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नकल जमाबंदी (पड़त पटवार)
जिला: REWARI

साल: 2013-2014

पृष्ठ संख्या: 1/1

हदयत्न नं. 293

गांव: महेरावरी

तप तहसील: DHARUHERA

1	2	3	4	5	6	7	8	9	10	11	12
सूची	सूची	व्यक्तिगत	व्यक्तिगत	व्यक्तिगत	व्यक्तिगत	व्यक्तिगत	व्यक्तिगत	व्यक्तिगत	व्यक्तिगत	व्यक्तिगत	व्यक्तिगत
87	91	दरलानांरिह	पम्बीशन कोलोनोडर	मकयुया	मालक	34/1	1-14 कुल	1-0 ब.कदोम	1-0 ब.कदोम	0-14 गे. मू.	गेत
							16/1/2	0-2 ब.कदोम	0-2 ब.कदोम	6-4 ब.कदोम	16/2/1
							17/1				17/1
							किंते 3	8-0	कुल गेर मजहआ		
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3636 चे
नोट-रपट नं. 394 दिनांक
26-3-2014 को रपट
आरानी विल्ला
नं. 34/1/16/1/2
16/2/1-17/1 विल्ला 3
सादर
8-0/मिन जामिन एम्बॉसन
कलानांरिह प्रो. लि. वनाम
PBC संकेत-32 पुढावां
बदले मू. 1000000000/-
सो करांड रु में आड रहन
हो चुको हे।

Handwritten: 3969
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निक-1
34
16/1/2
17/1
11-2-19
D.G.T.C Chaudhigath GRI
11-2-19
सारी दियुकी ए/ Rk

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श्रीमान जी
नकल पुस्तिका
नकल
पुस्तिका के मू। उक्त नकल के अंतर्गत कुल पद
R/Netan
17/12/19

Generated vide Entry/Receipt No.:06388 Dated:08-10-2018 Issued to मानव कुमार
Total Charges:20 (द्वान रीत)
(Fee:10 + Computer Service Charges:10 (Total Pages:1))
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नकल मि ली

नकल जमाबंदी (पड़त पटवार)

साल: 2013-2014 पृष्ठ संख्या: 1/1

जिला: REWARI

उप तहसील: DHARUHERA

हदबस्त नं. 293

गांव: महेशवरी

0922201800066590

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खेत संख्या	अंश संख्या	पट्टा संख्या	विस्तार	विस्तार	सुरा	सुरा	सुरा	सुरा	सुरा	सुरा	सुरा
6		सुरा	महेस	खुरकार			7-8 व.कदीम				
11			एल.के.जी.विडकोन			11	8-0 व.कदीम				
5			प्रा.लि.पी.डी.ए			19	8-0 व.कदीम				
			प्रोतमपुरा			20	4-2 व.कदीम				
						22/1					
कुल							34/1				

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govt. & country planning deptt - 30
 11/19/19
 (4-16-4)
 D.G.T. & Chauganah & RTI Cell
 11-2-19

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 30/11/19
 5th floor 7th floor 5th floor Director
 General town & country planning
 Chandigarh to 31/5 2019

गुजरात में
 नकल पट्टा
 संख्या
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नकल मिचिका

092201800006387

गांव: महेशवरी हदबस्ता नं. 293 नकल जमाबंदी (पड़त पटवार) जिला:REWARI साल: 2013-2014 पृष्ठ संख्या: 1/1

