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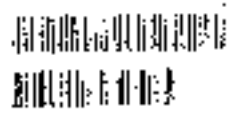


Indian-Non Judicial Stamp
Haryana Government



Date: 28/03/2021

Certificate No. 502926/10-12
S/N No. 75730713



Stamp Duty Paid ₹ 1341000
Penalty: ₹ 0

Seller / First Party Detail

Name: Jhanda Sagar
H.No./Floor: 2207 Section/Ward: 26 LandMark: Housing board colony
City/Village: Faridabad Dist. of: Faridabad State: Haryana
Pincode: 1471107
Address: Rohit narwal deep chand karan singh saket anurag bhabha deep
sanjeev narwal

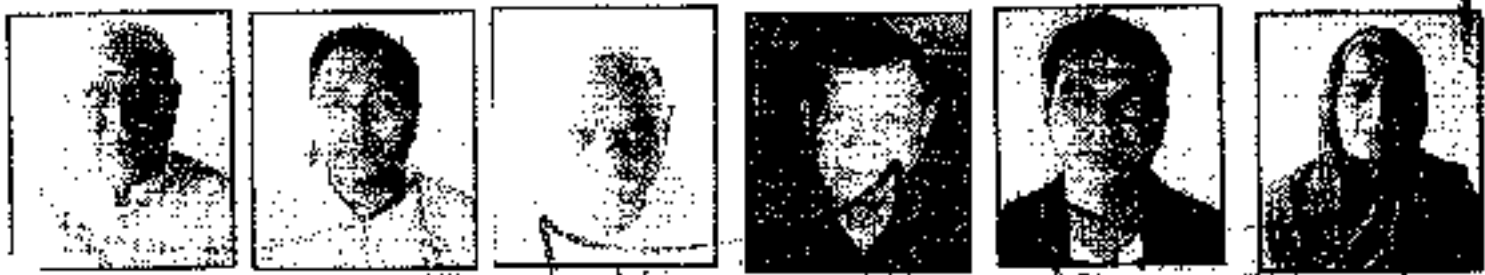


Buyer / Second Party Detail

Name: Singha's Infotech
H.No./Floor: 1123 Section/Ward: X LandMark: Tower B all towers, jash
City/Village: New delhi Dist. of: New delhi State: Delhi
Pincode: 110017

Purpose: COLLABORATION AGREEMENT

For complete details, please visit our website by scanning the QR code. The QR code is available on the website <https://stamps.gov.in>



COLLABORATION AGREEMENT

THIS COLLABORATION AGREEMENT is executed at Faridabad on this 31st day of March, 2021 ("Agreement").

Handwritten signatures and circular stamps of the parties. One signature is clearly for Singha's Infotech. Another signature is for (Mrs. Phulwati). There are several other illegible signatures and stamps.

प्रलेख नं:8449

दिनांक:31-03-2021

डीड संबंधी विवरण

डीड का नाम COLLABORATION AGREEMENT

तहसील/सब-तहसील फरीदाबाद

गांव/शहर खेडी कलां

धन संबंधी विवरण

राशि 87952300 रुपये

स्टाम्प ड्यूटी की राशि 1340640 रुपये

स्टाम्प नं. 1008117/2021

स्टाम्प की राशि 1341030 रुपये

रजिस्ट्रेशन फीस की राशि 50000 रुपये

EChallan:75731182

रजिस्ट्रेशन शुल्क 0 रुपये

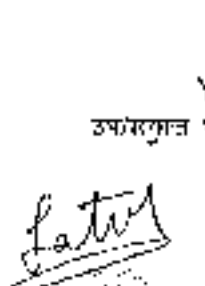
Duration: 5 years

Nature: Charge

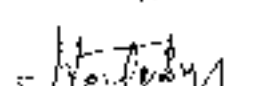
यह प्रलेख आज दिनांक 31-03-2021 दिनांक बुधवार समय 11:10:00 PM को श्री/श्रीमती /कुमारी
Sushama Singh पुत्र Sushama Singh निवास 106 द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

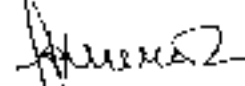

हस्ताक्षर परचूतमती
Sushama Singh





उपरोक्त पंजीकृत अधिकारी (फरीदाबाद)

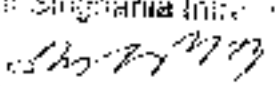
उपरोक्त पंजीकृत व श्री/श्रीमती /कुमारी Sushama Singh निवास 106 द्वारा पंजीकरण हेतु प्रस्तुत किया है। प्रगत प्रलेख
के नुमांवा को लेने पक्षी
ने अनुबद्ध तथा समझकर स्वीकार किया। दोनो पक्षों की पहचान श्री/श्रीमती /कुमारी Sushama Singh निवास 106 द्वारा
श्री/श्रीमती /कुमारी Sushama Singh द्वारा किया गया।
श्री/श्रीमती /कुमारी Sushama Singh की।
शाली भौतिकी नमूनेदार (अधिकृत) के रूप में जानते हैं तथा वह शाही नं:2 की पहचान करता है।

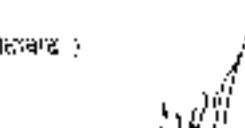

दिनांक 31-03-2021



उपरोक्त पंजीकृत अधिकारी (फरीदाबाद)

For Sushama Singh

Partner


Kr. Vinay
District & Court
Farrukh

CH. TARACHAND
Advoc. FC



BETWEEN

1. **Jitender Singh** (Aadhar No.766434091299) S/o Sh. Nukim Singh Resident of House No. 2207 Housing Board Colony, Sector 28, Faridabad -121008 [Share 1/15 (2 Kanal 7 5 Marla = 0.296875 Acre)]
2. **Rohit Narwat** (Aadhar No. 28788.834847) S/o Sh. Yoginder Singh Narwat, Resident of House No. 2207 Housing Board Colony, Sector 28, Faridabad -121008 [Share 1/15 (2 Kanal 7.5 Marla = 0.296875 Acre)]
3. **Deep Chand** (Aadhar No. 215196402355) S/o Sh. Bal Kishan Resident of Kheri Kolan(113), Faridabad 121002 [Share 1/5 (7 Kanal 3 Marla = 0.80375 Acre)]

Jitender Singh

Rohit Narwat

Deep Chand

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[Signature]

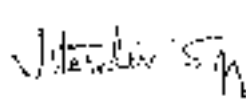

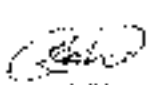
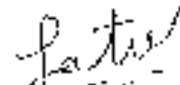

[Signature]





[Signature]



(RIP Pholani)

4. **Karan Singh** (Aadhar No. 680321019021) S/o Sh. Bala Kishan Resident of House No. 1517 Mehboob Park, Kheri Kalan, Faridabad 121002 (Share 1/5 (7 Kanal) 3 Marla = 0.89375 Acre)
5. **Satish Kumar** (Aadhar No. 433678536696) S/o Sh. Sahab Chand Resident of 405 Mehboob Park, Near Govt. Hospital, Kheri Kalan, Faridabad 121002 (Share 1/5 (7 Kanal) 3 Marla = 0.89375 Acre)
6. **Smt. Phulwati** (Aadhar No. 245337783272) W/o Sh. Deep Chand Resident of Kheri Kalan, Faridabad 121002 (Share 1/30 (1 Kanal) 4 Marla = 0.15 Acre)
7. **Smt. Brishla Devi** (Aadhar No. 355829128764) W/o Sh. Karan Singh Resident of House No. 1517, Kheri Kalan, Faridabad 121002 (Share 1/30 (1 Kanal) 4 Marla = 0.15 Acre)
8. **Sameer Narwat** (Aadhar No. 415853393744) S/o Sh. Amar Narwat Resident of House No. 6516, Pocket 6 & 7, Sector-C, Vasant Kunj, Delhi 110070 (Share 1/5 (7 Kanal) 3 Marla = 0.89375 Acre), represented through General Power of Attorney holder and father namely **Sh. Amar Narwat** (Aadhar No. 591667708203) S/o Sri B. K. Narwat Resident of C 6/6516 Vasant Kunj, South West Delhi, Delhi - 110070 vide registered deed no. 155 dated 13.08.2019 duly registered with Sub Registrar, Faridabad and GPA dated 12.09.2020 duly authenticated vide order of worthy District Collector, Faridabad dated 24.03.2021

hereinafter referred to as the "Owner"/"First Party", which expression, unless repugnant to the context of this agreement, shall mean and include their respective heirs, administrators, legal representatives, successors, executors, assigns etc. of the **First Party**;

 (RTI Phulwati)

AND

M/s **Singhania Infrotech**, a partnership firm, having its registered office at 1123, Tower-B, DLF Towers, Gurgaon District Centre, New Delhi-110025 represented through its partner **Shanti Parkash** (Aadhar No. 450450482888) s/o Lt. Sh. Chidda Mal Gupta R/o 399 Sector 16 A, Faridkot, Haryana, hereinafter referred to as the "**Developer**" which expression, unless repugnant to the context of this agreement, shall mean and include its successors - in interest and assigns of the **Second Part**.

