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TYPE OF DOCUMENT	1	COLLABORATION AGREEMENT
STAMP DUTY PAID	1	Rs. 11,55,200/
DETAIL OF STAMP DUTY	: 0	e-Stamp Certificate No. E0B2020L531, GRN No. 69910094, Dated 02-12-2020, Indian-Non Judicial Stamp Haryana Government.
PROPERTY DETAIL	;	Agricultural land measuring 30 Kanal 04 Marla, (3.775 acres) situated at Village/Mauja Bhataula, Tehsil & District Faridabad, Haryana.

THIS AGREEMENT OF COLLABORATION is made and executed at Faridabad on this the 3rd day of December, 2020;

For Abhas Realcon Pvl. L13

Adda Signatory

For Anveshan Builders Pyt. Ltd. gridory. Autho

Signatory

Page 1 of 18

For Robust Buildwell Pvt. Ltd.

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- (1) M/s Abhas Realcon Pvt. Ltd., company duly incorporated under the provisions of Companies Act, 1956 and having its registered office at 10, Local Shopping Centre, Kalkaji, New Delhi 110 019, acting through its authorized signatory Shri Harish Chander Yadav (Aadhaar No. 4688 4555 0446) S/o Sh. Shobh Nath Yadav, who has been authorized by Board Resolution passed by the Board of Directors in the meeting held on dated 25-06-2020,
- (2) M/s Anveshan Builders Pvt. Ltd., company duly incorporated under the provisions of Companies Act, 1956 and having its registered office at 10, Local Shopping Centre, Kalkaji, New Delhi-110 019, acting through its authorized signatory Shri Yogender Mangla (Aadhaar No. 7026 1357 8505) S/o Sh. Jagdish Mangla, who has been authorized by Board Resolution passed by the Board of Directors in the meeting held on dated 25-06-2020,

(hereinafter collectively referred to as "THE OWNER" which expression shall, unless repugnant or opposed to the context hereof, includes its respective heirs, legal representatives, administrators, executors and assigns) of the First Part.

AND

NDID

M/s Robust Buildwell Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956 and having its registered office at Sector-79, Omaxe City Centre, Faridabad, acting through its authorized signatory Shri Pankaj Karnatak (Aadhaar No. 5625 0946 1420) S/o Sh. Vishnu Dutt Karnatak, who has been authorized by Board Resolution passed by the Board of Directors in the meeting held on dated **02-07-2020** (hereinafter referred to as "THE BUILDER" which expression shall, unless repugnant or

For Anveshan Builders Pvt. Ltd. For Abhas Realcon Pvt. Ltd. Auth. Signatory Page 2 of 18 For Robust Buildwell Pvt. Ltd. Stanatory

opposed to the context hereof, includes its successors in interest, liquidators and assigns) of the Second Part.

WHEREAS the Owner is in possession of and otherwise well and sufficiently entitled to and having absolute marketable right, title and interest in all that pieces and parcels of agricultural land comprised in Khewat No. 6, Khatauni No. 7, Rectangle No. 37 Killa/Khasra No. 12 (8-0), Khewat No. 7, Khatauni No. 8, Rectangle No. 29 Killa/Khasra No. 21/2/1 (0-8), 21/3/1 (0-8), 21/4/1 min north east (0-1), Rectangle No. 37 Killa/Khasra No. 9 (8-0), Khewat No. 9, Khatauni No. 10, Rectangle No. 29 Killa/Khasra No. 21/4/2 min north (0-10), 22/1 min north (1-6), Rectangle No 37 Killa/Khasra No. 2 min south (6-19), Khewat No. 126, Khatauni No. 151, Rectangle No. 37 Killa/Khasra No. 14/2/2 min south (1-6), 15/1 min south (0-17), Khewat No. 162, Khatauni No. 187, Rectangle No. 37 Killa/Khasra No. 15/3 min west south (1-12), Khewat No. 261, Khatauni No. 345, Rectangle No. 37 Killa/Khasra No. 15/2 min south (0-17) total kite 11 land admeasuring 30 Kanal 4 Marle i.e. 3.775 Acres hereto by registered Sale Deed bearing Nos. 15780 dated 28.01.2011, 16426 dated 04.02.2011, 12608 dated 02.12.2010, 12603 dated 02.12.2010 and 12604 dated 02.12.2010. Mutation Nos. 3262, 3270, 3228, 3224, 3225 and Jamabandi records for the year 2008-2009, situated at Village Bhataula, Tehsil and District Faridabad, Haryana, as detailed in the schedule of land, annexed herewith as Annexure-1 (hereinafter referred to as the "Said Land").

AND WHEREAS the Owner contemplates to develop the said Land by setting up a Residential/Commercial Colony/ Complex after obtaining requisite licenses, approvals, permissions etc. from the concerned authorities and getting the plans sanctioned/approved from the Competent Authorities.

AND WHEREAS the Owner is not fully equipped to execute and complete the work of development and construction on the said land of its own, therefore, requested the Builder who is already engaged

For Abhas Realcon Pvt. Ltd. For Anveshan Builders Fvt. Ltd.

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For Robust BuildwelpPvt. Ltd.

Page 3 ... 18

Parisculars: Registration Fee and Pasting Fee for COLLABORATION Cheque-BD- Datal: Depositor's Signature FOR USE IN RECEIVING BANK Bank CituRel No: 000150993871602122020 Payment Date: 02/12/2020 Bank: SBI Apprepator	Particulars: Registration Fee and Passing Fee for COLLABORATION Cheque 00 Detail Depositor's Signature FOR USE IN RECEIVING BANK Bank CINIRel No: 000150993871602122020 Payment Date: 02/12/2020 Bank: SBI Aggregator
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* Note :>>Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challain at 'Verify Challan' on o-Gras website. This status become available after 24 hrs of deposit of cash or clearance of choque / DD.

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in the development and construction of several Residential Plotted/Group Housing Colony/Commercial projects located near the said Land and the owner also knows that the builder 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. and is competent to collaborate with the Owner for development of said land.

AND WHEREAS upon request and representation of the owner, the Builder has agreed to undertake the execution and completion of the said Residential/Commercial Colony/ Complex on the said land i.e. 3.775 acres after obtaining the requisite permissions for change of land use, licenses, sanctions etc. (hereinafter referred to as the "said **Project**").

NOW THESE PRESENTS WITNESS and it is hereby agreed, declared and covenanted and recorded by and between the parties as under: -

1. That the subject matter of this Collaboration Agreement between the Owner and the Builder is the said Land comprised in Khewat No. 6, Khatauni No. 7, Rectangle No. 37 Killa/Khasra No. 12 (8-0), Khewat No. 7, Khatauni No. 8, Rectangle No. 29 Killa/Khasra No. 21/2/1 (0-8), 21/3/1 (0-8), 21/4/1 min north east (0-1), Rectangle No. 37 Killa/Khasra No. 9 (8-0), Khewat No. 9, Khatauni No. 10, Rectangle No. 29 Killa/Khasra No. 21/4/2 min north (0-10), 22/1 min north (1-6), Rectangle No 37 Killa/Khasra No. 2 min south (6-19), Khewat No. 126, Khatauni No. 151, Rectangle No. 37 Killa/Khasra No. 14/2/2 min south (1-6), 15/1 min south (0-17), Khewat No. 162, Khatauni No. 187, Rectangle No. 37 Killa/Khasra No. 15/3 min west south (1-12), Khewat No. 261, Khatauni No. 345, Rectangle No. 37 Killa/Khasra No. 15/2 min south (0-17) total kite 11 land admeasuring 30 Kanal 4 Marle i.e. 3,775 Acres hereto by registered Sale Deed bearing Nos. 15780 dated 28.01,2011, 16426 dated 04.02.2011, 12608 dated 02.12.2010, 12603 dated 02.12.2010 and 12604 dated 02.12.2010, Mutation Nos. 3262, 3270, 3228, 3224, 3225 and Jamabandi records

For Abhas Realcon Pvt. Ltd. For Anvestion Builders RyL Auth Signatory

For Robust Bulldwell Fxt. Ltd.

