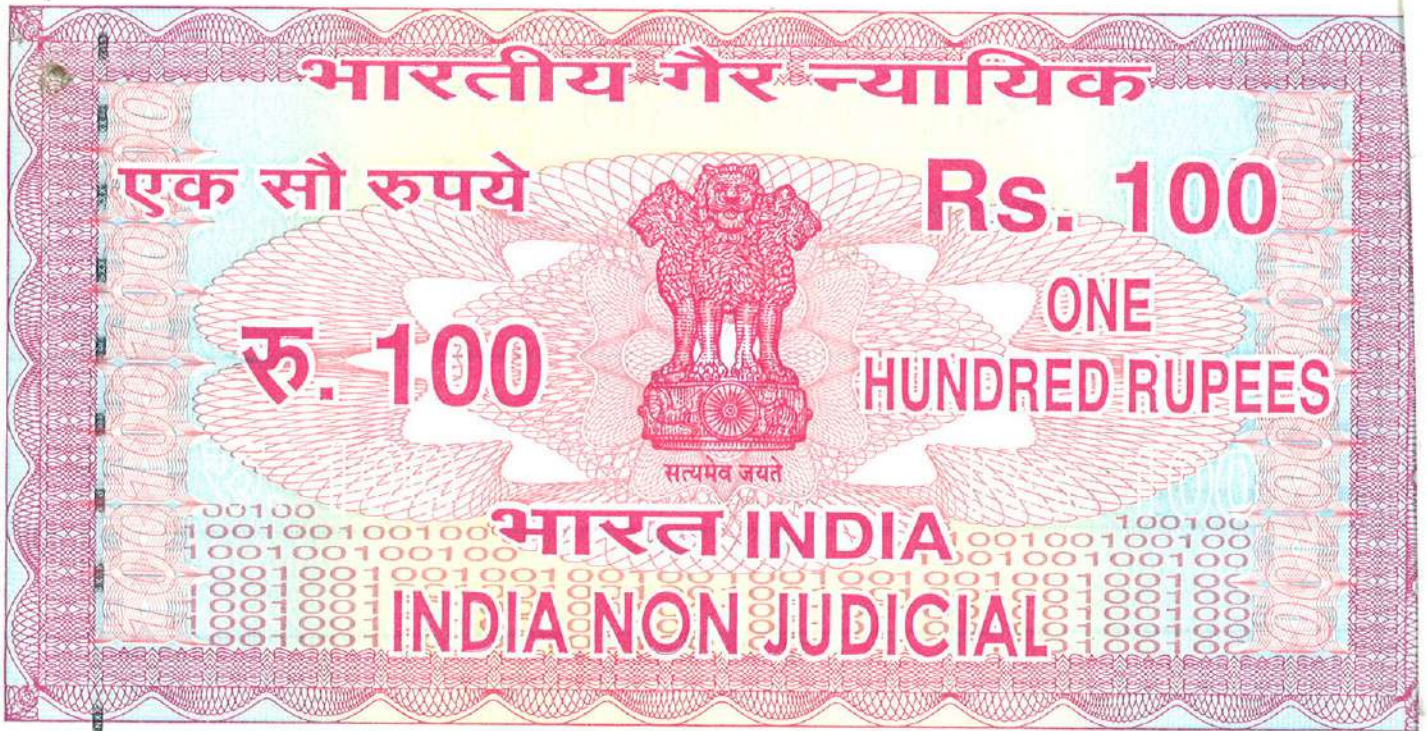
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रजिस्ट्री अधिकारी के

हस्ताक्षर

2726



हरियाणा HARYANA

F 217006

2726



THIS AGREEMENT OF COLLABORATION is executed at Gurgaon on this 23rd day of August 2010.

BETWEEN

(1) Smt. M.K. Sachdeva wife of late Shri O.P. Sachdeva, resident of House No. 508/3, Refind Dayal Market, Shivpuri, Gurgaon (2) Ashwani Sachdeva son of late Dr. D.N. Sachdeva resident of 804, Sector 4, Urban Estate, Gurgaon (3) Dharmendra Sachdeva son of late Dr. D.N. Sachdeva resident of House No. 1027, Sector 15 Part II, Gurgaon (hereinafter collectively referred to as 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 **FIRST PART**.

For SUMAN VILLAS PVT. LTD.

Director

For Spaze Towers Private Limited

Usharima
Director

M.K. Sachdeva

Dharmendra Sachdeva

Ashwani Sachdeva

37431

Share Buar put Ltd
Gurgaon AgriRATAN SINGH
STAMP VENDOR
GURGAON

प्रलेख न: 2726

दिनांक 18/01/2012

डीड संबंधी विवरण	
डीड का नाम AGREEMENT	
तहसील/सब-तहसील Manesar	गांव/शहर सीही
भवन का विवरण	
भूमि का विवरण	
धन संबंधी विवरण	
राशि 127,500,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 100.00 रुपये
स्टाम्प की राशि 100.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये
	पेस्टिंग शुल्क 2.00 रुपये
रूपये	

20 AUG 2010

Drafted By: Mahender Singh, Adv.

यह प्रलेख आज दिनांक 18/01/2012 दिन बुधवार समय बजे श्री/श्रीमती/कुमारी M.K.Sachdeva
पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी O.P.Sachdeva निवासी 508/3, Fefind Dayal Market, Shivpuri, Gurgaon द्वारा पंजीकरण
हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

M.K. Sachdeva

श्री M.K.Sachdeva, Ashwani Sachdeva, Dharmendra Sachdeva

उप/सयुक्त पंजीयन अधिकारी
Manesar

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

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Anand P. Sachdeva पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी O.P.Sachdeva निवासी
508/3, Fefind Dayal Market, Shivpuri, Gurgaon व Vinder Dhingra पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी K.L.Dhingra निवासी T2-C, Pkt-B, Mayur Vihar-II, New
सेक्टर-14, दिल्ली को हेमकमलम्बरदास/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 18/01/2012