1	2	3	4	5	6	7	8	9	10	11	12
खंड	खेती	जग	विपणन	विपणन	भूरे	पट्टा	लगा	र और	दिया	पर	अंश
नं.	नं.	का	का	कारक	का	का	का	का	का	का	का
8	सुखतानसिंह	अम्बोसिन कालोनाईजर	खुदकारता	34//	8-0 कुल	पड़ता यशरह खेवट	3192 लकसीम				
//		प्रा.लि.नया बाजार		12	7-0 द.कदीम	नं.1	3193 बेय				
7		पियानी,			1-0 गे.मु.		3017 बेय				
		मालिक कच्चा			टयबेल		3196 बेय				
		केला विधवा		13	8-0 द.कदीम		नोट- बलये रपट नं.394				
		छाजू		18	8-0 द.कदीम		दिनांक 26-3-14 को रूढ़				
		बासीदेह		22/2	3-18 द.कदीम		से				
		हकदार शामिलता		23	8-0 द.कदीम		साल्म खेवट किता 5 गांवादी				
					किता 5		35-18 खयौसिन कालोनाईजर				
					कुल गेर मजरआ		प्रा.लि.अम्बोसिन OBC सेक्टर				
					35-18		-32 टुडगांवां वल्ले मु.				
					34-18 द.कदीम		100000000/- सो बरांड				
					1-0 गे.मु.		रूपये में आड हो चुकी				

नोट- रूढ़ नं. 235 25/11/15
 34 12/11/15
 12/11/15 18/11/15
 (1-2-8) 0-55 (3-19-3)
 57 नो 7 म रोज 5 सरमू DPTC
 D.G.I.C Chaudigera - 2810 RER
 गुरा Add 7 रकार 38-18 पर बिच नो 15 11-2-19
 D.G.I.C Chaudigera 2810 RER
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Certificate No. SOY2018F40

Stamp Duty Paid : ₹ 285600
(Rs. Only)

GRN No. 36826604



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: S k g buildcon pvt ltd

H.No/Floor : Pd4a

Sector/Ward : 0

LandMark : Pd block

City/Village : Pitampura

District : Delhi

State : Delhi

Phone: 8860088210

**Buyer / Second Party Detail**

Name: Ambition colonisers pvt ltd

H.No/Floor : 2007

Sector/Ward : Sec45

LandMark : Huda metro station

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 9015252525

Purpose : Collaboration Agreement

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

This COLLABORATION AGREEMENT is made on this 19th day of June, 2018 at Delhi by and between;

M/S. AMBITION COLONISERS PVT. LTD., a Company duly registered and incorporated under the provisions of the Companies Act, 1956 and having its registered office at Building No. 2007, Sector-45, Gurugram (hereinafter referred to as the "FIRST PARTY") which expression, unless repugnant to the context herein, shall mean and include its successors and permissible assigns, through Mr. Sulekh Jain, Director of the company vide resolution dated 15.12.2017, of the FIRST PART;

AND

M/S. S.K.G. BUILDCON PVT. LTD., a Company duly registered and incorporated under the provisions of the Companies Act, 1956 and having its registered office at PD-4A, Pitampura, Delhi-110088, (hereinafter referred to as the "SECOND PARTY") which expression, unless repugnant to the context herein, shall mean and include its successors and permissible assigns, through Mr. Vikas Jain, Director of the company vide resolution dated 15.12.2017, of the SECOND PART; THROUGH Signator Authority KULDEEP MISHR

The First Party and Second Party are hereinafter jointly referred to as the "Parties" and severally referred to as the "Party".

Ambition Colonisers Pvt Ltd

Director

Ambition Colonisers Pvt Ltd

डीड संबंधी विवरण	
डीड का नाम AGREEMENT	
तहसील/सब-तहसील धारूहेडा	गांव/शहर Maheswari
भवन का विवरण	
भूमि का विवरण	
धन संबंधी विवरण	
राशि 1.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 95,200.00 रुपये
E-Stamp स्टाम्प न. S0Z2018F26	स्टाम्प की राशि 95,200.00 रुपये
रजिस्ट्रेशन फीस की राशि 100.00 रुपये	DFC: JMOJNKHK
	पेस्टिंग शुल्क 3.00 रुपये

Drafted By: Self

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 26/06/2018 दिन मंगलवार समय 1:22:00PM बजे श्री/श्रीमती/कुमारी M/s Ambition Colonisers पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता



