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हरियापुा HARYANA

B 633813

COLLABORATION AGREEMENT

This Collaboration Agreement is made on 20-03-2012 at Naraingarh between Saubhagya Collaboration Agreement is made on 20-03-2012 at Naraingarh between Saubhagya Collaboration Private Limited having its registered office at E-371 Hnd floor, Nirman Vihar, Delhi-92 (hereinafter called the developer and which shall include its assigns, successors etc unless the confext requires otherwise) of the First Part, having a star limited its assigns, successors etc unless the

AND

Pavean Kumar s/o Sh.Mulakh Raj, Nirja Gulati w/o Lucky Gulati, Narinder Parkash s/o Des Raj, Sameer s/o Iqbal Krishan and Seema Ahuja w/o Anil Ahuja all resident of Naraingarh (hereinafter called the Owner and which shall include its assigns, successors etc unless the context requires otherwise) through their power of attorney Munish Budhiraja s/o Sh.Satish Kumar of the Second Part H Naraingarh Nova Gree Nova 329 Sec. 34-3-11 Reget 5-7: Alabangarh

- (A) Whereas the Developers are developing a colony in and around Naraingarh situated in Tehsil Naraingarh on its own behalf and/or on behalf of certain of its associates companies and said Associates Companies have duly authorized the developers and entitled to exercise various powers including the power to sell plots falling in the area belonging to the said Associates Companies in accordance to the passed by DTCP, Haryana State.
- (B) Whereas the second party is absolute owner of the said land as given in Annexure-1 and has requested the developer to develop the land to form a part of the colony.
- (C) Whereas this collaboration agreement is in addition to the development agreement dated 29-03-2011 as per conditions laid down in Letter of Intent issued by Director General of Town and Country Planning Haryana to Saubhagya Colonizers Private Limited vide are number LC-2632 /E(BR)-2011/20105 dated 30-12-2011

Aut Mr Mand Gradue

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प्रशेख न: 4258

डीड सर्वधी विवरण

THE ST STEE AGREEMENT

वहसील/प्रब-वहसील नारायणगढ

गांब/शहर मारायणगढ

भवन का विवरण

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सर्वधी विवरण

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क्रयम

पह प्रलेख आज दिनांक 20/03/2012 4:16:00 PM दिन मंगलवार समय अजे औं/श्रीमहों/क्मारी पुंत्र/पुत्रा/वेसके जारिता/कुमारी निवासी नशायणाड द्वारा पॅजीकरण हेतु प्रस्तुत किया गया।

उप सियुक्त पेजीयन अधिकारी नारायणगढ

श्रे सोधान कालोराईनर्र प्रा0 शित तथा आंगल आहुना(OTHER)

उपरोक्त पंकाशांच औरश्रीमतीरकुमारी मुनेव वृद्धितमा प्रवेदार हाजिर है। प्रस्तुत प्रलेख के तथ्यों को पोनो पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार (),00 रूपमें की राशि दर्शवर ने मेरे समक्ष पंजनले को जब की तथा प्रलेख में वर्णित अशिम अदा की गई गाँश के लेन देन को स्थीकार किया। दोनो पत्नी की पहचान श्री/श्रीमाती/कुमारी गराता तमनगररार पुत्र/पुत्री/परनी श्री/श्रीमती/कुमारी व ओ/ओमतो/कुमारी प्रान्य कृष्या पुत्र/पुत्री/परनी औ/श्रीमतो/कुमारी मुक्त्र लाल निवासी 399 संबद ।3 कृत्का पं की। सक्ती न: । को हम नम्बरदार/अधिवकता के रूप में बानते हैं हथा वह साक्षी न:2 की पहचान करता है।

विमोक 20/03/2012 -

वपन सर्वना पंचीयन अधिकारी नारायणाव



हरियाणा HARYANA

B 633814

NOW THIS COLLABORATION AGREEMENT WITNESSESTH AS UNDER:-

- I. The developer company i.e. Saubhagya Colonizers Pvt. Ltd shall be responsible for compliance of all terms and conditions of license/provisions of Act of 1975 & rules 1976 till
- the grant of final completion certificate to the colony or relieved of the responsibility by the DGTCP, Haryana whichever is earlier.
- The agreement shall be irrevocable and no modifications/alteration etc in the terms and conditions of such agreement can be undertaken, except after obtaining prior approval of DGTCP, Haryana.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR HANDS TO THESE PRESENTS ON THE DATE AND PLACE WRITTEN HERE IN ABOVE.

First Party

Saubhagya Colonizers P.Ltd

Director (Anil Ahuja)

Witnesses 1.

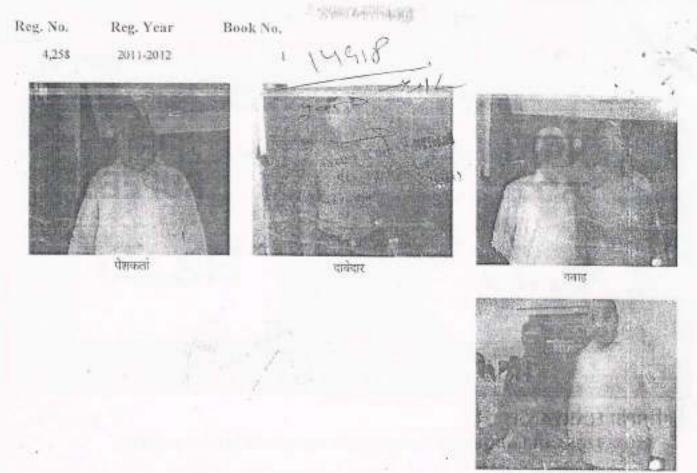
(Narata Ram Lagibazdar)

(Surindes Kumar s/o Mukand Lal r/o H.No-399, Sector-13, Kurukshetra Kurukshetra

Deed Writer Lie No. 166/89

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वप / सर्युक्त पंजीयन अधिकारी

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प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख कर्माक 4,258 आज दिनींक 20/03/2012 को बही न: 1 जिल्द न: 365 में पृष्ठ न: 114 पर पैंजीकृत किया गया तथा इसको एक प्रति अतिरिक्त यहाँ सख्या 1 जिल्द न: 3,314 में पृष्ठ सख्या 78 से 79 पर निगकार्ट गयो। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाड़ों ने अपने इस्तावर/निशान अंगुता मेरे सामने किये हैं।

दिनाँक 20/03/2012

उप/सर्गृकत पेजीयन अभिकारी नारायणगढ

ANNEXURE - I

Being part of agricultural land situated in the revenue estate Naraingarh Teh. Naraingarh Distt. Ambala.

Owner's Name	Khewat no.	Kitta no's	Area	Owner's Share
Pawan Kumar	522	1/2 2/4/2	. 7-77	
Nirja Gulati		2	8-0	
Narinder Parkash	-	10	8-0	14k-3M
Sameer		8		
Seema Abuja		20	8-0	
		21/1	8-0	
	964	11/2	3-4 7	2k-12M
	526	12 <u>S</u> 13	8-07	2K-10M
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KHEWAT No. 522, 964 4 526 — 19 K-SM

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DEVELOPMENT AGREEMENT

This Development Agreement is made on 29.03.2011 at Naraingarh between Saubhagya Coloniscrs Pvt. Ltd. having its registered off, at E-371, Nirman Vihar, Delhi-92 (hereinafter called the Developer and which shall include its assigns, successors etc. unless the context requires otherwise) of the FIRST PART.

AND

Pawan Kumar s/o Sh. Mulakh Raj, Nirja Gulati w/o Lucky Gulati, Narinder Parkash s/o Des Raj, Sameer s/o Iqbal Singh & Seema Ahuja w/o Sh. Anil Ahuja all R/o Naraingarh Distt. Ambala (hereinafter called the OWNER and which shall include its assigns, successors etc, unless the context requires otherwise) of the SECOND PART.

Whereas the Developers are developing a colony in and around Naraingarh (A) situated in Naraingarh Distt. Ambala on its own behalf and/or on behalf of

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	क्रपंषे .	1500/		Aran	0.00 61
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यह प्रशेख आज दिमीक 29/03/2। । 2:26:00 PM ि भंगलवार समय मुक्रिम्युक्त्रप्रचेत्रम्य श्री/श्रीमती/सुमारी ि गसी नात्रवणांक द्वाः पॅजीकरण हेतु प्रस्तुत िन्या गया। ष । श्री/श्रीमती/कुमारी

हस्तासर प्रस्तुतकर्ता

श्री सोधाय कालोनाका (lav मुनीस , राज पुनः - निमन् GPA)

उप , सर्वेन्त्र पैजीयन आधकारी मा गणकार

उपरोक्त पंतकतांच औं/श्रीमती/कृमाः पक्त कुमार आदि । तर हाजिर है। प्रस्तुत प्रले । को तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रन्य के अनुसार 0.00 क्ष्यये की राशि राव उर ने मेरे समक्ष पंशकती को अदा की तथा प्रलेख में वर्णित अग्निम अदा की ? शाशि के लेन देन को ांकार किया। दोनो पक्षो की पहचान श्री/श्रोणती/ मारी नरतारमनम्बः रपुत्र/पुत्री/पत्नो श्री/श्रीमतं/कुमारी व औ/श्रोमती/बुमारोनपुत्र/पुत्री/परन श्रो/श्रोमती/कुमाः निवासी नशावकाव ने जी। निकसी नारक उ साक्षी न: 1 को हम नम्बरदार/आ जकता के रूप : जानते हैं तथा वह साक्षी न:2 की पहचान करता है।

বিৰকৈ 29/03/2011

उप / सर्वेक्ट पंजीयन आँ। गारी सारायणगत

certain of its associates companies and said Associates Companies have duly authorized the developers and entitled to exercise various powers including the power to sell plots falling in the area belonging to the said Associates Companies in accordance to the passed by DTPC, Haryana State.

Whereas the Second Party is absolute Owner of the said land as given in (B) Annexure-1 and has requested the developer to develop the land to form a part of the colony.

NOW THE DEVELOPMENT AGREEMENT WITHNESSETH AS UNDER:-

- The Developer has agreed to include the land as mentioned in the Annexure-1 1. and has agreed to obtain the license as an integral part of the plotted colony being developed by the company.
- The Second party is the absolute owner of the said land and is entering into this development Agreement so that a high class plotted colony can be developed on the land by the Developers.
- The Developers shall in due course apply for the grant of a license to the 3. concerned Government authorities with regards to the approval of layout plan and issue of license for development of the land aforesaid for use as part of a residential colony. The cost pertaining to licensing sanctioning of the layout, cost of plotting/development and all other incidental costs whatsoever shall be borne be the Developers alone. The Developers shall undertake the development in accordance with the license granted by DGTCP, Haryana its own costs and expense.
- The owner shall be entitled to 800 Sq.yds. of developed plotted area per acre 4. contributed by them in the land as given in Annexure-1

The developer shall inform the purchaser about the receipt of the required Hand bulkery license and the approval of the lay out plan through regd. post.

Sceme. Neuje gulete

- The developer shall inform the purchaser about the receipt of the required 5. license and the approval of the lay out plan through regd. post.
- The balance area shall be retained by the First Party as share of developed 6. plotted area in lieu of the cost incurred for obtaining the license and the development work undertaken at the site.
- External Development charges shall be born by the prospective plot buyers ... 7. through the developer on demand from authorities.

VITAL SAMUEL AND THE PARTY.

That in the event of any dispute arising between the parties relating to this 8. MOU or any part thereof the same be referred to the arbitration of a sole Arbitrator appointed by both the parties. Upon the parties failing to agree to the appointment of a sole Arbitrator the same shall be referred to the arbitration of two Arbitrators with one Arbitrator to be appointed by each of the parties hereto and the Arbitrator so appointed shall appoint their Arbitrator before entering upon reference who shall act as the Presiding Officer. The arbitration shall be held in accordance with the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof for the time being in force. The venue of arbitration shall be at Delhi.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR HANDS TO THESE PRESENTS ON THE DATE AND PLACE WRITTEN HEREINABOVE.