उप/सयुक्त पंजीयन अधिकारी
Manesar

FOR SUBMISSION TO THE REGISTRAR

Disputes

AND

M/s Spaze Towers (P) Ltd., a company incorporated under the Companies Act 1956 having its office at Spazedge, Sector 47, Gurgaon through its Director Shri Vipin Sharma (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 the OWNERS are lawful owners in possession of land bearing Rect. No. 26 killa Nos.12(4-9),13(7-11), 14/1(4-11), 16/1(4-0), 16/2(4-0), 17 (8-0),18(8-0), 19(5-9), 22(5-8),23(8-0),24(8-0),25/1(6-11), 25/2(1-0),25/3(0-8), Rect. No. 27 killa nos. 21/2/1(3-8), 21/2/2(1-6),21/2/3(1-10), Rect. No.38 killa nos. 1/1/1/1(2-14), 1/1/1/3(1-2), 1/1/1/2(0-13),1/1/1/4(0-1) measuring 10.812 acres situated in revenue estate of Sihi, Tehsil and District Gurgaon.

WHEREAS the OWNERS had entered into Memorandum of Understanding dated 30.3.2007 with M/s Suman Villas Pvt. Limited having its office at 26, Ganpati Enclave, Housing Board, Jharsa Road, Gurgaon. On the basis of agreement of Memorandum of Understanding referred to above, the OWNERS have submitted an application to Town and Country Planning Department, Chandigarh for grant of licence for development of a residential group housing project over the aforesaid land. However, the license for development of a residential group housing project is yet to be granted by Director, Town and Country Planning, Haryana, Chandigarh. M/s Suman Villas Pvt. Limited Pvt. Ltd. is proceeding to execute this contract in the capacity of "CONFIRMING PARTY" in acknowledgment of correctness of recitals contained herein.

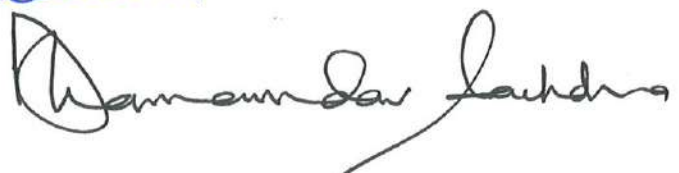
WHEREAS Shri Vipin Sharma has been duly authorized by Board of Directors of the DEVELOPER vide resolution dated 2.4.2010 to execute the present contract. Shri Tribhuvan Pranami has been duly authorized by Board of Directors of the CONFIRMING PARTY vide resolution dated 17.08.2010 to execute the present contract

WHEREAS OWNERS have represented to the DEVELOPER that a multi-storeyed residential group housing project is likely to be sanctioned by Town and Country Planning Department, Haryana, Chandigarh (DTCP) with permissible Floor Area Ratio (FAR) sanctioned at the ratio of 1.75. DEVELOPER on its part has verified

For Spaze Towers Private Limited


Director

M.K. Sachdev



Director

For SUMAN VILLAS PVT. LTD.



Reg. No.	Reg. Year	Book No.
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पेशकर्ता



दावेदार



गवाह



तहसीलदार

पेशकर्ता

M.K. Sachdeva

(Signature)

M.K. Sachdeva

Ashwani Sachdeva

Dharmendra

Sachdeva

(Signature)

दावेदार

thru:- Vipin Sharma

(Signature)

गवाह 1:- Anand P. Sachdeva

गवाह 2:- Arvinder Dhingra

(Signature)



at length the claims referred to above made by the OWNERS and has agreed to enter into the present contract.

WHEREAS THE DEVELOPER has represented to the owners that it enjoys considerable experience and has got requisite infrastructure, manpower and resources to obtain license and other sanctions and to further undertake the development of a residential group housing project over the aforesaid land on these representations, the OWNERS have come forward to enter into this agreement with the DEVELOPER to procure the license referred to above and to undertake development of a residential group housing project over the aforesaid land on collaboration basis entirely at their costs and expenses and to share the super built area between the parties as hereinafter mentioned."

WHEREAS the OWNERS are satisfied that the DEVELOPER enjoys considerable experience and has got requisite infrastructure, manpower and resources to obtain license and other sanctions and to further undertake the development of a residential group housing project over the aforesaid land. The OWNERS have approached the DEVELOPER to procure the license referred to above and to undertake development of a residential group housing project over the aforesaid land.

The OWNERS have represented that 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.

WHEREAS the DEVELOPER has acceded to the request of the OWNERS. The OWNERS have represented that 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.

WHEREAS in view of their track record and expertise in real estate development, the OWNERS have approached the DEVELOPER for development of the said land as a Residential Group Housing Project on collaboration basis at their expense and share the super built- up area as mentioned hereunder amongst themselves.

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 86.496 kanals (10.812 acres) situated in revenue estate of Sihi, Tehsil and District Gurgaon. for

For SUMAN VILLAS PVT. LTD.
Director

For Space Towers Private Limited

Sharme
Director

M.K. Sachdev

Harmandar Sachdev

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प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2,726 आज दिनांक 18/01/2012 को बही नः 1 जिल्द नः 118 के पृष्ठ नः 116 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 59 के पृष्ठ सख्या 17 से 18 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं।

दिनांक 18/01/2012

उप/संयुक्त पंजीयन अधिकारी
Manesar



utilizing the same for construction and development of the same as a Residential Group Housing Project by the DEVELOPER. If D.T.C.P. approve of any area in 10.812 acres then the remaining portion of land left will be shared among the owners i.e. Smt. M.K. Sachdeva, Sh. Ashwani Sachdeva, Sh. Dharmendra Sachdeva in proportion of 50:25:25. That in the piece and parcel of land of whatsoever size and which so ever location is left out of the total land as aforesaid.

