

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 23/12/2021

Certificate No. EOW2021L722



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 85444999



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Hari chand  
H.No/Floor : 0  
City/Village : Kheri kalan  
Phone: 81\*\*\*\*\*80

Sector/Ward : 0  
District : Faridabad

LandMark : Na  
State : Haryana



**Buyer / Second Party Detail**

Name : Adore propbuild llp  
H.No/Floor : A43  
City/Village: New delhi  
Phone : 88\*\*\*\*\*70

Sector/Ward : 0  
District : New delhi

LandMark : Front side shera mohalla garhi  
State : Delhi

Purpose : COLLABORATION AGREEMENT



The authenticity of this document can be verified

through smart phone or on the website

**COLLABORATION AGREEMENT**

This Collaboration agreement is made and executed on this the 3<sup>th</sup> day of June 2021.

**BETWEEN**

1. **Shri Hari Chand S/o Shri Duli Chand**

resident of Village Kherikalan, Tehsil and District Faridabad, hereinafter collectively referred to as the "**Owners**", which expression shall, unless repugnant or contrary to the context hereof, be deemed to mean and include their respective successors, legal heirs, administrators, assignees, nominees, representatives and authority holders, of the **ONE PART**.

**AND**

**M/s Adore Propbuild LLP ( LLP Identification Number AAW-3719)**, a limited liability partnership firm duly registered under the Limited Liability Partnership Act, 2008, having its office at H. No. A-43, F/F, Front side shera mohalla garhi, near east

Hari Chand

For **ADORE PROPBUILD LLP**

Authorized Signatory

of kailash, New Delhi acting through its Partner Mr. Jetaish Kumar Gupta duly authorized (hereinafter referred to as the "**Developer**", which expression shall, unless repugnant or contrary to the context hereof, be deemed to mean and include its successors, administrators, assignees, nominees, representatives and authority holders, of the **OTHER PART**.

The Owners and the Developer are hereinafter individually referred to as the "**Party**" and collectively referred to as the "**Parties**".

**WHEREAS** the Owners are the sole and legal, actual, exclusive and absolute owners having legal, valid and marketable rights, title and interests and are in actual, vacant and peaceful physical possession of the agricultural land situated in the revenue estate of village Nachauli, Tehsil and District Faridabad as per details given below:

- a. Khewat No 147, Rectangle No 74, Killa No 7/2(4-8), admeasuring 4 Kanal 8 Marlas in which Hari Chand were entitled to 100% share ;
- b. Khewat No 290, Rectangle No 74, Killa No 8(8- 0), 13(8-0), admeasuring 16 kanal 0 marla in which Hari Chand were entitled to 100% share,
- c. Khewat No 380, Rectangle No 74, Killa No 14/1(6- 19), admeasuring 6 kanal 19 marla in which Hari Chand were entitled to 100% share
- d. Khewat No 505, Rectangle No 74, Killa No 15/1(0-0),16/2(1-7), 25/1(0-16) admeasuring 2 kanal 3 marla in which Hari Chand were entitled to 100% share
- e. Khewat No 506, Rectangle No 74, Killa No 18(8-0), 23/2(5-7), 24/1(7- 10), Rectangle No 76, Killa No 4(5-4) admeasuring 26 kanal 01 marla in which Hari Chand were entitled to 100% share
- f. Khewat No 507, Rectangle No 74, Killa No 17 (8-0), admeasuring 8 kanal 0 marla in which Hari Chand were entitled to 100% share
- g. Khewat No 508, Rectangle No 74, Killa No 24/2 (0-10), 25/2( 1-7), admeasuring 1 kanal 17 marla in which Hari Chand were entitled to 100% share

The sum of the khewats is 65 Kanal 8 Marlas ( 8.175 acres) (hereinafter referred to as the "**said Land**"). The Owners have become the legal and valid owners by Jamabandi for the year 2017- 2018.

**AND WHEREAS** the Owners have represented and warranted to the Developer that the said Land is free from all third party rights, title or interests and is further free from all charges, liens, attorneys, encumbrances, notices, acquisition notifications, disputes, litigations, mortgages and the Owners have not created any third party rights or interests in the said Land of any kind or nature whatsoever. The Owners are having absolutely clear, legal and valid marketable rights, title and interests in the said Land.

**AND WHEREAS** the Developer is fully aware of the relevant laws and procedures to obtain the conversion of land use from relevant authorities of the government and is further technically and financially capable to undertake the development works as per

*Harichan*

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For ADORE PROPBUILD LLP



Authorized Signatory

प्रलेख नः2526

दिनांक:08-06-2022

डीड संबंधी विवरण

डीड का नाम COLLABORATION  
AGREEMENT

तहसील/सब-तहसील फरीदाबाद

गांव/शहर नचौली

धन संबंधी विवरण

राशि 100000 रुपये

स्टाम्प ड्यूटी की राशि 2000 रुपये

स्टाम्प नं : E0L2022C233

स्टाम्प की राशि 1472000 रुपये

रजिस्ट्रेशन फीस की राशि 500  
रुपये

EChallan:88216692

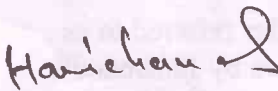
पेस्टिंग शुल्क 0 रुपये

Drafted By: self

Service Charge:0

यह प्रलेख आज दिनांक 08-06-2022 दिन बुधवार समय 4:36:00 PM बजे श्री/श्रीमती /कुमारी  
Hari chand पुत्र duli chand निवास Fbd द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/सयुंक्त पंजीयन अधिकारी ( फरीदाबाद )