First Party

her be note in

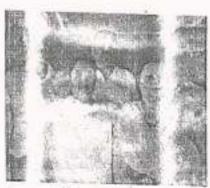
Witnesses:

2. Anil Atrypa Sto late Sh. Mulakh Enclosed: Annexure - I

Reg. No. Reg. Year Book No 5158 2010-2011









येशकता

द्राधदान



प्रमाण-पन्न

प्रधापित किया जाता है कि प्रशेष कर्मांक 158 आज दिनोंक 29/ 2011 को यहाँ ने: । जिल्द न: 13 के पुष्य २: 78 पर पैंजीकृत वि । गया सथा इस । एक प्रति अतिरिक्त व । सक्या 1 जिल्द न: 191 के पृथ्वं संस्तां । से 2 पर चिपः एं गया। यह भी प्रमाणित किया जाता है कि इस दस्तावेज की त्युतकर्त और गवाहों ने अपने इस्ताक्षर/निशाः। अंगुटा मेरे सामः किये है ।

दिनाँका 29/03/2011



पंजीयः अधिकारी . . नारायपाग्रह

ANNEXURE - 1

Being part of agricultural land situated in the revenue estate Naraingarh Teh. Naraingarh Distt. Ambala.

	Owner's Name	Khewat no.	Killa no's	Area	Owner's Share
	Pawan Kumar	522	<u> </u>	· 7-7]	
	Nirja Gulati		2	8-0	
	Narinder Parkash		10	8-0	14K-3M
	Sameer	ale of	3	8-0	***
	Seema Ahuja	3-1	21/1	8-0 S-2 8-0	
	634	- W	9)	
		964 -	11/2-	3-4	2k-12M
+			12	8 -0	
	40	526	<u>S</u>	8-0 7	2K-10M
			19	8-65	

TOTAL SHARE OF DWNER'S IN
KHEWAT NO. 522,964 & 526 — 19K-SM
Uninfoldi Panon militari
Seema. Naintalouta
Commillar

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रियाणा HARYANA

COLLABORATION AGREEMENT

B 633815

This Collaboration Agreement is made on 20-03-2012 at Naraingarh between Saubhagya Colonisers Private Limited having its registered office at E-371 Hnd floor, Nirman Vihar, Delhi-92 (hereinafter called the developer and which shall include its assigns, successors etc unless the context requires otherwise) of the First Part, though its Director, Raj kumay Malik

AND

Anil Kumar s/o Sh.Sain Ditta Mal resident of Naraingarh, Distt-Ambala (hereinafter called the owner and which shall include its assigns, successors etc unless the context requires otherwise) of the Second Part through their power of attorney holder Munish Budhiraja s/o Sh.Satish Kumar. (4) The Second Part through their power of attorney holder Munish Budhiraja s/o Sh.Satish Kumar. (4) Whereas the developers are developing a colony in and around Naraingarh situated in Tehsil

- (A) Whereas the developers are developing a colony in and around Naraingarh situated in Tehsil Naraingarh on its own behalf and/or on behalf of certain of its associates companies and said Associates Companies have duly authorized the developers and entitled to exercise various powers including the power to sell plots falling in the area belonging to the said Associates Companies in accordance to the passed by DTCP, Haryana State.
- (B) Whereas the second party is absolute owner of the said land as given in Annexure-A and has requested the developer to develop the land to form a part of the colony.
- (C) Whereas this collaboration agreement is in addition to the development agreement dated 06-04-2011 as per conditions laid down in Letter of Intent issued by Director General of Town and Country Planning Haryana to Saubhagya Colonizers Private Limited vide memonumber LC-2632-JE(BR)-2011/20405 dated 30-12-2011.

Pag Malik

5-14-3

New March Sharest

प्रलेख नः 4263

- दिनोक 20/03/2012

डींड सर्वथी विवरण

tarun Rumar Minus

खीड का गाम AGREEMENT

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वहसील/सब-वहसील नारायणगढ

गांव/शहर नारायणगढ

daraingath (Ambala)

भवन का विवरण

भूमि का विवरण

सर्वधी विवरण

प्राशि 0,00 रुपचे

स्टाम्य को राशि 100.00 रुपये

जुल स्टाप्प अयुटी की राशि 100,00 रुपये

रजिस्द्रेशन फीस की राशि 100.00 ठ्यां

पेस्टिंग शुल्क 0,00 रुपये

क्रमच

गह प्रलेख अग्रज दिनोंक 20/03/2012 4:48:00 PM दिन मंगलवार समय अजे औ/औमतो/कुमारो पुष्ठाणुक्राण्येत्वेर्ग्यक्र्मिक्रीमेतो⊅कुमारी निवासी कारणणड द्वारा पैकीकरण हेतु प्रस्तुत किया गया।

Raj Malik

हस्ताक्षर प्रस्तुतकर्ता

डप / सर्गुम्नत चीनेत्यन आधिकारी नारावणगढ

श्री सीधान्य स्थलोनक्षेत्रची प्रांग लिए। प्रांतक्ष्मार पॉलक्(OTHER)

उपरोक्त पंत्रकर्ताच औ/ओमतो/कुमारी गरीप कृंद्रतमा वर्षकर हाजिए है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0,00 रूपये की राशि क्षकर में मेरे समझ फेक्सी को अदा को तथा प्रलेख में वर्णित अग्रिम अदा की गई सीरा के लेन देन की स्वीकार किया। दोनो पक्षो की पहचान श्री/श्रीमती/कृमारी नराव राग रम्बादार पुत्र/पुत्री/पत्नी श्री/श्रीमती/कृमारी निकासी समयगण्ड व ओ/ओमती/कृभारी सुरेन्द कुमार पुत्र/पुत्री/परमी श्री/ओमती/कुमारी पुरुष शला निवासी 399थंक्दर 13 कुरक्षेत्र में की। साली न: । को हम नम्बरपार/अधिवक्ता के रूप में जानते है तथा वह साली न:2 की परचान करता है।

বিশক 20:03/2012

Ray Malik

उप/सयुक्ते चैजायन अभिकारी नारायणगढ



TOTAL HARYANA
NOW THIS COLLABORATION AGREEMENT WITNESSESTH AS UNDER:-

- The Developer company i.e. Saubhagya Colonizers Pvt. Ltd shall be responsible for compliance of all terms and conditions of license/provisions of Act of 1975 & rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the DGTCP, Haryana whichever is earlier.
- The agreement shall be irrevocable and no modifications/alteration etc in the terms and conditions of such agreement can be undertaken, except after obtaining prior approval of DGTCP, Haryana.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR HANDS TO THESE PRESENTS ON THE DATE AND PLACE WRITTEN HERE IN ABOVE.

First Party

Saubhagya Colonizers P.Ltd.

(Raj Kumar Malik)

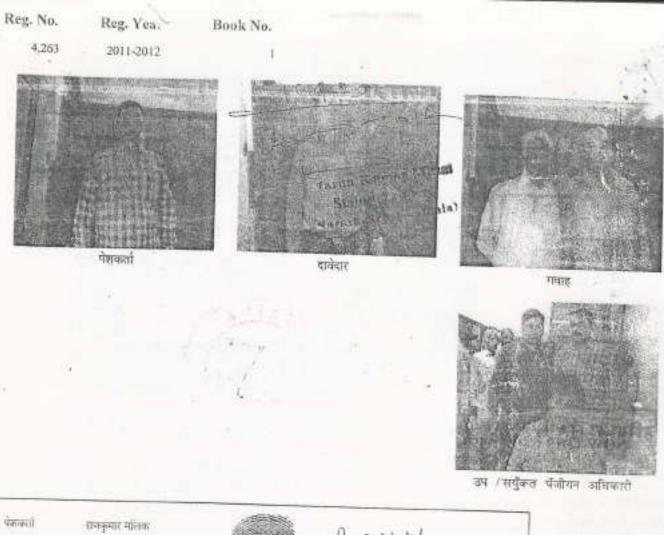
Witnesses 1.

(Nagata Ram Landbardar)

(Surinder Kumar s/o Mukand Lal r/o H.No-399, Sector-13, Kurukshetra Kurukshetra

Second Party

2.





प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख कमांक 4,263 आज दिनाँक 20/03/2012 को मही प: [जिल्प प: 365 के पुण प: 116 पर पैंबीकृत किया गया तथा इसको एक प्रति अतिरिक्त मही सख्या [जिल्प प: 3,314 के पुष्ट सख्या 88 से 89 पर विपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज को प्रस्तुतकर्ता और गणाहों में अपने इस्ताक्षर/निशान अंगुल मेरे सामने किये हैं।

19-19-11 20/03/2012 Rey Malik

उप सिथुकत पैलीयन अधिकारी

<u> सारायणवह</u>

ANNEXURE-A

Being part of agricultural land situated in the revenue estate Naraingarh Tehsil Naraingarh Distt. Ambala.

Owner's Name Anil Kumar	Khewat No.	Killa's no's	Area		Owner's Share
		1/2 2 10 8 3 20 21/1 9	7-7 8-0 8-0 8-0 8-0 8-0 5-2	}	5K-19NI
	964	11/2 12	3-4 8-0	1	01K-02M
	526	13 19	8-0 8-0	}	01K-01M

Total share of Anii Kumar in Khewat No. 522, 964 and 526-------- 8K-02M

Raj Malik

Morrid Budhage



DEVELOPMENT AGREEMENT

This Development Agreement is made on 06-04-2011 at Namingarh between Saubhagya Colonisers Private Limited having its registered office at G-371 IInd Floor, NirmanVihar, Delhi-92 (hereinafter called the Developer and whice shall include its assigns, successors etc. unless the context requires otherwise) of the IRST PART,

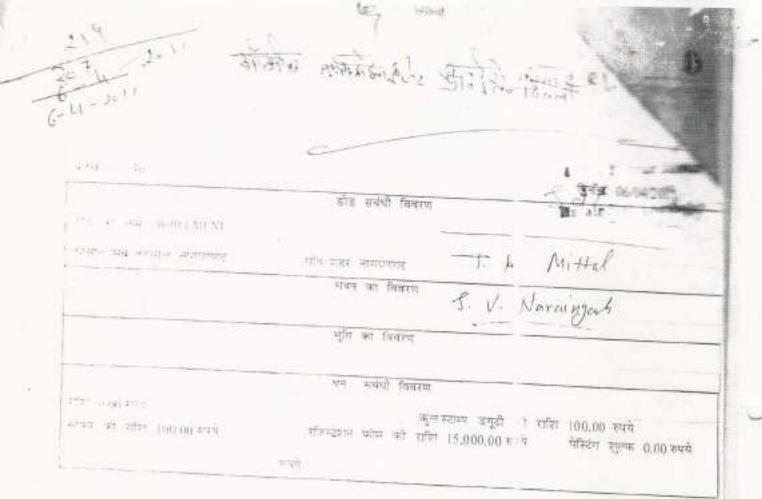
AND

Anil Kumar s/o Sh. Sainditta Mal resident of Sargodha Co my, Naraingarh (hereinafter called the OWNER and which shall include its assign a successors etc., unless the context requires otherwise) of the SECOND PART.

(A) Whereas the Developers are developing a colony in and a sund Naraingarh situated in Tehsil Naraingarh on its own behalf and/or on behalf of certain of its associates companies and said Associates Companies have do y authorized the developers and entitled to exercise various powers including the power to sell plots falling in the area belonging to the said Associate Companies in accordance to the passed by DTCP, Haryana State.

4. Housewar Harry and

Mainth May faired



तार प्रत्यक्ष का - संत्याच १४० छन्। १०१ । १०१ १ १०० क्ष्मा (१) मार्ग स्थाप अले और पमास्थिकुमारी सहस्य है काल के किया कर कार्य के कार्य कर किया है किया कर ।

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उप / सहेके - प्रेजीयन अधिकारी नारायणगढ

CHOICE AND A DEAL OF A MERCHANICAL STREET, SALES

हार के कार का का का का का है है है है है अस्तुत प्रतिख के तथा की दोनों पक्षी में सुनकार कर स्थापक का का विकास अनुसार को अनुसार (EOR) कारों की सीटा सन्देश हैं में समक्ष पेशकार्थ इन अल को न्या क्रम्म म नियात आग्रिम अला को गई शक्ति के लेन देन को स्वीकार ! या। राज्य प्रजा को प्रत्याम का आपना क्ष्मान । अन्य सम्पन्ना पुत्र पुत्री परनी और श्रीमती र सुमारी य वर्ग बंगान क्यान राहर कार र नंद्रान्त्रमां एक वर्ग बाम्यों क्याने क्यान क्या निवासी जनक इ. ते वहीर निवासी काप्साण्ड सक्ता व प्रचार अवस्थान व्यवस्थान क्षेत्र के अपने विश्वसाय समित्री नाइ के पहचान करता है।

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Sim उप सर्वेकत पैजीयन अधिकारी नार प्रगत्न

Whereas the Second Party is absolute Owner of the said land as given in Annexure-I and has requested the developer to develop the land to form a part of the colony.