2. That the DEVELOPER undertakes to develop the said Residential Group Housing Project at its own cost and expense in all respects and with its own resources after procuring / obtaining the requisite licences, permissions, sanctions and approvals of all competent authorities. The OWNERS agree in accordance with the terms and conditions herein recorded, to place at the disposal of the DEVELOPER the said land for obtaining the requisite licence, permissions, sanctions and approvals for development, construction and completion of the proposed complex on the said land. All expenses involved in and for obtaining licence, clearances, permissions or sanctions from the concerned authorities as well as raising of construction shall be incurred and paid by the DEVELOPER. The Developer shall be liable to deliver possession of Owner's allocation of Party of the First Part to the Party of duly super built-up and free from encumbrances as well."
3. 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.
4. 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). 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 licences, 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.
5. That the entire amount required for the cost of construction of the said Residential Group Housing Project including the charges and fees of the architect (s) preparation of plans as also all other statutory fees and charges incidentals including security fees, licence fees, conversion charges, internal / external development charges, infrastructure development charges, electricity

For SUMAN VILLAS PVT. LTD.

Sachdeva

Director

For Spaze Towers Private Limited

Ashwani
Director

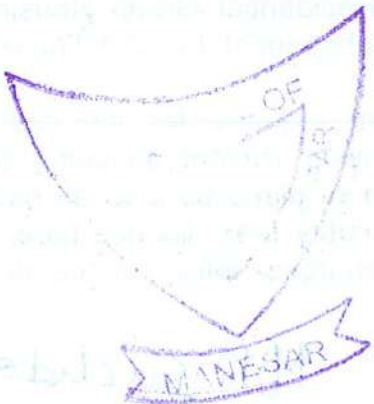
M.K. Sachdeva

Dharmendra Sachdeva

FOR SUMAN VILAS PVT. LTD

For Suman Vilas Private Limited

Director



19/06/2014

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and water, security charges, any type of renewal charges, payable to the government and/or any other authority for the provision of peripheral or external services to the said land / Residential Group Housing Project including fire fighting equipment / arrangements, as may be prescribed by the concerned authority shall be wholly to the account of the DEVELOPER initially. In case the OWNERS proceed to alienate their allocation / part thereof before the completion of the project, in that event the entire internal / external development charges, infrastructure development charges realized from the prospective purchaser(s) shall be deposited in its entirety with the DEVELOPER.

6. That this agreement shall devolve all necessary rights and entitlements on the DEVELOPER to build upon the said land proposed Residential Group Housing Project in accordance with the terms of this agreement and to own as property belonging to the DEVELOPER to the extent of its share therein as mentioned herein after or dispose of the whole of its share of the built / unbuilt up area of the said Residential Group Housing Project as provided herein with proportionate share in the land underneath the said Residential Group Housing Project as also the right to use the common areas and common facilities (hereinafter called the DEVELOPER's ALLOCATION). The OWNERS / Confirming Party shall grant an **irrevocable registered general power of attorney** to the DEVELOPER for obtaining permission for change of land use, procuring licence, 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. The Power of Attorney shall also authorize the DEVELOPER to discharge its part of the obligations under this collaboration agreement and to let out / sell the constructed/unconstructed and/or developed/undeveloped portions of the Project to the extent of developers allocation. The Power of Attorney shall also authorize the DEVELOPER to exercise all rights under this Collaboration Agreement.
7. That the construction of the OWNER's allocation shall be carried out by the DEVELOPER at the cost of DEVELOPER and the same shall belong to the OWNERS. The specifications of materials to be used and utilized in the raising of construction are specified in Annexure A appended to this contract.
8. That acting on the representation of the OWNERS the DEVELOPER is proceeding to pay a sum of Rs. 1,28,00,000/- (Rupees one crore twenty eight lacs only) towards refundable security deposit to the OWNERS in the following manner :-
 - i) Rs.64,00,000/- (Rs.Sixty four lacs only) vide cheque bearing No. 624653 dated 17.8.2010 drawn on Oriental Bank of Commerce, Vipul Square, Sushant Lok 1-B, Gurgaon payable to Smt. M.K. Sachdeva

FOR SUMAN VILLAS PVT. LTD.

Director

For Spaze Towers Private Limited

U Sharma
Director

M.K. Sachdeva

Damendar Sachdeva

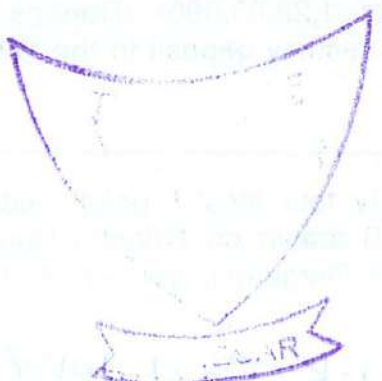
For SUMAN VILLAS PVT. LTD.

1. The first condition of the agreement is that the Developer shall be responsible for the construction of the project and shall be liable for the completion of the project within the stipulated time frame. The Developer shall also be responsible for the payment of the project cost and shall be liable for the completion of the project within the stipulated time frame.

2. The second condition of the agreement is that the Developer shall be responsible for the construction of the project and shall be liable for the completion of the project within the stipulated time frame. The Developer shall also be responsible for the payment of the project cost and shall be liable for the completion of the project within the stipulated time frame.

3. The third condition of the agreement is that the Developer shall be responsible for the construction of the project and shall be liable for the completion of the project within the stipulated time frame. The Developer shall also be responsible for the payment of the project cost and shall be liable for the completion of the project within the stipulated time frame.

4. The fourth condition of the agreement is that the Developer shall be responsible for the construction of the project and shall be liable for the completion of the project within the stipulated time frame. The Developer shall also be responsible for the payment of the project cost and shall be liable for the completion of the project within the stipulated time frame.



5. The fifth condition of the agreement is that the Developer shall be responsible for the construction of the project and shall be liable for the completion of the project within the stipulated time frame. The Developer shall also be responsible for the payment of the project cost and shall be liable for the completion of the project within the stipulated time frame.

6. The sixth condition of the agreement is that the Developer shall be responsible for the construction of the project and shall be liable for the completion of the project within the stipulated time frame. The Developer shall also be responsible for the payment of the project cost and shall be liable for the completion of the project within the stipulated time frame.