The Owner and the Developer are hereinafter individually referred to as the "**Party**" and jointly as the "**Parties**".

RECITALS

A. **WHEREAS** The Owner has represents and warrants that they are lawful owner and in vacant peaceful possession of land ad measuring measuring 35 Kanal 15 Marla (i.e. 46875 Acres) comprised in Khewat No. 608 Khata No. 670 Rectangle No. 20 Killa Nos. 28/24-A, 28/24-C, 20 Rectangle No. 20 Killa Nos. 28-01, 28-02, 28-03 and 9/15-15 total 5 Khas situated in the revenue estate of the village - Kheri Katan, Tehsil & District Faridkot, Urban Estate Sector 54, Faridkot Jalandhar vide Jamabandi for the Year 2019-20 hereinafter referred to as the "**Said Land**"/"**Project Land**". The revenue map/ Aks Shajra of the said land delineated in Yellow Color and Jamabandi are annexed herewith as **Annexure- "A (Colty)"**;

Shanti Parkash

Shanti Parkash

Shanti Parkash

Shanti Parkash

Shanti Parkash

Shanti Parkash

Shanti Parkash

Shanti Parkash

Shanti Parkash

(RTI Phulwari)

8. **AND WHEREAS** the Owner has represented that it has peaceful vacant physical possession of the said Land and possess absolute right, title and interest on the said Land. The said Land is free from all claim(s), charge(s), lien(s), adjustment(s), dispute(s), liability (est. litigation(s), loan(s), mortgage(s), lease(s), / arrangement(s) / agreement(s), etc.) with any third party, or any other encumbrance of whatsoever nature. The Owner has categorically represented that the said Land has not been notified under the Land Acquisition Act, 1894, the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, or any other enactment or similar encumbrance of whatsoever nature. Further the said Land is free from all encroachment and is capable in all respect for development of any project on the said Land;
9. **AND WHEREAS** the Owner has further represented the Second Party that the said land falls within the Residential Zone of Sector 84, Nandambad, and is abatted and connected to the Sector Road;
10. **AND WHEREAS** the Owner has further represented the Second Party that the said land can be developed into the Affordable Group Housing Project after obtaining the requisite license from the Town & Country Planning, Department, Haryana;
11. **AND WHEREAS** the Owner contemplates to develop the said Land by setting up a Affordable Group Housing Colony under the Affordable Group Housing Policy, 2013 or any other policy, scheme or notification by the Competent Authorities (hereinafter referred as **'Policy'**) after obtaining the requisite licenses, approvals, permissions etc. from the concerned authorities and getting the plans sanctioned/approved from the Competent Authorities;

Atul Kumar Singh

Olga (Soni)

Satish

Prakash

Prakash

Prakash

(RTS Prakash)

(RTS Prakash)

(RTS Prakash)

7. **AND WHEREAS** the Owner approached to the Developer who is inter alia engaged in the development, construction and marketing and selling of Residential Plotted/Group Housing/Commercial projects across Faridabad and the Owner also knows that the Developer is well reputed and experienced in this line of business and is in a position to obtain necessary permissions for change of land use, licenses etc under Affordable Group Housing Policy, 2013 / or any other scheme as desired by the Developer and is competent to collaborate with the Owner for development of said Land.

G. **AND WHEREAS** the Owner has further represented that in lieu of the Owner contributing said Land for the development of the project under Affordable Group Housing Policy, 2013 / or any other scheme as desired by the Developer, Owner shall be getting the Owner's Share (defined below);

H. **AND WHEREAS** the Owner further represents that all signed documents (this Collaboration agreement, POA, and other related documents) will neither be affected by any inter-se disputes amongst the Owners and the development/ construction work in the said Land/ said Project (defined herein after) in terms of this Agreement shall not be hindered in any manner. In case the completion of the project is delayed due to any inter-se disputes amongst the Owners, then the Owners are jointly and severally liable to bear and pay any compensation, penalty, damage, interest etc. to all affected parties including Government Authorities. Further, the Developer is entitled to get this agreement fulfilled/enforced through a suit for specific performance against Owner Jointly and severally and if the Developer is dragged into any litigation by any person on account of inter-se disputes amongst the Owners and consequent defect(s) in title of the said land, the Owner jointly and severally indemnify the Developer all losses, expenses, damages etc. in this regard;

Vijay Kumar Singh
[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

Brijshila

[Signature]

[Signature]

(RTI Photo)

1. **AND WHEREAS** the Developer has represented that it is duly legal business entity and authorized to enter into this Agreement and the Partners/Authorised Signatories;

1. **AND WHEREAS** the Developer believing the aforesaid representations of the Owner to be true and also acknowledging the belief of the owner about it above, has agreed to undertake the execution, construction, completion, marketing and selling of the project, whether built-up, commercial, recreational, residential or otherwise, under Affordable Group Housing Policy, 2013/ or any other scheme, policy or notification on the said land, i.e., **4.46875 acres** after obtaining the requisite permissions, sanctions, approvals and license for change of land use (hereinafter referred to as the "**said Project**").

Now, the Parties are coming together to record the mutually agreed and clearly defined roles and responsibilities to develop the said land in terms of this Agreement and on the conditions set out hereunder.

NOW, THEREFORE, THESE PRESENTS WITNESSETH and it is hereby agreed, declared and covenanted and recorded by and between the Parties as under:

1. **DEFINITIONS:**

Words and expressions used in the agreement form and schedules shall convey the full sense, unless a contrary intention appears from the context.

- a. **Acre** means an area of 4,840 sq yards = 5 Kanal of land.
- b. **Agreement** means this Collaboration Agreement duly executed and registered between the Parties.
- c. **Project Land/ Said Land** means the plot of land as defined in recital 'A'.

W. K. Singh

Praveen

Praveen

Praveen

Praveen

K. S. Singh

Praveen

Praveen

(Raj Phulwadi)

For Sughana Infratech
Sughana Infratech

- d. **Approvals** mean any and all approvals, sanctions, consents, licenses, no objection certificates and permits required for the construction, development and implementation of the said Project in accordance with Applicable Laws.
- e. **Applicable Laws** mean any statute, law, regulation, ordinance, rule, judgment, order, decree, bye law, approval from the concerned authority, government resolution, order, directive, guideline, policy, requirement, or other governmental restriction or any similar form of decision of, or determination by, or any interpretation or adjudication having the force of law of any of the foregoing, by any concerned authority having jurisdiction over the matter in question.
- f. **Authority** means the relevant and concerned governing body or any department thereof, any semi-government or judicial or quasi-judicial person in the state of Haryana or Central Govt or any person (whether autonomous or not) who are charged with the administration of any law applicable to the said Land or said Project.
- g. **Buyer(s)** shall mean the Persons who intend to purchase, or as the case may be, who purchase the Units in the said Project.
- h. **Completion** means the date of completion of all the work of construction and development of the said Project in accordance with the Approvals and Sanctioned Plans and evidenced by the Completion Certificate.
- i. **"Development Rights"** means all rights, interest and entitlements of the Developer with respect to the implementation, designing, development and construction of the Project, the right to sell the saleable areas in the Project and shall include without any limitation, right, authority and license to:

A collection of handwritten signatures and circular stamps. The signatures include 'Srinivasan', 'Ramesh', 'Rishu', 'Rishu', 'Rishu', and 'Rishu'. The stamps are circular and appear to be official seals or marks.

- (i) to enter the Project Land with full, free, unqualified, unrestricted and unobstructed rights and liberty of way and passage and other rights in relation thereto including the right of ingress and egress, the right of way;
- (ii) to enjoy unrestricted, vacant and peaceful access to and occupation of the Project Land for undertaking, implementing and developing the Project and to enjoy all benefits there from permitted by this Agreement;
- (iii) to implement, design, construct and develop the Project on the Project Land and carry out all other necessary and ancillary activities in relation thereto;
- (iv) to develop the Project Land for the purposes of the Project, including construction of buildings, structures and other constructions, in terms of the plans as approved by the concerned statutory authorities for the Project based on the maximum possible FAR warranted (including the maximum permissible FAR and along with all internal and external services, amenities, facilities, fittings, fixtures, including but not limited to areas available for common enjoyment, and development of Project Land including construction or development of roads, landscaping, water supply, street lighting, drainage, sewerage and other conveniences, development of internal and peripheral areas and infrastructural facilities for the Project;
- (v) to be the sole and exclusive developer of the Project with the right to take all decisions relating to, in connection with, and in regard to, the construction, development, implementation, project management, design and development, landscaping thereof.
- (vi) to exclusively assign marketing and branding of the Project without interruption or interference from the Owner or any Third Party;

Shri Anil Singh

Kumar



Shri Anil Singh

Bhishu



Shri Anil Singh



(RTI Bhishu)

Shri Anil Singh



- (vii) to appoint contractors and/ or sub-contractors and service providers in relation to implementation of the Project, subject to Applicable Law;
- (viii) permit home loans/housing finance to its customers and to mark a lien to respective housing finance companies, Banks, Non Banking Finance Companies & Financial Institutions etc. on the units for which the loan has been granted;
- (ix) sell/ lease/ license/ transfer of the saleable area developed and constructed on the Project Land;
- (x) construct external roads, drainage facilities, water supply facilities, sewage disposal facilities, install electricity supply lines and equipments of suitable capacity for the Project including the Common Areas and community facilities;
- (xi) to manage the Project Land and facilities constructed upon the Project Land during the implementation of the Project/ Phase;
- (xii) to enjoy all rights, privileges and benefits to sell, generate, receive use and appropriate all revenue generated in relation to the saleable area in the Project;
- (xiii) to undertake such other activities as may be required for the development of the Project in the Project Land;
- (xiv) to assign all its rights, title and interest under this agreement to any other person or association of persons on its terms as it may think fit and appropriate

j. **Developed Area** means the total developed and/or constructed areas and/or structures within the said Project, including without limitation, the Common Areas, common amenities and facilities, terrace areas, garden areas, boundary wall, water tanks to be put up as part of the said Project based on the Sanctioned Plan

k. **Developer's Share** means 75% of the Net Sale Proceeds from the sale of Units, from time to time, having residential/ commercial units, upon which the license is obtained and said Project is developed.