NOW THE DEVELOPMENT AGREEMENT WITHNESSETH AS UNDER:-

- The Developer has agreed to include the land as mentioned in the Annexure-1
 and has agreed to obtain the license as an integral part of the plotted colony
 being developed by the company.
- The Second party is the absolute owner of the said land and is entering into this
 development Agreement so that a high class plotted color y can be developed
 on the land by the Developers.
- The Developers shall in due course apply for the grant of a license to the concerned Government authorities with regards to the approval of layout plan and issue of license for development of the land aforesaid for use as part of a residential colony. The cost pertaining to licensing sanctioning of the layout, cost of plotting/development and all other incidental costs whatsoever shall be borne be the Developers alone. The Developers shall undertake the development in accordance with the license granted by DTCP, Haryana its own costs and expense.
- 4. The owner shall be entitled to 1200 Squak, of developed plotted area per serecontributed by them in the land as given in Annexure-1 5.54 82.
- 5. The developer shall inform the purchaser about the recent of the required license and the approval of the lay out plan-through regd, post.
- 6. The balance area shall be retained by the First Party as share of developed plotted area in lieu of the cost incurred for obtaining the license and the development work undertaken at the site.
- External Development charges shall be born by the prospective plot buyers through the developer on demand from authorities.

Vinia Brand

61411

That in the event of any dispute arising between the parties relating to this MOU or any part thereof the same be referred to the urbitration of a sole Arbitrator appointed by both the parties. Upon the parties failing to agree to the appointment of a sole Arbitrator the same shall be referred to the arbitration of two Arbitrators with one Arbitrator to be appointed by each of the parties hereto and the Arbitrator so appointed shall appoint their Arbitrator before entering upon reference who shall act as the Presiding Off cer. The arbitration shall be held in accordance with the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof for the time being in force. The venue of arbitration shall be at Dethi.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR HANDS TO THESE PRESENTS ON THE DATE AND PLACE WRITTEN HEREINABOVE.

First Party

1. Munish Budhiraja

2. Anil Ahuja

Witnesses:

1. Narata Ram Lambardaar, Naraingarh

2. Somer tells

Second Party

1. A il Kumar

Enclosed: Annexure - 1

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Reg No. Reg. Vene Book No. MUNICION.



ततसीलदार

AM. Smerth

भागितन रहणा जाना है कि यह प्रशास का अराज किनीक 06.04.2011 की खरी ने: जिस्से ने: जिस्से ने: जिस्से ने: जिस्से ने त्रा व. २० वर संबाधन किए एक कट इसका एक पनि असिरिका वर्ता संख्या | फिल्ट : 3,226 के पान माना की माना का क्षिप्त में साल था की प्रमाणित किया जाना है कि इस दस्ताखेंट के प्रस्तुतकर्ती और

faults - 06 (62-2011)

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ANNEXURE-I

Being part of agricultural land situated in the revenue estate Naraingarh Tehsil Naraingarh Distt. Ambala,

Owner's Name	Khewat No.	Killa's no's	Area	Owner's Share
Anil Kumar	522	5// 1/2 2 10 8 3 20 21/1 9	7-7 8-0 8-0 8-0 8-0 5-2 8-0	5K-19M
	964	11/2 12	3-4 8-0	01K-02M
	526	13 19	8-0 8-0	01K-01M
Total shows or	A STATE OF THE STA			

Total share of Anil Kumar in Khewat No. 522, 964 and 52 ------- 8K-02M

April (27)

La inter



POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS

This General Power of Attorney is made and executed at Naraingarh on this 1-4-2011 by Anii Kumar Son of Sh. Sain Ditta Mal resident of Naraingarh Tehsil Naraingarh Distt. Ambala (hereinafter referred to as "Executants", which expression shall unless exclude by or repugnant to the context, mean and include their legal representatives, successors-in-interest, legal heirs and the permitted assigns).

IN FAVOUR OF

Saubhagya Colonisers Pvt. Ltd., a company incorporated under the Indian Colonisers Act, 1956 and having its registered office at E-371, 2rd Floor, Niman Vihar, Delhi-110092 acting through its duly authorized representatives Shri Anii Ahuja Director, and Shri Munish El hiraja. Director, acting jointly and severally (hereinafter referred to as the "Attorney").

Whereas the Executants as the "Owners" have already entered into a Collaboration Agreement dated 6-4-2011 with Saubhagya Colonisers Pvt. Ltd. Ltd., i.e. the Attorney, as e "Developers", in respect of the development of land admeasuring about 08 Kanal 02 Marin situated in the revenue estate of Village Naraingarh H. B. No. 88 Tehsil Naraingarh and District Ambala, Haryana (hereinalter referred to as the "Land"). The details of the said Landard are mentioned in Annexure Alannexed to the said Collaboration Agreement to be read in collination with this General Power of Attorney as part and parcel of this General Power of Attorney while interpreting the General Power of Attorney.

And whereas vide the said Collaboration Agreement the Executants as the Owners have constituted the said Developers as their Atlorney for various purposes to be me lioned in the

1/1/

anti Research Consumption

WEST T term occupiant, in बीट सबेबी विकरण THE WAY STREET 6315 र राज्या प्रत्ये अक्षामेन स्थाप वर्ष T14 THE नागण उद्ध भन अवंधी विवरण स्टाम्य उपाध को साम 100.00 रूपये र्ग उद्भाव के साथ १० साथ १० स्था पंक्तितंत्र शुल्क 3,00 रुपये वर प्रमात क्षेत्र कि 4.2011 (0.2700 AM) विव बुक्तार मार्ग व्यव और औमतीर कुमारी ओका कुमार पद्म पूर्व पत्ना क्षेत्र क्षेत्रमातिक्ष्य । व्यक्तिमान निवासी सावणात द्वार पीतीकरण तेतु वस्तुत किया सक्ता zamin weren उप सनुकत विजीयन अधिकारी नारायगागङ एसरेक र प्रकार व अरिक्शाम स्टूर कार एक एक एक एक प्राप्त के शिवार शिवार शिवार शिवार शिवार के स्थार की सीनी पक्षी मे पुरस्य । इ.स. १८१७का म्हणा १७०१ वर्ष प्रतिपत्त औरश्रीयतीरक्षणी समाग्रसम्बद्धाः पुर्दापुरीत्यानी औ ्रास्ता त्यारमध्य व श्रीत्योगनीतः सारो गामे अवह पुत्रतपुत्रीत्यन्ते श्रीतश्रीमतीत्वामारी सम्बासकृत्वा निवासी नाग्यणाह माधाः । या एक मध्यारहार/४ वक्ता के संघ में अनत है तथा वह साक्षी गं; 2 की पहचान करता है। 11:44 10:44 2011 वयः संयुक्तं विशेषः अधिकासे नारायकारात HARIS FX NIC-HSU

MANAGERIA

Power of Attorney till the duration and full implementation of the said Collaboration Agreement in all respects.

And whereas in pure ance to the said Collaboration Agreement the Executants do hereby appoint and constitute Saubhagya Colonisers Pvt. Ltd. acting through its duly authorized representatives Shri Munish Budhi Rical Director, and Shri Anii Ahuja Director, acting jointly and severally, as their lawful Attorney, by virtue of this irrevocable General Power of Attorney and authorize them to do and to execute for anii on behalf of the Executants all or any of the acts, deeds, matters and things concerning the development of the Project on the said Land and in particular that is to say.

- To represent the Executants before The Director, Town & Country Planning, Haryana, Haryana Urba. Development Authority and all other concerned statutory authorities, in the matter of apilying for, seeking and obtaining the requisite development Licence/s, approvals, per lissions, sanctions, no objection certificates, change in land to the and to do all acts why soever on behalf of the Executants as required under the relevant laws for the development of the said Land into a residential colony.
- To enter upon the said Land on behalf of the Executants, survey the same, establish temporary site offices, prepare layout plans and development schemes independently for the land, subnit the same to The Director, Town & Country Planning, Haryana and any other appropriate authorities for grant of Licence/s, sanctions, permissions, revised sanctions etc. or development of a residential colony and to carry out the necessary formalities antecedent to the said grant.

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- To get the Lice ces transferred in due course in the name of Saubhagya Colonisers Pvt.
 Ltd., a company incorporated under the Indian Companies Act, 1936 and having its registered office at E-371, 2rd Floor, Nirman Vihar, Deihi-110092.
- 4. To carry out the work of development of the said Project as the Attorney may deem fit and proper in accordance with the terms of the said Licence's, sanctions and approvals as may be issued by concerned Government authorities in order to give full effect to the said Collaboration Agreement on behalf of the Executants.
- To advertise, eract hoardings, banners and otherwise market and publicize the said Project on behalf of the Executants, as the Attorney may deem fit and proper.
- 6. To sign, verify and submit applications, plans, drawings, designs, petitions, sign and/or swear affidavits, indemnity bonds, guarantees, undertakings, agreements, declarations and all other such documents on behalf of the Executants in respect of the development of the said Land, as may be required from time to time by any Authority or Department of Government for the purposes of obtaining the Change of Land Use, Licence and Sanctions of any kind and in particular of the layout plans, building plans, zoning plans, completion certificates, etc., required by or under any provisions of law from any Government.
- To enter into agreements/arrangements with any agency for development of the said Land or any part thereof on such terms and conditions as the Attorney may consider expedient and proper and make payments to the said agency in respect of the said work.

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- To least self, partition exchange or otherwise deat with, as the Attorney may think fit, the developed place of their respective share and/or built-up units in the developed colony, as execute and get registered all necessary documents and to do all acts deeds, matters and things to get the said deeds or documents registered in the form of law on behalf of the Executar is.

 9. To enter into appropriate for the said deeds or documents registered in the form of law on behalf of the
- 9. To enter into agreements for sale and/or to sell, as the Attorney may think fit, the developed plots of their respective share and/or built-up units in the developed colony, as Develop is in terms of the said Collaboration Agreement, to such persons for such price and on such terms and conditions as the Attorney may think fit and expedient and to receive 1 okings and consideration amounts from such persons and to execute relevant document including agreements to sell and sale useds on behalf of the executants.
 10. To receive from the intending agreements.
- To receive from the intending purchasers or their heirs and assigns the price according to the rates of the Attorney's choice and acknowledge and give effective receipts and discharge, for the same in the Attorney's own name and appropriate the sale proceeds of their respective share so received in the manner deemed fit by the Attorney and the Executan shall not question such appropriation.
 To issue to Objection Continue.
- 11. To issue to Objection Certificates on behalf of the Executants in favour of buyers of individual plots of their respective share and/or built-up units in the said colony, as Developers in terms of the said Collaboration Agreement, so as to enable the said buyers to raise finances for the purchase of plots and/or built-up spaces booked by them.
- To accept service of any summons or other legal process or notice of any suit, appeal, revision ai d/or to appear before and represent the Executants in any court(s), civil, revenue, or minal etc., including the High Court(s) and the Supreme Court of india, as the said Atlom -/ shall deem fit and proper and to commence, initiate, prosecute or defend or compromis—any action, suit or other legal proceedings in any Courts, Forums, Tribunals on oath or otherwise on behalf of the Executants in the course of conduct of legal proceedings connected in any manner in respect of the said Land.
- To sign, we is and execute on behalf of the Executants any and all plaints, suits, petitions, written state nents, counterclaims, comptaints appeals, reviews, revision applications, affidavits, a lifer any other document that may be necessary to be signed, venified and executed in my legal proceedings involving the said Land or any part of it and to cause or deny any focument(s) in the said proceedings as the said Attorney may deem fit and proceed.
- 14. To sign and the on behalf of the Executants any application, reply or document concerning the said Land before any Revenue Authorities at Naraingarh Distr. Ambaia or elsewhere including the Sub-Registrar, Sub-Divisional Magistrate, Collector, Financial Commissioner etc. and to a ply and obtain the certified copies of any document(s) concerning the said Land from any Revenue Authority, Court(s) or Government Department Authority.

