

Non Judicial



# Indian-Non Judicial Stamp Haryana Government



Date : 24/02/2021

Certificate No. G0X2021B2120



GRN No. 73594841



Stamp Duty Paid : ₹ 6000000  
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

## Seller / First Party Detail

Name: Radhey Buildhome Pvt Ltd

H.No/Floor : 25

Sector/Ward : 3

LandMark : M2k mall 16 mangalam place

City/Village : Rohini

District : New delhi

State : Delhi

Phone: 87\*\*\*\*\*40

Others : M two k projects llp



## Buyer / Second Party Detail

Name : Adani m two k Projects Llp

H.No/Floor : 0

Sector/Ward : 0

LandMark : 10th floor shikhar navrangpura

City/Village: Ahmedabad

District : Ahmedabad

State : Maharashtra

Phone : 87\*\*\*\*\*40

Purpose : COLLABORATION AGREEMENT



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

Stamp Duty : Rs. 60,00,000/-  
Stamp No./dated : G0X2021B2120/24-02-2021  
Stamp issued by : Online

## COLLABORATION AGREEMENT

THIS AGREEMENT is made and executed at 25th day of February, 2021

AMONGST

**M/s Radhey Buildhome Private Limited**, a company registered under the Companies Act, 1956, having its registered office at Shop No. 25, M2K Mall 16, Mangalam Place, District Center, Sector-3, Rohini, Delhi-110085 through its authorized representative Mr. Sanjeev Malhotra (Aadhaar No. 2856 3955 2896) vide Board resolution dated 02-09-2019 (hereinafter referred to as the **"Project owner-1"**, which expression shall, unless the context otherwise requires, mean and include its successors and permitted assigns), being the **FIRST PARTY**;

For Radey Buildhome Pvt. Ltd.

Director/Authorised Signatory

For M2K PROJECTS LLP

Partner/Authorised Signatory

For ADANI M2K PROJECTS LLP

Partner/Authorised Signatory

प्रलेख नं:5638

दिनांक:25-02-2021

**डीड संबंधी विवरण**

डीड का नाम COLLABORATION  
AGREEMENT

तहसील/सब-तहसील कादीपुर

गांव/शहर खेडकी माजरा धनकोट

**धन संबंधी विवरण**

राशि 299875008 रुपये

स्टाम्प ड्यूटी की राशि 5997500 रुपये

स्टाम्प नं : g0x2021b2120

स्टाम्प की राशि 6000000 रुपये

रजिस्ट्रेशन फीस की राशि 50000  
रुपये

EChallan:73595067

पेस्टिंग शुल्क 0 रुपये

Drafted By: Ram Niwas Adv.

Service Charge:0

प्रलेख आज दिनांक 25-02-2021 दिन गुरुवार समय 4:30:00 PM बजे श्री/श्रीमती /कुमारी

Buildhome P. Ltd.thru Sanjeev MalhotraOTHER पुत्र .. M2K Projects LL.Pthru D K KarnaniOTHER पुत्र . निवास  
द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

*Sanjeev*

*de*

प्रस्तुतकर्ता

Radhey Buildhome P. Ltd. M2K Projects LLP

उप/संयुक्त पंजीयन अधिकारी ( कादीपुर )

पेशकर्ता व श्री/श्रीमती /कुमारी Adani M2K Projects LLP thru Naveen Kumar MittalOTHER पुत्र .. हाजिर है । प्रस्तुत  
प्रलेख के तथ्यों को दोनों पक्षों

तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी Shiv Kumar Singh पिता --- निवासी Adv  
Gungram व श्री/श्रीमती /कुमारी Pankaj Sirohi पिता Brahm Singh  
निवासी 1-164 Shri Nagar Hapur Ghaziabad UP ने की ।

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

उप/संयुक्त पंजीयन अधिकारी( कादीपुर )

AND

M/s **M2K Projects LLP**, a limited liability partnership registered under the Limited Liability Partnership Act, 2008, having its registered office at 13/29, First Floor, Harsha Bhawan, Connaught Circus, New Delhi-110001, through its authorized representative Mr. D K Karnani (Aadhaar No. 5018 5585 4029) vide Board resolution dated 04-09-2019 (hereinafter referred to as the "**Project Owner-2**", which expression shall, unless the context otherwise requires, mean and include its successors and permitted assigns), being the **SECOND PARTY**;