Signatory

Page 4 of 18

for the year 2008-2009, situated at Village Bhataula, Tehsil and District Faridabad, Haryana for utilizing the same for development and construction of the said Project.

That the Builder undertakes to develop the said Land at its 2. own cost and expenses and with its own resources after procuring/obtaining the requisite licenses, permissions, sanctions and approvals from all Competent Authorities and thereafter to develop and construct the Said Land. The Owner agrees in accordance with the terms and conditions herein recorded, to place at the complete disposal of the Builder, the said land and to irrevocably vest in the Builder all the authority of the Owner as may be necessary in the discretion of the Builder for obtaining the requisite licenses, permissions, sanctions and approvals for development, construction and completion of the said Project thereon. All expenses involved in and for obtaining licenses, tax clearances, permissions or sanctions from the concerned authorities shall be incurred and paid by the Builder.

- 3. That the building plans for the said Project shall be in accordance and conformity with the Zonal Plans and the rules and bye-laws of the Town & Country Planning Department, Haryana, and/or such other Authority as may be prescribed thereof. The said building plans for the Said Project shall be filed for permission to construct the maximum permissible covered area on the said land.
- 4. That the Builder shall, at the earliest possible time in consultation with the Owner, proceed to have suitable design, model and / or plans prepared for the proposed said Project and get the same approved / sanctioned from the Competent Authority(s). For this purpose the Builder, undertakes to engage and employ reputed Architect(s) at its own cost, expenses and responsibilities. The Builder shall, for and on behalf of and in the name of the Owner, apply to the Town & Country Planning Department, Harvana and / or such other Authorities as may be concerned with the matter for obtaining the requisite licenses, permissions, sanctions, and

For Abhas Realcon Pvt. Ltd For Anveshen Builders Pvt. Ltd. Auth, Signatory Authorised Statatory For Robust Buildwelt Page 5 of 18 1. [. 1:1]

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approvals for the development and construction of the said Project on the said land in accordance with the applicable Zonal Plans. However, the Builder shall be entitled to make and the Owner agrees to such variations in the design of the plans as may be required or considered by the Builder desirable or necessary for optimum utilizations of the said land.

- 5. That 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 License Fees, Conversion Charges, Fees. Scrutiny Internal/External/Infrastructure Charges, Development Electricity and Water Security Charges, any type of renewal 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, provision of firefighting equipment arrangements, as may be prescribed by the concerned Authority, shall be wholly to the account of the Builder. The said project to be constructed by the Builder shall be of first class construction and the specification and material employed and the facilities provided shall not be inferior to those used, employed or provided in any other such Project constructed in the vicinity. If the Owner decides to change the quality and specifications of items involved in their share of built/un-built areas of the said Project, then the differences in cost of these items shall be borne by the Owner.
- 6. a) In consideration of the Owner/First Party providing the Land and the Builder/Second Party carrying on the development and construction of the said Project at its own cost, the Parties have decided to allocate the revenue/ sale proceeds generated out of sale of saleable areas in the said Project, after deduction of sum received

For Abhas Realcon Pvt. Ltd.

Auth. Signatory

For Robust Buildwell Fxt. Ltd.

For Anvestion Builders

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Page 6 of 18

on account of Interest Free Maintenance Security (IFMS) deposit, EDC/ IDC, and various other taxes and levies in the following manner:

Owner/First Party		Builder/Second Party
6%	:	94%

- b) The allocation/ distribution of revenue shares of 6% to Owner/First Party as aforesaid shall be made by the Builder/Second Party against land contribution by the Owner/First Party from the designated project collection account fortnightly/ monthly/ quarterly/ half yearly/ yearly.
- That the Owner has delivered and handed over the actual, physical, vacant, possession of the said land to the Builder on execution of this Agreement.
- 8. That the Builder shall be fully liable and responsible for compliance of necessary provisions under Real Estate (Regulation and Development) Act, 2016 and other applicable laws with respect to development, sale, marketing etc. of the saleable units of the said Project and solely liable for any penalty/compensation payable to the customers of the saleable units and/or the competent authority formed under the provisions of Real Estate (Regulation and Development) Act, 2016.
- 9. That the Builder undertakes to start the development and construction work after obtaining all requisite licenses, permissions approvals etc. including sanctioned building plans from all concerned competent authorities and registration of said project with the competent authority formed under the provisions of Real Estate (Regulation and Development) Act, 2016 and complete the construction of the said Project within 60 months thereof or such extended period as may be mutually agreed between the parties. If the non-completion of the said Project is the result of earthquake, lightening or any order or notification of the Government which prevents the progress of the construction or by reason

For Abhas Realcon Pvt. Ltd. For Anveshan Builders Pvt. Ltd. Auth Signatory Park 7 of 18 For Robust Buildwell Figh Ltd. Auth, Signatory

of non-availability of steel and/or cement or other building materials or dispute with construction agency or slow down, strike, lock out, civil commotion or by reason of war or enemy action or act of God or for any reason beyond the control of the Builder, the Builder shall be entitled to a reasonable extension of time for completing the said Project. On happening of such eventuality, the Builder shall make a formal request for extension of time to the Owner and get their approval/sanction in writing thereto (which shall not be unreasonably withheld by the Owner).

- That the time for completion of the said Project as stated 10. a) in Clause 9 above is the essence of this contract. If the Builder shall in any manner neglect or fail to carry on and complete the work of construction within the period of 60 months from the date of start of construction or such extended period as may be mutually agreed, then and in any such case, the Owner shall without avoiding the contract, be entitled to get the work completed at the risk and cost of the Builder and upon completion, to receive payment of the expenses incurred by the Owner in completing the said Project. Save as aforesaid, the shares/entitlements of the parties hereto in the built/unbuilt/developed plotted areas of the said Project mentioned in this Agreement shall remain the same and effective. The Building(s) will be treated as complete when the structure, flooring, doors and windows are complete and paint and polish work is also completed and the Occupancy certificate in respect thereof has been granted by the Competent Authority.
 - (b) That since considerable expenditure, efforts & expertise are involved in getting the land use changed and obtain the licenses for the said Project, it is the condition of this Agreement that after obtaining the licenses and the required permissions from the concerned authorities for the said Project, the Owner or its nominee(s) or legal heirs will not cancel or backout from this Agreement O

For Anvestian Builders Ret Ltd. For Abhas Realcon Pvt. Ltd. Auth Signator For Robust Buildwell Pvt. Ltd Page 8 of 18 th Signatory

under any circumstances. In such eventuality, the Builder besides its other rights will be entitled to get this Agreement fulfilled/enforced through a suit for specific performance at the cost and risk of the Owner.

(c) That it is agreed between the parties that the Builder may, if deem fit and proper, transfer and assign the rights in the licenses etc. granted by the competent Authorities to develop and construct the said Project on the said land to a third party for such price and on such terms and conditions as the Builder may in consultation with the Owner decide.