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- 15. To sig and submit challans for depositing the Stamp Duty or Court Fees concerning the said, and, in Government Treasury or authorized bank and/or to sign and move applic on for refund of Stamp Duty or court fees, as the case may be, before any comperant Authority and to receive refunds and discharge proper receipt for the same in the nall soft the Executants.
- 16. To engage and appoint any Pleaders, Advocates, Solicitors and to sign Vakalatnamas on behalf I the Executants for the purpose of appearance and to act in any Court of Law or before my Authority of Central/State Government in matters involving the Said Land.
- 17. To det sit on behalf of the Executants any money in the Treasur, armany office of the Registri or Sub-Registrar for the purpose of purchasing stamp for conveyance deed other deeds of registration thereof and to receive the refunds from the Treasury and/ or other offices oven if such refunds or deposits are in the name of the Executants.
- To appear on behalf of the Executants before the Registrar or Sub-Registrar or any other authority competent in this behalf, to present for registration the said deeds and documents and admit the execution thereof and give acknowledgement receipts of the payments and to do all other acts that may be necessary for the registration of the said documents and to receive them back when they have been duly registered and to sign and deliver proper receipts for the same.
- 19. To appe in before the Revenue Court and Officers if required on behalf of the Executants and to go mutation of the said Land or units constructed thereon entered in the name(s) of the purcouser(s) of developed plots or built-up units.
- 20. To pay in behalf of the Executants all requisite fees, levies, land revenues, taxes, charges expenses and other outgoings, whatsoever payable on account of the said Land or any pilithereof or building constructed thereon and to insure the same if necessary, against it is or damage by fire, earthquake or otherwise and to pay partitions for such insurance and to seek and receive refunds for such amounts paid as and when applicable on behalf of the Executants.
- 21. To warn off and prohibit and, if necessary, proceed against in due form of law against all trespass: s on the said Land or part thereof and to take appropriate steps whether by action or otherwise to abate all nuisance.
- 22. To do all other acts, deeds and things necessary and or incidental to the above objects and to the proper conduct or all proceedings in respect of the said Land or any part thereof, a any time, as fully and effectively as the Executants could do.

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- The said Attr. ney, acting through its duly authorized representatives Shri Munish Budhi Raja Director and Shri Anil Ahuja Director acting jointly and severally, may delegate all or any of the afile esaid powers under this irrevocable General Power of Attorney to any other person or perions and to appoint any other attorney or attorneys, either severally or jointly as may be de med fit and proper by the Attorney.
- And general to do and perform all acts, deeds, matters and things as may be necessary 24. or deemed finand proper by the said Attorney and which are not specifically mentioned in this deed for arrying out all or any of the aforesaid purposes and in order to give full effect to the said C. (laboration Agreement on behalf of the Executants.)
- AND the EX SCUTANTS hereby agree that all acts, deeds or things lawfully done or 25. caused to bildone by the said Altomey or its authorized representatives under this General Power of Attorney shall be construed as acts, deeds, matters and things done by the Executa ts and the Executants hereby undertake to confirm and rollfy all and whatsoever he said Attorney or its authorized employees shall lawfully do or cause to be done by virtue of this General Power of Attorney which is irrevocable.

IN WITNESS WHEREOF, THIS GENERAL POWER OF ATTORNEY HAS BEEN SIGNED. SEALED AND DELIVERED BY THE EXECUTANTS HEREIN ON THIS 06-04-2011 IN THE PRESENCE OF THE FOLLOWING WITNESSES:-

SIGNED, SEALED AND DELIVERED

WITNESSES:-

1. Narata Ram Lambardar Mauza Naraingarh Tehsil Naraingar Distt. Ambala

Tehsil Naraingam Dist. Ambala Sarviece K use Spo & Tabal Kniker Ro A Gard

ATTORNEY

(Anil Ahuja)

(Munish Budhiraja

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Reg. No. Reg. Yea 2011-201

Book No.







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प्रमाण पत

प्रतापन करा अभा अ कि ए॰ प्रतास क्यांक 4 अग्रत दिशीक (m:04.201) को बादी न: 4 किएट न: 36 की परंत । या पंजीकृत किया गया तथा इसकेट एक प्रति अतिरिक्त वही संख्या 4 जिल्ह में: 135 के पान माहर है। में 52 पर कि बाई गयी। यह भी प्रमाणित फिप्प जाता है कि इस दस्तालेंड ते सन्तुसकर्ता और ा है के हो है जिस सम्बंधार किया आपने में हैं ।

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दम मार्डुमा । ॥ वन अधिकारी मेर फलन्द

ANNEXURE-A

Being part : agricultural land situated in the revenue estate Naraingarh Tehsil Naraingarh Distt. ambala.

Owner's Name	Khewat No.	Killa's no's	Area	Owner's Share
Anil Kumar	522	5// 1/2 2 10 8 3 20 21/1	7-7 8-0 8-0 8-0 1 8-0 5-2 8-0	5K-19M
	964	11/2 12	3-4 8-0 }	01K-02M
	526	13 19	8-0 8-0	01K-01M

Total share of Anil Kumar in Khewat No. 522, 964 and 526------- 8K-02M

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POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS

This General Power of Attorney is made and executed at Naraingarh on this 30-3-2011 by Munish BudhiRaja Son of Sh. late Sh. Satish Kumar resident of Naraingarh Tehsil Naraingarh Distt. Ambala (hereinalter referred to as "Executants", which expression shall unless excluded by or repugnant to the context, mean and include their legal representatives, successors-in-interest, legal heirs and the permitted assigns).

IN FAVOUR OF

Saubhagya Colonisers Pvt. Ltd., a company incorporated under the Indian Companies Act, 1956 and having its registered office at E-371, 2nd Floor, Nirman Vihar, Delhi-110092, acting through its duly authorized representatives Shri Raj Kumar Malik Director, and Shri Anil Ahuja Director, acting jointly and severally (hereinafter referred to as the "Attorney").

Whereas the Executants as the "Owners" have diready entered into a Collaboration Agreement dated 30-3-2011 with Saubhagya Colonisers Pvt. Ltd. Ltd., i.e. the Attorney, as the "Developers", in respect of the development of land admeasuring about 05 Kanal 03 Marle situated in the revenue estate of Village Naraingarh H. B. No. 88 Tehsil Naraingarh and District Ambala, Haryana (hereinafter referred to as the "Land"). The details of the said Land are mentioned in Annexure A annexed to the said Collaboration Agreement to be read in conjunction with this General Power of Attorney as part and parcel of this General Power of Attorney while interpreting the General Power of Attorney.

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বিবাক 30/03/2011

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ोरा कुमार नियान

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इप सर्वेकत पैकीयन अभिकारी साराज्यमसङ

अस्तिकात पंत्रावतां व औरश्रीमतः 🔅 राजपूर्वमः, सन्तर तथा समझकर स्वीकार किया ा पक्षा की निवासी नारावमगढ व औ/औम। जारी चनव कृत् स्वभी न: १ को हम नम्बरदार । जन्मा के रूप

प्राचिक्त सर्व ते। प्रमन्त प्रलेख के सध्यों को दोनों पक्षी न -920 भी/अीमारी/कृतारी : :::सनमगरण पुत्र/पुत्री/पत्नी भी पुरी/परनी शी/श्रीमती/ नारी स्वाम पुनार निवासी नाराज्यपद त्रानते हैं तथा वह सार 🤭 2 की पहचान करता है।

वप/सर्वता प्रजीयन अधिकारी मारायणाम्ह



And whereas vide the said constituted the said Develope Power of Attorney till the durai respects.

ollaboration Agreeme as their Attorney for and full implementation

the Executan as the Owners have tous purposes - be mentioned in the I the said Coll ration Agreement in all

And whereas in pursuance to and constitute Saubhagya Col Shri Raj Kumar Malik Director lawful Attorney, by virtue of the and to execute for and on behalf concerning the development of

said Collaboration A.: sers Pvt. Ltd. acting ind Shri Anil Ahuja Di revocable General F of the Executants all of Project on the said L

ment the Exer ants do hereby appoint rugh its duly a rorized representatives for, acting join! and severally, as their ir of Attorney and authorize them to do ly of the acts, and ds, matters and things and in particular that is to say,

1. To represent the Exe ants before The Direct Haryana Urban Develo matter of applying fo. approvals, permissions, anctions, no objection do all acts whatsoever the development of the

ment Authority and all c seeking and obtaining behalf of the Execute iid Land into a resider

colony.

Town & Co ry Planning, Haryana, ir concerned startory authorities, in the the requisite "avelopment Licence/s," rtificates, change in land use etc. and to as required up or the relevant laws for

2 To enter upon the satemporary site offices. the land, submit the s other appropriate ausanctions etc. for dev formalities anteceder

and on behalf of the epare layout plans an a to The Director, To rities for grant of L pment of a resident he said grant.

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	Ltd., a company incorporate registered office at E-371, 2nd			and having its
4.	To carry out the work of developroper in accordance with the be issued by concerned Go Collaboration Agreement on 1	ornment authorities in	a sanctions and	nay deem fit and opprovals as may feet to the said
5.	To advertise, erect hoarding Project on behalf of the Execu-	banners and otherwints, as the Attorney m		
6.	To sign, verify and submit swear affidavits, indemnity and all other such documents the said Land, as may be re-Government for the purposes of any kind and in particular certificates, etc., required a Department.	onds, guarantees, und on behalf of the Execu- luired from time to time obtaining the Change the layout plans, but	akings, agreents in respect of y any Authorit- Land Use, Ling plans, zoning	ons, sign and/or onts, declarations a development of ir Department of the and Sanctions lans, completion iny Government
7.	To enter into agreements/arr or any part thereof on such l and proper and make paymo	ms and conditions as	Attorney may pect of the sail	of the said Land insider expedient work
	1.00 marks	3	-Arrive St	U

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To get the Licences transferred in due course in the new a of Saubhagy Colonisers Pvt.

8. To lease, sell, partition, exchange or otherwise deal with, as the Attorney may think fit, the developed plots of their respective share and/or built-up units in the developed colony, as Developers in terms of the said Collaboration Agreement, and in connection therewith to execute and get registered all necessary documents and to do all acts, deeds, matters and things to get the said deeds or documents registered in the form of law on behalf of the Executants.

9. To enter into agreements for sale and/or to sall, as the Attorney may think fit, the developed plots of their respective share and/or built-up units in the developed colony, as Developers in terms of the said Collaboration Agreement, to such persons for such price and on such terms and conditions as the Attorney may think fit and expedient and to receive bookings and consideration amounts from such persons and to execute reterant documents including agreements to sell and sale deeds on behalf of the Executants.

10. To receive from the intending purchasers or their heirs and assigns the price according to the rates of the Attorney's choice and acknowledge and give effective receipts and discharges for the same in the Attorney's own name and appropriate the sale process of their respective share so received in the manner deemed fit by the Attorney and the Executants shall not question such appropriation.

11. To issue No Objection Certificates on behalf of the Executants in favour of buyer of individual plots of their respective share and/or built-up units in the said colony as Developers in terms of the said Collaboration Agreement, so as to enable the said built is to raise finances for the purchase of plots and/or built-up spaces booked by them.

12. To accept service of any summons or other legal process or name of any suit, as att, revision and/or to appear before and represent the Executants in any court(s). It revenue, criminal etc., including the High Court of the Supreme Court of India, as the said Attorney shall deem fit and proper and to commence, initiate prosecute or defer or compromise, any action, suit or other legal proceedings in any Courts, Forums, Trib.

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and/or other Statutory Authorities appointed under any Act or law and to make statements on eath or otherwise on behalf of the Executants in the course of conduct of lingal proceedings connected in any manner in respect of the said Land.