AND

M/s **Adani M2K Projects LLP**, a limited liability partnership registered under the Limited Liability Partnership Act, 2008, having its registered office at 10<sup>th</sup> Floor, Shikhar, Nr. Adani House, Mithakhali Six Roads, Navrangpura, Ahmedabad-380009 through its authorized representative Mr. Naveen Kumar Mittal (Aadhaar No. 6975 7681 2789) vide Board resolution dated 04-09-2019 (hereinafter referred to as the "**PROJECT MANAGEMENT AND MARKETING AGENCY (PMMA)**", which expression shall, unless the context otherwise requires, mean and include its successors and permitted assigns), being the **THIRD PARTY**.

The Project Owner-1 and Project Owner-2 shall be collectively referred to as the "**Project Owners**". The First Party, Second Party and Third Party shall be collectively referred to as the "**Parties**" and individually as a "**Party**".

**WHEREAS:**

**A. PROJECT OWNERS:**

1. The Project Owner-1 is the sole and absolute owner of land admeasuring 12.85625 acres situated at Sector-102/102A, Gurgaon, Haryana (hereinafter referred to as the "**Land Parcel-1**") as more fully described in **Annexure-1**.
  2. The Project Owner-2 is the sole and absolute owner of land admeasuring 2.1375 acres situated at Sector-102A, Gurgaon, Haryana (hereinafter referred to as the "**Land Parcel-2**") as more fully described in **Annexure-2**.
  3. The **Land Parcel-1 & Land Parcel-2** shall collectively be known as the said Land.
- B.** The PMMA is engaged in the business of construction, development, project management consultancy and marketing of real estate projects.
- C.** The Project Owners shall apply jointly for grant of licence for development of a plotted housing colony under Deen Dayal Jan Awas Yojna scheme of Government of Haryana (hereinafter referred to as the said Project).
- D.** The Project Owners shall develop the said Project at their own costs and the PMMA shall provide its expert service for project management and marketing the Project under its brand name as agreed herein.

For Radey Buildhome Pvt. Ltd.  
  
Director/Authorised Signatory

For M2K PROJECTS LLP

  
Partner/Authorised Signatory

For ADANI M2K PROJECTS LLP

  
Partner/Authorised Signatory



पेशकर्ता



दावेदार



गवाह

*Sanjeev*

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru Sanjeev Malhotra OTHER Radhey Buildhome P. Ltd. thru D K Kamani OTHER M2K Projects LLP

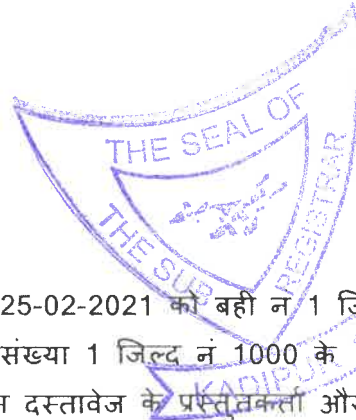
दावेदार :- Shiv Kumar Mittal OTHER Adani M2K Projects

गवाह 1 :- Shiv Kumar Singh

गवाह 2 :- Pankaj Sirohi

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 5638 आज दिनांक 25-02-2021 को बही नं 1 जिल्द नं 229 के पृष्ठ नं 47.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1000 के पृष्ठ संख्या 34 से 36 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।



दिनांक 25-02-2021

उप/संयुक्त पंजीयन अधिकारी ( कादीपुर )

- E. Project Owners shall incur the cost / infuse fund for the development of the project in their respective land-owning ratio.
- F. The Parties desire to reduce into writing their mutual and *inter se* rights and obligations for the development of the Project in general.

**NOW, THEREFORE**, in consideration of the foregoing and the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties have agreed to collaborate together subject to the terms and conditions hereinafter contained:

**TERM AND SCOPE OF THE AGREEMENT:**

- 1.1 **Effective Date:** This Agreement shall come into force and be binding on the Parties with effect from the date of execution of this Agreement.
- 1.2 **Scope:** The scope of this Agreement is to provide for the terms, scope, functions and covenants to be performed by the Parties in relation to the said Project and to define the respective rights and obligations of the Parties in relation to the said Project. This Agreement is in supersession to all the earlier agreements entered into by the parties, if any, vis-à-vis the said Land/said Project.