Kuldeep Mishra

उप/सर्वुक्त पंजीयन अधिकारी
धारूहेडा

श्री M/s Ambition Colonisers Pvt.LTd. thru Thru Sulekh Jain(OTHER)

उपरोक्त पेशकर्ता व श्री/श्रीमती/कुमारी Thru Kuldeep Mishra 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 रामसिंह नम्बरदार पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी घटल महेंनियावास व श्री/श्रीमती/कुमारी मनोज कुमार पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी ओमप्रकाश निवासी कावडीवास ने की।

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

दिनांक 26/06/2018

उप/सर्वुक्त पंजीयन अधिकारी
धारूहेडा

यह प्रमाणित किया जाता है कि पंजीकृत वकील की स्कैन प्रति jamabandi.nic.in पर डाल दी गई है।

उप/सर्वुक्त पंजीयन अधिकारी
धारूहेडा

WHEREAS for the purpose of promoting and developing a Housing Colony on the Land belonging to the Parties, both parties have entered into Memorandum of Understanding dated 1st Day of December, 2017 and to this agreement to lay down the terms and conditions for the development of Affordable Plotted Housing Colony under Deen Dayal Jan Awas Yojna (DDJAY) (hereinafter referred to as the "Said Project"), on the land belonging to the Second Party in addition to the Land already belonging to the First Party as per details below:

Land belonging to FIRST PARTY; Mustakil No. 34, Killa No. 17/1 Min North (4-16.4), 16/1/2 Min North (1-7.2), 18 Min (4-16.4), 12 (8-0), 13 (8-0), 22/2 (3-18), 23(8-0) totaling to 38 Kanal 18 Marla or 4.8625 Acre.

Land belonging to SECOND PARTY; Mustakil No. 34, Killa No. 11 (7-8), 19 Min North (4-16.4) 20 Min North (4-16.4) 22/1 (4-2) totaling to 21 kanal 2.8 Marla or 2.6425 Acre.

(Hereinafter defined as "Scheduled Land") situated in Village- Maheshwari, Sub-Tehsil-Dharuhera, District- Rewari, Haryana.

AND WHEREAS the First Party is engaged in the business of Real Estate Development and has requisite expertise, resources and skills to undertake development of property(ies) and accordingly the Second Party offered to the First Party abovesaid land belonging to the Second Party as a part of the Scheduled land for development of the Said Project and the First Party accepted the offer of the Second Party and agreed to develop the abovesaid 2.6425 Acre land of the Second Party as a developer along with his own abovesaid part of the Scheduled Land for the development of the Said Project and the Second Party handed over the peaceful and vacant possession of their land to the First Party/ Developer.

AND WHEREAS the First Party shall work as a developer and shall be responsible for execution of such documents as would be required to apply/ obtain the LOI, License, Layout, Building Plan, Service Plans etc. and for all other Approvals, NOCs etc. to the Director General, Town & Country Planning, Haryana (hereinafter referred to as the "DGTCP") and/or to other government agencies, authorities and departments as per Rules/ Memos issued by Government of Haryana for the development of the Said Project on the Scheduled Land.

AND WHEREAS the Developer is entrusted with liability for payment of all dues, bank guarantee etc. as may be required for LOI or License/s and also for payment of all dues to its workman, employees, statutory compliances of labour law, other law, govt. regulations and rules as are in force or introduced from time to time and/or for any accident such as lack of safety resulting in injury or damages to workmen, plant, machinery or any other third party.

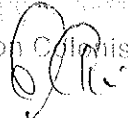
Now the parties to this collaboration agreement has mutually decided / agreed to enter into this agreement on the terms and conditions mentioned below.

NOW THIS COLLABORATION AGREEMENT WITNESSES AS UNDER:

1. TERM & SCOPE OF THIS COLLABORATION AGREEMENT

EFFECTIVE DATE: This Collaboration Agreement shall come into force on the date, month and year mentioned hereinabove.