- ii) Rs.32,00,000/- (Rs.thirty two lacs only) vide cheque bearing No. 624656 dated 17.8.2010 drawn on Oriental Bank of Commerce, Vipul Square, Sushant Lok 1-B, Gurgaon payable to Ashwani Sachdeva
- iii) Rs.32,00,000/- (Rs.thirty two lacs only) vide cheque bearing No. 624657 dated 17.8.2010 drawn on Oriental Bank of Commerce, Vipul Square, Sushant Lok 1-B, Gurgaon payable to Dharmendra Sachdeva
9. That acting on the representation of the OWNERS the DEVELOPER is proceeding to pay a sum of Rs. 13,00,00,000/- (Rupees thirteen crores only) towards non-refundable security deposit to the OWNERS in the following manner :-
- i) i) Rs.12,50,000/- (Rs.twelve lacs fifty thousand only) vide cheque bearing No. 624658 dated 17.8.2010 drawn on Oriental Bank of Commerce, Vipul Square, Sushant Lok 1-B, Gurgaon payable to Smt. M.K. Sachdeva
- ii) Rs.6,25,000/- (Rs.six lacs twenty five lacs only) vide cheque bearing No. 624659 dated 17.8.2010 drawn on Oriental Bank of Commerce, Vipul Square, Sushant Lok 1-B, Gurgaon payable to Ashwani Sachdeva
- iii) Rs.6,25,000/- (Rs.six lacs twenty five lacs only) vide cheque bearing No. 624660 dated 17.8.2010 drawn on Oriental Bank of Commerce, Vipul Square, Sushant Lok 1-B, Gurgaon payable to Dharmendra Sachdeva
10. That besides the amount referred to in the preceding para and paid as non-refundable security deposit, the DEVELOPER has further agreed to pay to the OWNERS an additional non-refundable security deposit component of Rs. 12,75,00,000/- (Rupees twelve crores seventy lacs only) as under:-
- a) Rs. 2,55,00,000/- (Rupees two crores fifty five lacs only) within thirty days from the date of obtaining of letter of intent.
- b) Rs. 2,55,00,000/- (Rupees two crores fifty five lacs only) within sixty days from the date of obtaining of letter of intent.
- c) Rs. 2,55,00,000/- (Rupees two crores fifty five lacs only) within ninety days from the date of obtaining of letter of intent.
- d) Rs. 2,55,00,000/- (Rupees two crores fifty five lacs only) within one hundred twenty days from the date of obtaining of letter of intent.
- e) Rs. 2,55,00,000/- (Rupees two crores fifty five lacs only) within one hundred fifty days from the date of obtaining of letter of intent.

For SUMAN VILLAS PVT. LTD.

Director

For Spaze Towers Private Limited

L Sharma
Director

(Signature)

M.K. Sachdeva

(Signature)

For SUMAN VILLAS PVT. LTD.

For Suman Villas Private Limited
Director



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It is agreed and understood between the parties that after making payment of the two installments of Rs. 2,55,00,000/- (Rupees two crores fifty five lacs only) upto 60 days of issuance of letter of intent, in case the licence for development of the residential group housing colony is not issued within sixty days of the issuance of the letter of intent, the DEVELOPER shall be entitled to avail additional time to the extent of delay in issuance of licence for payment of last three instalments of Rs. 2,55,00,000/- (Rupees two crores fifty five lacs only) each as specified in clauses (c),(d) and (e) above, provided that the delay is not attributable to any act of omission or commission on the part of the developers.

11. That it has been agreed and understood between the parties that the aforesaid amount shall assume non refundable character only if the project is executed in terms of this agreement and subject to due compliance with terms and conditions of this agreement by the OWNERS. The OWNERS shall not be entitled to alienate the land in question in favour of third parties. However, the OWNERS shall be entitled to transfer by way of sale or in any of the other methods as they may like, the residential apartments in the project.
12. That in case the permission for change of land use/licence is not granted by competent authority on account of any statutory constraint or departmental instructions pursuant to submission of application for grant of licence and on this account the DEVELOPER is unable to obtain the requisite permission for development of the said land 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. However, the OWNERS shall be bound to refund the entire security deposit referred to above within a period of 15 days from the date of rejection of application of license submitted to statutory authorities for development of a Residential Group Housing Project, and all rights title or interest deemed to have passed on to or vested in developers by virtue of these presents shall stand reverted to the owners for which the developer hereby undertake to cooperate with the owners of perfecting there title without claiming any cost/expenses etc. on any nature.
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 three days of the receipt of the same and in the event of any delay beyond this period the OWNERS will pay an interest @ 12% per annum on the amounts so received.
14. That the OWNERS have handed over actual physical and vacant possession of the aforesaid land to the DEVELOPER at the spot for promotion, development and construction of the project.
15. That the DEVELOPER shall start the development work after grant of licence and shall complete the development of the Residential Group Housing Project

For SUMAN VILLAS PVT. LTD.

Director

For Spaze Towers Private Limited

[Signature]
Director

M.K. Sachdev

[Signature]

It is hereby agreed and understood between the parties that after making payment of the two instalments of Rs. 1,00,00,000/- (Rupees one crore) the balance of Rs. 1,00,00,000/- (Rupees one crore) shall be paid by the Developer within six months of the date of completion of the project. The Developer shall be entitled to an additional term of six months for completion of the project in case the balance of Rs. 1,00,00,000/- (Rupees one crore) is not paid by the Developer within six months of the date of completion of the project. In case the balance of Rs. 1,00,00,000/- (Rupees one crore) is not paid by the Developer within six months of the date of completion of the project, the Developer shall be liable to pay a penalty of Rs. 1,00,00,000/- (Rupees one crore) to the Owner. The penalty shall be payable by the Developer within six months of the date of completion of the project. In case the balance of Rs. 1,00,00,000/- (Rupees one crore) is not paid by the Developer within six months of the date of completion of the project, the Developer shall be liable to pay a penalty of Rs. 1,00,00,000/- (Rupees one crore) to the Owner. The penalty shall be payable by the Developer within six months of the date of completion of the project.