**1. PROJECT DEVELOPMENT**

- 2.1 **Development:** The Parties hereby agree that the Project shall be developed under Deen Dayal Jan Awas Yojna – Affordable plotted housing policy notified by Town and Country Planning Department, Government of Haryana on February 8, 2016 as amended from time to time.
- 2.2 **Name of the Project:** The Parties have agreed that the name of the Project shall be decided by the Project Owners. The Parties shall ensure that the Project is promoted, advertised and publicized under the Project Name.
- 2.3 **Engagement of Contractors:** The PMMA shall finalize designs, specifications, construction strategy, project plans and engagement of architects, engineers, contractors, sub-contractors, etc. at the cost of the Project Owners. The PMMA may with the consent of Project Owners, if the circumstances so warrant, make alternations in the designs, specifications, Project Plans, etc. and apply for requisite approvals from the relevant Governmental Authorities.
3. **PROJECT COMPLETION AND EXTENSION:** The Project may be designed, developed, marketed and completed in one or more phases as the need and circumstances so warrants.

**4. CONSIDERATION OF THE PARTIES:**

- 4.1 **Revenue of Land Owners:** That all the plots in the approved layout plan will be identified and earmarked as the respective and distinct share of Project Owner-1 & Project Owner-2 corresponding to the Project Owner's respective share of Land Parcel-1 & Land Parcel-2. That both the Project Owners shall be entitled to the sales realization of their share of plots only, as and when so realized. As the funding for the development of the projects shall be borne by Project Owner – 1 & Project Owner – 2 in proportion to their respective share of


For Radey Buildhome Pvt. Ltd.

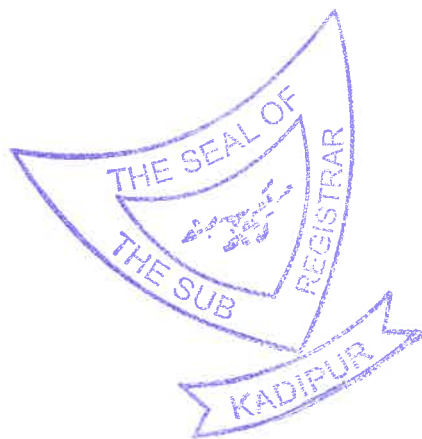
  
Director/Authorised Signatory

For M2K PROJECTS LLP

  
Partner/Authorised Signatory

For ADANI M2K PROJECTS LLP

  
Partner/Authorised Signatory





Land, For the sake of clarification, sale consideration of the plots shall first be utilized against the cost / fund share of the respective Project Owner before distribution to Project Owners.

- 4.2 **Sale of the Units:** It is hereby agreed amongst the Parties that the entire developed area in the Project shall be marketed and sold by the PMMA on behalf of the Project Owners under their authorization, at mutually decided price and all monies received from customers shall be deposited in designated RERA account as per the applicable statutory rules and the escrow bank account shall be opened for managing the smooth development of the Project in compliance with RERA and License conditions. The term, conditions and modus operandi of Escrow Account shall be mutually decided.
- 4.3 **Consideration:** Fees payable to the PMMA for the services rendered by PMMA to Project Owners shall be 10% of the total Sale Realization (excluding Interest Free Maintenance Security Deposit, other Deposits and all applicable taxes) from all type of plots, in consideration of all its services AND 10 % of the Project Development cost (excluding EDC /IDC) as per progress of the project.

Project Owners shall share balance Sale Realization, of their respective area of plots sold after adjusting all expenses made towards construction /development of the project as per mutually agreed terms and compliance of RERA rules.

- 4.4 **Security Deposit:** The PMMA has paid a refundable security deposit of Rs. 2,00,00,000/- (Rupees Two Crores Only) to Project Owner-1 and has agreed to pay a refundable security deposit of Rs. 50,00,000/- (Rupees Fifty Lac Only) to Project Owner-2 which shall be refundable/adjusted from the entitlement receivable-payable inter se, on completion of the project.