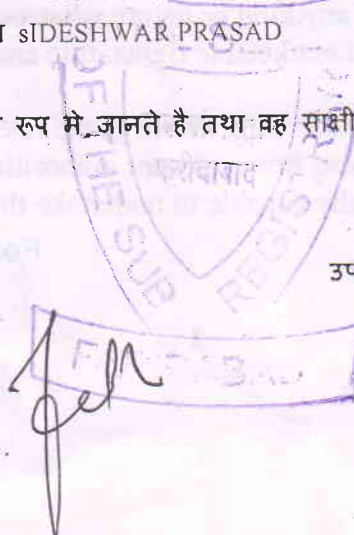
  
हस्ताक्षर प्रस्तुतकर्ता  
Hari chand

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी ms adore probuild LLP Thru Jetaish Kumar Gupta हाजिर है । प्रतुत प्रलेख के  
तथ्यों को दोनों पक्षों  
ने सुनकर तथा समझकर स्वीकार किया ।दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी laxman saini पिता ADV निवासी FBD व  
श्री/श्रीमती /कुमारी RAJEEV RANJAN पिता sIDESHWAR PRASAD  
निवासी FBD ने की ।  
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते है तथा वह साक्षी नं:2 की पहचान करता है ।

उप/सयुंक्त पंजीयन अधिकारी ( फरीदाबाद )

दिनांक 08-06-2022

  
LAXMAN SAINI  
Advocate  
Distt.Court, Faridabad

  
FARIDABAD DISTRICT COURT



the terms of license/change of land use granted or to be granted by the relevant authority/department of the State of Haryana.

**AND WHEREAS** the Owners had approached the Developer to obtain the license / conversion of land use for the development of the said Land into residential, DDJAY, commercial, institutional, affordable housing, plotted, IT or any other use as may be permitted in accordance with the existing policies, norms, rules or byelaws of the authority of the State of Haryana and to carry out the development and construction works of the said appropriate project as per the terms of the license / conversion of the land use that may be granted by the relevant authority / department of the State and the Developer has agreed to the same. Now therefore, the Parties are now desirous to enter into this agreement on the terms and conditions appearing hereinafter:

**NOW THEREFORE IT IS HEREBY AGREED, DECLARED AND COVENANTED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

1. That the Owners hereby grant and convey their permission, consent and approval to the Developer and the Developer hereby agrees and accepts to develop, construct, market, sell and obtain all relevant approvals, sanctions, permissions and no-objections from all appropriate authorities to develop any appropriate project on the said Land in accordance with the terms and conditions appearing hereinafter including any residential group housing colony, affordable or otherwise, plotted colony, affordable or otherwise, commercial colony, institutional colony, IT – cyber park, Deen Dayal Jan Awas Yojana or any other projects as may be permitted in accordance with the prevalent policies of the authority.
2. That the entire costs and expenses required for carrying out construction, development and completion of the intended project or projects including the charges and fees of the architect for preparation of plans and all other statutory and other fees, charges and/or demands in furtherance to or in compliance of the various approvals, sanctions and licenses to be obtained in respect to the said Land shall be solely and exclusively borne by the Developer. The Owners shall not be responsible for the payment for any costs, expenses, compliances, dues, fees, charges, bank guarantees and / or demands in this respect and entire financial costs, expenses, charges, fees or any other expense shall be solely and exclusively borne by the Developer.
3. The Parties have agreed that in lieu of the mutual covenants of the Parties under this Collaboration Agreement, the Developer and the Owners have agreed to share the sale proceeds that may be received from the sale of the units / built-up areas of the project in the ratio of 75 : 25 ( Developer share 75 % and Owners share 25%) by the Developer and the Owners, respectively. It is agreed between the Parties that the Developer shall be fully entitled to fix the price at which the units / built-up areas of the project to be marketed and sold.

*Harichand*

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For ADORE PROPBUILD LLP

*[Signature]*  
Authorized Signatory

4. The physical possession of the said Land has been handed over to the Developer by the Owners to carry out the work of development, marketing, sale and construction of the project or projects as may be approved by the appropriate authorities as may be allowed by the prevalent norms, statutes, rules, policies and byelaws of the authority / department of the State. The development of the project or projects on the said Land shall be done by the Developer at its sole discretion without any interference or objection from the Owners and their legal heirs.
5. That the Owners agree that the Owners in accordance with the terms and conditions of this agreement herein recorded to place at the complete disposal of the Developer, vacant, physical and peaceful possession of the said Land and irrevocably vested in the Developer all the powers and authority of the Owners as may be necessary for the development, construction and completion of the proposed project or projects on the said Land as and when desired by the Developer.
6. That the Developer shall apply to such authorities, Government or otherwise, State or Central, and / or such other authorities as may be concerned in the matter for requisite permissions, sanctions and approvals for the construction of the project(s) on the said Land in accordance with the applicable Zonal Municipal plans. However, the Developer shall be entitled to make or agree to make such variations, alterations, modifications, deletions and / or additions in the designs or the plans as may be required or considered by the Developer described as necessary.
7. The Developer shall file appropriate applications with the Director General, Town & Country Planning- Haryana (Chandigarh) ("DGTCP") for approval of said land into residential, commercial, institutional, affordable housing, plotted, IT or any other use as may be permitted in accordance with the existing policies, norms, rules or byelaws of the authority of the State of Haryana. The Owners also agree to execute a power of attorney in favour of the Developer and/or any of its nominee(s)/assignee(s) as may be required by the Developer for the purposes of obtaining all sanctions, licenses, approvals, permissions and no-objections for development, marketing and sale of the project(s) from the appropriate authorities.
8. The Developer shall develop, construct, market, sell and complete the project(s) on the said Land at its own costs, expenses and resources after procuring the requisite permissions, sanctions and approvals of all competent authorities and the Owners shall sign and execute the requisite plans, papers, documents, undertakings, affidavits, etc., and shall render all assistance as may be required by the Developer to obtain such permissions, sanctions and approvals pertaining to construction, development, marketing, sale and completion of the project(s).