Mandir Singh



Pray Singh



Satish



[Signature]

Kasrawala

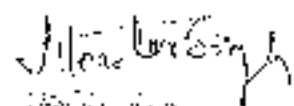
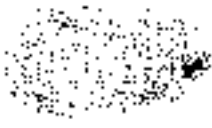


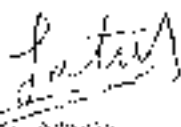

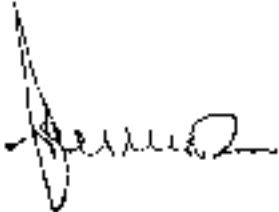



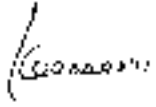

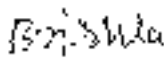

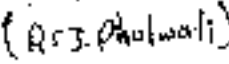
Smishla



(RTS Phulwadi)

- l. **DTCP** means the Directorate of Town and Country Planning, Government of Maryland.
- m. **Effective Date** means the date of execution of this Agreement.
- n. **Encumbrance** means any mortgage, right of way, pledge, equitable interest, assignment by way of security or otherwise, conditional sales contract, hypothecation, right of other Persons, leases, easements, security interest, defect in title, title retention agreement, interest, option, lien, charge, loan, sales, dispute, litigation, easement, encroachment or other condition, restriction or limitation of any nature, whatsoever, including any restriction on use, or exercise of any other attribute of ownership, right of set-off, negative covenant or condition which has the effect of constituting a charge or security interest or a negative lien which could affect the construction and development said Project.
- o. **FAR** shall mean Floor Area Ratio.
- p. **Force Majeure** means all acts of God including earthquake, flood, landslide, storm, hurricane, cyclone, acts of terrorism, strikes/ labour disruptions, war, hostilities (whether declared or not), pandemic, invasion, rebellion, riots, conflict or military actions, ionising radiation, contamination by radioactivity from nuclear fuel, radioactive toxic explosion, National emergency proclaimed by the Govt. of India, which results in such acts of the government having a material impact on the performance of the obligations of the Developer under this Agreement; any notice, order, rule, notification of any government or other public, judicial or competent authority or court or change in law which affects the said Project, Non-availability of construction materials to achieve Completion of the said Project due to which not only the Developer but the entire real estate industry is affected.








4 **FSI** shall mean Floor Space Index.

5 **Gross Proceeds** means and includes the consideration received from
6 the following:


- 7 a) all amounts collected from the Customers from time to time
8 including the following:
- 9 (i) revenue from sale of Units;
 - 10 (ii) deposits and amounts collected from the customers towards
11 EDC & IDC (interest thereon) or any other Development
12 Charges payable to concerned Government Authority;
 - 13 (iii) amounts collected from Customers towards outgoings
14 including CGST and SGST or any other taxes levied by
15 Authority and any other statutory charges, as may be
16 applicable from time to time;
 - 17 (iv) deposits and amounts collected from the Buyers towards
18 electricity meter charges/ power back up charges, etc.
 - 19 (v) amounts collected towards water connection charges and
20 sewerage connection charges, storm water connection
21 charges, if any;
 - 22 (vi) amounts collected towards maintenance charges, if any;
 - 23 (vii) deposits and amounts collected from the Customers
24 towards maintenance and repairs of common areas and
25 facilities.
 - 26 (viii) stamp duty, registration fees and any other taxes/ levies
27 collected from the Customers;
- 28 b) and all or any other revenues/ income and benefits that may
29 accrue and be generated from the said Project.


30 **HUDA** means the Haryana Urban Development Authority.

31 *V. K. Singh*
32 

33 *Chhaya*
34 

35 *Patil*
36 

37 *Sharma*
38 

39 *Kumar*
40 

41 *Biswas*
42 

43 
44 (RTI Photo) Page 12 of 37

45 For Singhania & Singhania
46 *Singhania*

47 Forster

- i. **HSVP** means the Haryana Sahani Vikas Pradhikaran.
- ii. **Licenses** means licenses, approvals and permits issued by the DXP or any other governmental/ statutory for construction and development of the said Project
- iii. **Net Sale Proceeds** means and includes the Gross Proceeds, **Excluding** :
 - (i) deposits and amounts separately demanded & collected from the customers towards EDC & IDC (interest thereon) or any other Development Charges payable to concerned Government Authority;
 - (ii) amounts collected from Customers towards outgoings including CGST and SGST or any other taxes levied by Authority and any other statutory charges, as may be applicable from time to time regarding the sale of Units in the said Project;
 - (iii) deposits and amounts collected from the Buyers towards electricity meter charges payable to the authority, against their direct individual electricity meter from the concerned authority, if any
 - (iv) deposits and amounts collected from the Buyers towards power back up equipment charges, if any;
 - (v) amounts collected towards maintenance charges, if any from the Buyers on or after offer of possession of their units.
 - (vi) deposits and amounts collected towards maintenance and repairs of common areas and facilities from the Buyers on or after offer of possession of their units;



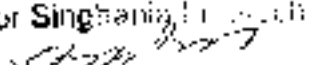








(R/S Photostat)

For Singhania


- (vi) stamp duty, registration fees and any other taxes/levies separately collected from the Buyers for their units.
- (vii) revenue collected from sale of car parkings charges upto the actual cost of construction of car parking.
- v. **Notice** means any notice, request, demand or other communication required or permitted to be given pursuant to this Agreement.
- x. **Owner** means the land owning persons whose names have been listed above in the 'Name Clause' of this Agreement.
- y. **Owner's Share** means 25% of the Net Sale Proceeds from the sale of Units, from time to time, in the residential/ commercial development of Built-up Units, upon which the license is obtained and said Project is developed.
- z. **Policy** means the Affordable Group Housing Policy 2013 or any other policy, scheme or notification by the Competent Authorities or any other policy issued by the State Government of Haryana.
- aa. **Project Architect** means a reputed and experienced firm of architects to be decided and appointed by the Developer at sole option/ discretion of Developer as lead architects to the said Project, who shall be responsible, among others, for the certification of the completion of the construction of the said Project.
- bb. **Master Collection Account** means the account to be opened, operated and maintained with the Bank by the Developer, in which Gross Proceeds are collected and deposited.

Hiran Singh



Bhij



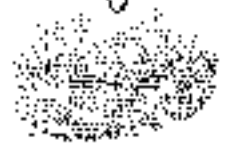
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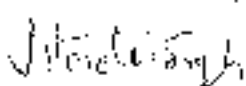
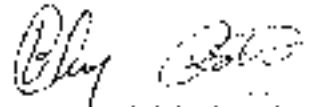
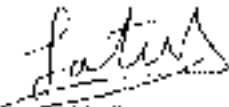







Brijendra

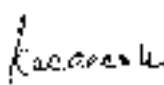
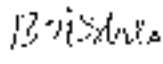
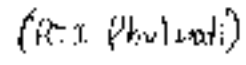




(RIT Phulwari)

- cc. **RERA** means the Real Estate (Regulation and Development) Act, 2016 and with applicable Rules framed thereunder.
- dd. **Said Land** means the all that pieces and parcels of agricultural land measuring 35 Kanals 15 Marla (4.46875 Acre) comprised in Khewat No. 608 Khata No. 670 Rectangle No. 20 Killa Nos. 22/2(4-0), 23/2(4-0), and Rectangle No. 29 Killa Nos. 2(8-0), 3(8-0), 8(8-0) and 9/1(3-15) total 6 Khas situated in the revenue estate of the village Khori Kalan, Taluk & District Fardaband as per Jamabandi for the year 2019-20 and as depicted in the sajra map annexed hereto as **Annexure- A** and highlighted in Yellow Colour.
- ee. **Said Project** means the construction and development of the said Land for establishing Affordable Group Housing Colony in accordance with the approvals, sanctions & permissions from the competent authorities including for residential, commercial & other approved purposes.
- ff. **Salable Area** means area of the said Project available for sale to the Customers.
- gg. **Sanctioned Plan** means the site plan, building plan, service plan, parking and circulation plan, landscape plan, layout plan, zoning plan and such other plan and includes structural designs, if applicable, permissions such as environment permission and such other permissions, that the Developer obtains from the Authority in relation to the said Project.
- hh. **Unit(s)** means the residential/commercial Built-up areas in the Affordable Group Housing Colony in the said Project to be constructed, or any other salable space, if any, on the said Land.