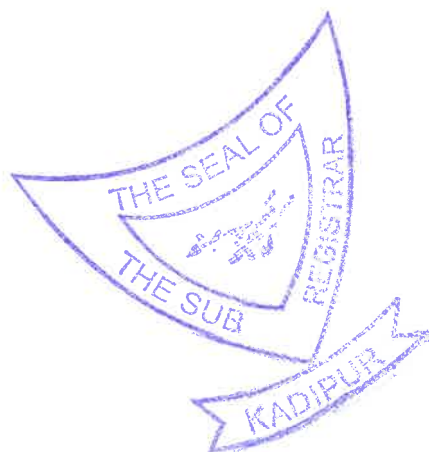
## 5. PROJECT OWNERS' OBLIGATIONS:

- 5.1 **Costs:** The Project Owners shall bear all costs in relation to the development of the Project in the ratio of Land Parcel-1 & Land Parcel-2 as per the terms and conditions of the LOI and Licence including payment of License Fee, Scrutiny Fee, CLU Charges, EDC, IDC and Licence Renewal Fee, etc., furnishing of requisite Bank Guarantees, if any, obtaining NOCs from Ministry of Environment and Forest, RERA Registration and compliances, Electricity, Fire, Road, etc. and development cost of the project, including but not limited to the amounts payable to the architects, engineers, contractors, sub-contractors, etc. It is clarified that in the event of the PMMA incurring any costs or expenses for and on behalf of the Project Owners, in the interest of the said Project, the same shall be reimbursed by the Project Owners to the PMMA on actual basis including all costs incurred till date towards EDC, IDC, License fees as may be adjusted in issuance of proposed License.
- 5.2 **Development of the Project:** The Project Owners shall authorize the PMMA to obtain all permissions and approvals required to commence and complete the development of the said Project as may be required including obtaining the Completion Certificate. The Project Owners shall commence, execute and complete the development of the Project under supervision of PMMA and in accordance with the Project Plan finalized by the PMMA and in compliance with the terms, covenants and conditions set forth in this Agreement. The Project Owners shall own / procure and employ all Project Equipment as may be required for the purpose of the construction/ development/ completion of the said Project, in the manner as advised by the PMMA and shall mobilize the same on the said Land at the cost of the Project Owners.
- 5.3 **Taxes:** It shall be the obligation of Project Owners to pay and discharge payment of all applicable taxes, cess and assessments on the said Land from time to time.

For Radey Buildhome Pvt. Ltd.  
  