*Harichan S*

9. The responsibility of obtaining the licence/conversion of land use shall be of the Developer and all costs and expenses involved in obtaining the requisite permissions, sanctions and approvals from Director General Town and Country Planning, Haryana, Chandigarh and other concerned authorities shall also be borne and paid by the Developer. The Bank Guarantees etc. for the payment of External Development Charges, Internal Development Charges or any other charges shall be furnished by the Developer from its own sources without claiming any charge or liability from the Owners.
10. The Parties have agreed that the building plans shall be filed for permission to construct the maximum permissible covered area on the said Land and for obtaining the maximum permissible FAR over the said Land as per the terms of the license(s) that may be granted by DGTCP.
11. The Developer shall be fully entitled, empowered and authorized to raise loans/funds/money and to mortgage and/or create charge over the said Land in full or in parts and the Owners shall sign all papers required for creation of such charge/mortgage. The Developer in its own rights shall also be entitled to create charge and/or mortgage on the basis of powers vested in it by virtue of irrevocable power of attorney issued in its favour.
12. The Owners shall not interfere with or obstruct in any manner with the execution and completion or work of development and construction of the project on the said Land at any point of time in present or in future.
13. The Developer shall engage and / or contract with any proprietorship concern, partnership firm, group or company of architects, surveyors, engineers, contractors, sub-contractors, employees and such other labourers at its own costs, expenses and responsibilities for preparation, submissions and obtaining approvals for developing, promoting, constructing and completing the project on the said Land. The payment of wages, salaries, professional fees and all other expenses for engaging, employing and / or contracting any person shall be the sole and exclusive responsibility of the Developer.
14. All rates, cesses, taxes and demands due and payable to revenue or any other authority, in respect to the said Land up to the date of this agreement, shall be the exclusive responsibility/liability of the Owners, after this date the same shall be the exclusive responsibility of the Developer.
15. The Owners undertake irrevocably to constitute the Developer and/or its nominees as their attorney by separate documents to sign, execute and submit applications, documents and other relevant papers for getting permissions, approvals and sanctions from the various authorities and to do such acts, deeds and actions for and on behalf of the Owners as may be required to be done for the purpose of developing, constructing and completion of the project on the said Land and to enter into agreement to sell and / or execute and register sale-deed or such other transfer in respect of the built-up area allotted to the

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For ADORE PROPBUILD LLP



Authorized Signatory

Developer and also to obtain necessary clearance if need be under his own name and signatures, in this regard.

16. The Owners have undertaken to execute all documents, agreements and assurances as may be necessary and requisite to be given in favour of the Developer. The Developer shall always be fully competent to negotiate for or transfer any part or portion of un-built or built up areas, in the aforesaid share allocated to the Developer, to any person at any time either before or after the project is complete and Developer shall be fully competent to enter into any agreement and accept cash, cheques, pay order, draft, etc. from all such transferees in its own name and can issue receipts for all such payments in its own name.
17. The Owners declare and assure the Developer that the said Land is wholly free from all encumbrances, injunctions, charges, gifts, liens, attachments, liabilities, tenancies, unauthorized occupants, claims and litigations, whatsoever. The Owners have not received any notice from any authority in respect of the said Land. The Owners further agree and undertake to keep the said Land free from all encumbrances, injunctions, charges, gifts, liens, attachments, liabilities, tenancies, unauthorized occupants, claims and litigations and shall keep the title thereof absolutely free and saleable at all times hereof.
18. The Owners agree, confirm and assure that there is no possibility of any portion of the said Land getting lost due to defect in the title of the Land and in case, any portion is lost for any reason whatsoever, then the Owners shall compensate the Developer pro-rata except in the case of acquisition by the government of Haryana when the Developer shall be entitled to receive compensation directly from the State government or any of its authorities and to this effect the Owners hereby authorize the Developer and/or any of its nominee(s)/assignee(s) etc. to do the necessary acts/deeds/things, including receiving the compensation thereof from the government.
19. In case the said Land or any part thereof now declared to be belonging to the Owners is lost or found wanting on account of any defect in the title of the Owners or right of the Owners to transfer the same or any other person claiming title paramount to the Owners or on account of any cause whatsoever including but not limited to, to any outstanding claims and demands of taxes payable by the Owners, the Owners shall be liable towards the Developer for all the damages, losses and costs sustained by the Developer. Accordingly, the Owners agree and undertake to keep the Developer and / or its nominees, harmless and indemnified against all claims and expenses which the Developer and / or its nominees may be liable to pay on the aforesaid account.
20. All costs of stamping, engrossing, and registration of this Agreement and any other paper pertaining to this Agreement shall be borne by the Developer.