For Ambition Colonisers Pvt. Ltd.



Kuldeep Mishra

SCOPE: The scope of this Collaboration Agreement is to provide the terms & conditions to be performed by the parties hereinabove in relation to development of a Affordable Plotted Housing Colony under DDJAY policy (hereinafter referred to as the "Said Project" on the Scheduled Land situated at Village- Maheshwari, Sub-Tehsil-Dharuhera, District- Rewari, Haryana.

2. PROJECT DEVELOPMENT

DEVELOPMENT: The Second Party hereby entrusts to the Developer, its part of the Scheduled Land and hereby grant exclusive right of development and setting up of the Said Project, along with the part of Scheduled Land owned by Developer.

CONTRIBUTION BY PARTIES: The Second Party hereby agrees to deliver to the First Party, Land Area of 2.6425 Acres (Mustakil No. 34, Killa No. 11 (7-8), 19 Min North (4-16.4) 20 Min North (4-16.4) 22/1 (4-2) totaling to 21 kanal 2.8 Marla) situated at Village- Maheshwari, Sub-Tehsil-Dharuhera, District- Rewari, Haryana for the development and setting up the Said Project on the Scheduled Land in addition to the land already owned by the First Party. The Developer shall employ his own resources like funds, workmen, architects, engineers, contractors, sub-contractors etc. at his own cost and Second Party shall in no way be responsible for the liabilities of the Developer.

3. APPROVAL FROM DGTCP

The Developer shall be liable to seek all required approvals/ sanctions etc., for development of Said Project on the Scheduled Land from all Govt. Authorities or any other Regulatory Authorities, at its own cost and expense and shall also complete all formalities, which may be required for the said purpose as may be communicated by DGTCP etc. The Developer shall also liable to pay any statutory charges / interest / penalties etc., to various departments.

4. COST OF DEVELOPMENT

It is expressly agreed and understood by and between the parties hereto that the Second Party shall not be liable to pay or bear any part or portion of the cost of construction and development of the Said Project on the Scheduled Land at any stage and that the Developer shall have full, exclusive, absolute and unfettered right and control over the said development and to sell and transfer its Share to any person(s) and to recover its cost, expenses and profits as the Developer may in its absolute discretion deem fit and the developer shall also have the right to enter into agreement with third party for promotion, advertisement, marketing and sales of the project.


5. ADVERTISEMENT & MARKETING

5.1 ADVERTISEMENT: The Developer shall ensure that adequate publicity/ advertisement is done for the Project either by themselves or through any third party. Entire expenses in this regard shall be borne by the Developer. Further, the Developer shall ensure that the

For Ambition Colonisers Pvt. Ltd.


DIRECTOR

For S.K.C. Builders Pvt. Ltd.


Kuldeep Mishra
Authorized Signatory

advertisement for sale of Plots/ Shops/ Floor/s (hereinafter referred to as "Units") shall contain the name of Original Licensee.

MARKETING: The Second Party hereby agrees that marketing of the entire area shall be done by the Developer in any manner it deems fit and the Second Party shall not interfere or object to the same.

6. DEVELOPER'S OBLIGATIONS

The Developer shall at its own costs and expenses do the following:

6.1 COMPLIANCE :

(A) All the necessary applications for grant of License or any other approval in compliance with the LOI to be issued by the DGTCP, Haryana for development of the Project on the Scheduled Land shall be made by the Developer.

(B) The Developer hereby agrees to comply with all the terms and conditions mentioned in LOI, to be issued by DGTCP, Haryana, License, LC-IV and Bilateral Agreement as per Haryana Urban Development Act, 1975 and Rules & Regulations made therein. The Developer shall ensure that the development of the Project shall be conducted in compliance with all applicable laws and project approvals.