Other terms may be defined elsewhere in the text of this Agreement and, unless otherwise indicated, shall have such meaning throughout this Agreement.

2. The subject matter of this Agreement is the said Land/Project Land i.e., all that pieces and parcels of agricultural land measuring 35 Kanal 15 Marla (4.68875 Acre) comprised in Khewat No. 608 Khata No. 670 Rectangle No. 20 Killa Nos. 22/2(4-0), 23/2(4-0), and Rectangle No. 29 Killa Nos. 2(8-0), 3(8-0), 8(8-0) and 9/1(3-15) total 6 Khas situated on the revenue estate of the village Kheri Kalan, Tehsil & District Faisalabad as per Jamabandi for the year 2019-20 and as depicted in the sajra map annexed hereto as **Annexure A** and highlighted in Yellow Colour.
3. From the date of registration of said Project under RERA, the Developer shall be entitled to develop, construct and market, the said Project as an Affordable Group Housing Colony under Policy including but not limited to the Affordable Group Housing Policy, 2013 or any other policy, scheme or notification at its own cost and expenses and with its own resources after procuring/obtaining the requisite Licenses, permissions, sanctions and approvals under the policy or notification from the Authorities. The Developer agrees to pay all Owner's Share amount to the Owner from time to time as agreed in this agreement and upon Developer's assurance, the Owner agrees and undertakes to place at the complete disposal of the Developer, the said Land and to irrevocably vest in the Developer all the authority of the Owner as may be necessary to be exercised by the Developer in its absolute discretion for obtaining the requisite Licenses, permissions, sanctions and approvals for development, construction, Completion, marketing and sale/FSI of the said Project thereon. All expenses involved in and for obtaining Licenses, permissions or sanctions from the concerned authorities shall be incurred, borne and paid by the Developer and under any circumstances, the Owner shall not be liable for the same. That the Developer shall be entitled to carry out the development/construction on the said Project either on its own or through contractors/sub-contractors or other agencies. Each Party shall keep the other Party fully indemnified against all damages, losses and interests that may be payable or levied on the non-defaulting Party on account of breach of any of the terms as agreed herein.

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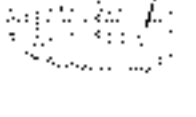
For Linghamia Estate

(Raj Phuleti) (10/11/2022)


4. Owner shall execute an Irrevocable Power of Attorney (POA) in favor of Developer to apply and obtain the necessary License(s)/ permission(s)/ approval(s) from Authorities with respect to construction and development of said Land, appoint Project Architect & technical consultants for project planning and construction, advocates, tax consultants and manpower for the construction and development of the said Project, to raise project loans and to mortgage or create Encumbrances/ security on the said Land & structure thereon and also w.r.t. customer finances against their individual units, to execute all such documents as required for availing such loans, right to market/sell the FSI/sellable unit, advertisement, sales campaign, raise demand as per booking /agreement to sale terms, receive payments from Customers, and execute allotment letters, agreement to sale, lease deed/sale deed/ conveyance deed in favour of Customers etc. for the said Project, coupled with the terms and conditions agreed upon in this Agreement and to get the said Land/ Project Land transferred/conveyed in favour of Developer or in favour of its any other Company/Firm.


5. According to all terms and conditions as agreed in this agreement, the POA shall be in full force and shall not be revoked until the Project is complete and the sale / transfer/ FSI/ conveyance/ lease/ license of the entire saleable areas in the Project to the prospective Buyers is duly completed by the Developer. The entire expenses of stamp duty and registration to be incurred for the stamping and registration of the POA shall be paid and borne by the Developer. It is expressly agreed and understood by Owner and the Developer that in the event any Government Authority requires any act, thing or deed, to be done/ performed on part of the Owners and/or Developer, for the purpose of giving effect to the transaction contemplated in terms hereof or for the development, construction and completion of the Project, despite the Owners having given the power of attorney, the Owner shall facilitate Developer in the regard to the aforesaid.

Mander Singh


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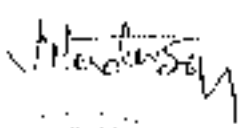

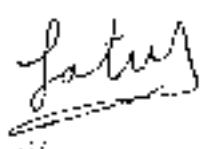
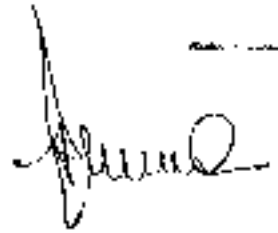
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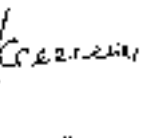





(RTI) Praveen Singhania
 13/11/2017

6. The Developer, at the earliest, shall proceed to have suitable design, layout by placing maximum plotted area and / or plans prepared in respect of said Land and to get the same approved / sanctioned from the Authority(s). That the Developer shall have the complete rights on designing the said Project and allocation/dedication of area for particular residential or other land use as permitted by Authorities. For this purpose, the Developer undertakes to engage and employ reputed Project Architect(s) at its own cost, expenses and responsibilities. The Developer shall, for and on behalf of and in the name of the Owner, shall apply to DTCP and/ or such other Authorities as may be concerned with the matter for obtaining the requisite Licenses for the development and construction of the said Project on the said Land in accordance with the applicable Sanctioned Plans. However, the Developer shall be entitled to make such variations in the design of the plans as may be required or considered by the Developer desirable or necessary for optimum utilizations of the said Land and in the interest of the said Project and the Owner agree and undertake not to object to any such variations or alterations to the designs and plans of the said Project.
7. The Developer will be entitled to modify, according to law, the Sanctioned Plan already submitted or secure fresh Sanctioned Plan, from time to time as solely decided by the Developer.
8. The Developer alone will be entitled to decide over the design, method and manner of construction and development of the said Project.

 (Raj Phulwari)

For Signature _____
 (Sd/-) _____

9. The entire amount required for the cost of development and construction of the said Project including the charges and fees of the Architect(s), preparation of plans as also all other statutory fees and charges incidentals including Bank Guarantees, Scrutiny Fees, License Fees, Conversion Charges, Electricity and Water Security Charges, any type of renewal charges, any other charges payable now or in future to the Government and/or any other Authority for the provision of peripheral or external services to the said Land/ said Project, as may be prescribed by the Authorities, shall be wholly to the account of the Developer only.
10. The Owner has represented the developer that the said Land/said Project is connected with Sector Road and further authorized to surrender required land to concerned Government Authority, if required, for the purpose of suitable connectivity of said Land/said Project.
11. The Owner hereby agrees and authorizes the Developer to give access to other housing colony to be developed by the Developer or any other party, on the land adjoining to the said Project from said Sector Road or any other road passing through the said Project.
12. The Owner further authorizes the Developer to integrate the services/ facilities like electricity, water, sewage etc. from the said Project to the other housing colony to be developed by the Developer or any other party on the land adjoining to the said Project.

13. **SHARING OF NET SALE PROCEEDS & SECURITY DEPOSIT**

OWNER'S SHARE

In consideration of and in lieu of contributing the said Land towards the development of the said Project, the Owner shall be entitled to 25% of the Net Sale Proceeds from the sale of Units, from time to time.

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(Raj Pholwadi)

For Singhania
 15/05/2017

DEVELOPER'S SHARE

In consideration for and in lieu of taking approvals, developing and marketing the said Project and selling of Units in the said Project, the Developers shall be entitled to 75% share of the Net Sale Proceeds from the sale of Units in the Project, as well as the whole of the amount which does not include in net sale proceeds.

BANK ACCOUNT - OPERATION AND MAINTAINANCE

- (i) There shall be a Master Collection Account and more other accounts to be opened, operated and maintained in any Bank solely and exclusively by the Developer.
- (ii) In terms of this collaboration agreement, the Developer will pay 25% from the Master Collection Account or from any other account of Net Sale Proceeds of the Project to the Owners as per their respective land sharing.
- (iii) Developer will keep the balance of Sale Proceeds with them and will utilize the same as per law.

COMPOUNDING IN FSI/FAR

It is agreed by the the Parties that, in the event, at any time before the completion of the Said Project, the FSI and FAR of the Said Land increases, due to compounding, then the Developer at its sole discretion shall be entitled to avail such additional FSI and FAR in accordance with the Applicable Laws at its own cost and expenses and utilize such increase in the FSI and FAR in the Said Project at its cost and expenses. The Parties agree and confirm that the Developer shall be entitled to 100% share in additional Gross Proceeds due to increase in such FSI and FAR in the Said Project.

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(R.I. Pholawat)
For Singhania Industries
(18/11/2017)

14. SECURITY DEPOSIT

It is clearly agreed, understood, and confirmed by the parties hereto as the said land is considered to be developed under collaboration agreement, on signing and execution of this Collaboration Agreement, the Developer has paid a sum of Rs.21,00,000/- (Rupees Twenty One Lakh Only) to the Owner as interest free security deposit to the Owner for faithful observance of the terms and conditions of this Agreement the receipt whereof the Owner hereby accepts and admits. The said deposit amount shall be adjusted first from the Owner's share.