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For ADORE PROP BUILD L



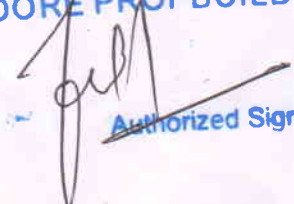
Authorized Signatory

21. The Parties individually shall be liable in respect of Income Tax and other fiscal liabilities for their respective shares in the built-up property and / or proceeds thereof under this agreement.
22. After the construction of project, sale deeds or such other documents effecting the transfer of the built up property, or any part thereof, shall be executed and duly registered in the name of the Developer and/or its nominee which may include the intending Buyer(s) as may be desired by the Developer and the Owners shall sign all such documents without any demur or protest. The Developer shall be at liberty to sign, execute and register all deeds and documents for transfer of property on the basis of general power of attorney executed and duly registered in favour of the Developer or its appointed nominee. The stamp duty and other expenses on execution and registration of the deeds of transfer shall, however, be borne entirely by the Developer or by intending buyer(s). The Developer shall have the right to accept the financial consideration and issue receipts thereof from the intending buyer(s) in its own name without any claim, title or right of the Owners.
23. The Developer shall be entitled to advertise the project at its cost by distributing pamphlets, brochures, publishing advertisements in newspapers, magazine and/or by putting sign-boards, neon-signs or such other modes of advertisement, as the Developer may deem fit, on the said Land or at other places, in any manner and thus its shall be entitled to invite prospective buyers/customers to the site.
24. All the original papers, title documents relating to the said Land in the name of the Owners is being retained in the safe custody of the Developer.
25. The Owners shall be bound to comply with all the terms and conditions of Licence and the terms and conditions of the DGTCP in respect of the project sought to be developed. All expenses for the correction, compounding or rectification shall be borne by the Developer only and there will be no liability of the Owners in this regard.
26. All previous understandings, agreements, MOUs, etc. whether written or oral, if any, shall stand superseded with the terms of the present agreement reached and recorded between the Parties.
27. In the event of any question or dispute arising in connection with or incidental to or in respect of interpretation or scope of this Agreement or any part thereof then the same shall be tried to be settled amicably and if not possible, through a single arbitrator to be appointed jointly by both the parties in accordance with the Arbitration and Conciliation Act, 1996 or any of its statutory amendments, modifications, thereof. Subject to the arbitration between the Parties the Courts at Faridabad shall alone have the jurisdiction to entertain and decide such dispute.

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For ADORE PROPBUILD LLP

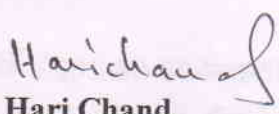
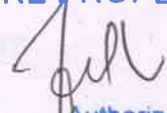


Authorized Signatory



28. The Owners and Developer have represented to each other that they are duly authorized and competent to enter into this Agreement and this Agreement has been duly entered into between them of their own free will.
29. This Agreement shall not create the relationship of the partnership between the Owners and Developer.
30. This Agreement is irrevocable and shall remain binding on the Parties.
31. The Parties have agreed to not to amend, supplement and, or cancel any of the terms of this Agreement and if required the Parties shall obtain the prior written permission from the Director General Town and Country Planning, Haryana before making any amendment, supplement and, or cancelling the terms of this Agreement.
32. The Developer shall always comply with all the terms and conditions as may be incorporated in the letter of intent and license to be granted by the Director General Town and Country Planning, Haryana in respect to the said Land. The Developer shall always comply with the Haryana Development and Regulation of Urban Areas Act, 1975 and the rules framed there under. The Developer shall remain bound with the terms and conditions of the licenses until the Developer obtains the Final Completion Certificate or till DGTCP specifically allows the release of the Developer from complying with such terms and conditions.

IN WITNESS WHEREOF the Parties have signed this Agreement at Faridabad on the date, month and year first above written in the presence of witnesses.


 <b>Hari Chand</b> <b>OWNERS</b>	<b>M/s Adore Propbuild LLP</b> <b>For ADORE PROPBUILD LLP</b>  <b>Authorized Signatory</b> <b>Authorized Signatory</b> <b>DEVELOPER</b>

**WITNESSES:**

1.

  
**LAXMAN SAINI**  
 Advocate  
 Distt. Court, Faridabad

2.

  
**RAJEEV RANJAN KUMAR**  
 S/o Sh. Sadheshwar Prasad  
 Faridabad

Reg. No.

Reg. Year

Book No.

2526

2022-2023

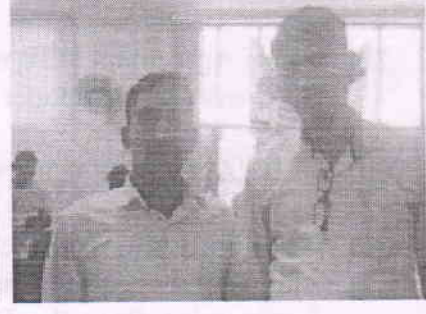
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पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- Hari chand Hari chand

दावेदार :- ms adore probuild LLP Thru Jetaish Kumar Jetaish Kumar  
Gupta

गवाह 1 :- laxman saini Laxman Saini

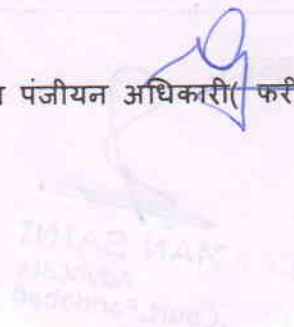
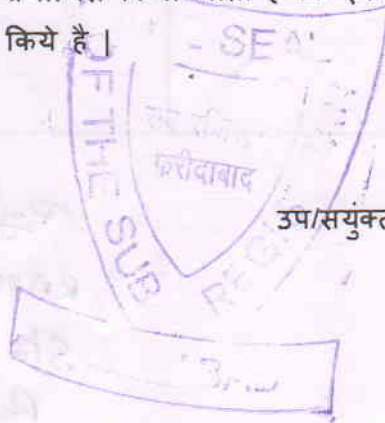
गवाह 2 :- RAJEEV RANJAN Rajeev Ranjan

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2526 आज दिनांक 08-06-2022 को बही नं 1 जिल्द नं 3 के पृष्ठ नं 31.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 75 के पृष्ठ संख्या 52 से 54 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 08-06-2022

उप/सयुक्त पंजीयन अधिकारी (फरीदाबाद)



**SCHEDULE - 1**  
**DETAILS OF THE SAID LAND SITUATED IN SECTOR - 97, FARIDABAD VILLAGE**  
**NACHAULI**  
**JAMABANDI FOR THE YEAR 2017-2018**

KHEWAT NO.	KHATAUNI NO.	RECTANGLE NO.	KILA NO.	AREA K - M
147	171	74	7/2	4 - 8
290	358	74	8	8 - 0
			13	8 - 0
380	495	74	14/1	6 - 19
505	649	74	15/1	0 - 0
			16/2	1 - 7
			25/1	0 - 16
506	650	74	18	8 - 0
			23/2	5 - 7
			24/1	7 - 10
		76	4	5 - 4
507	651	74	17	8 - 0
508	652	74	24/2	0-10
			25/2	1-7
		<b>TOTAL</b>		65 - 8
				8.175 Acres