Director/Authorised Signatory

For M2K PROJECTS LLP  
  
Partner/Authorised Signatory

For ADANI M2K PROJECTS LLP  
  
Partner/Authorised Signatory



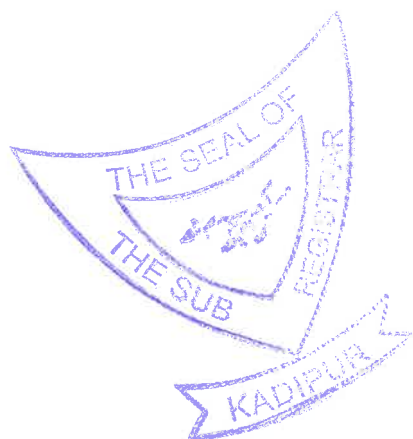


- 5.4 **Encumbrances:** The Project Owners shall ensure that the said Land is free from all encumbrances, mortgages, and other liabilities, the delay in clearing of which may hinder timely completion of development of the Project.
- 5.5 **Custody of Title Documents:** The Project Owners shall keep all the original papers, documents, agreements, deeds or indenture evidencing Project Owners' title to the said Land in safe custody.
- 5.6 **Refund of fees, security deposit, etc.:** The Project Owners shall be entitled to obtain and retain the refund of all fees, security deposits and other charges of whatsoever deposits and other charges of whatsoever nature deposited by the Project Owners with various Governmental Authorities for seeking various Project Approvals.
6. **PMMA'S OBLIGATIONS:**
- 6.1 **Project management, supervision, sales and marketing of project:** The PMMA shall plan, supervise, market and sell the project with utmost efficiency. The PMMA agrees to perform the duties and undertake the responsibilities set forth in this 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 PMMA shall generally act diligently and shall devote such time and attention to the Project as may be necessary to accomplish the purposes of this Agreement
- 6.2 **Costs:** The PMMA shall bear all its in-house costs in relation to providing Project Management Consultancy and Marketing Services including all promotional expenses advertisement, branding, brokerage, commission for effectively marketing and selling the project inventory. The PMMA shall also bear all cost in relation to any Stamp Duty, Registration Charges, Levies, all taxes (if any) payable on this Agreement and in no event the Project Owners shall be liable on such account.
- 6.3 **Adequate Personnel:** The PMMA shall at all times provide such experienced personnel as are reasonably required to carry out the obligations of the PMMA under this Agreement. The Personnel employed by the PMMA in connection with the Project shall be the employees of the PMMA or independent contractors as appointed by the PMMA, and shall not be the employees of the Project Owners. The PMMA shall be the principal employer in respect of the contract workers engaged by it; in no event shall the Project Owners be deemed to be a principal employer in relation to such contract workers or be held liable or responsible for compliance of relevant laws with respect thereto. The PMMA shall be solely responsible for the salaries of its employees and any employee benefits, including, without limitation, wages, workers' compensation benefits and fringe benefits, to which the PMMA's employees or agents may claim to be entitled. The PMMA shall fully comply with applicable laws and regulations having to do with worker's compensation, hours of labour, health and safety, wages, working conditions, and other employment related subjects.
- 6.4 **Compliance:** The PMMA shall at all times ensure that the development of the Project and all activities with respect to the Project shall be conducted in compliance with all Applicable Laws and Project Approvals.
7. **REPRESENTATIONS AND WARRANTIES:**

For Radey Buildhome Pvt. Ltd.  
  
Director/Authorised Signatory

For M2K PROJECTS LLP  
  
Partner/Authorised Signatory

For ADAM M2K PROJECTS LLP  
  
Partner/Authorised Signatory

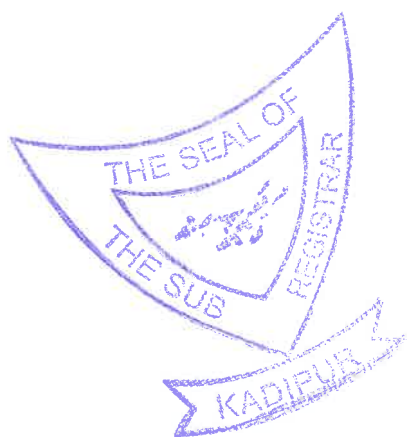


- 7.1 **Of the Project Owners:** The Project Owners hereby represents and warrants as of the date hereof:
- 7.1.1 This Agreement has been duly authorized by all requisite action on the part of the Project Owners and is a valid and legally binding obligation of the Project Owners enforceable in accordance with its terms.
- 7.1.2 Neither the execution and delivery of this Agreement by the Project Owners nor the performance of its obligations hereunder will (i) result in the breach of or default under agreement to which the Project Owners is a party or are otherwise bound; or (ii) violate or otherwise conflict with any applicable law or any order or decree of any court or Governmental Authority.
- 7.1.3 The Project Owners are the sole and absolute owner of the said Land and its title to the Land is good, marketable and subsisting.
- 7.1.4 The Project Owners shall co-operate with PMMA and shall provide PMMA with all the necessary documents as may be required by the PMMA from time to time and shall sign and execute all relevant papers, documents, applications, declarations, undertakings, affidavits, power of attorney, etc. as may be required for the purpose of smooth development and completion of the Project and authorize the PMMA to represent the Project Owners before the DTCP and all Government Authorities in connection with Licensing and Approvals of the Project.
- 7.1.5 As on date of execution of this Agreement, the Project Owners is in lawful possession of the said Land free of (a) any mortgage, charge, pledge, lien, encumbrance, hypothecation or other security interest or security arrangement of any kind; or (b) any easement or right of way affecting the Land; or (c) any contractual right of set-off; or (d) the interest of a vendor or lessor under any conditional sale agreement, lease, leave or license agreement or other title retention arrangement.
- 7.1.6 The Project Owners have not received any notice for acquisition or requisition of any portion of the said Land.
- 7.1.7 There are neither any contract/agreement nor any lease affecting the Land nor has any other power of attorney been executed in favour of any third party.
- 7.1.8 There are no tenants or occupants, authorized or unauthorized, on the Land and no other person has any claim in respect of the same.
- 7.2 **Of the PMMA:** The PMMA hereby represents and warrants as of the date hereof:
- 7.2.1 The PMMA is a limited liability partnership duly organized, validly existing and in good standing under the laws of India and has all necessary power to execute and deliver this Agreement and perform all its obligations hereunder.
- 7.2.2 This Agreement has been duly authorized by all requisite action on the part of the PMMA and is a valid and legally binding obligation of the PMMA enforceable in accordance with its terms.
- 7.2.3 Neither the execution and delivery of this Agreement by the PMMA nor the performance of its obligations hereunder will (i) result in the breach of or default under any agreement to which either PMMA is a party or is otherwise bound; or (ii) violate or otherwise conflict with any applicable law or any order or decree of any Governmental Authority.