15. It is agreed, understood and confirmed that if the Developer want to execute sale deed in it's favour in respect of said land, at any time after execution of this agreement but after receiving the required permissions from the Competent Authorities, the Developer/Second Party shall issue Post dated Cheque(s) of balance consideration, as decided between both the parties, in favor of Owners/First Party to get sale deed/transfer deed in respect of said land registered in their favor or in favor of their Nominee(s) or their any other Firm/Company and the Owners/First Party shall remain present before the competent authority/concerned office for the said purpose.

16. That the Owner has delivered and handed over the possession of the said land to the Developer on execution of this Agreement for the purpose of measurement and all other activities for applying the license and development planning, construction of site thereon. Further it is agreed that this possession will be automatically deemed to be delivered and handed over as permanent, actual, physical, vacant, possession on the said land to the Developer upon receipt of Letter of Intent (LOI) from the Competent Authority.

V. K. Singh
Raj
Satish
Ramesh
Ramesh
Rishi
(RTI Phulwari)

For Signature and Seal
15/07/2021

Page 21

17. On the Effective Date and upon taking possession of the said Land, the Developer shall internally plan, conceptualize and design the said Project in accordance with the Policy and market conditions. Thereafter, within 30 days of the opening of Govt. window, the Developer shall endeavor to apply for obtaining the Letter of Intent (LOI). Thereafter, the Developer will endeavour to obtain License and other approvals to develop the project on the said Land and upon obtaining the License and all other approvals including registration of said Project under RERA, the Developer shall commence the development work and complete the development works within time allowed by the Authorities.
18. It is hereby agreed between the Parties that the original of all deeds, approvals, registration, permission, NOCs, license, etc. of said Land/ said Project shall be kept with Developer till the complete execution and delivery of the project. It is further agreed between the Parties that if for raising loans and finances the said deeds/documents are required for the creating mortgage on the said Land & structure thereon by bank(s), Housing Finance Company(s), Non-Banking Finance Company(s), Financial Institution(s) or investor(s) etc. then the said title deeds, approvals, etc. will be handed over to the respective bank(s), Housing Finance Company(s), Non Banking Finance Company(s), Financial Institution(s) or investor(s), etc. by the Developer and the Owner shall assist the Developer in this respect.
19. It is understood by the Parties that they shall have no right of membership on the Common Areas and the Owner authorize the Developer to maintain the common areas itself or through its nominated maintenance agency initially for a period of five years or as required under Law to hand over the same to the duly constituted Resident Welfare Association or the Authorities as and when required, for which purpose the Owner hereby undertake to execute the necessary documents, as discharge of its statutory liability to HUDA/HSPV Local Bodies/ Authorities, facilitating such transfer either directly or through the Developer as its Attorney.

Mandir Singh

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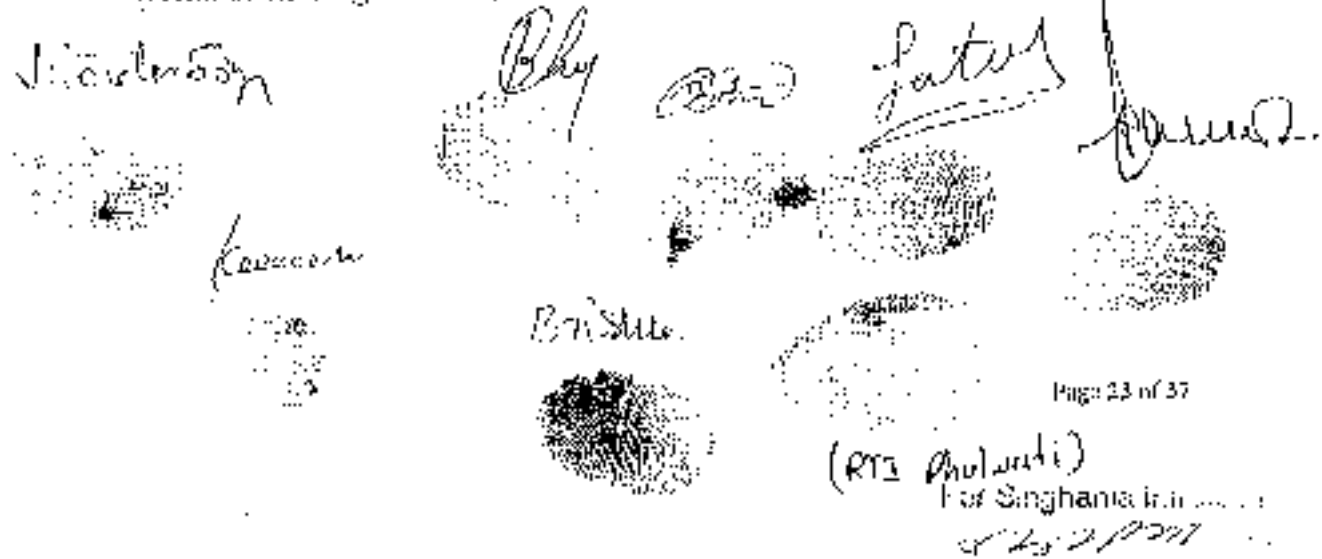
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(RTI Phulwadi)

20. It is understood by the Owner that since considerable manpower, planning, expenditure, efforts & expertise would have already been involved before taking up development and construction of the said Project by the Developer and since such activities are undertaken, the Owner or its nominee(s) or legal heirs or successors shall not be entitled to cancel or revoke this Agreement under any circumstances. In such eventuality, the Developer besides its other rights, as available in law, will be entitled to get this Agreement fulfilled/ enforced through a suit for specific performance or as per law at the sole cost and risk of the Owner.
21. The Owner undertake not to disturb, interfere with or interrupt in any manner whatsoever the construction activity carried out or to be carried out by the Developer in the said Land and/ or as part of the said Land. The Owner further undertake not to commit any act or omission having the effect of delaying or stopping the construction activity to be undertaken by the Developer in terms of this Agreement.
22. The Owner shall ensure that they clear all dues outstanding and payable to Authorities on account of municipal taxes, and other such related dues, if any, w.r.t. the said Land on or before the Effective Date and thereafter the same shall be borne by the Developer.
23. It is represented by the Owner that the Owner alone is the sole, absolute and legal owner and in possession of the said Land and the said Land is absolutely free from any defect in title or encumbrance of any nature including but not limited to any third party right. In case, in future if there is any direct/indirect breach of and/or any deficiency in adherence to or performance to be made by the Owner and/or any person acting under / through or on behalf of the Owner of their obligations with respect to the said Land under this Agreement and/or (i) any defect / claim / dispute over the title of the said Land which may be raised by any third party during the course of execution, delivery and completion of the said Project, including in respect of possession and/or (ii) revocation, cancellation, modification or any other challenge/impediment to the POA or subsistence thereof for any reasons other than an act or omission on part of the Developer of the terms of this Agreement; then the Owner alone shall, at their own cost



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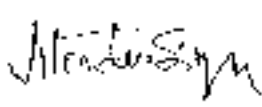

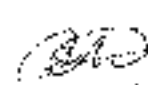
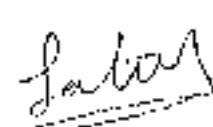
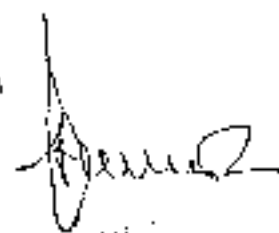
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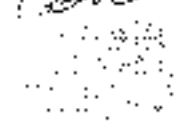


and expense, contest and settle all disputes, claims, demands, suits, complaints, litigation, etc., which may be raised, filed or created with respect to the title of the said Land including all the claims and/or actions instituted by the intending Buyer of the saleable area in the said Project, in a manner that the rights of the Developer under this Agreement and the development, construction, marketing and sale of the said Project is not adversely impacted or restricted through-out the said Project life cycle. Further, in case the Developer is dragged in to any litigation by any person on account of defect in title of the said Land, the Owner shall be liable and responsible to indemnify the Developer for all losses, damages, litigations expenses etc. incurred by the Developer in this regard. In the event such defect/dispute is not resolved by the Owner within a period of thirty (30) days from the knowledge of such defect/dispute then, the Developer shall have the unfettered right to claim all its expenses and claims till such date and cancel/revoke this Agreement to the effect of defective/disputed land parcels of the said Land, against the receipt of its claim.

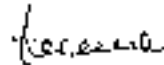
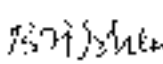


24. The Owner hereby represents and undertakes that upon signing of this agreement, they shall not enter into any further agreement/ arrangement with any other third party w.r.t. said Land and they further undertakes and assures that if any prior agreement/ arrangement has been entered into with any third party with respect to the said Land, then the same shall stand terminated/ automatically stand annulled in all respect and the owner shall settle this at their own cost and expenses.
25. It is agreed between the Parties that subject to payment of Owner's Share, as per terms of this Agreement, the Developer may, if deem fit and proper, transfer, sell and assign its rights and interests as derived by virtue of this Agreement in respect of the said Project along with rights in the Licenses etc. granted by the Authority to develop and construct the said Project on the said Land to any of its Associate/Subsidiary Company for such price and on such terms and conditions as the Developer may deem fit and proper.