Harichan - S

FOR ADDRE PROPBUILD LLP

Authorized Signatory



Certificate No. E0W2021L726

GRN No. 85444893

Stamp Duty Paid : ₹ 101  
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Hari chand

H.No/Floor : 0

City/Village : Kheri kalan

Phone: 81\*\*\*\*\*80

Sector/Ward : 0

District : Faridabad

LandMark : Na

State : Haryana

**Buyer / Second Party Detail**

Name : Adore propbuild llp

H.No/Floor : A43

City/Village: New delhi

Phone : 81\*\*\*\*\*80

Sector/Ward : 0

District : New delhi

LandMark : Front side shera mohalla garhi

State : Delhi



Purpose : GPA



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**GENERAL POWER OF ATTORNEY**This Deed of Power of Attorney is executed on this 08<sup>th</sup> day of June 2022  
at Faridaad.

BY

1. **Shri Hari Chand S/o Shri Duli Chand**resident of Village Kherikalan, Tehsil and District Faridabad, hereinafter jointly  
referred to as the "Executants", the party of the **First Part**.**IN FAVOUR OF****M/s Adore Propbuild LLP ( LLP Identification Number AAW-3719)**, a limited liability  
partnership firm duly registered under the Limited Liability Partnership Act, 2008,  
having its office at H. No. A-43, F/F, Front side shera mohalla garhi, near east of

Hari Chand

For ADORE PROPBUILD LLP | Page

Authorized Signatory

kailash, New Delhi acting through its Partner Mr. Jetaish Kumar Gupta duly authorized, hereinafter referred to as the "Attorney", the party of the Second Part.

**WHEREAS** the Executants are the sole and legal, actual, exclusive and absolute owners having legal, valid and marketable rights, title and interests and are in actual, vacant and peaceful physical possession of the agricultural land situated in the revenue estate of village Nachauli, Tehsil and District Faridabad as per details given below:

- a. Khewat No 147, Rectangle No 74, Killa No 7/2(4-8), admeasuring 4 Kanal 8 Marlas in which Hari Chand were entitled to 100% share ;
- b. Khewat No 290, Rectangle No 74, Killa No 8(8- 0), 13(8-0), admeasuring 16 kanal 0 marla in which Hari Chand were entitled to 100% share,
- c. Khewat No 380, Rectangle No 74, Killa No 14/1(6- 19), admeasuring 6 kanal 19 marla in which Hari Chand were entitled to 100% share
- d. Khewat No 505, Rectangle No 74, Killa No 15/1(0-0),16/2(1-7), 25/1(0-16) admeasuring 2 kanal 3 marla in which Hari Chand were entitled to 100% share
- e. Khewat No 506, Rectangle No 74, Killa No 18(8-0), 23/2(5-7), 24/1(7- 10), Rectangle No 76, Killa No 4(5-4) admeasuring 26 kanal 01 marla in which Hari Chand were entitled to 100% share
- f. Khewat No 507, Rectangle No 74, Killa No 17 (8-0), admeasuring 8 kanal 0 marla in which Hari Chand were entitled to 100% share
- g. Khewat No 508, Rectangle No 74, Killa No 24/2 (0-10), 25/2( 1-7), admeasuring 1 kanal 17 marla in which Hari Chand were entitled to 100% share

The sum of the khewats is 65 Kanal 8 Marlas ( 8.175 acres) (hereinafter referred to as the "said Land"). The Owners have become the legal and valid owners by Jamabandi for the year 2017- 2018.

- A. **AND WHEREAS** the Executants have executed a Collaboration Agreement dated 8-06-2022 The Executants are therefore desirous to appoint **M/s Adore Propbuild LLP ( LLP Identification Number AAW-3719)**, a limited liability partnership firm duly registered under the Limited Liability Partnership Act, 2008, having its office at H. No. A-43, F/F, Front side shera mohalla garhi, near east of kailash, New Delhi to deal with said Land and the built-up area in terms of the Collaboration Agreement and to do various acts, deeds and things as stated hereunder.

**NOW, THEREFORE KNOW ALL MEN AND THESE PRESENTS WITNESSTH THAT I**, the Executants above named, do hereby constitute, nominate and appoint the said Attorney/s as our lawful attorney/s to do the following acts, deeds and things in respect of the said Land in my/our name and on my/our behalf:

*Harichand*

For ADORE PROPBUILD LLP  
For ADORE PROPBUILD LLP  
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Authorized Signatory  
Authorized Signatory

प्रलेख न:92

दिनांक:08-06-2022

डीड संबंधी विवरण	
डीड का नाम	GPA
तहसील/सब-तहसील	फरीदाबाद
गांव/शहर	नचौली

धन संबंधी विवरण	
राशि 0 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : E0L2022C230	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:88216544 पेस्टिंग शुल्क 3 रुपये
Drafted By: laxman Saini Adv	*Service Charge:200

यह प्रलेख आज दिनांक 08-06-2022 दिन बुधवार समय 4:36:00 PM बजे श्री/श्रीमती /कुमारी Hari chand पुत्र duli chand निवास fbd द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/संयुक्त पंजीयन अधिकारी ( फरीदाबाद )

Hari chand

हस्ताक्षर प्रस्तुतकर्ता  
Hari chand

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी ms adore probuild LLP thru jetaish Kumar Gupta हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया ।दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी laxman saini पिता Adv निवासी fbd व श्री/श्रीमती /कुमारी rajeev ranjan पिता sideshwar prasad निवासी fbd ने की ।