For Radey Buildhome Pvt. Ltd.  
  
Director/Authorised Signatory

For M2K PROJECTS LLP  
  
Partner/Authorised Signatory

For ADANI M2K PROJECTS LLP  
  
Partner/Authorised Signatory



7.2.4 The PMMA is familiar with the building codes, permit and license requirements, and other construction laws that are applicable to the Project, and the development of the Project will not violate any such laws or requirements.

7.2.5 The PMMA shall be responsible for all aspects of the design, specifications, management of architects, engineers, contractors, sub-contractors, advertising agencies, marketing/branding, brokers/Real Estate Agents, etc. for the purpose of development, construction and marketing of the Project.

## 8. TERM & TERMINATION:

That this Agreement shall be irrevocable and no modification/alteration etc in the terms and conditions of such agreement can be undertaken, except after obtaining prior approval of the DGTCP, Haryana.

## 9. INDEMNIFICATION

Each of the Parties shall indemnify, defend and hold harmless the other party, its affiliates, and each of their directors, partners, officers, employees, etc. against all claims, suits and proceedings and any and all related liabilities, 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 warranties under this Agreement.

## 10. DISPUTES, CLAIMS AND ARBITRATION

All claims, disputes and other matters in question arising out of or related to this Agreement shall be resolved amicably, if unresolved by the Parties hereto after Ninety (90) days after any dispute shall have arisen, shall be submitted to final and binding arbitration. The Party requesting arbitration shall do so by giving written notice to that effect to the other Party specifying in said notice the nature of the dispute. The arbitration shall be conducted and administered in accordance with Arbitration and Conciliation Act, 1996 by a sole arbitrator to be mutually appointed by the Parties and in case of absence of agreement on the sole arbitrator, the sole arbitrator shall be appointed as per the provisions of Arbitration and Conciliation Act, 1996. The venue for such arbitration shall be New Delhi and the same shall be conducted in the English language.

## 11. MISCELLANEOUS PROVISIONS

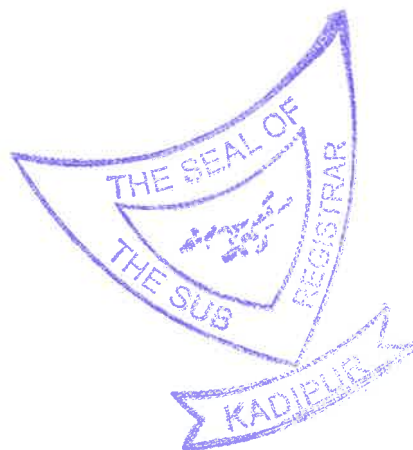
11.1 **Governing Law:** This Agreement shall be governed by and construed in accordance with the laws of India.

11.2 **Relationship amongst the parties:** Notwithstanding anything contained in this Agreement, the mutual and inter-se relationship amongst the Parties shall not be construed to form any type of Partnership or Association of Persons, whatsoever. The Parties hereby acknowledge and accept that they have clearly understood their respective and mutual rights, duties, liabilities, responsibilities and obligations under all the provisions of this Agreement and they are hereby agreeing to abide by the terms and conditions of this Agreement. All the individual

For Radey Buildhome Pvt. Ltd.  
  
Director/Authorised Signatory

For M2K PROJECTS LLP  
  
Partner/Authorised Signatory

For ADANI M2K PROJECTS LLP  
  
Partner/Authorised Signatory





Party to this Agreement shall be individually and separately liable to fulfil their respective corporate and statutory and tax compliances and obligations. The Project Owners and PMMA herein are coming together, on principal to agent basis after detailed deliberation and negotiations.