- 11. That the parties have further agreed that the Builder shall be entitled to retain or let out or transfer or book for sale or enter into Agreement for sale or sell out the built-up/unbuilt up areas, any units or spaces as detailed above in the said Project to be put up on the said land to such person(s) as they deem fit provided that they shall not make any transfer contrary to the rules prescribed by the Town & Country Planning Department, Haryana, concerned authority formed under the provisions of Real Estate (Regulation and Development) Act, 2016 or any other Authority concerned. The parties further agree and undertake to keep the other party harmless and indemnified against all claims and demands resulting there from.
- That all rates, cesses and taxes due and payable in respect of the said land shall be the exclusive liability of the Builder.
- 13. That the Owner covenants with the Builder that it shall supply and provide all documentary evidence as may be required to be submitted to the Town & Country Planning Department, Haryana, authority formed under the provisions of Real Estate (Regulation and Development) Act, 2016 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 Builder, sign and execute such other documents, letters etc. as may be necessary for the development, construction and completion of the said

For Abhas Realcon Pvt. Ltd. For Anveshan Builders Pvt. Ltd. through 8 Auth Signatory For Robust Buildwell Ret. Ltd. Page 9 of 18

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Project and for giving effect to the terms of this Agreement. However, no documents shall be signed and executed by the Owner, which will adversely affect their Ownership rights in the said land.

14. That the Owner simultaneously undertakes to constitute the Builder and/or its duly appointed nominee(s), as its attorney by a separate document for submitting applications to the various authorities including the concerned authority formed under the provisions of Real Estate (Regulation and Development) Act. 2016.requisitions, licenses, permissions, approvals, sanctions, allotment of building material, allotment of other materials and all other matters statutorily required to be done and performed in connection with the development, construction and completion of the said Project and for booking, allotment and sale of developed/built-up units therein 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. However, the Builder undertakes in its capacity as a Builder in terms of this Agreement and as attorney for the Owner not to do or cause to be done any act, omission or thing which may in any manner contravene any Rules, Laws or Regulations or which may amount to misuse of any terms hereto or breach of any other provisions of law. In case of non-performance or non-observance of any such Rules, Regulations, Law or condition, the entire liability in this behalf shall be incurred and discharged by the Builder and further more the Builder undertakes to keep the Owner harmless and indemnified against all such claims and demands resulting from such non-performance and non-observance of Rules, Regulations and Laws in terms of this clause.

15. That the Builder 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, 2.2.

For Abhas Realcon Pvt. Ltd.

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Signatory

Page 10 of 18

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 construction shall be settled and cleared by the Builder and no liability on this account shall fall on the Owner.

- 16. That the Builder shall be entitled to get the refund of all fees, security deposits and other charges of whatsoever nature deposited by the Builder with various statutory authorities for seeking various approvals etc. for the said Project. The Owner undertakes that within 30 days of the receipt of any such refund referred to herein above, they shall pass on the same to the Builder and any delay by the Owner in passing on the refund to the Builder in this regard shall entail interest at the rate of 12% per annum.
- That it is an integral and essential term of this Agreement that the said Project shall be named by the Builder.
- 18. That the Owner have declared and represented to the Builder that the said land is free from all encumbrances, charges, gifts, liens, attachments, liabilities, tenancy, unauthorized occupation and claims whatsoever and that the Owner shall keep the said land free from all encumbrances till the duration and full implementation of this Agreement in all respects and the Builder have entered into this Agreement relying/acting upon these declarations and representations/undertaking of the Owner. Further, the Owner hereby declares that they have neither entered into any other prior agreement/arrangement with respect to the said Land for its development nor shall they enter into any such agreement/arrangement in future in respect thereof.
- 19. That in case the said land or any part thereof comprised in and subject matter of this Agreement declared to be belonging to the Owner, is lost on account of any defect in the Owner's title or any litigation started by any one claiming through the Owner or any one claiming the paramount to the Owner or on account of any cause or

For Abhas Realcon Pvt. Ltd. For Anveshan Builders R Auth. Signatory For Robust Buildwell Pvt. Ltd. Page 11 of 18 Auth, Signatory

causes whatsoever including relating to any outstanding(s), claim(s), tax(s) etc., on the Owner, the Owner shall be liable for the damages, losses, costs and expenses sustained by the Builder and/or intending buyers of whole or part of Builder's share of the built areas, car parking etc. in the said Project and at the discretion of the builder, the same shall be recovered or adjusted from the owner's share of allocation.

- 20. That 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 except in the cases of compliances of any Court orders. It is agreed that such claims, outstanding demands, litigation, and/or courts decree shall only be met and satisfied out of Owner's share of the said Project and/or sale proceeds thereof.
- Owner 21. That undertake the execute to all documents/agreements of assurances that may be necessary to be given and vouch safe to the allottees of the built up and/or un-built up areas of the said Project at the cost and expenses of the said allottees. This obligation must be discharged by the Owner through the Builder by appointing the Builder or its nominee(s) as their Attorney.
- 22. That 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 and/or booking and sale of Builder's share of built or un-built areas of the said Project. However, if any defect is pointed out in the construction while the works is in progress by the

For Anveshan Builders Rvt Ltd. For Abhas Realcon Pvt. Ltd. Auth. Signalory For Robust Buildweil F vt. Ltd.

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Page 12 of 18

Owner, the same will be removed and rectified by the Builder.

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That on execution of this Agreement, the Builder shall be 23.entitled to enter upon the said land, survey the same, prepare the layout and service plans and development scheme for submission to the Town & Country Planning Department, Haryana, competent authority formed under the provisions of Real Estate (Regulation and Development) Act, 2016 and/or such other Authority(s) as may be concerned in the matter for change of land use and obtaining of requisite licenses, permissions, sanctions and approvals for development, construction, marketing and completion of the said Project on the said land; to put up its sign boards at the premises with the legend that the said Project to be constructed as above is 8 Residential/Commercial Colony/Complex wherein the public is free to book the areas/spaces in conformity with the plans sanctioned by the Competent Authority and to have site office. It is specifically agreed and understood that the permission and authority granted by the Owner to the Builder under this Clause, does not empower the Builder to start and carryout any construction work on the said land until license and other necessary approvals, sanctions etc. are granted by the Competent Authority(s) as contemplated herein.

- 24. That it is agreed between the parties that the possession of the said land once delivered/handed over to the Builder for the purpose of the above mentioned said Project shall not be disturbed and they shall not be dispossessed there from.
- 25. That this Agreement is not and shall not, however, be deemed to be constructed as a partnership between the parties hereto nor will the same be ever deemed to constitute one as the agent of the other, except specifically recorded herein.
- 26. That the parties hereto have agreed and undertaken to perform their part of Agreement with due diligence and

For Abhas Realcon Pvt. Ltd.

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For Robust Buildwell Pvt. Ltd.

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Page 13 of 18

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.

- That this Agreement shall always be deemed to be subject to the usual force majeure clause.
- That the Owner shall be fully responsible, liable and bound 28. register to execute and the requisite sale deed(s)/conveyance deed(s) etc. or such other document(s), or instrument(s) in favour of builder or its nominee(s) for the entire said land and part thereof and/or in favour of the intending purchaser(s) of unit(s)/ floor(s)/space(s)/plots car parking etc. in respect of the unit(s), floor, space(s), plots etc. agreed to be sold to different intending purchaser(s) by the Builder at the cost and expense of the said intending Purchaser(s) and shall transfer the perfect title to the builder or its nominee(s) or to the said intending purchaser(s) as the case may be 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 builder upon fulfillment of all commitments made hereto and/or upon compliance of all obligations by the builder as set out under this agreement.
- 29. That the Builder (Robust Buildwell Pvt. Ltd.) shall be responsible for compliance of all terms and conditions of License/provisions of Act 8 of 1975 and Rules 1976 till the grant of final completion certificate to the colony/said Project or relieved of the responsibility by the DGTCP, Harvana, whichever is earlier.
- 30. That the this Collaboration Agreement shall be irrevocable and no modification/alteration etc. in the terms and conditions of the said Collaboration Agreement shall be

For Abhas Realcon Pvt. Ltd.