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

उप/संयुक्त पंजीयन अधिकारी ( फरीदाबाद )

दिनांक 08-06-2022

LAXMAN SAINI  
Advocate  
Distt. Court, Faridabad

Jell

R

1. To apply for and obtain licenses, permissions, NOC from the concerned authorities including DTCP, Chandigarh, HUDA, NHAI, and/or any other concerned authorities under local/state/central government including Income Tax Department, Reserve Bank of India etc. for developing of the said land under the provisions of Haryana Development & Regulation of Urban Areas Act, 1975 or any other applicable Laws, Rules, etc. and for that purpose to sign file all necessary application, undertaking, agreement, affidavit, Bank Guarantee, Indemnity bond and/or all other papers and documents as may be required from time to time by the concerned authority /authorities.
2. To develop the said Land by way of construction of buildings and other super structures as may be permissible under law and for that purpose to sign, execute, Memorandum of Understanding, Contractor Agreement and any other arrangement / agreement on such terms and conditions as the attorneys may negotiate and agree, hand over possession of the said Land to the contractor for the purpose of construction, development and completion of the construction activity and to do all acts, deeds and things as may be required from time to time in this regard.
3. To represent us and appear before any and all concerned authorities including the Municipal Authorities, Director, Town & Country Planning, Haryana (DTCP), Haryana Urban Development Authorities (HUDA), Tehsil, or any other local/state/central Govt. authorities for on in connection with the development, construction and completion of construction on the said Land or in respect to the built-up area under the Collaboration Agreement and for the aforesaid purpose to sign all applications, objections, representations and undertakings, affidavit, Indemnity Bond etc. as may be required from time to time.
4. To appoint and/or remove architects, Engineers, Supervisors, R.C.C. Specialists, Contractors, Workmen, Clerks, and other Staff members, Advocates, Counsel and other persons as our attorneys deem and on such terms and conditions as may be decided by the said attorney for the purposes mentioned in these presents.
5. To make applications, effect amendments and also to submit revised application for the purpose of securing necessary renewals, revalidation of the permissions and licenses under the provision of Haryana Development and Regulation of Urban Areas Act 1975, if and in other related Act, rules, regulations, executive decisions etc., and to take all possible steps for the purpose of securing such permissions/ licenses or renewals thereof for the purpose of development of the said Land or in respect to the built-up area under the Collaboration Agreement.
6. To make and prepare and/or cause to be made and prepared all such plans, specifications, maps and designs and/or any alterations in the plans and/or specifications as may be necessary, required and advisable including for the

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purpose of sanction of layout, Building Plan and/or for the purpose of constructing/building on the said Land and in respect to the entitled built-up area under the Collaboration Agreement utilizing the entire FSI/FAR available in respect of the said Land as are permissible under development rules from time to time.

7. To apply for and obtain all requisite permissions and approvals as may be required for development of the said Land and/or for constructions thereon by way of erection of building and other structures in the said Land and for that purpose to sign, file and submit lay out plan, building plan, services plan, revised/modified building plan and services plan before the concerned authorities including but not limiting to Director, Town & Country Planning, Haryana (DTCP), Haryana Urban Development Authority (HUDA), Municipal Authority, and/or any other local /authority under the State Government and/or Central Government as may be required from time to time.
8. To apply for and obtain requisite permissions, approvals, NOC from the concerned authorities such as Fire Department, Department of Environment, Licensing Authorities, Municipal Authorities and/or authorities in charge of Sewer, Water, Electricity, Highways any other concerned authorities connected with sanction of building plan under the State Government as well as Central Government and that to sign, file, execute and all Applications, Representation, Affidavit, Undertaking, Indemnity Bond and such other papers and documents and may be required for these authorities from time to time.
9. To commence, carry on and complete and/or cause to be commenced, carried out and completed construction work on the said Land and in respect to the built-up area as per the Collaboration Agreement in accordance with the license or sanctioned building plans and specifications whether amended or otherwise and carry out the terms and conditions of such approvals, sanctioned plans, Commencement Certificate, approved layout plans, etc.
10. To apply for and obtain the completion certificate and/or occupation certificate either as a whole or in parts from the authorities concerned and for that purpose to sign, execute, file and submit the completion plans, Application, Notice and all such other papers and documents as may be required from time to time.
11. To carry out all the requisitions that may be made by all the authorities concerned including by the Municipality, HUDA, DTCP, the Government of Haryana and all the Officers of such authorities.
12. In case of any claims, objections, encumbrances the Attorney is empowered to remove and settle the same and to clear the title at its costs and responsibilities.
13. To represent us in all Central and State Government departments including the offices of the Collectors of Land Revenue, Tehsildars/ Patwari's or any other Revenue Authority, DTCP, HUDA, Survey Department and all the Municipal

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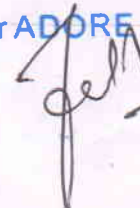


Offices and other local offices or appropriate police stations or police offices or police departments, fire brigade, electricity boards etc. in relation to the affairs of the said Land or in respect to the built-up area under the Collaboration Agreement or any part or portion thereof for any purpose connected with or effecting thereto or any part or portion thereof including taking permissions, approaches, NOC, for construction, completion and for that purposes to give, file, submit completion plan, Affidavit undertaking etc. as may be required from time to time.