11.3 **Smooth execution of the Project:** For the purpose of smooth and successful execution and completion of the said Project, the Parties may mutually decide, as the need and circumstances warrants, to limit or expand various inter-se roles and responsibilities in order to achieve several statutory requirements and compliances and the other day to day working of different functions concerning the said Project. In other words, any Party to this Agreement may be assigned additional duties, responsibilities and functions, to ensure that the execution of various functions of the said Project are not stopped or delayed and the said Project is completed at the minimum possible time and costs.

11.4 **Transfer of Property Act, 1882:** It is hereby clarified that the rights granted by the Project Owners to the PMMA under this Agreement, shall not be construed as a delivery of possession under Section 53A of the Transfer of Property Act 1882. The legal possession of the said Land shall vest with the Project Owners and the PMMA shall only be permitted to manage and market the Project in terms of this Agreement.

11.5 **Confidentiality:** During the subsistence of this Agreement, each Party shall, and shall cause all of its affiliates, partners, directors, employees, representatives and advisors, to keep confidential and not publish or disclose to any third parties, except in the normal course of business, any information relating to the other party or relating to the terms and conditions described in this Agreement including its existence or relating to any discussed aspects of the proposed transaction between the Parties in the course of negotiations. Further upon termination or expiration of this Agreement, the Party receiving any confidential information shall at the direction of the disclosing Party return, destroy and expunge, to the extent reasonably practicable, all disclosing Party's confidential information from any computer, word processor or other device containing such information. Further none of the Parties shall make any public announcements regarding the fact of having executed this Agreement without the prior consent of the other party, under otherwise mandated under the law for the time being in force.

11.6 **Notices:** All notices under this Agreement shall be written and shall be delivered (a) personally with receipt acknowledged; or (b) by reputable courier delivery services with receipt acknowledged; or (c) by telecopy or other facsimile transmission (following with next-day hard copy delivered personally or by prepaid, reputable courier delivery service, in either case with receipt acknowledged). Any notice required to be sent under the terms of this Agreement shall be sent to the following addresses:

**If to the Developer-1:**

Address: Shop No. 25, M2K Mall 16, Mangalam Place, District  
Center, Sector-3, Rohini, Delhi-110085  
Attention: Mr. Sanjeev Malhotra  
Email: [radheybuildhome@gmail.com](mailto:radheybuildhome@gmail.com)

**If to the Project Owner-2:**

Address: 13/29, First Floor, Harsha Bhawan, Connaught Circus,

For Radey Buildhome Pvt. Ltd.

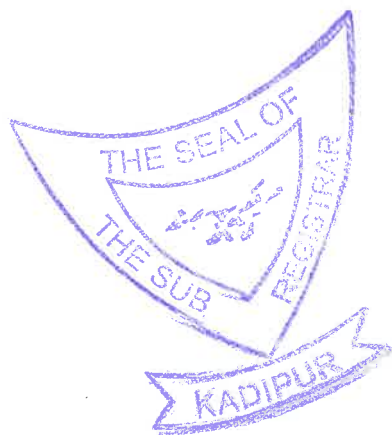
  
Director/Authorised Signatory

For M2K PROJECTS LLP

  
Partner/Authorised Signatory

For ADANI M2K PROJECTS LLP

  
Partner/Authorised Signatory



NewDelhi-110001

Attention: Mr. D K Karnani

Email: [m2kprojectsllp@gmail.com](mailto:m2kprojectsllp@gmail.com)

**If to the PMMA:**

Address: 10<sup>th</sup> Floor, Shikhar, Nr. Adani House, Mithakhali Six

Roads, Navrangpura, Ahmedabad-380009

Attention: Mr. Naveen Kumar Mittal

Email: [adanim2kprojectsllp@gmail.com](mailto:adanim2kprojectsllp@gmail.com)

The Parties may change its respective addresses from time to time but shall be obligated to communicate the revised address to the other Party within 2 (two) days of the change in address.


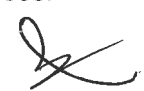
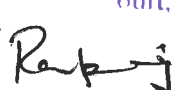
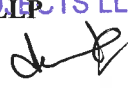

11.7 **Consent and Approval.** All consents or approvals referred to in this Agreement shall be in writing. No consent or approval of the Project Owners or PMMA under this Agreement shall be effective unless given by the Project Owners or PMMA respectively in writing and in accordance with this Agreement.