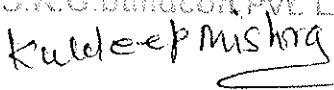
(C) The Developer shall execute all Undertakings, Affidavit, Agreements and Liabilities on account of fees and charges, Bank Guarantee mentioned in LOI to be issued by DGTCP, Haryana and also for payment of all dues to its workman, employees, Statutory Compliances of Labour Law as well as any other law for the time being in force including but not limited to rules and regulations issued by the concerned Department/s of Govt. of Haryana from time to time and/or for any accident such as lack of safety resulting in injury or damages to workmen, plant, machinery or any other third party.

6.2 DILIGENCE: The Developer hereby agrees to perform the duties and undertake the responsibilities set forth in this Collaboration Agreement and agrees to apply efficient business administration and to use reasonable, diligent, expeditious and economical efforts at all times in the performance of its obligations. The Developer shall generally act diligently and shall devote such time and attention to the Project as may be necessary to accomplish the purpose of this Agreement.

6.3 PROJECT APPROVAL: The Developer shall obtain all requisite permissions and approvals as may be required for such development & construction including obtaining of Completion/ Part Completion/ Occupation/ Part Occupation Certificate. The Developer shall commence, execute and complete the development of the Project in accordance with the Project Plan and in compliance with the terms, covenants and conditions set forth in this Agreement. The Developer shall own/ procure and employ all project equipments as may be required for the purpose of the project and shall mobilize the same on the Scheduled Land.

For Ambition Coloniser Pvt. Ltd.

Director

for C.K.C. buildcon Pvt. Ltd.

Authorised Signatory

6.4 LAYOUT PLAN: The Developer shall prepare the layout plan of the Scheduled Land for development of the Project and to obtain sanction/s of the same from the Regulatory Authorities.

6.5 PAYMENT OF FEES & CHARGES: The Developer shall make payment of license fee, scrutiny fee, external development charges, internal development charges and all other dues payable to the concerned departments for obtaining the license and all other statutory approval necessary and to keep the same subsisting and valid upto the completion of the Project. Any new /additional fee/ demands shall be met for the entire Scheduled Land by the Developer. All amenities and facilities like road, parks, community centre, water and electricity supply, sewerage, as required for the development of the Said Project shall be provided by the Developer at its expense without any claim or demand from the Second Party.

7. DEVELOPER'S COVENANTS

The Developer hereby covenant that it shall obtain all approvals, licenses, sanctions from the Appropriate Authorities as and when required within a reasonable period at its own cost and expenses.

8. DEVELOPER'S AUTHORITY


The Developer is entitled to transfer, sell, convey or dispose off the entire area comprising the units, which would be available on development of the project, as per this Collaboration Agreement, and in connection therewith, the Second Party authorize the Developer, as under:

8.1 RECEIVE OF BOOKING: The Second Party hereby authorize the Developer to receive booking, advance, interim, earnest deposit, sale price or any other amounts payable by the prospective allottee /purchaser, transferee, lessee of the Units etc in its name and give effective receipts and discharges in its own name and retain the money. The Developer shall also have right to transfer the right or bookings and receiving of booking amount and give effective receipts and discharges in its own name and retain the money in the name of any Third Party.

8.2 ALLOTMENT & AGREEMENT: The Second Party hereby authorize the Developer to issue allotment or similar letters, notices or enter into Builder-Buyer Agreement / Agreement to Sell including other agreements, deeds, documents or any arrangements for sale, conveyance, lease or any transfer, in any manner whatsoever the Developer desire, of the said Units.

8.3 TRANSFER OF UNIT: The Second Party hereby authorize the Developer to sign necessary transfer forms for transfer of Unit(s) in the name of the purchasers, allottees, transferee, and lessee and in the records of concerned local authorities.

8.4 CONVEYANCE DEED: The Second Party hereby authorize the Developer to sign and execute any other document incidental to deed(s) of conveyance, if required, to lodge deed(s) of conveyance and other documents, if any, executed and requiring registration in the office of the Registrar or sub-Registrar of Assurances and or to admit execution made before him, only after getting Completion/ Part Completion/ Occupation/ Part Occupation Certificate and to handover possession of said Unit(s);

For Ambition Colonisers Pvt. Ltd.