The parties have agreed and understood between the parties that the Developer shall be liable to pay a penalty of Rs. 1,00,00,000/- (Rupees one crore) to the Owner in case the balance of Rs. 1,00,00,000/- (Rupees one crore) is not paid by the Developer within six months of the date of completion of the project. The penalty shall be payable by the Developer within six months of the date of completion of the project. In case the balance of Rs. 1,00,00,000/- (Rupees one crore) is not paid by the Developer within six months of the date of completion of the project, the Developer shall be liable to pay a penalty of Rs. 1,00,00,000/- (Rupees one crore) to the Owner. The penalty shall be payable by the Developer within six months of the date of completion of the project.

That in case the permission for change of land use/development is not granted by the competent authority on account of any statutory, constitutional or departmental instructions pursuant to submission of application for grant of licence and on this account the DEVELOPER is unable to obtain the requisite permission for development of the land, the OWNER shall have no claim against the DEVELOPER. No liability, however, will be passed to the OWNER for any expenses incurred by the DEVELOPER. However, the OWNER shall be bound to refund the entire security deposit referred to above within a period of 15 days from the date of rejection of application of licence submitted to statutory authorities for development of a Residential Group Housing Project and all other life of estate deemed to have passed on to or vested in developer by virtue of these agreements shall stand reverted to the owner for which the developer has any undertaking to cooperate with the owners of adjoining plots without claiming any cost/expenses etc. on any matter.

That in case any amount is deposited with the government, any other authority is returned to the DEVELOPER, the same shall be returned to the DEVELOPER within three months of the date of the same and in the event of any delay beyond this period, the DEVELOPER shall be liable to pay an interest @ 12% per annum on the amounts so received.

That the OWNER shall have no claim against the DEVELOPER for any expenses incurred by the DEVELOPER. However, the OWNER shall be bound to refund the entire security deposit referred to above within a period of 15 days from the date of rejection of application of licence submitted to statutory authorities for development of a Residential Group Housing Project and all other life of estate deemed to have passed on to or vested in developer by virtue of these agreements shall stand reverted to the owner for which the developer has any undertaking to cooperate with the owners of adjoining plots without claiming any cost/expenses etc. on any matter.

That the DEVELOPER shall be liable to pay a penalty of Rs. 1,00,00,000/- (Rupees one crore) to the Owner in case the balance of Rs. 1,00,00,000/- (Rupees one crore) is not paid by the Developer within six months of the date of completion of the project. The penalty shall be payable by the Developer within six months of the date of completion of the project. In case the balance of Rs. 1,00,00,000/- (Rupees one crore) is not paid by the Developer within six months of the date of completion of the project, the Developer shall be liable to pay a penalty of Rs. 1,00,00,000/- (Rupees one crore) to the Owner. The penalty shall be payable by the Developer within six months of the date of completion of the project.

M.K. Sankar

Director

within ~~36~~ months from the date of sanction of plan and/or such extended period as may be mutually agreed between the parties. If the non-completion of the colony is as a result of earthquake, lightening or any order or notification of the Government or departmental delay or in action which prevents the progress of the construction or for any reason beyond the control of the DEVELOPER, not caused by any lapse or any other act of omission or commission on the part of the DEVELOPER shall be entitled to extension of time for completing the said project, at the discretion of the owners.

16. That since as represented by the Developers, considerable expenditure, efforts and expertise are involved in getting the land use changed and obtaining the licence for the proposed complex it is agreed by the Owners, that after execution of this contract and/or obtaining of licence and the required permission from the concerned authorities for construction on the said land, the OWNERS / or their nominees or their legal heirs will not cancel or back out and/or withdraw from this agreement, if the Developer scrupulously carries out the developmental and construction work at the project and completes the same within the prescribed period. 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 and during such pendency of the suit the OWNERS shall not enter into any agreement with respect to the said land or apartments to be constructed thereupon with any third party. In case the OWNERS impute any breach of the contract to the DEVELOPER, even in that event the OWNERS shall not be entitled to terminate this contract under any circumstance and shall only be entitled to effect recovery of penalty as set out hereinafter.
17. That 17.5% (seventeen and half percent) of the entire complex developed under this agreement) with proportionate, undivided, indivisible or impartible ownership rights in the land underneath the said complex as also in the common areas and common facilities, shall belong to and be owned by the OWNERS (hereinafter referred to as "owners' allocation) and the remaining 82.50% (eighty two and half percent) built /unbuilt area of the said complex together with proportionate undivided, indivisible or impartible ownership rights in the land underneath the said complex as also in the common areas and common facilities (herein referred to as the DEVELOPER's allocation) shall fall to the share of the DEVELOPER in consideration of the obligations undertaken by it under these presents and shall belong to and be owned by the DEVELOPER. It is agreed and understood between the parties that the ratio specified above shall also be applicable to the commercial component as well as community sites and/or any other component sanctioned by Town and Country Planning Department in respect of land referred to above.
18. That in case floor area ratio is increased under the rules and regulations of Haryana State, additional expenses for increased floor area ratio shall be jointly

For Spaze Towers Private Limited

Sharma
Director

(Signature)

M.K. Sachdev

(Signature)

For SUMAN VILLAS PVT. LTD.

Director

(Signature)
48

(Signature)

M.K. Sachdev

M.K. Jackson
[Signature]

which is more than the rate of inflation and which is not subject to any other restriction or control. It is the policy of the Government of India to ensure that the rate of interest on loans to the private sector is not higher than the rate of inflation and which is not subject to any other restriction or control. It is the policy of the Government of India to ensure that the rate of interest on loans to the private sector is not higher than the rate of inflation and which is not subject to any other restriction or control.

The Government of India has decided to set up a new authority to regulate the interest rate on loans to the private sector. This authority will be responsible for ensuring that the rate of interest on loans to the private sector is not higher than the rate of inflation and which is not subject to any other restriction or control. It is the policy of the Government of India to ensure that the rate of interest on loans to the private sector is not higher than the rate of inflation and which is not subject to any other restriction or control. It is the policy of the Government of India to ensure that the rate of interest on loans to the private sector is not higher than the rate of inflation and which is not subject to any other restriction or control.