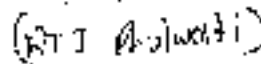
Vishal Singhania
Karan
Bhishma
Santosh
Santosh
(A.I. Product)

26. The Parties agree and confirm that the prospectus, booking form, application, intro sheet, memorandum of understanding, agreement to sell, sale deed and/or other writing/s to be entered into with the prospective Buyers shall be solely prepared and finalized by the Developer at its sole discretion and the said documents shall be in consonance with RERA. The Owner agrees and authorizes that all the Customer agreements with the Customers shall be entered by the Developer subject to compliance of all applicable laws and upon its own responsibility. In case any document requires Owners presence/signature, then the Owner shall comply to the same.
27. The Parties will be entitled to permit the Buyers to borrow finance from the Bank(s), Housing Finance Company(s), Non-Banking Finance Company(s), Financial Institution(s) etc. towards purchase/construction of Units against the security of their respective Units and proportionate undivided share of land in the said Unit.
28. The Owner hereby authorizes and permits the Developer to raise loan and finances for the purpose of payment of EDC and IDC and for the purpose of development and construction of the Project, by creating encumbrance/ mortgage/ hypothecation on the said Land, structure thereon and PSI of said Land/Project and Project receivables of Developer's Share only, from any Bank(s), Financial Institution(s), Non-Banking Finance Companies (NBFC), Housing Finance Companies, Alternative Investment Funds, Mutual Funds, Equity Funds, etc. and the Owner hereby, irrevocably agree and undertake to execute and sign all relevant documents relating to loan and finances, creation of Mortgage/ encumbrance/ hypothecation, deeds, declarations, affidavits and agreements as may be required for the purposes of creating a valid and legal mortgage on the said Land & structure thereon. It has been understood and agreed by the parties to this Agreement that under any circumstances and in any manner whatsoever, the receivables on Owner's Share shall not be mortgaged/ liened/ encumbered.

29. The Developer hereby agrees and undertakes that the aforesaid loan shall be solely utilized for the purpose of EDC and IDC and development and construction of the Project and repayment of principal and its interest on the loan availed by the Developer and the same shall be repaid solely by the Developer from the Developer's A/c and/or from its own sources.
30. The Owner covenant with the Developer that it shall supply and provide all documentary evidence as may be required to be submitted to DTCP and/or such other Authority concerned with the matter and further that the Owner shall also, within a week of receipt of any request from the Developer, sign and execute such other documents, letters etc. as may be necessary for the development, construction and completion of the said Project and for giving effect to the terms of this Agreement. However, subject to the terms of the Agreement, no documents shall be signed and executed by the Owner, which shall adversely affect their ownership rights in the said Land or the rights of the Developer therein in terms of and pursuant to this Agreement.
31. The Owner simultaneously undertake to appoint the Developer or its duly authorized nominee(s) as its attorney(ies) by executing and registering an Irrevocable General Power of Attorney, upon Developer always complying with all the terms & conditions under this agreement, for submitting applications to the various authorities, requisitions, licenses, permissions, approvals, sanctions, allotment of building material, allotment of other materials, mortgaging the said Land & structure thereon with any bank(s), Housing Finance Company(s), Non Banking Finance Company(s), Financial Institution(s), etc and all other matters that will be required to be done and performed in connection with the development, construction and completion of the said Project and for taking the bookings, giving allotment, giving on lease, carry out sale and execution of application, Agreement to Sale, registration of Sale Deed/ Conveyance Deed/ Lease Deed in favor of customers/buyers and receive consideration and issue valid receipts and for all purposes mentioned in the draft of Power of Attorney approved by the Parties hereto till the duration and full implementation of this Agreement in all respects

Vitthalram

Chy (R)

Lalita

Prasad

Kesavaiah

Bhishka

(R.L. Prudanti)

32. The Developer shall be solely responsible and liable for payment of all dues to its workers/ employees and statutory compliance of labor laws, rules and regulations as are in force or may be introduced from time to time with respect to the employment of personnel, payment of wages, compensation, welfare, cess etc. and/or for any accident or lack of safety resulting in injury or damage to workmen, plant and machinery or third party. All claims and demands during and after the construction shall be settled and cleared by the Developer and no liability on this account shall fall on the Owner.
33. The Developer shall be solely responsible for the development of the said Project from the date of this Agreement till receipt of Completion Certificate of the said Project. Accordingly, the Owner shall not be held responsible/liable in any manner whatsoever w.r.t. compliances to be made, under any statute whether presently applicable or any future statute, for the development of the Project such as for construction quality, for delayed possession, for consumer complaints etc. Also, as the profit/loss from the said Project except Owner's Share (in lieu of land contributed by the Owner for the said Project) is to the account of Developer only, therefore, in case any claim/demand/liability/loss is raised upon Owner on above account, then Developer shall be liable to indemnify and to always keep indemnified the Owner against such claim/demand/liability/loss.
34. The Developer shall be entitled to get the refund of all fees, security deposits and other charges of whatsoever nature deposited by the Developer with various statutory authorities for seeking various approvals etc. for the Project. The Owner undertake that within thirty (30) days of the receipt of any such refund referred to herein above, they shall pass on the same to the Developer and any delay by the Owner in passing on the refund to the Developer in this regard shall entail interest at the rate of 12% per annum. Further, in case of non payment of the foregoing, the same shall be adjusted from the Owner share.

Interlocking

Chy

(Bha)

Jatish

Prasad

Ka... ..

Brishla

(RT+ Phulwari)

35. It is an integral and essential term of this Agreement that the said Project shall be exclusively named/ launched by the Developer and the same will also be displayed in the advertisements, boardings, brochures, publishing advertisements in newspaper, magazines etc. pertaining to the said Project. Further, Developer will have right to put sign boards, neon-signs on the said Land or at other places, in any manner as the Developer may deem fit and proper and thus it shall be entitled to invite Customers and brokers to the said Project.
36. Owner has declared and represented to the Developer that the said Land is free from all encumbrances, litigation, charges, gifts, liens, attachments, liabilities, tenancy, unauthorized occupation and claims whatsoever and that the Owner shall keep the said Land free from all encumbrances all the duration and full implementation of this Agreement in all respects and the Developer has entered into this Agreement relying/ acting upon these declarations and representations/ undertakings of the Owner. The Owner further confirm and represent that there is no other co-sharer of the said Land and the said Land is exclusively owned and possessed solely by the Owner and the said Land does not need any partition.
37. If there be any claim, demand, dues, tax litigation of any nature whatsoever against the Owner, then it is a condition of this Agreement that the work of development and/or completion of the said Project and/or any other matter incidental to this Agreement shall not at any time or during construction or after the completion or on handing over possession to the intending purchasers, be stopped, prevented, obstructed or delayed in any manner whatsoever. In the event such defect/dispute is not resolved by the Owner within a period of thirty (30) days from the knowledge of such claim, demand, tax or dispute of any nature then or any breach of terms of this Agreement, the Developer shall have the unfettered right to cancel/ revoke this Agreement to the effect of defected/disputed land parcels of the said Land and recover the proportionate Security Deposit and all other expenses and claims from the Owner. It is agreed that such claims, outstanding demands, litigation, and/or courts decree shall only be met and satisfied out of Owner's Share.

Vishal Singh



Karan Singh



Chy



Bhola



Bhola



Satish



(RTE Phulwadi)

For Singham Singh

17/07/2019

Page 28

38. The Parties agree and confirm that Developer shall confirm and comply with its obligations and compliances as required under RERA and other applicable laws and mandatorily register the said Project in one or more phases before the Authority in accordance with RERA and within the time period available under the Applicable Laws and the Owner hereby agrees to execute necessary documents in respect thereof, if any. Further, the Owner shall also comply with the provisions of RERA or any other applicable law as applicable from time to time being the Owner of the Land, if any. The Parties further agree and confirm that: (i) the Owner shall be solely liable to any queries / defects in title of the said Land only and (ii) Developer shall be solely liable to answer queries on the Approvals, Sanctioned Plan, construction, quality and development of the said Project, before the Authority constituted under the RERA. It is expressly clarified that any action initiated by the Authority owing to an act or omission or non-adherence to RERA by the Developer, then Developer alone shall be solely liable to all liability arising out of such act or omission or non-adherence. Likewise in case any penalty imposed by RERA on account of Owners defective Title on the said Land, then the Owner shall be solely liable to bear and pay such penalty. The Defaulting Party shall indemnify the Non-Defaulting Party from all liabilities / losses incurred by the Non-Defaulting Party as a consequence of such act or omission or non-adherence to RERA. It is also clarified that such penalties etc, imposed, if any, shall be recovered from the share of defaulting party.
39. The Parties agree and confirm that neither the Developer nor the Owner shall be construed as an 'affiliate' within the definition of RERA.
40. The Parties agree and confirm that: (i) all payments, deposits made by the Buyers / third parties in relation to the saleable area in the said Project, (ii) refunds, reimbursements on cancellation of the Units and (iii) all withdrawal / disbursement mechanism of monies deposited by the Customers and utilization of such monies shall be strictly in adherence to the RERA and neither the Developer nor the Owner shall raise any objections in this regard.