Director

S.K.G. Builders Pvt. Ltd.

Kulddeep Mishra

Authorised Signatory

9. SECOND PARTY'S CONVENANTS

9.1 NON- TRANSFERIBILITY: The Second Party hereby agree not to transfer their rights, title or interest in the part Scheduled Land during currency of this Collaboration Agreement in whole or in part which may cause interruption in the development of the Project.

9.2 SECOND PARTY'S UNDERTAKING: The Second Party hereby represent and undertake that till the currency of this Collaboration Agreement they will not do any act, which in any manner directly or indirectly, cause obstruction of any nature in the development or affects the right of the Developer under this Collaboration agreement.

9.3 DELEGATION OF POWER BY THE SECOND PARTY'S: The Second Party agrees to place at the disposal of the Developer the Scheduled Land for the purpose of development work with all such powers and authorities that would be necessary or desirable for the speedy and efficient completion of the development of the Project. This would include the authority and power to submit the necessary proposals, apply for electricity, water, sewer connection etc. and all other matters which may be necessary for the purpose of this Collaboration Agreement.

9.4 GENERAL ASSISTANCE :

(A) The Second Party shall sign necessary application as prepared by the Developer for grant of sanction, license in respect of the Scheduled Land. The Second Party shall also sign all papers as may be required from time to time, for the development of the Project and make themselves available whenever they are required by the Developer for the same. The Second Party shall give all assistance to the Developer in processing the application for grant of approval/ sanction and all other approvals after the grant of license. However, all the cost, fees and other expense for getting the change of land use/ license or any other approval for development will be borne by the Developer only.

(B) The Second Party shall do and perform all acts, deeds, matters and things as may be required by the Developer lawfully to carry out the Development of the Scheduled Land including entering in to agreements with prospective purchasers of the various Units and/or building proposed to be constructed on the Scheduled land including but not limited to Plots, Floors, Shops or other areas.

(C) Carrying out all acts, deeds and things, as are required from the Second Party of the property to enable the Developer to submit the plans for the development of the Project and to obtain approval for the same.

(D) Not to do any act, deed, matter or thing whereby or by means whereof these presents or any other documents executed in pursuance of these presents which may result in cancellation, termination or otherwise jeopardized;

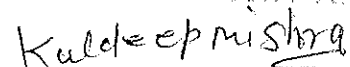
9.5 The Second Party hereby authorize the Developer to apply for / obtain various developmental permissions and to complete development in respect thereof;

9.6 The Second Party shall perform all acts including signing any documents, papers returns or compliance with all applicable State or Central laws or terms of license, Apartment Partieship Act.

For Ambition Colonisers Pvt. Ltd.



For S.K.G. buildcon Pvt. Ltd.



Authorised Signatory

9.7 The Second Party confirm that the entire understanding under this Collaboration Agreement is contingent upon each constituents discharging their full responsibilities & obligations and ensuring that the Partiership of Scheduled Land is fully marketable and under possession of Developer.

10. SECOND PARTY'S WARRANTIES

10.1 The Second Party hereby warrants that they are in possession of the Scheduled Land and there are no encroachments or unauthorized constructions on the Scheduled Land.

10.2 The Second Party hereby also warrants that they have handed over the exclusive possession of the Scheduled Land to the developer for specific purpose of development of Project.

10.3 The Second Party hereby also warrants that the Scheduled Land is free from mortgages, charges, lien, acquisitions or other encumbrances and that if at any time hereafter any such mortgages, charges, lien, acquisitions or other encumbrances, the Second Party hereby undertake to remove and settle the same at their own costs & expenses and to the satisfaction of the Developer.

10.4 The Parties confirms that all original papers, documents, agreements, deed or indenture evidencing the Parties title to the Scheduled Land, shall be kept by them and the Parties hereby undertake to deliver all original papers, documents, agreements, deed or indenture including other assistance and co-operation to the Developer as and when required for the development / construction of the Project on the Scheduled Land.