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undertaken, except after obtaining prior approval of DGTCP, Haryana.

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31. That the parties hereto have agreed and undertaken to pay their separate tax and other liabilities punctually and indemnify the other party and the said land including the constructions made thereon within the said Project against any attachment, seizures or sale thereof.

- 32. That this Agreement merges and supersedes 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.
- 33. That the Parties hereto shall not assign, transfer, charge or encumber in any manner this Agreement or his/their/its rights and benefits under this Agreement to any person without the prior written approval of the other party.
- 34. That the Allotment Letters will be issued to the prospective allottees after sanctions of Layout Plans from the Director, Town & Country Planning, Haryana/HUDA and registration of said project with the concerned authority formed under the provisions of Real Estate (Regulation and Development) Act, 2016 and/or other concerned Authorities as mutually agreed between the parties.
- 35. That the Builder shall be allowed to raise funds from the financial institutions on the said Land for development and construction the said Project and the Owner shall have no objection for raising such loans and funds and will sign/execute all necessary/required documents and shall extend all cooperation. The Builder only shall be responsible for payment of principal and interest amount to the Financial Institution and Owner shall have no obligation towards it.
- 36. That in pursuance of the due performance of the obligations and parties hereto duly performing and observing all the

For Abhas Realcon Pvt. Ltd. For Anvestian Builders P

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For Robust Buildwell & Ltd.

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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.

- 37. That the failures 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.
- 38. That if the said Project is abandoned, neglected or otherwise fails due to breach of contract and default on the part of the Builder, then the Builder undertake to keep the Owner harmless and indemnified against all claims, demands, damages and losses.
- 39. That 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.
- 40. The Parties hereto agree that if any dispute and /or difference arise between the parties in respect of the present Collaboration Agreement, the same shall be settled through arbitration by the sole arbitrator to be appointed by the Builder. It is also agreed between the parties that the arbitration proceedings shall be in accordance of The Arbitration and Conciliation Act, 1996. 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 as referred above, the Punjab and Harvana High Court at Chandigarh, and Courts of District at Faridabad

For Anveshan Builders PVI. Ltd For Abhas Realcon Pvt. Ltd. Auth Sinestery For Robust Buildwell Pvt- Ltd. Page 16 of 18 Auth Signatory

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alone shall have jurisdiction in all matters arising out of, touching and/or concerning this transaction.

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

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.

WITNESSES: M/s Abhas Realcon Pvt. Ltd. 1. S. K. BATRA For Abhas Realcon Pvt. Ltd. Advocate Distt. & Session Court, Sector-12, Faridabad (Hr.) (Shri Harish Chander Yadav) Authorized signatoryOWNER M/s Anveshan Builders Pvt. Ltd. 2. For Anveshan Builders Pyt. Ltd. CH. TARA CHAND ANDVENTORY 4 Arch Dist. Court. Fond find (Shri Yogender Mangla) Authorized signatoryOWNER M/s Robust Buildwell Pvt. Ltd., For Robust Buildwall Cvt. Ltd. (Shri Pankaj Karnatak) Authorized Signatory BUILDER Attested Inue Chandidant Page 17 of 18

Reg. No. Reg. Year Book No. 4735 2020-2021 1 पेशकर्ता दावेदार गवाह For Anveshan Builders Pvt. Ltd. For Abhas Realcon Pvt. Ltd Dought के अप/सयुंक्त पंजीयन अधिकारी withorised A V पेशकर्ता :- ms Abhas Realcon P Ltd Etc Thru Harish Chander Yada दावेदार :- Ms Robust Buildweir ClabHiru Bailkarell Pvt. Ltd. Karnatak गवाह 1 :- S K Batra Signatory गवाह 2 :- Tara Chand T F प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4735 आज दिनांक 03-12-2020 को बही नं 1 जिल्द नं 89 के पृष्ठ नं 42.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 134 के पृष्ठ संख्या 73 से 75 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है |

दिनांक 03-12-2020

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SCHEDULE OF LAND SITUTED AT VILLAGE BHATAULA, TEHSIL & DISTRICT FARIDABAD

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S.No. Mutation		Land Owner	Rect. No.	Killa No.	Area	
	No.				Kanal	Maria
1	3262 3270		37	2 MIN SOUTH	6	19
				9	8	0
				12	8	0
			29	21/2/1	0	8
				21/3/1	0	8
				21/4/1 MIN NORTH EAST	0	1
				21/4/2 MIN NORTH	0	10
			22/1 MIN NORTH	1	6	
Sub Total				KITA 8	25	12
	Sub Total			3.2 /	Acres	
2	3224 3225	M/s Anveshan Builders Pvt. Ltd. having its registered	37	14/2/2 MIN SOUTH	1	6
3228			15/1 MIN SOUTH	0	17	
		110 019		15/2 MIN SOUTH	0	17
				15/3 MIN WEST SOUTH	1	12
				KITA 4	4	12
		Sub Total		0.575	Acres	
				KITA 12	30	1
Grand Total				3.775	Acres	



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n Judicial		^{ار} ()	idian-Non J Haryana G	udicial Stan overnment	^{np} 🙆	Date 14/02/2019
ertificate N	E0N2019B	124		 	Stamp Duty	Paid : ₹ 2640000
IRN No	44207565		HERERAL		Penalty :	105
			Seller / First P	arty Detail	(Pis. Zero Owy)	
ame:	Abhas Realcon F		ounerringer	arty betain		
No/Floor	10lsc	Sector/Ward	Na	LandMark :	Kalkaji	
ity/Village :		District :	New delhi	State :	Delhi	1.71
hone:	9873902177	Others :	Anveshan builde	ers pvt ltd and sri	122223000	tip pvt ltd
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I.No/Floor :		Coldina Lawrence	: 79	LandMark :	Omaxe city cent	ler.
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urpose	Collaboration Agre	ement		-	1 Strain	「長」
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* *					[FAR	Contract in
			COLLABOR	ATION AGREE	MENT	
	Valuat	ion	: 13,20,93,	750/- /	NO:	RATION FEE
	Area		: 8.80625 A	cres / /	GRN No.	44249853
	Village E-Star	p Duty	Rs. 26,40	Faridabad	Date :	14/02/2019
e -	E-Stan	p No.	: E0N2019		Amount :	Rs. 50006/-
		p Date	: 14/02/20		Can's	141
	Issued	by	: Govt. of H	aryana V.	0 2	
	THIS AG	REEMENT (c 15 th day o	OF COLLABOR of February, 20	ATION is made	e and executed	at Faridabad
		any c	toruary, 20	***		1
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प्रलेख न:11889

दिनांक: 15-02-2019

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	धन सबंधी विवरण
राशि 132093752 रुपये	स्टाम्प इयूटी की राशि 2641875 रूपये
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Ms Abhas Realcon P Ltd Etc thru Manoj Kumar Gupta 9