Mahesh Singh

Chy *Chy*

Satish

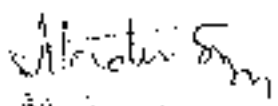

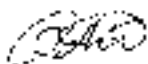
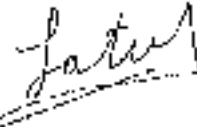
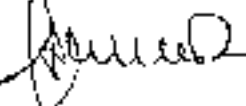
Prakash




Kanoo


Bishu

(RTI Protocol)

41. The Owner has complied with all terms, conditions and covenants set out under the title documents in terms of which the Owner acquired title to the said Land.
42. The Owner on the Effective Date have handed over to the Developer accurate and complete copies of all deeds and other instruments by which the Owner acquired interest in the said Land.
43. The Owner undertake to execute all documents/agreements of assurances that may be necessary to be given to the intended purchasers of the said Project at the cost and expenses of the intended purchasers/Developer.
44. The Owner and all persons who are lawfully or equitably claiming or having any estate, right, title or interest in the said Project Land or any part thereof, by, from, under or in trust for the Owner, shall and will from time to time and at all times hereafter at the request and cost of the Owner do and execute or cause to be done and executed all such further and other lawful and necessary acts, deeds, matters, things and assurances in law whatsoever to better and more perfectly, grant the rights to achieve Completion of the said Project.
45. The Parties shall immediately communicate in writing to each other any information which may come to their knowledge or which may or is likely to affect the construction / development of the said Project and/or prejudice the rights, benefits and interests of the Parties.
46. The Owners are jointly and severally liable for the representations, warranties and covenants made herein and based on the abovementioned representations, covenants, warranties and undertakings made by them to the Developer, and believing the same to be true and correct, the Developer has entered into this Agreement. It is the agreement of the Parties that the representations, warranties, and covenants made herein by the Owners shall not be affected or deemed waived by reason of any such investigation / due diligence undertaken by or on behalf of the Developer or by reason of the Developer or any of its advisors, agents, consultants or representatives knowing or should have known that any such representation or warranty or covenant is or might be inaccurate or untrue.

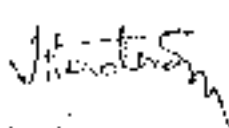

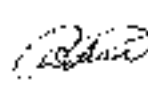
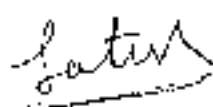
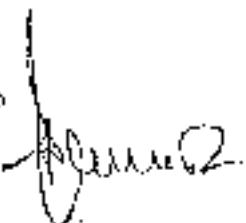















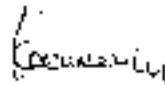
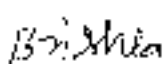

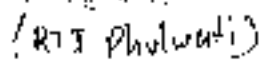


For Signature: _____
 (RTI Phulwari)

47. The legal heirs/successors of the Owner will have no right to involve the Developer into any litigation(s) w.r.t. the meaning, object and consideration of this Agreement, as the Owner have executed this Agreement for the benefits of their legal heirs/successors by which the rights of the Developer may be affected.
48. In the event of the demise of any of the Owner or his/ her assign(s), the Developer agrees that all rights/ liabilities/ obligations of the respective Owner as set out under this Agreement shall be duly observed and complied with by his/ her legal heir(s)/ successor(s).
49. The Owner shall not interfere with or obstruct in any manner with the execution and completion of the work of development and construction of the said Project, adjacent/adjoining land parcels in the said Project and/or booking and sale of Units in the said Project, adjacent/adjoining land parcels in the said Project.
50. On execution of this Agreement, the Developer shall be entitled to enter upon the said Land, survey the same, prepare the layout and service plans and development scheme for submission to DTCP and/or such other Authority(s) as may be concerned in the matter for change of land use and obtaining of requisite licenses or any other activity Developer may deem fit. The Developer is free to use the said land, adjacent or adjoining land parcels together and obtain one single license or multiple Licenses depending upon the planning done by the Developer. Further, the Developer shall construct the boundary wall, marketing and site office and put up its sign boards on the said Land upon the execution of this Agreement.
51. In case the said Land at any point of time during the subsistence of this Agreement becomes the subject matter of land acquisition proceedings under the Land Acquisition Act, 1894 or Land Acquisition Act, 2013, the Owner shall be liable to devolve the compensation received in this regard to the Developer to the extent of Developer's total expenditures on the said Project/Land till that date.

52. In case the said Land or any part thereof belonging to the Owner, is acquired/requisitioned by the government, HUDA/HSVP or any authority for the purpose of constructing Master Road/Sector Road/Green Belt/public utilities, etc. in that event said Project area will be reduced to the extent of the land so acquired/ requisitioned by the government, HUDA/HSVP or any authority and FAR, if any, available against this act shall be part of the project. Owner will not raise any dispute or objection or demand any additional compensation from the Developer if the said Project area is reduced due to said purpose, however any compensation receivable from the authority on above account shall be of the Developer only. That the Owner undertakes to execute all the necessary documents if required, in favor of the Authorities in respect of the said Land.
53. The Owner hereby authorize and permit the Developer to surrender, gift, exchange the said Land for developing roads or for any other purpose with panchayat, government, HUDA/HSVP or any other authorities for the purpose of obtaining license on the said Land. The Owner confirms and represent that they will not raise any dispute/objection regarding said surrender, gift or exchange of said Land and will not entitled for any additional compensation from the Developer.
54. The Owner hereby authorize and permit the Developer to submit various applications, representation and execute all relevant documents, paper for getting the approval from Government/authority/department for constructing the Master Road/Sector Road by own means on the said Land and treating the cost incurred by the Developer in developing/construction of the Master Road/Sector Road as the payment towards pending EDC/IDC for the Project/license or any other Project/license of Haryana
55. This Agreement is not and shall not, however, be deemed to be construed as a agreement to sale, partnership, association of persons, joint venture between the Parties hereto nor will the same be ever deemed to constitute one as the agent of the other, except specifically recorded herein.

V. K. Sharma

Chy (Sri)

Lata

Sharma

K. K. Sharma

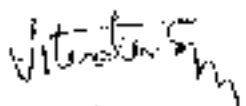

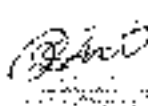
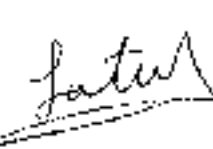
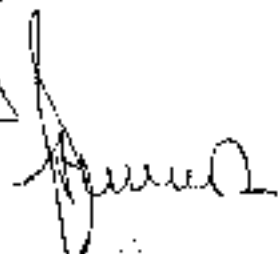
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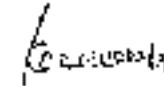
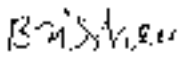
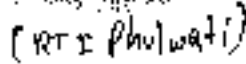
(R. I. P. Sharma)

At Chandigarh, this 12th day of 2017

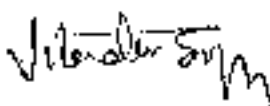



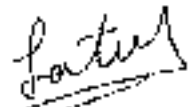

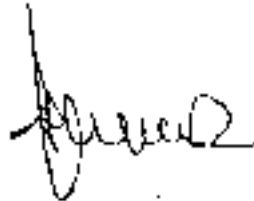

Partner

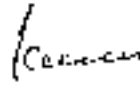
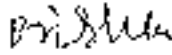



- 56. The Parties hereto have agreed and undertaken to perform their part of Agreement with due diligence and mutual cooperation keeping in view the interest of each other and execute and to do all other acts, deeds, matters and things whatsoever as may be necessary for implementing or giving effects to the terms of this Agreement.
- 57. That this Collaboration Agreement shall be irrevocable and no modification/ alteration etc. in the terms and conditions of the said Collaboration Agreement shall be undertaken, except after obtaining prior approval of DGTCF, Haryana.
- 58. The Owner shall be fully responsible, liable and bound to execute every such document or deed that may be required for the purposes of transferring the absolute rights, title, interests and control on the said land in favour of the prospective Buyers, upon the Developer receiving the license in respect of the said Land without any demur or protest and for this purpose the Owner has agreed to execute a registered GPA in favor of Developer. The Owner shall be further responsible, liable and bound to execute personally or through their representative/attorney and register the requisite buyer agreement(s), sale deed(s)/conveyance deed(s) etc. or such other document(s), or instrument(s) in favour of the intending purchaser(s) in respect of the saleable areas in the said Project to be sold to different intending purchaser(s) by the Developer at the cost and expense of the said intending purchaser(s) and shall transfer the perfect title to the said intending purchaser(s) and present themselves personally or through their attorney before the concerned office of Registrar for registration of such requisite documents as and when demanded or requested by the Developer.
- 59. Maintenance, upkeep, repairs, security, landscaping and common service etc. of the Project shall be managed by the Developer or its nominated Maintenance Agency.