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That in case of any dispute between the Government of India and the private sector, the Government of India shall have the right to refer the matter to the courts of law for their decision.

M.K. Jackson
[Signature]
 Director
 For: Suman Villas Pvt. Ltd.

incurred by the DEVELOPERS and the OWNERS..Entire expenses for raising construction against increased floor area ratio shall be borne by the Developers".But the charges for the E.D.C. and I.D.C would be borne in proportion.

19. That the Owners shall be entitled to choose their share on pro-rata basis of flats and commercial area in the total super built up area of the said complex which may be scattered in the whole complex. The area allotted to each of the parties shall be tentatively marked in the Plan when prepared and approved. The parties have agreed that any minor increase or decrease in the area allotted to any party shall be suitably adjusted inter-se between the parties at the time of actual measurement on completion of the said complex.
20. That the DEVELOPER for the own share shall be at liberty to obtain booking of any area forming part of its allocation or to accept any money from general public after obtaining permission for change of land use from competent authorities. It is specifically agreed and understood between the parties that the permission and authority granted by the owners to the DEVELOPER is subject to its getting the plans and drawings sanctioned / approved by the competent authority. The parties have further agreed that they shall be entitled to retain or let out or transfer out of their respective shares of the super built up area as detailed above, any units or spaces in the said Residential Group Housing Project to be put up at the said land to such person(s) as they deem fit provided that they shall not make any transfer contrary to the rules prescribed by the Town and Country Planning Department, Haryana or any other authority concerned with the matter. The parties further agree and undertake to keep the other party harmless and indemnified against all claims and demand resulting therefrom.
21. That the consideration to be given by the DEVELOPER to the OWNERS in respect of rights which are to vest in the DEVELOPER shall be the construction which is to be given free of cost to the OWNERS (referred to as owners allocation). The construction of OWNERS allocation shall be carried out by the DEVELOPER entirely at the cost of the DEVELOPER and the same shall belong exclusively to the OWNERS.
22. That all rates, cesses and taxes dues and all kinds of liabilities of whatsoever nature and payable in respect of the said land up to the date of execution of this contract shall be the exclusive liability of the OWNERS. Thereafter, the DEVELOPER shall be liable for the same till dispatch of offer of delivery of possession by it to the OWNERS after applying for occupancy certificate. Subsequently, thereto the liability in this behalf shall be shared by the parties in the agreed proportion mentioned herein.
23. That the OWNERS covenant with the DEVELOPER that they shall apply and provide all documentary evidence and support as may be required to be

For SUMAN VILLAS PVT. LTD.

Director

For Spaze Towers Private Limited

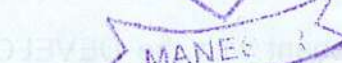
Sharma
Director

Sharma

M.K. Sachdev

Amarendra Sachdev

MANES



submitted to the Town and Country Planning Department, Haryana and /or such other authority concerned with the matter and further that 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, construction and completion of the said complex and for giving effect to the terms of this agreement. However, no documents shall be signed and executed by the owners which will adversely effect their ownership rights in the said land or their share in the complex as per this agreement.

24. That the OWNERS undertake to constitute the DEVELOPER through its authorized signatory Sh.Harpal Singh Chawla as their lawful attorney by a separate document for submitting applications to the various authorities, requisitions, licences, permissions, approvals, sanctions, allotment of building materials, allotment of other materials and all other matters required statutorily to be done and performed in connection with the development construction and completion of the said complex and for sale and transfer of DEVELOPER allocation in the building and for all purposes mentioned in the agreement and in the draft of power of attorney, approved by the parties hereto. The DEVELOPER shall be bound to ensure that clear marketable title free from all encumbrances, mortgages etc. is conferred to the owners in respect of their allocation. The DEVELOPER shall be entitled to mortgage the land in question and to execute all documents as may be required for this purpose. The OWNERS shall not be entitled to revoke / cancel the General Power of Attorney under any circumstance.
25. That the DEVELOPER shall be solely responsible and liable for payment of all dues to its workers / employees and statutory compliance of labour law, rules and regulations as are in force or introduced from time to time with respect to the employment of personnel, payment of wages, compensation, welfare etc. and / or for any accident or lack of resulting in injury or damage to workmen, plant and machinery or third party. All claims and demands during construction shall be settled and cleared by the DEVELOPER and no liability on this account shall fall on the owners in any manner whatsoever at any time.
26. 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. As far as the service tax is concerned, the same shall be proportionately paid by the parties in the ratio set out above. The service tax payable for raising of construction of the residential group housing project (specifically relating to construction activity of the project) shall be paid exclusively by the DEVELOPER.
27. That the DEVELOPER shall be entitled to the refund of all fees, security deposit and other deposits of whatsoever nature deposited by the DEVELOPER with

For SUMAN VILLAS PVT. LTD.

Director

For Spaze Towers Private Limited

Sharma
Director

[Signature]

M.K. Sachdev

[Signature]

various statutory authorities for seeking various approvals etc. for the said building. The owners undertake that within seven days of the receipt of any such refund referred to hereinabove, they shall pass on the same to the DEVELOPER and any delay by the Owners in passing on the refund to the DEVELOPER in this regard shall entail interest @ 12% per annum.

28. 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.
29. That the said land or any part thereof comprised in and the subject matter of this agreement declared to be belonging to the owners are 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.
30. 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 or during construction or after the completion or on handing over possession to the intending purchasers, 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 super built up area of the project building and/or the sale proceeds thereof.
31. That the owners undertake to execute all documents / agreements of assurances that may be necessary to be given and vouch safed to the allottees of the covered and uncovered areas of the project building at the cost and expense of the said allottees.

For SUMAN VILLAS PVT. LTD.

Director

For Spaze Towers Private Limited

Shame

Director

Chandra

M.K. Sachdeva

Manmohan Sachdeva

HOT SUMMER VILLAS PVT. LTD.

