

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 16/12/2020

Certificate No. G0P2020L2298

GRN No. 70268882



Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Ocean capital market limited

H.No/Floor : A/6

City/Village : Rourkela

Phone: 70*****81

Sector/Ward : Na

District : Rourkela

LandMark : Commercial estate civil township

State : Orissa



Buyer / Second Party Detail

Name : Divine vision infra retail Pvt ltd

H.No/Floor : C165

City/Village : Pitampura

Phone : 98*****91

Sector/Ward : Na

District : New delhi

LandMark : Pushpanjali enclave

State : Delhi

Purpose : COLLABORATION AGREEMENT

This document has been registered

at Sr. No. 439 Book No. 48

Page No. 123 On Dated 16/12/2020

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

Agreement

This Agreement is executed as of this 16/12/2020

By and between

M/s. Ocean Capital Market Limited (PAN NO. AAAC03018K) a company incorporated under the companies act, 1956 having its registered office A/6, Commercial Estate, Civil Township, Rourkela, Orissa-769004 through its duly Authorized Signatory Mr. Rajiv Chadha son of late Sh. T.K. Chadha resident of H.NO.76, 1st Floor, Pocket-II, Jasola Vihar, New Friends Colony, South Delhi, hereinafter referred to as the "OWNER" which expression unless repugnant to the context shall mean and includes its legal representatives, assignee, nominee(s) and administrator; **First Party**

And

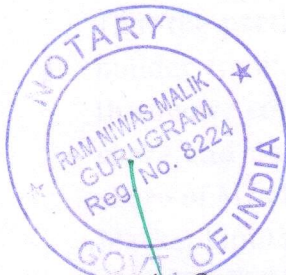
M/s. Divine Vision Infra Retail Pvt. Ltd. a company Registered under the provisions of the Companies Act, 1956 having its Registered office at C-165, Pushpanjali Enclave, Pitampura, New Delhi-110034, through its authorized signatory Mr. Harish Kumar S/o late Sh. Atam parkash Luthra resident of C-165, Pushpanjali Enclave, Pitampura, New Delhi-110034 hereinafter referred to as the "BUILDER" which expression unless

OCEAN CAPITAL MARKET LTD.

[Signature]
Authorized Signatory

For DIVINE VISION INFRA-RETAIL

[Signature]
Sign./Director



repugnant to the context shall mean and includes its legal representatives, assignee, nominee(s) and administrator; **Second Party**

Whereas by virtue of sale deed dated 17/04/2012, executed, in favour of M/s. Ocean Capital Market Limited, registered in the office of Sub registrar Gurgaon, as Document No. 1117, Book No. 1, volume No. 2058 at pages 45 to 47 registered on 17/04/2012, the said owner/ First Party became sole and absolute owner of the said property.

Whereas First Party has entered into the Collaboration Agreement dated 11/06/2019 Registered No. 2976 with the second Party for developing the said land into Commercial Complex.

That the Builder company i.e. M/s Divine Vision Infra-Retail 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 commercial colony or relieved of the responsibility by the DGTCP, Haryana whichever is earlier.

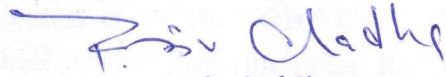
Whereas builder i.e. M/s Divine Vision Infra Retail Pvt. Ltd was developing M/s. Ocean Capital Market Limited's share area 'to be built up' is 47.5% as per collaboration agreement vide Regn. No. 2976 dated 11.06.2019 but now builder will not provide share area 'to be built up' and builder agreed to increase share to the owner.


That the parties to the present have amicably settled that previously the shares of the builder company i.e. M/s Divine Vision Infra Retail Pvt. Ltd was 52.5% share and also the owner company i.e. M/s. Ocean Capital Market Limited's previous share was 47.5% share and now both the parties mutual decided and changed their shares as 41.18% share of M/s Divine Vision Infra Retail Pvt. Ltd and 58.82% share of M/s. Ocean Capital Market Limited respectively.

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:

Witnesses: -

**M/s. Ocean Capital Market Limited
OCEAN CAPITAL MARKET LTD.**


Authorised Signatory

1. 
U. Narayan
Shop Dhwani
B-1/32 Tarapur
New-58

2. S.K. Goyal
S/o Mr. A.K. Goyal
7282, Prem Nagar
Shakti Nagar
DLI-7

M/s Divine Vision Infra-Retail Pvt. Ltd.

ATTESTED


Builder/Director

RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (H.R.) INDIA

16 DEC 2020