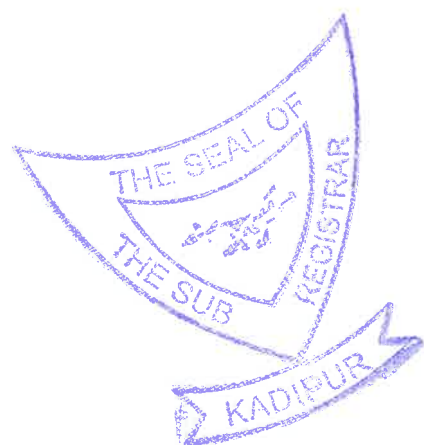
11.8 **Counterparts:** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original.

**IN WITNESS WHEREOF**, the Parties have entered into this Agreement the day and year first above written.

DRAFTED BY

RAM NIWAS ADVOCATE  
Dist. Court, Gurgaon (Hr)

<p>For M/S <b>RADHEY BUILDHOME PRIVATE LIMITED</b> <i>For Radhey Buildhome Pvt. Ltd.</i>  Authorised Signatory</p>	<p>Witnesses:</p> <p>1.   <b>Shiv Kumar Singh</b> Advocate Court, Gurugram</p> <p>2.   <b>Mr. Pankaj Sirohi</b> (Aadhaar 5055 9851 5710) Son of Shri Brahm Singh Resident of H.No. 1/164, Shri Nagar Hapur, Ghaziabad, UP</p>
<p>For M/SM2K <b>PROJECTS LLP</b>  Partner/Authorised Signatory</p>	
<p>M/S <b>ADANI M2K PROJECTS LLP</b> <i>For ADANI M2K PROJECTS LLP</i>  Partner/Authorised Signatory</p>	



**Annexure-1**

**Company Name:- M/s Radhey Build Homes Pvt. Ltd.**


**Village Name:- Kherki Majra, Sector-102A, Gurugram**

Rect. No.	Kila No.	Area	
		Kanal	Marla
30	1/1	5	4
	1/3	0	8
	10	8	0
31	6	8	0
	7/1	1	4
	14/1/2 Min	1	9
	14/2/2 Min	0	3
	15	8	0
	16 Min	7	7
	17/1 Min	1	5
	25 Min	5	4
	5 Min	5	4
	6/1	7	11
42	15/1/2	1	15
	15/2/2	0	5
	11/1/2	3	1
	11/2	4	12
	12	8	0
	13	8	0
	18	8	0
	19/2	7	18
	20/1/1	2	7
	<b>Total Area</b>	<b>97</b>	<b>117</b>
	<b>In Acres</b>		<b>12.85625</b>

For Radhey Buildhome Pvt. Ltd.

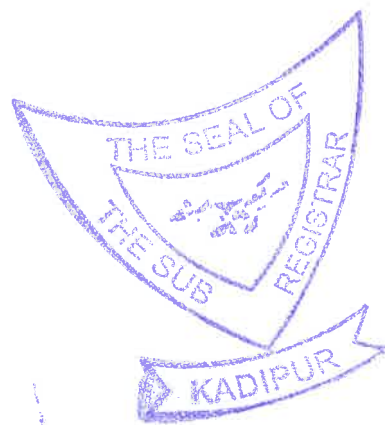
  
Director/Authorised Signatory

For M2K PROJECTS LLP

  
Partner/Authorised Signatory

For ADANI M2K PROJECTS LLP

  
Partner/Authorised Signatory





Annexure-2

Company Name:- M/s M2K Projects LLP

Village Name:- Kherki Majra, Sector-102A, Gurugram

Rect. No.	Kila No.	Area	
		Kanal	Marla
30	21/1/2	2	0
	21/2	4	0
	22	8	0
42	1/1/2/1	0	12
	1/2/1	2	10
	Total Area	16	22
	In Acres		2.1375

For Radey Buildhome Pvt. Ltd.

  
Director/Authorised Signatory

For M2K PROJECTS LLP

  
Partner/Authorised Signatory

For ADANI M2K PROJECTS LLP

  
Partner/Authorised Signatory