To sign, verify and execute on behalf of the Executants any and all plaints, suits, petitions, written statements, counterclaims, complaints, appeals, reviews, revisions, applications, written statements, counterclaims, complaints, appeals, reviews, revisions, applications, written statements, and/or any other document that may be necessary to be signed, verified and affidavits, and/or any other document that may be necessary to be signed, verified and affidavits, and/or any legal proceedings involving the said cand or any part of it and to cause appearances, make statements, tender evidence either oral or documentary and to be a said afformed any document(s) in the said proceedings as the said Attorney may deem fit and or deny any document(s) in the said proceedings as the said Attorney may deem fit and proper.

14. To sign and file on behalf of the Executants any application, reply or document concerning the said Land before any Revenue Authorities at Naraingarh Dist. Ambala or elsevine the said Land before any Revenue Authorities at Naraingarh Dist. Ambala or elsevine including the Sub-Registrar, Sub-Divisional Magistrate, Collector, Financial Commissional Including the Sub-Registrar, Sub-Propositional Magistrate, Collector, Financial Commissional Including the Sub-Registrar, Sub-Propositional Magistrate, Sub-Propositional Magistrar, Sub-Propositional Magistrate, Sub-Propositional Magistrate, Sub-Propo

15. To sign and submit challans for depositing the Stamp Duty or Court Fees concerning the said Land, in Government Treasury or authorized bank and/or to sign and make application for refund of Stamp Duty or court fees, as the case may be, before my application for refund to receive refunds and discharge proper receipt for the same of the Executants.

16. To engage and appoint any Pleaders, Advocates. Solicitors and to sign Vakelateam on behalf of the Executants for the purpose of appearance and to act or any Court of L or before any Authority of Central/State Government, matters involving the Said Land.

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- 17. To deposit on behalf of the Executants any money in the Treasury or any office of the Registrar or Sub-Registrar for the purpose of purchasing stamp for conveyance deed other deeds and registration thereof and to receive the refunds from the Treasury and/ or other offices even if such refunds or deposits are in the name of the Executants.
- 18. To appear on behalf of the Executants before the Registrar or Sun-Registrar or any other authority competent in this behalf, to present for registration the said deeds iniddocuments and admit the execution thereof and give acknowledgement received a large payments and to do all other acts that may be recessary for the registration could be documents and to receive them back when they have been duly registered and to any, and deliver proper receipts for the same.
- 19. To appear before the Revenue Court and Officers if required on schalf of the Executions and to get mutation of the said Land or units constructed thereon at tered in the manual of the purchaser(s) of developed plots or built-up units.
- To pay on behalf of the Executants all requisite fees, levies, land revenues, to is, 20. charges, expenses and other outgoings, whatsomer payable on account of the said Land or any part thereof or building constructed there in and to insure the same, if necessary, against loss or damage by fire, earthquake or otherwise and to pay premium as . In insurance and to seek and receive refunds for such amounts paid, applicable, on behalf of the Executants.
- 21. To warn off and prohibit and, if necessary, promed against in due form of law and trespassers on the said Land or part thereof and to take apprentiate steps where y action or otherwise to abate all nuisance. June Buthe

- 22. To do all other acts, deeds and things necessary and or incidental to the above objects and to the proper conduct or all proceedings in respect of the said Land or any part thereof, at any time, as fully and effectively as the Executants could do.
- 23. The said Attorney, acting through its duly authorized representatives Shri Raj Kumar Malik Director and Shri Anii Ahuja Director acting jointly and severally, may delegate all or any of the aforesaid powers under this irrevocable General Power of Allorney to any other purson or persons and to appoint any other attorney or attorneys, either neverally or the severally or the severally or the severally or the several power of the several powe
- 24. And generally to do and perform all acts, decits, matters and things as may be made any or deemed fit and proper by the said Attorney and which are not specifically to in this deed for carrying out all or any of the aformaid purposes and in order to to the said Collaboration Agreement on behalf of the Executant.
- AND the EXECUTANTS hereby agree that all acts, deeds or things lawfully done or caused to be done by the said Attorney or its authorized apresentatives under this General Power of Attorney shall be construed as acts, deeds, matters and a second by the Executants and the Executants hereby undertake to confirm and a display whatsoever the said Attorney or its authorized employees shall awfully do a good done by virtue of this General Power of Attorney which is irreverable.

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Look No. Reg. Year Reg. No. 2010-2011 330 Naraing Owner Muni प्रान्तिकत पंक्रकता तहसीलदार यनेता र भाग निपारंगिरिय्वीम्पर TOTAL TO THE STATE OF THE STATE प्रमाण-पत्र प्रशीमत किया जाता है कि ए प्रशेख कमीक । आज दिनीम 30/03/ 11 को चटी नः 4 किया नः 4 के पुण्ड म: 183 पर पैबोक्त है । गया तथा इस एक प्रति अतिस्थित । । सख्या 4 जिल्ह म: 127 थे पूछ सक्या 58 से 59 पर ि काई गयी। यह प्रमाणित किया जाता । कि इस दस्तावेठ के प्रस्तुतकर्ता और दुप्/सर्युक्त पंजियन अधिकारी भवाहों ने अपने इस्ताशार/निशः अंगुटा मेरे सामने फाये हैं । नारायणगढ हिनोक 30/03/2011

IN WITNESS WHEREOF, THIS GENERAL POWER OF ATTORNEY HAS BEEN SIGNED, SEALED AND DELIVERED BY THE EXECUTANTS HEREIN ON THIS 30-3-2011 IN THE PRESENCE OF THE FOLLOWING WITNESSES:-

SIGNED, SEALED AND DELIVERED

WITNESSES:-

1. Narata Ram Labardar Mauza Naraingarh Tehsil Naraingarh Distt. Ambala

2. VINAY KUMAKSUSAISH KUMAK Tehsil Naraingarh Distt. Ambala

EXECUTANTS

ATTORNEY

(Raj Kumar Malik

(Anil Ahuja)

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ANNEXURE-A

Being part of agricultural land situated in the revenue estate Naraingarh Tehsil Naraingarh Distt. Ambala.

Munish Budhiraja 522 5// 1/2 7-7 2 8-0 10 8-0 8 8-0 3K-16M 3 8-0 20 8-0 21/1 5-2 9 8-0 964 11/2 3-4 12 8-0 00K-14M	Owner's Name	Khewat No.	Killa's no's	Area	Owner's Share
2 8-0 10 8-0 8 8-0 3 3K-16M 3 8-0 20 8-0 21/1 5-2 9 8-0 964 11/2 3-4 12 8-0 3 00K-14M	Munish Budhiraja	522	5//		
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			12		00K-14M
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19 8-0 } 00K-13M			19	8-0 }	00K-13M

Total share of Munish Budhiraja in Khewat No. 522, 964 and 526----- 5K-

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ach Date State Spreamounts

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COLLABORATION AGREEMENT

B 633811

This Collaboration Agreement is made on 20-03-2012 at Naraingarh between Saubhagya Collonisers Private Limited having its registered office at E-371 find floor. Nirman Vihar, Delhi-92 (hereinafter called the developer and which shall include its assigns, successors etc unless the context requires officewise) of the First Part. Horough all Context of Sauth Conte

AND

Muhish Budhiraja s/o Sh.Satish Kumar resident of Naraingarh (hereinafter called the owner and which shall include its assigns, successors etc unless the context requires otherwise) of the Second Park.

- Whereas the developers are developing a colony in and around Naraingarh situated in Tehsil
 Naraingarh on its own behalf and/or on behalf of certain of its associates companies and
 said Associates Companies have duly authorized the developers and entitled to exercise
 various powers including the power to sell plots falling in the area belonging to the said
 Associates Companies in accordance to the passed by DTCP, Haryana State.
 - (B) Whereas the second party is absolute owner of the said land as given in Annexure-A and has requested the developer to develop the land to form a part of the colony.
 - (C)
 Whereas this collaboration agreement is in addition to the development agreement dated 3003-2011 as per conditions laid down in Leter of Intent issued by Director General of Town
 and Country Planning Haryana to Saubhagya Colonizers Private Limited vide memo
 number LC-2632-JE(BR)-2011/20405 dated 30-12-2011

Rai Malik

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डोड सबंधी विवरण

Stamp Vender Saraingara (Ambala)

डीड का नाम AGREEMENT

तहसील/सब-तहसील नारायणगढ

मांब/शहर नारायणम्ब

भवन का विवरण

भूमि का मिनरण

धन सर्वधी विवरण

चारि। 0.00 रूपये उटाव्य की सांशि 100.00 रूपये कुल स्टाम्प डयूटी की राशि 100,00 स्पर्ये राजस्ट्रेशन फीस की राशि 100,00 रुपये पेस्टिंग शुल्क 0.00 रुपये

अपने

यह प्रलेख आज विनोक 20/03/2012 4:44:90 PM दिन भंगलवार समय वर्ज औ/श्रीमती/कुमारी पुंत्र/पुजार्च्यक्रिकेश्वेशी/कुमारी निवासी न्यायमात द्वारा पैजीकरण हेतु प्रस्तुत किया गया।

Ray Malsk

इस्ताक्षर प्रस्तुतकर्ता

उप/सर्गुक्त पंजीयन अधिकारी नारायणगढ

त्री संस्थाप कालोनर्धनर्य प्राप्ति जिल्ली पीतम राजकृत्यार मीतव(OTHER)

उपरोक्त पंकातांच ऑ/ऑमती/कुमारी ननीप पुंडाण्य दानेवार हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने मुनकर तथा समझकर स्थीकार किया। प्रलेख के अनुसार 0.00 रूपये को संत्रि राज्यार ने मेरे समझ पंजातां को अदा की तथा प्रलेख में वर्णित अधिम अदा की वर्ड साँचा के लेन देन को स्थीकार किया। दोनों पक्षों की पहचान औ/ओमती/कुमारी नाम तमभगदार पुत्र/पुत्री/पत्नों औ/ओमती/कुमारी निजानों साराणां स औ/ओमती/कुमारी सुरेन्द पुनार पुत्र/पुत्री/पत्नों औ/औमती/कुमारी एकर लाग निवासी 399 सेक्टर 13 क्टबंग ने की। साली न: 1 को हम नम्बरदार/अभिगयनता को रूप में जानते है तथा वह साक्षों न:2 की पहचान करता है।

दिनाँक 20/03/2012

Rej Malik

उप सर्वेकते पंजीयन अधिकारी नारायणगढ

1 25 E 2 2 9

ANNEXURE-A

Being part of agricultural land situated in the revenue estate Naraingarh Distt. Ambala.

Owner's Name	Khewat No.	Killa's no's	Area	Owner's Share
Munish Budhiraja	522	5// 1/2 2 10 8 3 20 21/1	7-7 8-0 8-0 8-0 1 8-0 5-2 8-0	3K-16M
- 6	964	11/2 12	3-4 8-0	00K-14M
	526	13 19	8-0 8-0 }	00K-13M

Total share of Munish Budhiraja in Khewat No. 522, 964 and 526----- 5K-

03M Rai Malik

Merride Buddency

100 - 1/1/2012



हारयापा HARYANA NOW THIS COLLABORATION AGREEMENT WITNESSESTH AS UNDER:- 8 633812

1. The developer company i.e. Saubhagya Colonizers Pvt. Ltd shall be responsible for compliance of all terms and conditions of license/provisions of Act of 1975 & rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the DGTCP, Haryana whichever is earlier.

2. The agreement shall be irrevocable and no modifications/alteration etc in the terms and conditions of such agreement can be undertaken, except after obtaining prior approval of DGTCP, Haryana.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR HANDS TO THESE PRESENTS ON THE DATE AND PLACE WRITTEN HERE IN ABOVE.

First Party

Saubhagya Colonizers P.Ltd

Director (Raj Kumar Malik)

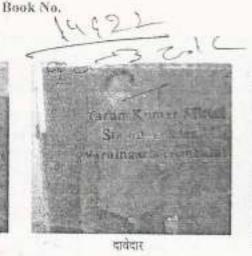
Witnesses 1.