14. To appear before the Land Acquisition Officer, file objections, representations, applications and all other papers and documents for de-notification/release of land from the proceedings under Land Acquisition Act or to surrender or exchange any parcel of the said Land with the government, its authority or any other person to make the remaining parcel of the said Land suitable for the purposes of obtaining the license and approvals for development of a real estate project over the said Land, and do all acts, deeds and things as may be required from time to time to get the said Land or any part thereof de-notified/released and to represent in acquisition proceedings and, or to oppose the said proceedings.
15. To receive the full compensation (including all enhancements thereof) either on our behalf through any means including Form-C or by the Attorney in its own name, in our stead and give valid receipt thereof from all forums including the Land Acquisition Collector, Reference Court, High Court or Supreme Court.
16. To file reference petitions / applications before the Land Acquisition Collector, application/suit for partition before Assistant Collector / Collector or any suit, application, appeal, writ or any other documents and / or to defend the Executants in any disputes/litigation before any court (up to the Supreme Court) and to do all such acts, deeds and things as may be deemed necessary for pursuing the above including engaging Counsel / Advocates and to sign Vakalatnama thereof.
17. To file reference petitions / applications before the Land Acquisition Collector, or any suit, application, appeal, writ or any other documents before any court (up to the Supreme Court) and to do all such acts, deeds and things as may be deemed necessary including engaging Counsel/Advocates and to sign Vakalatnama thereof.
18. To make, execute, swear, declare, register and advertise all necessary documents, declarations affidavits, applications, petitions, complaints, written statements and writings and for the purpose set out herein AND TO appear and represent me before all and every court or courts, magistrates, Government authorities, Municipal, Town Planning, Police, Sales Tax, Finance, Electricity and others concerned or competent authorities or office or officers whatsoever and to make applications, petitions, representations or appeals and to swear,

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For ADORE PROPBUILD LLP  
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defend and plead all matters before them touching and concerning the said Land and in respect to the built-up area and the construction thereon.

19. To make all payments and deposits as may be required or necessary and to apply for and obtain refund thereof and to give proper receipt and discharge for the same on our behalf or by themselves, in its own name.
20. To make necessary applications for procuring permits and quotations for cement, steel and other building materials and for the purpose to sign and execute such applications, affidavits, undertakings, indemnity bonds and such documents etc. as may be required and to represent before the concerned authorities and to receive the same and make payments for such permits, quotations etc.
21. To commence, prosecute, institute, defend, oppose, appear or represent in all actions and other legal proceedings in respect of or pertaining or touching the said Land, built-up area and construction thereon whether pending at present or which may be filed or taken hereafter including the appeals and revisions whether civil, criminal, revenue, original or appellate and also including all proceedings before the Tribunals, Collector, or Additional or Deputy Collector of Land Revenue, Tehsildars, Municipal, Police, Revenue, Public works, DTCP, HUDA, Sales Tax and also before all Magistrate or Judicial and Revenue/Planning Officers or other officer or officers, banks, public institutions or companies or persons and to issue or accept services of all summons, writs, or proceedings or processes and to do all acts, matters and things as may be necessary in connection therewith and also if thought fit to compromise, refer to arbitration, abandon, submit to judgment or become non-suited.
22. To promote and register the Condominium or Co-operative Society Ltd., Company, or Organization of such prospective purchasers and for these purpose to sign and execute all papers, documents, affidavits, declarations, undertakings, appeals etc., and to represent us before all others concerned.
23. To appear before the Collector of Stamps for stamp duty purpose and the Sub-Registrar for presenting the various Agreements, Deeds and documents for registration, to admit execution thereof and to do all matters incidental to getting the said deeds etc., duly registered in respect to the said or any part thereof or in respect to any built-up area or buildable area thereon.
24. To apply to and receive from and/or adjust with all refund/adjustment of any dues, fee, including license fee in respect of the said Land from the Haryana Government/HUDA, DTCP, any other authority of the Government and to give the valid receipt thereof.
25. To sell, transfer or assign the said Land and/or the built-up area in terms of the Collaboration Agreement alongwith the constructions as and when so

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constructed either as a whole or in parts and for that purposes to sign any agreement, deed or document as may be required in this regard, to receive advance sale consideration, full and final sale price, earnest money etc. and to present the same for registration before the concerned registering authority to admit execution thereof and also to hand over possession to anyone.

26. To exchange the said Land with HUDA, HSIIDC or any other corporation, authority or body corporate or Government, as the situation may require in the opinion of the Attorney, for the purpose of development of the said Land and for that purpose to execute various documents including exchange deed, power of attorneys, gift deed or any other deed or document.
27. To apply for and obtain the requisite permissions and approvals for transfer of the licence granted in respect of said Land and the built-up area alongwith the constructions thereon from the concerned authorities including but not limiting to the authorities under Government of Haryana, HUDA, DTCP and any other concerned Authority under the State / Central / Local authorities and for that purposes to sign applications, affidavits, undertakings and any other letters and documents as required.
28. To execute and register all documents, agreements and deeds including but not limited to all Agreements, Conveyance Deeds, instruments, rectification deeds in respect of the said Land and the built-up / buildable area thereon under the Collaboration Agreement and the buildings to be constructed in the said Land, to present the same for registration before the concerned registering authorities and admit execution thereof, to deposit any stamp duty or registration fees or any other charges for the purposes of getting such deed or document duly registered. Our Attorney shall be entitled to execute and register the sale deed of the said Land or any part thereof or any developed or under construction unit either in its own favour or in favour of any other person as our Attorney may deem fit and proper and to do all such acts, deeds and things as may be required for transferring and conveying the absolute rights, title and interests in the said Land or any part thereof or in respect to the developed / under construction units in favour of itself or such other person.
29. To pay all taxes, assessments, levies, rates, charges, expenses, to appear and represent us before any and all concerned authorities and parties as may be necessary or required or advisable in connection with the development of the said Land, built-up area under the Collaboration Agreement and/or for the purposes mentioned in these presents and to make such agreements and arrive at such arrangements as may be conducive to the development of the said Land in accordance with the permission of the competent authorities.
30. To obtain any payments / refunds for and on behalf of the Executants from any person, department, authority, officer etc., to grant receipts therefore; to make any payment for and on behalf of the Executants; to settle any disputes / issues concerning the said Land and in respect to the built-up area under the

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For ADORE PROPBUILD LLP  
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Collaboration Agreement in the manner deemed fit by the attorney(s); to sign all requisite documents in this behalf and to close such account(s); to settle, compromise or withdraw any litigation; to make statement(s); to produce evidence, etc.