14.12.2023

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32. That the OWNERS shall not interfere with or obstruct in any manner with the execution and completion of the work of development and construction of the said complex and/or booking and sale of built or un-built areas of the project building .
33. 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 licences, permissions, sanctions and approvals for development, construction and completion of the proposed complex/es on the said land. The DEVELOPER shall be at liberty to put up its sign boards at the premises of the said land with the legend that the building to be constructed as above is a Residential Group Housing Project wherein the public is free to book the areas / spaces in conformity with the plans sanctioned by the competent authority, and to have temporary site office in any part of the said land apart from the land of which total possession has been handed over to the DEVELOPER. It is specifically agreed and understood that the permission and authority granted by the owners to the DEVELOPER under this clause, does not empower the DEVELOPER to carry out any construction work on the said land until licence is granted by the competent authority(s) as contemplated herein.
34. That the CONFIRMING PARTY admits and acknowledges that it shall not be entitled to stake any right, title or interest of any nature in respect of the land in question on the basis of Memorandum of Understanding dated 30.03.2007 executed in its favour by the OWNERS. The CONFIRMING PARTY further admits and acknowledges that the DEVELOPER alone shall be entitled to implement the group housing project on the basis of this agreement. The CONFIRMING PARTY undertakes to execute all such documents as may be required for transfer of licence. The terms and conditions of this agreement shall prevail over the Memorandum of Understanding dated 30.3.2007 executed in favour of the CONFIRMING PARTY by the OWNERS.
35. That original documents of title have been handed over by the OWNERS to the DEVELOPER so as to inspire the confidence of the DEVELOPER that the OWNERS shall not refrain from abiding by covenants incorporated in this agreement.
36. That it is agreed between the parties that the possession of the said land / property delivered / handed over to the DEVELOPER for the purpose of the above mentioned project shall not be disturbed and they shall not be dispossessed therefrom till the project building is complete. The DEVELOPER shall commence the process construction of the complex within 60 days from the date of receipt of necessary sanctions and approvals in respect thereof..The

For SUMAN VILLAS PVT. LTD.

Director

For Spaze Towers Private Limited

[Signature]
Director

[Signature]

M.K. Sachdeva

[Signature]

OWNERS be entitled to recover possession of the land from the DEVELOPER. The building/complex shall be deemed to have been completed when the entire building/complex is complete in all respects and fit for immediate occupation.

37. That DEVELOPER shall prepare for their share of the project formats of buyer's agreement, maintenance agreement, transfer documents and all other documents, which shall be used by both the parties for selling/booking/marketing/transferring their respective shares to prospective purchasers.
38. 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.
39. 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.
40. That this agreement shall always be deemed to be subject to the usual force majeure clause and circumstances.
41. That the DEVELOPER by virtue of general power of attorney dated **23.08.2010** executed by the OWNERS shall execute and register the sale deed(s) or such other document(s) or instrument (s) in favour of the intending purchaser (s) of unit (s) / space (s) car parking, etc. in respect of the units, floor space (s) etc. agreed to be sold to different intending purchaser (s) by the DEVELOPER at the cost and expense of the said intending purchaser (s) and shall give the said intending purchaser (s) title and interest as may be permissible by present or future laws on the terms and conditions of this agreement.
42. That the parties hereto have agreed and undertaken to pay their respective separate tax and/or other liabilities punctually and indemnify the other party and the said property against any attachment, seizures or sale thereof.
43. 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.
44. That the common areas of the said complex / scheme shall be maintained by professional maintenance company appointed by the DEVELOPER in

For SUMAN VILLAS PVT. LTD.

Director

For Spaze Towers Private Limited

[Signature]
Director

M.K. Sachdev

[Signature]

Overseas is entitled to transfer possession of the land from the DEVELOPER to the purchaser, provided that the purchaser shall be deemed to have been notified when the entire purchase price is received in full and the purchaser is not for any reason in default of payment.

37. That the DEVELOPER shall be responsible for the payment of the purchase price of the property and shall be deemed to have been notified when the entire purchase price is received in full and the purchaser is not for any reason in default of payment.

38. That the 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 object of the parties, except to the extent specifically recorded herein.

39. 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 may be necessary for implementing or giving effect to the terms of this agreement.

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

41. That the DEVELOPER by virtue of general power of attorney dated 23.08.2010 executed by the OWNERS shall execute and register the sale deed(s) or such other document(s) or instrument(s) in favour of the intending purchaser (s) in unit (s) space (s) or parking (s) in respect of the unit, floor space (s) etc. agreed to be sold to the intending purchaser(s) by the DEVELOPER at the cost and expense of the said intending purchaser (s) and shall give the sale deed and instrument(s) to the said intending purchaser(s) by deposit or future laws on the terms and conditions of this agreement.

42. That the parties hereto have agreed and undertaken to pay their respective separate tax and other charges individually and jointly the other party and the said property against the agreement shall be sold thereof.

43. That this agreement shall be subject to all prior discussions and correspondence between the parties and contain the entire agreement between them. No changes, modifications or alterations to this agreement shall be done without the written consent of the parties hereto.

44. That the common areas of the project shall be maintained by the professional maintenance company as may be decided by the DEVELOPER in



For SUMAN VILLAS PVT. LTD.

Director

For Suman Towers Private Limited
Director
M.K. Sachdev
Suman

consultation with the OWNERS. The necessary maintenance charges shall be paid proportionately by the owners and the DEVELOPER in their area sharing ratio irrespective of the occupancy. The liability of the owners to pay maintenance charges shall accrue from the date when the DEVELOPER gives notice of possession to the owners of area of owners allocation or part thereof. 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 in proximity of the complex developed under this agreement or as may be negotiated with the maintenance agency whichever is less

45. 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 both the parties and their successors, administrators, liquidators and assigns.
46. That in case breach of any term of this contract is committed by any party, the aggrieved party shall be entitled to get this contract enforced through process of law at the cost and expense of the erring party. The failure of either party to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provision or of the right thereafter to enforce each and every provision.
47. That if any provision of this Agreement shall be determined to be void or unenforceable under applicable law/order/decreed or judgement of a court of competent jurisdiction, 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.
48. 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.
49. As otherwise expressly agreed between the parties hereto, it is specifically agreed that in the event of the DEVELOPER failing to complete the entire project in the manner as described hereinbefore in clause 35 hereof, within the period prescribed in this agreement, it shall be liable to pay to the OWNERS penalty @ Rs.20,000/- per day for which day of delay subject to minimum of Rs. 3 lakh, which shall be paid to the OWNERS by the DEVELOPER at the interval of every 15 days whereafter it shall attract interest @ 1% per month.
50. That all costs of stamping, engrossing and registration of this Agreement shall be borne by the DEVELOPER.