(Narata Ram Laphbarday)

(Surinder Kuprar s/o Mukand Lal r/o H.No-399, Sector-13, Kurukshetra

Second Party - Howal Budhey

Kurukahana







अप / सर्पुक्त पैजीयन अधिकारी

पेशकर्ता	राजकृत्या परित्रक	Rai Malik
राषेक्षार	भन्तीय बुद्धिराजा	Murial Budher Je
THESE	नराता राम नमकरशर	Ment R
1941%	सुनिन्द्र थुमार	Switz .

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख कर्मांक 4,261 अर दिनीक 20/03/2012 को वहीं ना 1 जिल्हा ना 365 के पृथ्व ना 115 पर पैंबीकृत किया गणा तथा इसकी एक प्रति अतिशिक्षत बही सख्या 1 जिल्हा ना 3,314 के एउ सख्या 84 में 85 पर निप्यत्नी छ्यो। यह भी ब्यापित किया जाता है कि इस प्रताविण के प्रस्तकार्य जीत गतातों ने अपने हस्तावर/निशान अंगुडा मेरे सामने किये हैं।

दिनोंक 20/03/2012

Rap Malik

· उप/सन्कर प्रनीयन अधिकारी

नारायणगढ



Additional Agreement

disconstitution agreement is made on this date of 27th March,2017 at by and between.

Mrs Squahagya Colonisers Pvt Ltd a company registered under the Companies Act having its registered office at E-149, Ist Floor, Opp. Sainik Vihar, Gate No.1 Rishi Nagar, Rani Bagh, New Delhi-110034 (hereinafter called the "owner /developer" of the first part) which expression shall unless repugnant to the subject or context shall mean and include their successors, administrators, assigns, nominees and permitted assignees acting through its authorized signatory namely Raman Ahuja s/o SH. Anil Ahuja R/o H.No 113, Sargodha Colony, Naraingarh.

And

Sh. Pawan Kumar S/o Sh. Mulakh Raj, Smt. Nirja W/o Sh. Lucky Gulati, Sh. Narender Parkash S/o Sh. Des Raj, Sh. Samir, S/o Sh. Iqbal Krishan, Smt. Seema W/o Sh, Anil Ahuja, Sh. Anil S/o Sh. Sai Dittamal, Sh. Munish Kumar S/o Sh. Satish Kumar Residents of village Naraingarh Tehsil Naraingarh, Distt. Ambala (herein after called as the land owners of the second part) which expression shall unless excluded by or repugnant to the context or the meaning thereof be deemed to include their legal heirs, successors and assigns. Herringhal Pananku

For Saubhagya Coloniser Pvt Ltd

WHEREAS, the Developer Company has been incorporated by the promotors who have requisite skills, experience, expertise, financial resources and capabilities and all necessary wherewithal for promotion and development of residential colonles, complexes etc. and has been engaged in promoting and developing residential colonies, houses, flats, complexes etc.

WHEREAS, the developer and the land owners named above have earlier executed a collaboration agreement on 20.03.2012 for development of the land measuring 18 K 14 M(221/560 share out of 47 K-07M) falling in the revenue estate of village Naraingarh, Husani, Kullarpur in Sector 4, Naraingarh, District Ambala into a Residential Plotted Colony.

WHEREAS, on the basis of the above said collaboration agreement, Licence No. 53 of 2017 dated 27-05-2012 for development of a Residential Colony on the total land measuring 25.73 Gcres falling in the revenue estate of village Naraingarh, Husani, Kullarpur in Sector 4, Naraingath District Ambala was granted by the Director General, Town & Country Planning Issued vide office memo no. LC-2632-JE(BR)-2012-9183 dated 27-05-2012.

WHEREAS, the above development company of the first part and the land owners of the Necond part have agreed to submit application for Migration of area measuring 14.90 acres from the above said licence for development of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 to the Department of Town & Country Planning and Occordingly, the Developer Company has submitted application in the office of Director General, Town & Country Planning Haryana.

WHEREAS, the Director, Town & Country Planning, Haryana vide letter dated 92.2017 has decided in-principle to grant the licence for setting up an Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 after Migration of area measuring 14.90 reges from Licence No. 53 of 2012 dated 27-05-2012 and issued Letter of Intent specifying the terms and conditions of migration of licence under Affordable residential plotted colony.

WHEREAS, as per requirement of condition no. 12 of the above said Letter of Intent, this additional agreement in continuation of the earlier collaboration agreement dated 20.03.2012 is being executed on the terms and conditions mentioned herein and agreed to by and between parties mentioned above.

NOW, THEREFORE, THIS ADDITIONAL COLLABORATION AGREEMENT WITNESETH AS UNDER

That this agreement is in continuation of the earlier collaboration agreement dated 1. 20.03.2012 executed by and between the parties in this agreement, which is still binding Nery Julia Pawam Cuma Homele Mahr on both the parties.

For Saubhagya Coloniser Pvt. Ltd...

Director

- 2. That it is hereby agreed between the parties that the developer company i.e. Saubhagya Colonisers Pvt. Ltd. shall be responsible for compliance of all the terms and conditions of licence/provisions of Act 8 of 1975 and Rules of 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the DTCP, Haryana, whichever is earlier.
- 3. That the collaboration agreement dated 20.03.2012 is still valid. The collaboration agreement as well as this fresh agreement shall be irrevocable and no modification/alternation etc. in the terms and conditions of the said agreements can be undertaken, except after obtaining prior approval of DTCP, Haryana.

That the other terms and conditions of the collaboration agreement dated 20.03.2012 TAN So remain the same.

arness whereof the parties hereto have signed this agreement on the date, in 4 presence of the following witnesses.

Waramoanh NOO LAND OWNERS

For Saubhagya Colonisers Pvt.Ltd (Developer Company)

For Saubhagya Coloniser Pvt. Ltd.,

(Sh. Pawan Kumar)

Pauca lua

Neujewlate

(Sh. Narender Parkash)

(Sh. Samir) diani Gund

Alwin Budhua (Sh. Munish Kumar)

Toginder Par Sto 8h. Sunder Dars



Indian-Non Judicial Stamp Haryana Government

Deponent



Date: 10/09/2018

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ACJ2018/40

AND DESIGNATION OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TO THE PERSO

Stamp Duty Paid: ₹ 110

SRN No.

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Saubhagya Colonisers Pvt Itd

H No/Floor: City/Village : Delhi

Penalty: FF Zee Dey

Sector/Ward: Na District: Delhi

Landmark: E 371 2nd floor nirman vihar

State : Deihi

Name

Phone:

7027025555

Purpose: Agreement to be submitted at Concerned office

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website https://egra

Supplementary Agreement

This supplementary agreement is made on this date of 13 1/h September, 2018 at Naraingarh by and between.

M/s Saubhagya Colonisers Pvt Ltd a company registered under the Companies Act having its registered office at E-149, Ist Floor, Opp. Sainik Vihar, Gate No.1 Rishi Nagar, Rani Bagh, New Delhi-110034 (hereinafter called the "owner /developer" of the first part) which expression shall unless repugnant to the subject or context shall mean and include their successors, administrators, assigns, nominees and permitted assignees acting through its authorized signatory namely Raman Ahuja s/o SH. Anil Ahuja R/o H.No 113, Sargodha Colony, Naraingarh.

And

Sh. Pawan Kumar S/o Sh. Mulakh Raj, Smt. Nirja W/o Sh. Lucky Sulati, Sh. Narender Parkash S/o Sh. Des Raj, Sh. Samir, S/o Sh. Iqbal Krishan, Smt. Seema W/o Sh. Anil Ahuja Residents of village Naraingarh Tehsil Naraingarh, Distt. Ambala (herein after called as the land owners of the second part) which expression shall unless excluded by or repugnant to the context or the meaning thereof be deemed to include their legal heirs, successors and Saubhagy

Director

ਪ੍ਰਕੇਗ ਜ:1724

दिनांक:13-09-2018

डीड सबंधी विवरण

डीड का नाम

APARTMENT

तहसील/सब-तहसील

नारायणगढ

गांव/शहर

नारायणगढ

धन सबंधी विवरण

राशि 0 रुपये

स्टाम्प इयूटी की राशि 3 रुपये

स्टाम्प नं : acj2018i41

स्टाम्प की राशि 110 रुपये

रजिस्ट्रेशन फीस की राशि 💯 रुपये

पेस्टिंग शुल्क 3 रूपये

Drafted By: RC Nrg

Service Charge:200

यह प्रलेख आज दिनाक 13-09-2018 दिन गुरुवार समय 11:54:00 AM बजे श्री/श्रीमती /कुमारी Saubhgya Coloniseraturu Raman AbujaOTHER पुत्र Pvt निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया |

उपासयुंक्त पञ्जीयन अधिकारी (नारायणगढ)

Bran Mr.

हस्ताक्षर प्रस्तुतकर्ता Saubhgya Colonisers

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Pawan kumar Neerja Gulati Seema Ahuja Sameer Narinder Parkash पुत्र Mulkh Raj हाजिर हैं | प्रतृत प्रलेख के तथ्यों को दोनों पक्षी

ने मुनकर तथा समझकर स्वीकार किया |दोनों पक्षों की पहचान श्री/श्रीमती /कुमारीनराता राम नम्बरदार पिता --- निवासी नारायणगढ व श्री/श्रीमती /कुमारी राय सिंह पिता सुभाष पन्द

निवासी स्यानमाजरा ने की |

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

Road

टिनांक 13-09-2018

उप/सर्वृक्त पेजीयन अधिकारी(नारायणगढ)

WHEREAS, the Developer Company has been incorporated by the promotors who have requisite skills, experience, expertise, financial resources and capabilities and all necessary wherewithal for promotion and development of residential colonies, complexes etc. and has been engaged in promoting and developing residential colonies, houses, flats, complexes etc.

WHEREAS, the developer and the land owners named above have earlier executed a development agreement on 29.03.2011 and also a collaboration agreement on 20.03.2012 for development of the land failing in the revenue estate of village Naraingarh in Sector 4, Naraingarh, District Ambala into a Residential Plotted Colony. The first party has also got registered power of attorney in favour of second party for obtaining various permissions, approvals from the concerned Department for the development of the above said land and have authorized the second party to enter into agreements for sale and/or to sell as the attorney may think fit, the developed plots of their respective share.

WHEREAS, on the basis of the above said collaboration agreement, Licence No. 53 of 2012 dated 27-05-2012 for development of a Residential Colony on the total land measuring 25.737 acres falling in the revenue estate of village Naraingarh, Hussaini, Kuliarpur in Sector 4, Naraingarh, District Ambala was granted by the Director General, Town & Country Planning issued vide office memo no. LC-2632-JE(BR)-2012-9183 dated 27-05-2012.

WHEREAS, the above development company of the first part and the land owners of the second part have agreed to submit applications for Migration of total area in two parts measuring 14.90 acres and 10.837 acres respectively from the above said license for development of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 to the Department of Town & Country Planning and accordingly, the Developer Company has submitted application in the office of Director General, Town & Country Planning Haryana.

WHEREAS, the Director, Town & Country Planning, Haryana vide order no. LC-3299-JE(VA)-2017/16893 and LC-3632-PA(B)-2018/10119 has granted License No. 47 of 2017 dated 13.07.2017 and License no.22 of 2018 dated 21/03/2018 respectively for setting up Affordable Residential Plotted Colonies under Deen Dayal Jan Awas Yojna-2016

Saubhagya Comisers Put Ltd.

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er Migration of area measuring 14.90 acres and 10.837 acres respectively from License No. 53 of 2012 dated 27-05-2012.

WHEREAS, in the earlier agreements dated 29.03.2011 & 20.03.2012, inter-alia one of the provisions of the agreement was that the land owners shall be entitled to 800 sq. yards of developed plotted area per acre contributed by them in the land, the details of which were mentioned in Annexure-1 of agreement.

WHEREAS, the second party after reconsideration has observed that it will not be possible for it to have a proper market for sale of developed plotted area falling to their share and have accordingly approached the first party for its proper disposal. Accordingly, both the parties have now reconsidered the matter and by mutual consent have decided to modify the above said condition to the extent as mentioned hereunder.