धिकारी (फरीदाबाद) उप/सयुंक्त पंजीयन

हस्ताक्षर प्रस्तुतकर्ता Ms Abhas Realcon P Ltd Etc thru Manoj Kumur Gupta

FARIDABAD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Ms Robust Bajldwell P Ltd Thru Deepak Garg पुत्र . हाजिर है | प्रतुत प्रतेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार जिया दिस्ती पहुंचल श्री/श्रीगती /कुमारी B B garg पिता Adv निवासी 1hd व श्री/श्रीमती /व्यारी Rusijin hay

निवासी 156 ने नि त्रे जानेते हैतिया वह साक्षी नं:2 की पहचान करता है | साक्षी नं 1 को हमें लग्झरदार रीतक

उप/सर्युक्त पंजीयन अधिकारी(प्रकीदाबाद)

Ratio 15-02-2019

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Name:	Abhas Realcon F		No	LandMark :	Kalkaji
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City/Village : Phone:	New delhi 9873902177	Others :	Anveshan builde	rs pvt lld and sri l	balaji generalaji de pvt lid
		and a second second	yer / Second	Party Detail	面地理论在
Name :	Robust Buildwell	Sec. 1993.117			0
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City/Village: Phone :	Faridabad 9711800734	District :	Faridabad	State :	Haryana
Purpose :	Collaboration Age	eement			

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BETWEEN

- (1) M/s Abhas Realcon Pvt. Ltd., company duly incorporated under the provisions of Companies Act, 1956 and having its registered office at 10, Local Shopping Centre, Kalkaji, New Delhi-110 019, acting through its authorized signatory Shri Manoj Kumar Gupta S/o Sh. R. C. Gupta, who has been authorized by Board Resolution passed by the Board of Directors in the meeting held on 31/01/2019,
- (2) M/s Anveshan Builders Pvt. Ltd., company duly incorporated under the provisions of Companies Act, 1956 and having its registered office at 10, Local Shopping Centre, Kalkaji, New Delhi-110 019, acting through its authorized signatory Shri Manoj Kumar Gupta S/o Sh. R. C. Gupta, who has been authorized by Board Resolution passed by the Board of Directors in the meeting held on 31/01/2019.
- (3) M/s Sri Balaji Green Heights Pvt. Ltd., company duly incorporated under the provisions of Companies Act, 1956 and having its registered office at 10, Local Shopping Centre, Kalkaji, New Delhi-110 019, acting through its authorized signatory Shri Manoj Kumar Gupta S/o Sh. R. C. Gupta, who has been authorized by Board Resolution passed by the Board of Directors in the meeting held on 14/01/2019,

(hereinafter collectively referred to as "THE OWNER" which expression shall, unless repugnant or opposed to the context hereof, includes its respective heirs, legal representatives, administrators, executors and assigns) of the First Part.

AND

M/s Robust Buildwell Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956 and having its registered office at Sector-79, Omaxe City Centre, Faridabad, acting through its authorized signatory Shri Deepak Garg S/o Sh. Itar Chand Garg, who has been authorized by Board Resolution passed by the Board of Directors in the meeting held on 31/01/2019 (hereinafter referred to as "THE BUILDER" which expression shall, unless repugnant or opposed to the context hereof, includes its successors in interest, liquidators and assigns) of the Second Part.

WHEREAS the Owner is in possession of and otherwise well and sufficiently entitled to and having absolute marketable right, title and interest in all that pieces and parcels of agricultural land comprised in Khewat No. 6, Khatauni No. 7, Rectangle No. 29 Killa/Khasra No. 21/2/2 min east (0-17), 21/3/2 min south (0-4) Rectangle No. 37 Killa/Khasra No. 13/1 (3-0), Khewat No. 7, Khatauni No. 8, Rectangle No. 29 Killa/Khasra No. 21/3/3 min south (0-2), 21/4/1 min south (x-x/Rectangle No. 37 Killa/Khasra No. 21/3/3 min south (0-2), 21/4/1 min south (x-x/Rectangle No. 37 Killa/Khasra No. 8/2 (4-0), Khewat No. 9, Khatauni No. 10/Hectangle No. 37 Killa/Khasra No. 21/4/2 min south (0-5), 22/1 min south (04) Rectangle No. 37 Killa/Khasra No. 21/4/2 min south (0-5), 22/1 min south (04) Rectangle No. 37 Killa/Khasra No. 2 min north (1-1), 8/1/1 (0-17), Khataumi No. 01, Rectangle No. 37 Killa/Khasra No. 2 min north (1-1), 8/1/2 (3-3), Khawa No. 30, Whatauni No. 12, Rectangle No. 37 Killa/Khasra No. 13/2 (5-0), 14 T. U. Rhewat No. 126, Khatauni No. 149, Rectangle No. 37 Killa/Khasra No. 38-0, Khatauni No. 150 Rectangle No. 37 Killa/Khasra No. 14/2/1 (5-10), Khewat No. 30, Rectangle No. 37 Killa/Khasra No. 14/2/1 (5-10), Khewat No. 3, Rectangle No. 37 Killa/Khasra No. 16/2 min

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north (0-12), Khewat No. 162, Khatauni No. 187, Rectangle No. 37 Killa/Khasra No. 16/1 min north (2-6), Khewat No. 261, Khatauni No. 345, Rectangle No. 36 Killa/Khasra No. 20 min north (2-19), 17/1 min north (1-9), Khewat No. 396, Khatauni No. 529, Rectangle No. 37 Killa/Khasra No. 19/1 (4-0), Khatauni No. 530 Rectangle No. 37 Killa/Khasra No. 17/2 (4-0), 18 (8-0), 23/2 (7-10) total kite 24 land admeasuring **70 Kanal 9 Marle i.e. 8.80625 Acres** hereto by registered Sale Deed bearing Nos. 12603, 12604, 15780, 16426, 338 and 169 dated 02.12.2010, 02.12.2010, 28.01.2011, 04.02.2011, 09.04.2012 and 04.04.2012 respectively, Mutation Nos. 3224, 3225, 3262, 3270, 3386 and 3387 and Jamabandi records for the year 2008-2009, situated at Village Bhataula, Tehsil and District Faridabad, Haryana, as detailed in the schedule of land, annexed herewith 2s **Annexure-1** (hereinafter referred to as the "**Said Land**").

AND WHEREAS the Owner contemplates to develop the said Land by setting up a Residential/Commercial Colony/ Complex after obtaining requisite licenses, approvals, permissions etc. from the concerned authorities and getting the plans sanctioned/approved from the Competent Authorities.

AND WHEREAS the Owner is not fully equipped to execute and complete the work of development and construction on the said land of its own, therefore, requested the Builder who is already engaged in the development and construction of several Residential Plotted/Group Housing Colony/Commercial projects located near the said Land and the owner also knows that the builder 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. and is competent to collaborate with the Owner for development of said land.

AND WHEREAS upon request and representation of the owner, the Builder has agreed to undertake the execution and completion of the said Residential/Commercial Colony/ Complex on the said land i.e. 8.80625 acres after obtaining the requisite permissions for change of land use, licenses, sanctions etc. (hereinafter referred to as the "said Project").