For SUMAN VILLAS PVT. LTD.

Director

For Spaze Towers Private Limited

Sharma
Director

M.K. Sachdeva

Rameshwar Sachdeva

that in case of any dispute or difference between the parties, the same shall be referred to the arbitration of the arbitrator appointed by the owner and the DEVELOPER and the award made by the arbitrator shall be final and binding on both the parties and their executors, administrators, legal heirs and assigns.

That in case of any dispute or difference between the parties, the same shall be referred to the arbitration of the arbitrator appointed by the owner and the DEVELOPER and the award made by the arbitrator shall be final and binding on both the parties and their executors, administrators, legal heirs and assigns.

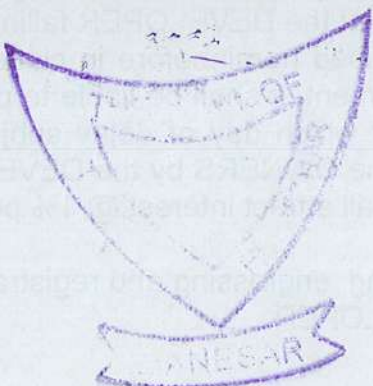
That in case of any dispute or difference between the parties, the same shall be referred to the arbitration of the arbitrator appointed by the owner and the DEVELOPER and the award made by the arbitrator shall be final and binding on both the parties and their executors, administrators, legal heirs and assigns.

That if any provision of this Agreement shall be determined to be void or unenforceable, such provision shall be severed from the Agreement and the remaining provisions of this Agreement shall remain valid and enforceable in accordance with their terms.

That the Parties and their heirs, executors, administrators and assigns shall jointly and severally be bound to perform and discharge all the obligations and liabilities arising out of this Agreement.

As otherwise expressly agreed between the parties hereto, it is specifically agreed that the DEVELOPER shall be responsible for the entire cost of the registration of this Agreement in the Registrar of Companies and the cost of the stamp duty payable to the Government of India.

That the cost of stamping and registration of this Agreement shall be borne by the DEVELOPER.



M.K. Srinivasan

For Sphar Towers Private Limited

Director

For SUMAN VILLAS PVT. LTD.

Director

51. That all the notices, letters shall be sent through prepaid registered post acknowledgment due to the other party at their respective addresses as first above given or at such duly notified changed address.
52. It is hereby expressly agreed between the parties that if any dispute is raised by any of the buyers/purchasers of any space in the complex to be built under this agreement whether in the portions belonging to the DEVELOPER or those belonging to the OWNERS, it shall entirely be the responsibility of the DEVELOPER to settle the same entirely at its own costs and expenses and for that purpose the DEVELOPER hereby undertakes to indemnify the OWNERS.
53. If any dispute arises between the parties hereto with regard to construction or meaning of any clause or with regard to any other matter connected with, arising out of or incidental to this agreement, first of all efforts shall be made to settle the same mutually and in the event of failure therein, the same shall be referred to a sole Arbitrator to be appointed by the parties hereto with mutual consent. In the event of their failure to appoint a sole arbitrator, each party may appoint an arbitrator of their respective choices which arbitrators will appoint a third arbitrator and if the two arbitrators so appointed fail to agree upon a third arbitrator, such third arbitrator shall be appointed with the intervention of the court of competent jurisdiction as per provisions of the Arbitration and Conciliation Act 1996. It is understood and for the sake clarity, it is hereby agreed between the parties that provisions of the Arbitration and Conciliation Act 1996 as amended upto date, shall apply to such arbitration proceedings.
54. That this agreement has been prepared in duplicate with original signatures of both the parties and attesting witnesses and one set has been kept by each party in original.

IN WITNESS WHEREOF, the parties hereto have signed this Collaboration Agreement on the day, month and year first mentioned above.

WITNESSES

Amard P. Sachdeva
House No 508/3 Shiv
Gurgaon

M. K. Sachdeva

OWNERS

MAHENDER SINGH
Advocate, Gurgaon

OWNERS

(1) M. K. Sachdeva

For Spaze Towers Private Limited

M. K. Sachdeva

For SUMAN VILLAS PVT. LTD.

Sharma

Director

Director

Director

Director

For Space Towers Private Limited

MANESAR

Advocate, Gurgaon
MAHENDER SINGH

2. ^{27 July} Lhendewa Singh Pandey
 Flat No. 554, Pocket-7,
 Phase-1, 22A Flats,
 Dwarka, New Delhi-45

(2) Ashwani Sachdeva

(3) Dharmendra Sachdeva

Ashwani Sachdeva
Dharmendra Sachdeva

For SUMAN VILLAS PVT. LTD.

Vipin Sharma
 Director

DEVELOPER

For Spaze Towers Private Limited

M/s Spaze Towers (P) Ltd. through its Director Shri
 Vipin Sharma *Vipin Sharma*
 Director

~~Signature of Arvind Chandra~~

CONFIRMING PARTY

M/s Super Villas Pvt. Ltd. through its authorized
 person Shri Tribhuvan Parnami

3. *Arvind Chandra*
 Arvinder Chingra
 S/o Sh. H. K.L. Dhingra
 R/o 72-C PKTB
 Mayapuri Vihar Phase II
 Delhi 91

वसीका नं. 2726 अति वही नं. 1
 जिल्द नं. 190 वृत्त नं. 73-75 पर
 चरपा किया गया बी नं. 1
 जिल्द नं. 10 वृत्त नं. 171
 दिनांक 18/1/12 को दर्ज रजिस्टर किया गया।

सब रजिस्ट्रार
 मामेसर