NOW, THEREFORE, THIS SUPPLEMENTARY AGREEMENT WITNESETH AS UNDER

- That this agreement is in continuation of the earlier development agreement dated 29.03.2011 and the collaboration agreement dated 20.03.2012 executed by and between the parties in this agreement, which is still binding on both the parties.
- 2. That it is hereby agreed between the parties that the saleable plotted area falling to the share of the land owners through this agreement is hereby transferred to the developer company i.e. Saubhagya Colonisers Pvt. Ltd. which shall be entitled to sell or transfer or dispose of in any manner the entire plotted area including the proportionate area falling to the share of the land owners as per the above mentioned agreements on the terms and conditions as may be deemed fit and proper by them. The first party shall be entitled to receive the payments from the probable plot buyers of the plotted area falling to the share of the land owners and account for the same in their books.
- 3. That in lieu of the saleable plotted area falling to the share of the land owners now being transferred to the first party, the first party shall give to the second party consideration money which may be settled by mutual consent of both the parties. The consideration money for the said plotted area shall be made in installments by the first party as may be separately fixed by mutual consent of the both the parties.

Saubhagy.sers Pvt. Ltu.

Director

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It is further made clear that the second party shall have no claim on such saleable area except the amount of consideration money to be paid by the first party as per the agreed terms.

- That the first party shall also be entitled to get the above said projects of 14.90 acres and 10.837 acres respectively registered with the Haryana Real Estate Regulatory Authority in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules made thereunder.
- That the terms of the development agreement dated 29.03.2011, the collaboration 5. agreement dated 20.03.2012and the power of attorney executed on 29/03/2011 shall be deemed have been modified to the extent as mentioned in this agreement. However, the other terms and conditions of the said agreements shall remain the same.

In witness, whereof the parties hereto have signed this agreement on the date, in presence of the following witnesses.

WITNESSES :-

Developer Company

LAND OWNERS

Rui singer 1. Subharth chard

Reg. No. Reg. Year Book No.

1724 2018-2019 1

प्रेशकर्ता दावेदार गवाह

प्रेशकर्ता दावेदार गवाह

प्रेशकर्ता :- thru Raman AhujaOTHER Saubhgya Colonisers रिकासिक प्रिकारी

दावेदार :- Pawan kumar Neerja Gulati Seema Ahuja Sameer Narinder निकासिक प्रिकारक प्रकारक प्रिकारक प्रिकारक प्रकारक प्रकार

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1724 आज दिनांक 13-09-2018 को बही ने 1 जिल्द नं 389 के पृष्ठ नं 186.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 54 के पृष्ठ संख्या 90 से 94 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगृठा मेरे सामने किये है |

दिनांक 13-09-2018

गवाह 1 :- नराता राम नम्बरदार

गवाह 2 :- राय सिंह Rai Sausti

उप/सयुंक्त पंजीयेंनै अधिकारी(नारायणगढ)

Aridavit



Indian-Non Judicial Stamp Haryana Government



Date: 13/09/2018

Cartificate No.

ACM2018I28

Stamp Duty Paid: ₹ 101

CRN No.

37957301

No Devi Penalty:

(Fix Zore Cony)

70

Deponent

Name: H No/Floor Saubhagya Colonisers Pvt Itd

371

Sector/Ward: Xxx District: Delhi

Landmark : E 371 2nd floor nirman vihar

City/Village Delhi Phone:

7027025555

State: Delhi

REGISTRAR



Agreement to be submitted at Concerned office

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

Supplementary Agreement

This supplementary agreement is made on this date of 12th September, 2018 at Naraingarh by and between.

M/s Saubhagya Colonisers Pvt Ltd a company registered under the Companies Act having its registered office at E-149, Ist Floor, Opp. Salnik Vihar, Gate No.1 Rishi Nagar, Rani Bagh, New Delhi-110034 (hereinafter called the "owner /developer" of the first part) which expression shall unless repugnant to the subject or context shall mean and include their successors, administrators, assigns, nominees and permitted assignees acting through its authorized signatory namely Raman Ahuja s/o SH. Anii Ahuja R/o H.No 113, Sargodha Colony, Naraingarh.

And

Anil Kumar s/o Shri Sai Ditta Mal Residents of Naraingarh, Tehsil Naraingarh, Distt. Ambala (herein after called as the land owner of the second part) which expression shall unless excluded by or repugnant to the context or the meaning thereof be deemed to include their legal heirs, successors and assigns.

Saubhagya Colonisers Pvt. Ltd.

Director

दिनांक:13-09-2018

डीड सबंधी विवरण

डीड का नाम

AGREEMENT

तहसील/सब-तहसील नारायणगढ

गांव/शहर

नारायणगढ

धन सबंधी विवरण

राशि 0 रुपये

स्टाम्प इयूटी की राशि 2.25 रुपये

स्टाम्प मं : acm2018i28

स्टाम्प की राशि 101 रुपये

रजिस्ट्रेशन फीस की राशि 🎉, रुपये

पेस्टिंग शुल्क 3 रुपये

Drafted By: RC Nrg

Service Charge:200

यह प्रलेख आज दिनाक 13-09-2018 दिन गुरुवार समय 2:48:00 PM बजे श्री/श्रीमती /कुमारी

Saubhagya colonisersthru Raman AhujaOTHER पुत्र Pvt निवास 149 Ist Floor Sainik Vihar New Dehli दवारा पंजीकरण हेत् प्रस्तृत किया गया |

उप/सर्युक्त पंजीयन अधिकारी (नारायणगढ)

हस्ताक्षर प्रस्तुतकर्ता Saubhagya colonisers

उपरोक्त पंशकर्ता व श्री/श्रीमती /कुमारी Anil KUmar पुत्र Sai Ditta Mal हाजिर है | प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया |दोनों पक्षों की पहचान श्री/श्रीमती /कुमारीनराताराम नम्बरदार पिता --- निवासी नारायणगढ व श्री/श्रीमती /कुमारी मनीच कुमार पिता सतीश कुमार

निवासी नारायणगढ ने की |

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

उप/सर्थक्त पंजीर्यन अधिकारी(नारायणगढ)

दिनांक 13-09-2018

WHEREAS, the Developer Company has been incorporated by the promotors who have requisite skills, experience, expertise, financial resources and capabilities and all necessary wherewithal for promotion and development of residential colonies, complexes etc. and has been engaged in promoting and developing residential colonies, houses, flats, complexes etc.

WHEREAS, the developer and the land owner named above have earlier executed a development agreement on 06/04/2011 and also a collaboration agreement on 20.03.2012 for development of the land falling in the revenue estate of village Naraingarh in Sector 4, Naraingarh, District Ambala into a Residential Plotted Colony. The first party has also got registered power of attorney in favour of second party for obtaining various permissions, approvals from the concerned Department for the development of the above said land and have authorized the second party to enter into agreements for sale and/or to sell as the attorney may think fit, the developed plots of their respective share.

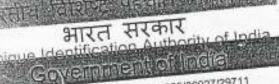
WHEREAS, on the basis of the above said collaboration agreement, Licence No. 53 of 2012 dated 27-05-2012 for development of a Residential Colony on the total land measuring 25.737 acres falling in the revenue estate of village Naralingario Hussaini, Kullarpur in Sector 4, Naraingarh, District Ambala was granted by the Director General, Town & Country Planning issued vide office memo no. LC-2632-JE(BR)-2012-918 Stated 27-05-2012.

WHEREAS, the above development company of the first part and the land owner of the second part have agreed to submit applications for Migration of total area in two parts measuring 14.90 acres and 10.837 acres respectively from the above said license for development of Affordable Residential Plotted Colonies under Deen Dayal Jan Awas Yojna-2016 to the Department of Town & Country Planning and accordingly, the Developer Company has submitted application in the office of Director General, Town & Country Planning Haryana.

WHEREAS, the Director, Town & Country Planning, Haryana vide order no. LC-3299-JE(VA)-2017/16893 and LC-3632-PA(B)-2018/10119 has granted License No. 47 of 2017 dated 13/07/2017 and License no.22 of 2018 dated 21/03/2018 respectively for setting up Affordable Residential Plotted Colonies under Deen Dayal Jan Awas Yojna-2016

Saubhagya Colonisers Pvt. Ltd.

Ster



नामांकन क्रम / Enrollment No.: 1385/30027/29711

रमान आहुआ Ruman Ahuja SIO: Ann Attuja 13 Ward No-10 Sargodha Colony Narengarh nursingarh Narangain, Ambala Haryana 134203 9812153300 WWW. PENNENDARI DARAM LEDI BEDI

MD023382617FH



आपका आधार क्रमोंक / Your Aadhaar No. :

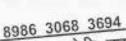
8986 3068 3694

मेरा आधार, मेरी पहचान



भारत सरकार Government of India

रमन आहुना Raman Alvuja ਜ਼ਮਸ ਨਿਥਿ । DOB : 27/12/1989 slate (Psp



मेरा आधार, मेरी पहचान





भारत सरकार Unique Identification Authority of India Government of India

TENDING PERMIT

Enrollment No.: 1207/83972/39060

To Anii Kaira S/O: Sai Ditta Mal 40 Sargodha Colony ward no 10 Naraingarh Nuraingarh Nersingarh Naraingarh Ambala Haryana 134203 9416172958



आपका आधार क्रमांक / Your Aadhaar No. :

7361 5659 1340

आधार - आम आदमी का अधिकार



भारत सरकार Government of India

Anil Kalra Year of Birth: 1958 Male



7361 5659 1340

आधार - आम आदमी का अधिकार

after Migration of area measuring 14.90 acres and 10.837 acres respectively from License No. 53 of 2012 dated 27-05-2012.

WHEREAS, in the earlier agreements dated 06/04/2011 & 20/03/2012, inter-alia one of the provisions of the agreement was that the land owner shall be entitled to 1200 sq. yards of developed plotted area per acre contributed by them in the land, the details of which were mentioned in Annexure-1 of agreement.

WHEREAS, the second party after reconsideration has observed that it will not be possible for it to have a proper market for sale of developed plotted area falling to their share and have accordingly approached the first party for its proper disposal. Accordingly, both the parties have now reconsidered the matter and by mutual consent have decided to modify the above said condition to the extent as mentioned hereunder.

NOW, THEREFORE, THIS SUPPLEMENTARY AGREEMENT WITNESETH AS UNDER

- That this agreement is in continuation of the earlier development agreement dated 06/04/2011 and the collaboration agreement dated 20.03.2012 executed by and between the parties in this agreement, which is still binding on both the parties.
- 2. That it is hereby agreed between the parties that the saleable plotted area falling to the share of the land owner through this agreement is hereby transferred to the developer company i.e. Saubhagya Colonisers Pvt. Ltd. which shall be entitled to sell or transfer or dispose of in any manner the entire plotted area including the proportionate area falling to the share of the land owner as per the above mentioned agreements on the terms and conditions as may be deemed fit and proper by them. The first party shall be entitled to receive the payments from the probable plot buyers of the plotted area falling to the share of the land owner and account for the same in their books.
- 3. That in lieu of the saleable plotted area falling to the share of the land owner now being transferred to the first party, the first party shall give to the second party consideration money which may be settled by mutual consent of both the parties. The consideration money for the said plotted area shall be made in installments by the first party as may be separately fixed by mutual consent of the both the parties.

Saubhagra Colonisers Pvt. Ltd.

Mer

It is further made clear that the second party shall have no claim on such saleable area except the amount of consideration money to be paid by the first party as per the agreed terms.

- 4. That the first party shall also be entitled to get the above said projects of 14.90 acres and 10.837 acres respectively registered with the Haryana Real Estate Regulatory Authority in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules made thereunder.
- 5. That the terms of the development agreement dated 06/04/2011, the collaboration agreement dated 20.03.2012 and the power of attorney executed on 06/04/2011 shall be deemed have been modified to the extent as mentioned in this agreement. However, the other terms and conditions of the said agreements shall remain the same.
 REGISTRAR

In witness, whereof the parties hereto have signed this agreement on the date, in presence of the following witnesses.

WITNESSES:

Munichbudhugh

MUNISH Bronk STAR Spo M.

Salish Kumas Alo Nawinger

Sauc...aya Colonisers Pvt. Ltd.

Developer Company

Land Owners

2018-2019 1

Book No.