NOW THESE PRESENTS WITNESS and it is hereby agreed, declared and covenanted and recorded by and between the parties as under: -

 That the subject matter of this Collaboration Agreement between the Owner and the Builder is the said Land comprised in Khewat No. 6, Khatauni No. 7, Rectangle No. 29 Killa/Khasra No. 21/2/2 min east (0-17), 21/3/2 min south (0-4) Rectangle No. 37 Killa/Khasra No. 13/1 (3-0), Khewat No. 7, Khatauni No. 8, Rectangle No. 29 Killa/Khasra No. 21/3/3 min south (0-2), 21/4/1 min south (x-x) Rectangle No. 37 Killa/Khasra No. 8/2 (4-0), Khewat No. 9, Khatauni No. 10, Rectangle No. 29 Killa/Khasra No. 21/4/2 min south (0-5), 22/1 min south (0-4) Rectangle No. 37 Killa/Khasra No. 2 min north (1-1), 8/1/1 (0-17), Khatauni No. 11 Rectangle No. 37 Killa/Khasra No. 13/2 (5-0), 14/1 (1-0), Khewat No. 14, Rectangle No. 13/2 (5-0), 14/1 (1-0), Khewat No. 14/2/1 (5-10), Khewat No. 150 Rectangle No. 37 Killa/Khasra No. 3 (8-0), Khewat No. 3 Killa/Khasra No. 16/2 min nerth (0-12), Khewat No. 162, Khatauni No. 187, Rectangle No. 37 Killa/Khasra No. 16/2 min nerth (0-12), Khewat No. 162, Khatauni No. 187, Rectangle No. 37 Killa/Khasra No. 167, Khasra No. 167, K

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north (2-6), Khewat No. 261, Khatauni No. 345, Rectangle No. 36 Killa/Khasra No. 20 min north (2-19), 17/1 min north (1-9), Khewat No. 396, Khatauni No. 529, Rectangle No. 37 Killa/Khasra No. 19/1 (4-0), Khatauni No. 530 Rectangle No. 37 Killa/Khasra No. 17/2 (4-0), 18 (8-0), 23/2 (7-10) total kite 24 land admeasuring **70 Kanal 9 Marle i.e. 8.80625 Acres** hereto by registered Sale Deed bearing Nos. 12603, 12604, 15780, 16426, 338 and 169 dated 02.12.2010, 02.12.2010, 28.01.2011, 04.02.2011, 09.04.2012 and 04.04.2012 respectively, Mutation Nos. 3224, 3225, 3262, 3270, 3386 and 3387 and Jamabandi records for the year 2008-2009, situated at Village.Bhataula, Tehsil and District Faridabad, Haryana for utilizing the same for development and construction of the said Project.

- 2. That the Builder undertakes to develop the Said Land at its own cost and expenses and with its own resources after procuring/obtaining the requisite licenses, permissions, sanctions and approvals from all Competent Authorities and thereafter to develop and construct the Said Land. The Owner agrees in accordance with the terms and conditions herein recorded, to place at the complete disposal of the Builder, the said land and to irrevocably vest in the Builder all the authority of the Owner as may be necessary in the discretion of the Builder for obtaining the requisite licenses, permissions, sanctions and approvals for development, construction and completion of the said Project thereon. All expenses involved in and for obtaining licenses, tax clearances, permissions or sanctions from the concerned authorities shall be incurred and paid by the Builder.
- 3. That the building plans for the said Project shall be in accordance and conformity with the Zonal Plans and the rules and bye-laws of the Town & Country Planning Department, Haryana, and/or such other Authority as may be prescribed thereof. The said building plans for the Said Project shall be filed for permission to construct the maximum permissible covered area on the said land.
- 4. That the Builder shall, at the earliest possible time in consultation with the Owner, proceed to have suitable design, model and / or plans prepared for the proposed said Project and get the same approved / sanctioned from the Competent Authority(s). For this purpose the Builder, undertakes to engage and employ reputed Architect(s) at its own cost, expenses and responsibilities. The Builder shall, for and on behalf of and in the name of the Owner, apply to the Town & Country Planning Department, Haryana and / or such other Authorities as may concerned, with the matter for obtaining the requisite licenses, permissions, sanctions, and approvals for the development and Accessing of the trained Project on the said land in accordance with the applicable 2 mal Plans. However, the Builder shall be entitled to make and the Owner agrees to such variations in the design of the plans as may be required or considered by the Builder desirable or necessary for applicable 2 may fillizations of the said land.

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Architect(s), preparation of plans as also all other statutory fees and charges incidentals including Scrutiny Fees, License Fees, Conversion Charges, Internal/External/Infrastructure Development Charges. Electricity and Water Security Charges, any type of renewal 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, provision of fire-fighting equipment arrangements, as may be prescribed by the concerned Authority, shall be wholly to the account of the Builder. The said project to be constructed by the Builder shall be of first class construction and the specification and material employed and the facilities provided shall not be inferior to those used, employed or provided in any other such Project constructed in the vicinity. If the Owner decides to change the quality and specifications of items involved in their share of built/un-built areas of the said Project, then the differences in cost of these items shall be borne by the Owner.

a) In consideration of the Owner/First Party providing the Land and the Builder/Second Party carrying on the development and construction of the said Project at its own cost, the Parties have decided to allocate the revenue/ sale proceeds generated out of sale of saleable areas in the said Project, after deduction of sum received on account of Interest Free Maintenance Security (IFMS) deposit, EDC/ IDC, and various other taxes and levies in the following manner:

Owner/First Party	4	Builder/Second Party
6%		: 94%

b) The allocation/ distribution of revenue shares of 6% to Owner/First Party as aforesaid shall be made by the Builder/Second Party against land contribution by the Owner/First Party from the designated project collection account fortnightly/ monthly/ quarterly/ half yearly/ yearly.

That the Owner has delivered and handed over the actual, physical, vacant, possession of the said land to the Builder on execution of this Agreement.

8. That the Builder shall be fully liable and responsible for compliance of necessary provisions under Real Estate (Regulation and Development) Act, 2016 and other applicable laws with respect to development, sale, marketing etc. of the saleable units of the said Project and solely liable for any penalty/compensation payable to the customers of the saleable units and/or the competent authority formed under the provisions of Real Estate (Regulation and Development) Act, 2016.

9. That the Builder undertakes to start the development and construction work after obtaining all requisite licenses, permissions approvals are including sanctioned building plans from all concerned competent authorities and registration of said project with the competent authorities formed under the provisions of Real Estate (Regulation and Development) Act, 2016 and complete the construction of the said

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Project within 60 months thereof or such extended period as may be mutually agreed between the parties. If the non-completion of the said Project is the result of earthquake, lightening or any order or notification of the Government which prevents the progress of the construction or by reason of non-availability of steel and/or cement or other building materials or dispute with construction agency or slow down, strike, lock out, civil commotion or by reason of war or enemy action or act of God or for any reason beyond the control of the Builder, the Builder shall be entitled to a reasonable extension of time for completing the said Project. On happening of such eventuality, the Builder shall make a formal request for extension of time to the Owner and get their spproval/sanction in writing thereto (which shall not be unreasonably withheld by the Owner).

10. a) That the time for completion of the said Project as stated in Clause 9 above is the essence of this contract. If the Builder shall in any manner neglect or fail to carry on and complete the work of construction within the period of 60 months from the date of start of construction or such extended period as may be mutually agreed, then and in any such case, the Owner shall without avoiding the contract, be entitled to get the work completed at the risk and cost of the Builder and upon completion, to receive payment of the expenses incurred by the Owner in completing the said Project. Save as aforesaid, the shares/entitlements of the parties hereto in the built/un-built/developed plotted areas of the said Project mentioned in this Agreement shall remain the same and effective. The Building(s) will be treated as complete when the structure, flooring, doors and windows are complete and paint and polish work is also completed and the Occupancy certificate in respect thereof has been granted by the Competent Authority.