60. The Owner has represented that no dues or taxes of any kind are pending on the said Land as on date of signing of this Agreement and in case if it is found outstanding subsequently, the same shall be paid by the Owner and/or if paid by the Developer, the same shall be reimbursed by the Owner to the Developer.
61. The Developer shall bear & pay all taxes, cesses, levies and GST payable in respect of development of said Project. The Developer alone shall be responsible to pay GST on payments received from the consumers, from time to time to the authority.
62. This Agreement merges and supercedes all prior discussions and correspondence between the Parties and contains the entire Agreement between them. No changes or alterations to this Agreement shall be done without the written consent of the Parties hereto.
63. In pursuance of the due performance of the obligations and the Parties hereto duly performing and observing all the covenants herein contained, this Agreement shall not be revoked or cancelled, and shall be binding on both the Parties and their heirs, successors, administrators, liquidators and assigns.
64. The failure of either Party to enforce at any time, or for any period of time the provisions hereof shall not be construed to be waiver of any provisions or of the right thereafter to enforce each and every provision.

65. The Owner, on their behalf, has authorized **Mr. Deep Chand** S/o Sh. Dal Kishan Resident of Kheri Kalan (113), Faridabad 121002 or **Mr. Karan Singh** S/o Sh. Dal Kishan Resident of House No. 1517 Meerabhai Patil, Kheri Kalan, Faridabad 121002 jointly or severally, to present himself/themselves before authority/department and to sign and execute all necessary application(s), deeds, documents, correspondences, reconciliation statements, Undertakings, Affidavits, Declarations etc. required for successful completion of the said Project, as and when required by the authority/department/developer, ~~according to the terms of this Agreement, for and on behalf of the~~ Owner.

66. If any provision of this Agreement shall be determined to be void or unenforceable under any applicable laws, such provision shall be deemed to be amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to applicable laws and remaining provisions of this Agreement shall remain valid and enforceable in accordance with their terms.

67. The Owner is fully aware and acknowledge, understand and agree that the logo mark and all intellectual property rights with regards to the name/phrase of the said Project, or any part thereof as decided by the Developer is the sole and exclusive property of Developer and Developer has all the intellectual property rights thereto and the right to any use of the same without any imitation whatsoever and in any manner whatsoever shape or form. Any such imitations by Owner is expressly prohibited and only Developer is entitled to use the same in ~~any form manner, for any products and to exploit the same in the~~ event of any violation of the intellectual property rights of the Developer by the Owner in any manner, the Developer, apart from injunctive relief will also be entitled to be compensated fully including all cost, charges and expenses incurred by the Developer in protecting its rights.

68. Parties agrees that subject to the requirements and restrictions as per the Applicable Laws, the Developer shall be entitled at its sole discretion to issue or cause to be issued any press release or public statement concerning the said Project and shall be entitled to: (a) erect billboards on the said Property and/or advertise in the newspapers or in any other media calling for response from prospective Customers of the Units in the said Project, (b) advertise and put-up areas/locations as may meet with the requirements of the Developer and (c) advertise electronic and print media for sale and disposal of the Units. The Developer shall issue or cause to issue such advertisements at its own cost and expense.

Signature *Chay* *Deep* *Lal* *Prakash*
(Karan Singh) *Bishla* *(RTI Phulwati)* *For Singoria Infotech*
(Signature)

69. This Agreement shall be specifically enforceable at the instance of any Party. The Parties agree that a Party not in default will suffer immediate, material, incalculable, continuing and irreparable damage and harm in the event of any material breach of this Agreement, and the remedies at law in respect of such breach will be inadequate, and that such non defaulting party shall be entitled to seek specific performance against the Party in default for performance of its obligations under this Agreement, in addition to any and all other legal or equitable remedies available to it.

70. The Parties hereto agree that if any dispute and /or difference arise between the Parties in respect of Agreement, the same shall be settled through arbitration by the sole arbitrator to be appointed in accordance with provisions of Arbitration and Conciliation Act, 1996, read with its statutory modifications, amendments and re-enactments. It is also agreed between the Parties that the arbitration proceedings shall be in accordance with the 'fast track procedure' laid down under the provisions of the Arbitration and Conciliation Act, 1996, read with its statutory modifications, amendments and re-enactments. The award so made by the sole arbitrator shall be final and binding on the Parties. It is agreed between the Parties that the arbitration proceedings shall be conducted in Faridabad only. Subject to the arbitration agreement between the Parties, the Punjab and Haryana High Court at Chandigarh, and Courts of District at Faridabad alone shall have jurisdiction in all matters arising out of, touching and/or concerning this transaction.

71. Termination


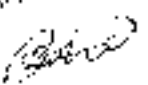

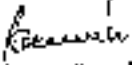
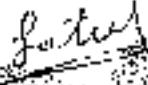

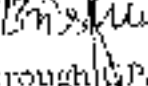
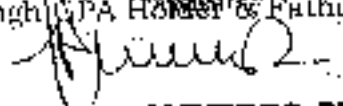
(a) The Owner recognizes that the Developer has substantial stakes in connection with the development of the Project and the Developer will be incurring expenditure for the development of the Project on the Project Land by obtaining approvals of Project and investing huge amounts for the construction of the Project. The Developer also recognizes that the Owner has substantial stakes in connection with the Project Land upon which the Project is being developed by the Developer and as such, this Agreement shall not be terminated.

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Bishra
ATI Phulwati
Page 20 of 37
For Singhania initiation
(ATI Phulwati) 12/2/2007

72. That all costs of stamping, engrossing, and registration of this Agreement shall be borne by the Developer alone.

IN FAITH AND TESTIMONY, the Parties have set their hands to this Agreement at Faridabad on the day, month and year mentioned above in the presence of witnesses.

SIGNED, EXECUTED AND DELIVERED BY OWNER

Jitender Singh 
Rohit Narwal 
Deep Chand 
Karan Singh 
Satish Kumar 
Smt. Phoolwati 
(RIT Phoolwati)
Smt. Brishla Devi 
~~Ramesh~~ Narwal Through LPA Holder & Father
of Amar Narwal 

SIGNED, EXECUTED AND DELIVERED BY DEVELOPER

For, M/S SINGHANIA INFRA TECH

For Singhania Infra Tech

(Shanti Prakash)
(PARTNER)

WITNESSES:

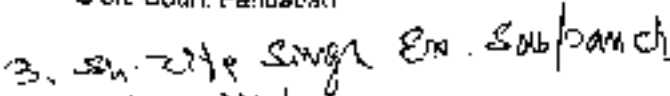
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CH. TARACHAND

Advocate

Dist. Court, Faridabad

3. 
Sh. Rite Singh Era. Subpanch
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2020-2021

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पेशकर्ता

दर्जदार

गवाह

Itender Singh

Shashi Parkash

Phoolwati

उपस्थित पंजीयन अधिकारी

Phoolwati

पेशकर्ता :- Itender Singh etc

दर्जदार :- Ms Singhania Infratech PVT. Shashi Parkash

INC. Singhania Infratech

गवाह 1 :- Anny Rawat

गवाह 2 :- Tara Chand



(RTI Phoolwati)

दिनांक

प्रमाण पत्र

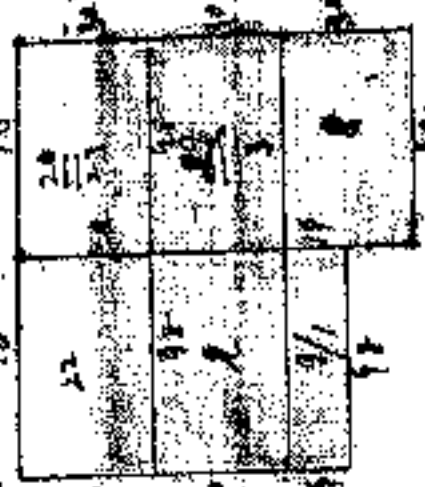
प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8449 आज दिनांक 31-03-2021 को बही नं : जिल्द नं 93 के पृष्ठ नं 17: पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 246 के पृष्ठ संख्या 16 से 18 पर टिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के परतुनकर्ता श्री: गवाहों ने अपने हस्ताक्षर/निशान अगुठा मेरे सामने किये हैं।

दिनांक 31-03-2021:

उपस्थित पंजीयन अधिकारी (फरीदाबाद)

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For Singhenia Infratech
Partners

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103254

ANNEXURE - A

510701

Annexure A

| Sl. No. | Name of the Party | Address | City | State | Pin Code | Telephone No. | Mobile No. | Bank Name | Branch Name | Account No. | IFSC Code |
|---------|-------------------|---------|------|-------|----------|---------------|------------|-----------|-------------|-------------|-----------|
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For Verification Only

[Signature]

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Lalraj

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Atish

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BR/11/11/11

For Singhania Infratech

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Partner

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| क्र. सं. | दिनांक | व्यक्ति का नाम | पता | व्यक्ति का पता | व्यक्ति का पता | व्यक्ति का पता | व्यक्ति का पता | व्यक्ति का पता | व्यक्ति का पता | व्यक्ति का पता | व्यक्ति का पता |
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दिनांक


नमस्ते
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 नकल भुलाविक-जरील के
 इजलास हस जावता नकद वसूल पई।
 Communication Only

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 (RTI: Phulwati)

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For Singha :
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