31. The Attorney is entitled to file / defend any suit, proceedings, civil, revenue, taxation or criminal before any court/officer/authority. The attorney shall be entitled to prosecute / defend any such action in the original stage or in appeal, revision etc. up to the highest court or tribunal. The Attorney is entitled to engage counsel, to produce evidence, to give statement, to deposit or withdraw any amount in respect of the said Land and in respect to the built-up area under the Collaboration Agreement, to execute a decree, to obtain possession, appoint arbitrator or commission, to appear before him. The Attorney shall be entitled to exercise the power to institute and defend litigation in respect thereof.
32. To mortgage the said Land and/or built-up area of the Collaboration Agreement in favour of the authorities in terms of the terms and conditions of the approvals, sanctions and permissions as may be granted by any authority or government for the development of the said Land into any real estate project and also to execute necessary deeds, affidavits, indemnity bonds or other relevant documents for creation of such mortgage or charge upon said Land and, or the built-up area under the Collaboration Agreement or the developed buildings thereon.
33. To further appoint other person/persons as attorney to do any or all acts and deeds which the present attorney is authorized to do in my/our name and on my/our behalf under this power of attorney.
34. To look after, manage and deal with the said Land and the built-up area in terms of the Collaboration Agreement in the manner deemed fit by the attorney(s).

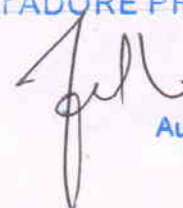
We shall ratify all the acts, deeds and things done in pursuance of this Power of Attorney including the appointment of further attorneys. This power of attorney shall remain irrevocable as the same is executed in furtherance to the receipt of the sale consideration received by the Executants from the Attorney.

**IN GENERAL** to do all other acts, deeds, matters and things whatsoever in or about my said Land and its built-up area in terms of the Collaboration Agreement, estates, property and affairs herein either particularly or generally described as amply and effectually to all intents and purposes as we could do in our own name.

**AND WE DO HEREBY** agree and undertake to allow, ratify and confirm all and whatever my said Attorney or other attorney appointed by the said Attorney shall do or cause to be done in respect of said Land and in respect to the built-up area under the Collaboration Agreement by virtue of these presents.

Harichan S

For ADORE PROPBUILD LLP  
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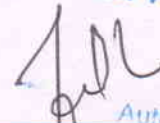
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**IN GENERAL** to do all other acts, deeds, matters and things whatsoever in or about my said Land and built-up area under the Collaboration Agreement, estates, property and affairs herein either particularly or generally described as amply and effectually to all intents and purposes as we could do in our own name.

**IN WITNESS WHEREOF** the Executants hereto have hereunto set and subscribed their hands / signature on this Power of Attorney on the day, month and year first above mentioned in the presence of the following witnesses.


  
Hari Chand

For **ADORE PROPBUILD LLP**




For M/s Adore Propbuild LLP.  
(ATTORNEY)

**WITNESSES:**

1.  **LAXMAN SAINI**  
Advocate  
Distt. Court, Faridabad

RAJEEV RANJAN Kr.  
S/o Sh. Sidheshwar Pd.  
109, Karnal Vihar Bharat Colony  
Faridabad

2.   
Sunny Jamb  
S/o Sh. Sanjay Chandra  
145, Jawahar Colony  
NIT Faridabad

Drafted By



**LAXMAN SAINI**  
Advocate  
Distt. Court, Faridabad

8-6-22

Reg. No.

Reg. Year

Book No.

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2022-2023

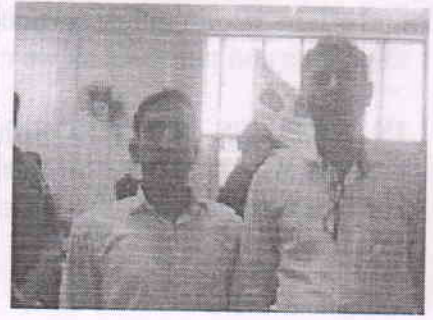
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पेशकर्ता



प्राधिकृत



गवाह

FOR ADORE PROBUILD LLP

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- Hari chand Hanichan

प्राधिकृत :- ms adore probuild LLP thru jetaish Kumar Gupta Jetaish

गवाह 1 :- laxman saini Laxman Saini

गवाह 2 :- rajeev ranjan Rajeev Ranjan

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 92 आज दिनांक 08-06-2022 को बही नं 4 जिल्द नं 0 के पृष्ठ नं 23 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 2 के पृष्ठ संख्या 70 से 72 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 08-06-2022

उप/सयुंक्त पंजीयन अधिकारी (करीदाबाद)



**SCHEDULE – 1**  
**DETAILS OF THE SAID LAND SITUATED IN SECTOR – 97, FARIDABAD VILLAGE**  
**NACHAULI**  
**JAMABANDI FOR THE YEAR 2017-2018**

KHEWAT NO.	KHATAUNI NO.	RECTANGLE NO.	KILA NO.	AREA K – M
147	171	74	7/2	4 – 8
290	358	74	8	8 – 0
			13	8 – 0
380	495	74	14/1	6 – 19
505	649	74	15/1	0 – 0
			16/2	1 – 7
			25/1	0 – 16
506	650	74	18	8 – 0
			23/2	5 – 7
			24/1	7 – 10
		76	4	5 – 4
507	651	74	17	8 – 0
508	652	74	24/2	0-10
			25/2	1-7
		<b>TOTAL</b>		65 – 8
				8.175 Acres

Harichan S

For ADORE PROPBUILD LLP

Authorized Signatory