(b) That since considerable expenditure, efforts & expertise are involved in getting the land use changed and obtain the licenses for the said Project, it is the condition of this Agreement that after obtaining the licenses and the required permissions from the concerned authorities for the said Project, the Owner or its nominee(s) or legal heirs will not cancel or backout from this Agreement under any circumstances. In such eventuality, the Builder besides its other rights will be entitled to get this Agreement fulfilled/enforced through a suit for specific performance at the cost and risk of the Owner.

(c) That it is agreed between the parties that the Builder may, if deem fit and proper, transfer and assign the rights in the licenses etc. granted by the competent Authorities to develop and construct the maid Project on the said land to a third party for such price and on such terms and conditions as the Builder may in consultation with the Owner decide.

Thus the provises have further agreed that the Builder shall be entitled to retern by let out or transfer or book for sale or enter into Agreement for Bule of sell out the built-up/un-built up areas, any units or spaces

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as detailed above in the said Project to be put up on the said land to such person(s) as they deem fit provided that they shall not make any transfer contrary to the rules prescribed by the Town & Country Planning Department, Haryana, concerned authority formed under the provisions of Real Estate (Regulation and Development) Act, 2016 or any other Authority concerned. The parties further agree and undertake to keep the other party harmless and indemnified against all claims and demands resulting there from.

- That all rates, cesses and taxes due and payable in respect of the said land shall be the exclusive liability of the Builder.
- 13. That the Owner covenants with the Builder that it shall supply and provide all documentary evidence as may be required to be submitted to the Town & Country Planning Department, Haryana, authority formed under the provisions of Real Estate (Regulation and Development) Act, 2016 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 Builder, 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, no documents shall be signed and executed by the Owner, which will adversely affect their Ownership rights in the said land.
- That the Owner simultaneously undertakes to constitute the Builder 14. and/or its duly appointed nominee(s), as its attorney by a separate document for submitting applications to the various authorities including the concerned authority formed under the provisions of Real Estate (Regulation and Development) Act, 2016, requisitions, licenses, permissions, approvals, sanctions, allotment of building material, allotment of other materials and all other matters statutorily required to be done and performed in connection with the development, construction and completion of the said Project and for booking, allotment and sale of developed/built-up units therein 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. However, the Builder undertakes in its capacity as a Builder in terms of this Agreement and as attorney for the Owner not to do or cause to be done any act, omission or thing which may in any manner contravene any Rules, Laws or Regulations or which may amount to misuse of any terms hereto or breach of any other provisions of law. In case of non-performance or non-observance of any such Rules, Regulations, Law or condition, the entire liability in this behalf shall be incurred and discharged by the Builder and further more the Builder undertakes to keep the Owner harmless and indemnified against all such claims and demands resulting from such non-performance and non-observance of Rules, Regulations and Lawa in terms of this clause.
- 15.

That the Builder shall be solely responsible and liaby or payment of all dues to its workers/employees and statutory compliance of tabo

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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 construction shall be settled and cleared by the Builder and no liability on this account shall fall on the Owner.

- 16. That the Builder shall be entitled to get the refund of all fees, security deposits and other charges of whatsoever nature deposited by the Builder with various statutory authorities for seeking various approvals etc. for the said Project. The Owner undertakes that within 30 days of the receipt of any such refund referred to herein above, they shall pass on the same to the Builder and any delay by the Owner in passing on the refund to the Builder in this regard shall entail interest at the rate of 12% per annum.
- That it is an integral and essential term of this Agreement that the said Project shall be named by the Builder.
- That the Owner have declared and represented to the Builder that the 18. said land is free from all encumbrances, charges, gifts, liens, attachments, liabilities, tenancy, unauthorized occupation and claims whatsoever and that the Owner shall keep the said land free from all encumbrances till the duration and full implementation of this Agreement in all respects and the Builder have entered into this and upon these declarations Agreement relying/acting representations/undertaking of the Owner. Further, the Owner hereby declares that they have neither entered into any other prior agreement/arrangement with respect to the said Land for its development nor shall they enter into any such agreement/ arrangement in future in respect thereof.
- 19. That in case the said land or any part thereof comprised in and subject matter of this Agreement declared to be belonging to the Owner, is lost on account of any defect in the Owner's title or any litigation started by any one claiming through the Owner or any one claiming title paramount to the Owner or on account of any cause or causes whatsoever including relating to any outstanding(s), claim(s), tax(s) etc., on the Owner, the Owner shall be liable for the damages, losses, costs and expenses sustained by the Builder and/or intending buyers of whole or part of Builder's share of the built areas, car parking etc. in the said Project and at the discretion of the builder, the same shall be recovered or adjusted from the owner's share of allocation.

That 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 ad/or any other matter incidental to this Agreement shall not at any the or during construction or after the completion or on handing over possession to the intending purchasers, be stopped, prevented,

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obstructed or delayed in any manner whatsoever except in the cases of compliances of any Court orders. It is agreed that such claims, outstanding demands, litigation, and/or courts decree shall only be met and satisfied out of Owner's share of the said Project and/or sale proceeds thereof.

21. That the Owner undertake to execute all documents/agreements of assurances that may be necessary to be given and vouch safe to the allottees of the built up and/or un-built up areas of the said Project at the cost and expenses of the said allottees. This obligation must be discharged by the Owner through the Builder by appointing the Builder or its nominee(s) as their Attorney.

- 22. That 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 and/or booking and sale of Builder's share of built or un-built areas of the said Project. However, if any defect is pointed out in the construction while the works is in progress by the Owner, the same will be removed and rectified by the Builder.
- That on execution of this Agreement, the Builder shall be entitled to 23. enter upon the said land, survey the same, prepare the layout and service plans and development scheme for submission to the Town & Country Planning Department, Haryana, competent authority formed under the provisions of Real Estate (Regulation and Development) Act, 2016 and/or such other Authority(s) as may be concerned in the matter for change of land use and obtaining of requisite licenses, permissions, sanctions and approvals for development, construction, marketing and completion of the said Project on the said land; to put up its sign boards at the premises with the legend that the said Project constructed as above is a Residential/Commercial to be Colony/Complex wherein the public is free to book the areas/spaces in conformity with the plans sanctioned by the Competent Authority and to have site office. It is specifically agreed and understood that the permission and authority granted by the Owner to the Builder under this Clause, does not empower the Builder to start and carryout any construction work on the said land until license and other necessary approvals, sanctions etc. are granted by the Competent Authority(s) as contemplated herein.
- 24. That it is agreed between the parties that the possession of the said land once delivered/handed over to the Builder for the purpose of the above mentioned said Project shall not be disturbed and they shall not be dispossessed there from.
- 25. That this Agreement is not and shall not, however, the part of the be constructed as a partnership between the part of the will be same be ever deemed to constitute one as the agent of the whet except specifically recorded herein.
- 26. That the parties hereto have agreed and undertaken to perform their part of Agreement with due diligence and mutual cooperation keeping

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Page 9 of 12

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.