10.5 The Parties hereby warrants that they shall comply with all the conditions stipulated in the license for the development & construction of the Scheduled Land and the license shall be kept valid, effective and in force during the tenure of this Agreement. All expenses for keeping the license subsisting/valid shall be incurred by the Developer.

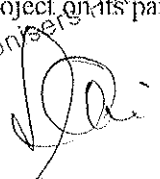
10.6 The Second Party also warrants that they have not entered into any agreement for sale, transfer, lease, mortgage, license or any commitment of any nature in respect of the Scheduled Land or any part thereof nor have it entered into any agreement for sale of any premises in the proposed structures and buildings.

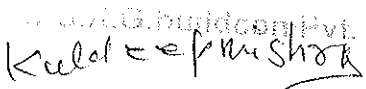
10.7 The Developer shall have all the rights to either integrate additional land in the proposed Project either on outright purchase or on collaboration on such terms as it may deem fit. The Second Party shall not in any way interfere or obstruct in the arrangement or raise any objection of any nature of arrangements by Developer or in implementation of this Agreement.

11. ENTITLEMENT & CONSIDERATION

ENTITLEMENT : The Second Party is entitled to receive Rs. 10,00,000 (Rs. Ten Lakhs) from the Developer as an Interest-free Security till the completion of the project.

CONSIDERATION : The Second Party has entered into this Collaboration Agreement with the Developer and accordingly has agreed to grant exclusive right of development for setting up of the Said Project on its part of the Scheduled Land, along with the part of Scheduled Land

For Ambition Colonisers Pvt. Ltd.

Director

Kuldeep Mishra

Authorized Signatory

owned by Developer. In lieu of cost incurred by the Developer for the development of the Said Project, the Developer shall retain 20% amount of the Net Realisations by the sales of the Units developed on the part of Scheduled Land owned by the Second Party.

12. PARTIES LIABILITY

Each party hereto shall bear, pay and discharge their responsibilities, including Income-Tax and other tax liabilities that may arise on account of receipt of the proceeds by each of them.

13. INDEMNIFICATION

The Second Party and the Developer shall mutually indemnify, defend and hold harmless the other party, its affiliates, and each of their directors, officers, employees, etc. against all claims, suits and proceedings and all liabilities on account of income-tax, wealth tax or other tax liability for the Scheduled Land and development & construction including losses, expenses, damages and costs (in each case actual and direct in nature) incurred or suffered by the Other party(ies), relating to or arising out of the breach by the indemnifying party of any of its duties, obligations, representation or warrants under the Collaboration Agreement keep each other indemnified from and against any liability.

14. DURATION

The entire development of the Project shall be completed in accordance with the approved plans till the Completion/ Occupation Certificate obtained by the Developer.

15. DENIAL OF PARTNERSHIP / ASSOCIATION OF PERSON (AOP)

It is hereby expressly agreed and declared that :

15.1 These presents do not create any Partnership or Association of Persons between the parties hereto;

15.2 Each of the parties hereto has undertaken obligations and has rights specified hereinabove on their own account and on principal to principal basis and not on behalf of, or on account of or as agents of any one of them or anyone else;

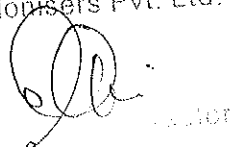
16. DENIAL OF AGENCY

Nothing contained in this Collaboration Agreement shall be deemed to constitutes a Party as the agent of the other Party for any reason or purpose whatsoever.

17. SEVERABILITY

If any provision of this Collaboration Agreement is invalid or unenforceable / impracticable or prohibited by law, this Agreement shall be considered divisible as to such provisions and such provisions shall be inoperative and shall not be part of the consideration moving from either Party to the other and the remainder of this Agreement shall be valid and binding and of like effect as though such provision was not included herein.