गवाह

REGISTRAR &

9

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru Raman AhujaOTHER Saubhagya colonisers_

Reg. Year

दावेदार: - Anil KUmar_

गवाह 1 :- नराताराम नम्बरदरि

गवाह 2 :- मनीष कुमार _ भिरांगीरियोगी

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1734 आज दिनांक 13-09-2018 को बही नं 1 जिल्द नं 389 के पृष्ठ नं 188.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 55 के पृष्ठ संख्या 24 से 26 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है |

दिनांक 13-09-2018

उप/सयुंक्त पेजीयन अधिकारी(नारायणगढ)



Indian-Non Judicial Stamp Harvana Government



Affedays



Indian-Non Judicial Stamp Haryana Government



10/09/2018 Date

Certificate No

GRN No.

ACJ2018I39

Stamp Duty Paid: ₹ 110

HI DHY Penalty:

₹0

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Deponent

Pro- Zent Chily

Name

Saubhagya Colonisers Pvt Itd

371

Sector/Ward: Na

Landmark: E 371 2nd floor nirman vihar

City/Village

Delhi

District : Delhi

State Delhi

Phone

H No/Floor

7027025555

Purpose Agreement to be submitted at Concerned office

The authenticity of this document can be varified by scanning this QrCode Through smart phone or on the website https://egrashry.nic.in

Supplementary Agreement

This supplementary agreement is made on this date of 13th September, 2018 at Naraingarh by and between.

M/s Saubhagya Colonisers Pvt Ltd a company registered under the Companies Act having its registered office at E-149, Ist Floor, Opp. Sainik Vihar, Gate No.1 Rishi Nagar, Rani Bagh, New Delhi-110034 (hereinafter called the "owner /developer" of the first part) which expression shall unless repugnant to the subject or context shall mean and include their successors, administrators, assigns, nominees and permitted assignees acting through its authorized signatory namely Raman Ahuja s/o SH. Anil Ahuja R/o H.No 113, Sargodha Colony, Naraingarh.

And

Munish Kumar s/o Shri Satish Kumar Residents of village Naraingarh Tehsil Naraingarh, Distt. Ambala (herein after called as the land owner of the second part) which expression shall unless excluded by or repugnant to the context or the meaning thereof be deemed to include their legal heirs, successors and assigns.

> Saubhagya Colonisers Pvt. Ltd. Director

Herich Bedhard

प्रलेख न:1723

दिनांक:13-09-2018

डीड सबंधी विवरण

डीड का नाम

AGREEMENT

तहसील/सब-तहसील नारायणगढ

गांव/शहर

नारायणगढ

धन सबंधी विवरण

राशि 0 रुपये

स्टाम्प इयूटी की राशि 2.25 रुपये

स्टाम्प नं : acj2018i39

स्टाम्प की राशि 110 रुपये

रजिस्ट्रेशन फीस की राशि 🕍 रुपये

पेस्टिंग शुल्क 3 रुपये

Drafted By: RC Nrg

Service Charge:200

यह प्रलेख आज दिनाक 13-09-2018 दिन गुरुवार समय 11:42:00 AM बजे श्री/श्रीमती /कुमारी Saubhagya colonisers pytthru Raman AhulaQFHER पुत्र Pyt निवास E 149 Ist Floor Opp. Sainik Vihar New Dehli द्वारा पंजीकरण हेतु प्रस्तुत किया गया |

उप/सर्युक्त पंजीयन अधिकारी (नारायणगढ)

हस्ताक्षर प्रस्तुतकर्ता Saubhagya colonisers pvt

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Munish Kumar पुत्र Satish Kumar हाजिर है | प्रतुत प्रलेख के तथ्यों को दोनों पर्सा ने सुनकर तथा समझकर स्वीकार किया |दोनों पक्षों की पहचान श्री/श्रीमती /कुमारीनराता राम नम्बरदार पिता --- निवासी नारायणगढ व श्री/श्रीमती /कुमारी राय सिंह पिता सुभाष चन्द

निवासी स्यानमाजरा ने की |

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

उप/सयुक्त पंजीयन अधिकारी(नारायणगढ)

दिनांक 13-09-2018

WHEREAS, the Developer Company has been incorporated by the promotors who ve. requisite skills, experience, expertise, financial resources and capabilities and all necessary wherewithal for promotion and development of residential colonies, complexes etc. and has been engaged in promoting and developing residential colonies, houses, flats, complexes etc.

WHEREAS, the developer and the land owner named above have earlier executed a development agreement on 30/03/2011 and also a collaboration agreement on 20.03.2012 for development of the land falling in the revenue estate of village Naraingarh in Sector 4, Naraingarh, District Ambala into a Residential Plotted Colony. The first party has also got registered power of attorney in favour of second party for obtaining various permissions, approvais from the concerned Department for the development of the above said land and have authorized the second party to enter into agreements for sale and/or to sell as the attorney may think fit, the developed plots of their respective share.

WHEREAS, on the basis of the above said collaboration agreement, Licence No. 53 of 2012 dated 27-05-2012 for development of a Residential Colony on the total land measuring 25.737 acres falling in the revenue estate of village Naraingarh, Hussaini, Kullarpur in Sector 4, Naraingarh, District Ambala was granted by the Director General, Town & Country Planning issued vide office memo no. LC-2632-JE(BR)-2012-9183 dated 27-05-2012.

WHEREAS, the above development company of the first part and the land owner of the second part have agreed to submit applications for Migration of total area in two parts measuring 14.90 acres and 10.837 acres respectively from the above said license for development of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 to the Department of Town & Country Planning and accordingly, the Developer Company has submitted application in the office of Director General, Town & Country Planning Haryana.

WHEREAS, the Director, Town & Country Planning, Haryana vide order no. LC-3299-JE(VA)-2017/16893 and LC-3632-PA(B)-2018/10119 has granted License No. 47 of 2017 dated 13.07.2017 and License no.22 of 2018 dated 21/03/2018 respectively for setting up Affordable Residential Plotted Colonies under Deen Dayal Jan Awas Yojna-2016

Saubhagya Colonisers Pvt. Ltd.

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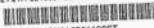


CONTROL OF THE CONTRO भारत सरकार Identification Authority of India Government of India

सामांकन कम / Enrollment No 1087/50009/01557

To. नुजीष दुविगाजा Munish Budhiraja S/O: Satish Kumar sargodha COLONY WARD N 3 Nareingerh (219) Nareingerh Barera Ambele Haryana 134203 9416021500

Ref. 9332 / 211 / 221686 / 221801 / P



SH316361190FT



आपका आधार क्रमांक / Your Aadhaar No. :

8512 1478 6019

आधार - आम आदमी का अधिकार



भारत सरकार Government of India



मुनोष बुधिराजा Munish Budhiraca great at / Year of Sirm : 1974 पुरुष / Maio



8512 1478 6019

आधार - आम आदमी का अधिकार





भारत सरकार γεπικτεπί δίπ

ज्ञानकित क्रम / Enrollment No.: 1385/30027/29711

они этеля Raman Ahuja SIO: ANI Anuja 13 Ward No-10 Sargodha Colony Manaingarin Naraingarit Naraingain Ambala Haryana 134203 9912153300

MO023362617FH



आपका आधार क्रमांक / Your Aadhaar No. :

8986 3068 3694

मेरा आधार, मेरी पहचान



OF STREET, STR Chesta and a supplementary

(भार आहम Raman Ahuja NEW STR / DOG : 27/12/1982 TSW / Malo

8986 3068 3694

मेरा आधार, मेरी पहचान

 Migration of area measuring 14.90 acres and 10.837 acres respectively from License No. 53 of 2012 dated 27-05-2012.

WHEREAS, in the earlier agreements dated 30.03.2011 & 20.03.2012, inter-alia one of the provisions of the agreement was that the land owner shall be entitled to 1000 sq. yards of developed plotted area per acre contributed by them in the land, the details of which are mentioned in Annexure-1 of agreement.

WHEREAS, the second party after reconsideration has observed that it will not be possible for it to have a proper market for sale of developed plotted area falling to their share and have accordingly approached the first party for its proper disposal. Accordingly, both the parties have now reconsidered the matter and by mutual consent have decided to modify the above said condition to the extent as mentioned hereunder.

NOW, THEREFORE, THIS SUPPLEMENTARY AGREEMENT WITNESETH AS UNDER

- That this agreement is in continuation of the earlier development agreement dated 30.03.2011 and the collaboration agreement dated 20.03.2012 executed by and between the parties in this agreement, which is still binding on both the parties.
- That it is hereby agreed between the parties that the saleable plotted area falling to the share of the land owner through this agreement is hereby transferred to the developer company i.e. Saubhagya Colonisers Pvt. Ltd. which shall be entitled to sell or transfer or dispose of in any manner the entire plotted area including the proportionate area falling to the share of the land owner as per the above mentioned agreements on the terms and conditions as may be deemed fit and proper by them. The first party shall be entitled to receive the payments from the probable plot buyers of the plotted area falling to the share of the land owner and account for the same in their books.
- 3. That in lieu of the saleable plotted area falling to the share of the land owner now being transferred to the first party, the first party shall give to the second party consideration money which may be settled by mutual consent of both the parties. The consideration money for the said plotted area shall be made in installments by the first party as may be separately fixed by mutual consent of the both the parties.

Saubhagya Colonisers in Ltd.

Mary Brings

It is further made clear that the second party shall have no claim on such saleable area except the amount of consideration money to be paid by the first party as per the agreed terms.

- 4. That the first party shall also be entitled to get the above said projects of 14.90 acres and 10.837 acres respectively registered with the Haryana Real Estate Regulatory Authority in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules made thereunder.
- 5. That the terms of the development agreement dated 30.03.2011, the collaboration agreement dated 20.03.2012and the power of attorney executed on 30/03/2011 shall be deemed have been modified to the extent as mentioned in this agreement. However, the other terms and conditions of the said agreements shall remain the same.

In witness, whereof the parties hereto have signed this agreement on the date, in presence of the following witnesses.

Saubhagya Colonisers Pvt, Ltd.

WITNESSES :-

Developer Company

Land Owners

Rai singer:
Rui girson 1. Subsharsh Chand
Sum maybel

Reg. No. Reg. Year Book No.
1723 2018-2019 1

पेशकर्ता दावेदार गवाह

उप/सर्गुंक्त पंजीयन अधिकारी
पेशकर्ता :- thru Raman AhujaOTHER Saubhagya colonisers pvt

गवाह 1 :- नराता राम नम्बरदार _

गवाह 2 :- राय सिंह रिक्क दुक्ता

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1723 आज दिनांक 13-09-2018 को बही ने 1 जिल्द ने 389 के पृष्ठ ने 186 पर किया गया तथा इसकी एक प्रति अतिरिक्त वहीं संख्या 1 जिल्द ने 54 के पृष्ठ संख्या 87 से 89 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 13-09-2018

उप/संयुंक्त पेनीयन अधिकारी(नारायणगढ)

SAUBHAGYA COLONISERS PVT. LTD.

E-371, IInd floor, Nirman Vihar, Delhi-92 M: 7027025555

Date: 13/09/2018

To,

The Tehsildar Naraingarh.

Sub: Entry of Supplementary Agreements in Revenue records.

Sir,

It is stated that License no.46 of 2017 has been issued to our company Saubhagya Colonisers Private Limited, Pawan Kumar, Nirja, Narender Prakash, Sameer, Seema Ahuja, Munish Kumar and Anil Kumar to develop a residential plotted colony in Naraingarh. As per the latest guidelines of HRERA it is necessary to enter the supplementary agreements between developer and landowners in revenue records. So please enter supplementary agreements no. 1727, 1724 & 1734 dated 13/09/2018 in revenue records.

License and supplementary agreements are attached alongwith this application.

Thanking you,

TEHSILBAR, NARAINGARH

For Saubhagya Colonisers Pvt. Ltd

Director

में जातील

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	(पड्ड पटनार)
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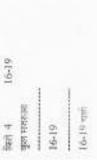
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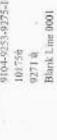
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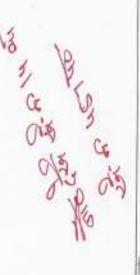
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