For Ambition Colonisers Pvt. Ltd.



Kuldeep Mishra
Authorised Signatory

18. DISPUTE RESOLUTION

Any dispute arising out of the Collaboration Agreement shall be referred to the Arbitrator, prima facie, appointed by the parties hereto, the cost of which shall be paid by the both Parties equally. The proceedings of the Arbitrator shall be in English language and the decision of the Arbitrator shall be final.

19. JURISDICTION

The parties have entered into this Collaboration Agreement at Delhi and this Agreement is subject to the exclusive territorial jurisdiction of the Courts at Delhi to the exclusion of all other courts at any other place, to which the parties have so agreed specifically.

20. GENERAL

20.1 NOTICES : All notices which are required to be given hereunder shall be in writing and shall be sent to the address of the recipient set out in this Agreement or such other address as the parties may notify each other. Any such notice may be delivered personally or by Registered AD or Speed Post.

20.2 GOVERNING LAW: This Collaboration Agreement shall be governed by and construed in accordance with the laws of India.

20.3 TRANSFER OF PROPERTY ACT, 1882 : The parties hereby agreed that the right granted by the Second Party to the Developer under this Collaboration Agreement to permit development of the Project, shall not be construed as a delivery of possession under Section 53A of the Transfer of Property Act, 1882. The legal possession of the Scheduled Land shall remain & vested with Parties and the Developer shall only be permitted to develop the Scheduled Land in terms of this Collaboration Agreement.

20.4 The Parties hereto agree to execute such papers and documents as may be necessary and expedient for enabling the Developer to carry out and complete the development on the Scheduled Land as herein contemplated.

20.5 The Parties hereby agree that this Collaboration Agreement shall be irrevocable and no modification/ alteration etc. in the terms & conditions of this Collaboration Agreement shall be permitted except on such modified terms & conditions that parties may mutually agree upon in writing to comply with any statutory requirement or otherwise.

21. ENTIRE AGREEMENT

This Collaboration Agreement constitutes the entire agreement/ understanding between the Parties hereto with respect to the matters dealt with herein and supersedes any/ all previous agreement or arrangement including communication between the parties hereto in relation to such matters. No violation of this Agreement shall be valid unless made by one or more instrument in writing and signed by each of the Parties hereto.

For Collaboration Colonisers Pvt. Ltd.



Kuldeep Mishra

Authorised Signatory

22. HEADINGS

The headings herein are so given for the sake of convenience and easy reference only and they do not in any way governs or interpret the meaning thereof.

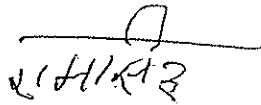
IN WITNESS WHEREOF, the Parties hereto have hereunto set and subscribed their respective hands at the place and on the day, month and year, first above written in the presence of following witnesses:

FIRST PARTY

For Ambition Colonisers Pvt. Ltd.

Authorised Signatory
Director Director

In Witness Of:
Signature:
Name:
Address:
.....
.....



राम सिंह नरहरदास
ग्राम घटवाल महेन्द्रनगरवास (जिला डी)

for S.K.G buildcon Pvt. Ltd.
SECOND PARTY

Kaldeep Mishra

Authorised Signatory
Director

Signature:
Name: ...M.A.N.O.J. KUMAR
Address: R/o...KAPRIWAS
DHARUHERA REWARI

Reg. No. 948 Reg. Year 2018-2019 Book No. 1



पेशकर्ता
Thru Sulekh Jain

दावेदार

गवाह

दावेदार
Thru Kuldeep Mishra

गवाह 1:- रामसिंह नम्बरदार
गवाह 2:- मनोज कुमार

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 948 आज दिनांक 26/06/2018 को बही न: 1 जिल्द न: 174 के पृष्ठ न: 162 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 1,958 के पृष्ठ सख्या 29 से 38 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 26/06/2018

उप/सर्व्युक्त पंजीयन अधिकारी
धारुहेडा