- That this Agreement shall always be deemed to be subject to the usual force majeure clause.
- 28. That the Owner shall be fully responsible, liable and bound to execute and register the requisite sale deed(s)/conveyance deed(s) etc. or such other document(s), or instrument(s) in favour of builder or its nominee(s) for the entire said land and part thereof and/or in favour of the intending purchaser(s) of unit(s)/ floor(s)/space(s)/plots car parking etc. in respect of the unit(s), floor, space(s), plots etc. agreed to be sold to different intending purchaser(s) by the Builder at the cost and expense of the said intending Purchaser(s) and shall transfer the perfect title to the builder or its nominee(s) or to the said intending purchaser(s) as the case may be 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 builder upon fulfillment of all commitments made hereto and/or upon compliance of all obligations by the builder as set out under this agreement.
- 29. That the Builder (Robust Buildwell Pvt. Ltd.) shall be responsible for compliance of all terms and conditions of License/provisions of Act 8 of 1975 and Rules 1976 till the grant of final completion certificate to the colony/said Project or relieved of the responsibility by the DGTCP, Haryana, whichever is earlier.
- 30. That the 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 DGTCP, Haryana.
- 31. That the parties hereto have agreed and undertaken to pay their separate tax and other liabilities punctually and indemnify the other party and the said land including the constructions made thereon within the said Project against any attachment, seizures or sale thereof.
- 32. That this Agreement merges and supersedes 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.

That the Parties hereto shall not assign, transfer, charge or encumber in any manner this Agreement or his/their/its rights and benefits incur this Agreement to any person without the prior written approval of the other party.

the Allotment Letters will be issued to the prospective allottees sanctions of Layout Plans from the Director, Town & Country

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Planning, Haryana/HUDA and registration of said project with the concerned authority formed under the provisions of Real Estate (Regulation and Development) Act, 2016 and/or other concerned Authorities as mutually agreed between the parties.

- 35. That the Builder shall be allowed to raise funds from the financial institutions on the said Land for development and construction the said Project and the Owner shall have no objection for raising such loans and funds and will sign/execute all necessary/required documents and shall extend all cooperation. The Builder only shall be responsible for payment of principal and interest amount to the Financial Institution and Owner shall have no obligation towards it.
- 36. That in pursuance of the due performance of the obligations and 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.
- 37. That the failures 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.
- 38. That if the said Project is abandoned, neglected or otherwise fails due to breach of contract and default on the part of the Builder, then the Builder undertake to keep the Owner harmless and indemnified against all claims, demands, damages and losses.
- 39. That 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.
- 40. The Parties hereto agree that if any dispute and /or difference arise between the parties in respect of the present Collaboration Agreement, the same shall be settled through arbitration by the sole arbitrator to be appointed by the Builder. It is also agreed between the parties that the arbitration proceedings shall be in accordance of The Arbitration and Conciliation Act, 1996. The award so made by the sole arbitrator shall be final and binding on the parties. It is agreed the parties the parties that the arbitration proceedings shall be conducted in Dehn only. Subject to arbitration as referred above, the Ponial and Harvane High Court at Chandigarh, and Courts of District at fandaber flore shall have jurisdiction in all matters arising our at nouching and/or concerning this transaction.
- 41. That all costs of stamping, engrossing and redistration, of this Agreement shall be borne by the Builder.

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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.

WITNESSES:

M

 B.B. Garg, Advocate Distt. Court, Sector-12, Faridabad

2. Roshan lal S/o Sukhram

Vill. Sadarpur, Palwal

M/s Abhas Realcon Pvt. Ltd.

Quality

(Manoj Kumar Gupta) Authorized signatory M/s Anveshan Builders Pvt. Ltd.

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(Manoj Kumar Gupta) Authorized signatory M/s Sri Balaji Green Heights Pvt. Ltd.

(Manoj Kumar Gupta) Authorized signatory

.....OWNER

M/s Robust Buildwell Pvt. Ltd.,

CON

(Deepak Garg) Authorized SignatoryBUILDER

Drafted By:-

dillora

B.B.Garg/Mchit Garg, Advocate Chamber No. 77GF, Distt. Court, Faridabad, Mob.:- 9899111292



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	उप/सयुंक्त पंजीयम अधिकारी
पेशकर्ता :- Ms Abhas Realcon P Ltd Etc thru Manoj Kumar (Supta Houselwork
दावेदार - Ms Robust Buildwell P Ltd Thru Deepak Garg	buiges
गताह 1 :- B B garg	
गवाह 2 :- Roshan Lal	*

प्रमाण पत्र



प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11889 आज दिनांक 902-2019 के मिसरो ने जिल्द ने 14 के पृष्ठ ने 172.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही राष्ट्रपति जिल्द के 356 के पृष्ठ संख्या 25 से 27 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है |

Ratter 15-02-2019 उप/सयुक्त पंजीयन अधिकारी(फरीदाबाद) FARIDARAD 11

SCHEDULE OF LAND SITUTED AT VILLAGE BHATAULA, TEHSIL & DISTRICT FARIDABAD S.No. Mutation Land Owner Rect. No. Killa No. Area No. Kanal Marla 1 3262 M/s AbhasRealcon Pvt. Ltd. 37 2 1 1 3270 having its registered office MIN NORTH at 10, Local Shopping 3 8 0 Centre, Kalkaji, New Delhi-7/2 6 10 110019 8/1/1 0.* 17 8/1/2 3 3 8/2 4 0 13/1 3 0 13/2 5 0 14/1 0 1 14/2/1 5 10 29 21/2/2 0 17 MIN EAST SOUTH 21/3/2 Ð 4 MIN SOUTH 21/3/3 Ū 2 MIN SOUTH 21/4/1 х х MIN SOUTH 21/4/2 0 5 MIN SOUTH 22/1 0 4 MIN SOUTH Sub Total KITA 16 39 13 4.95625 Acres 2 3224 M/s Anveshan Builders Pvt. 36 20 2 19 3225 Ltd. having its registered MIN NORTH office at 10, Local Shopping 37 16/1 2 6 Centre, Kalkaji, New Delhi-MIN NORTH 110 019 16/2 0 12 MIN NORTH 17/1 1 9 MIN NORTH KITA 4 Sub Total 7 6 0.9125 Acres 3 3386 M/s Sri Balaji Green Heights 37 17/2 4 0 3387 Pvt. Ltd. having its 18 8 0 registered office at 10, Local 19/14 0 Shopping Centre Kalkaji, 23/2 7 10 New Delhi- 110 019 Que Jorany Chandidan S.C. SHARMA KITA 4 23 10 妆 CHANDIGARH 2.9375 Acres Regd, No. 631 KITA 24 70 9 Expiry On 29-11-21 8.80625 Acres OLL

ANNEXURE-1

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* Note ->Depositor should approach treasury for judici, status of this challan at 'Venity Challan' on e-Gras web' cash or clearance of cheque / DD.

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NOO- Letter .. 13/04/2021

1/22 Indian-Non Judicial Stamp an Judiciel Haryana Government Date: 19/06/2019 Centilicate No. E0S2019F1 Stamp Duty Paid : ₹ 2000 GRN No. 48283383 Penalty : 20 Pris Jone Oray! Seller / First Party Detail Name: Abhas Realcon Pvt lid H.No/Floor: 10 Sector/Ward : Nil LandMark : Local shopping centre Kalkaji City/Village : New delhi District: Nil State : Delhi Phone: 0 Others: etc Buyer / Second Party Detail Name : Robust Buildwell Pvt Ltd H.Mo/Floor: Nil Sector/Ward : 79 LandMark : Omaxe City Centre City/Village: Faridabad District : Faridabad State' Haryana Phone : 0 Purpose : Addendum to Collaborations agrophen 152000 The authenticity of this document can be varified by ione or on the website https://egrastry.nic.in ADENEDUM TO COL REDRATION AGREEMEN THIS ADDENDUM TO COLLABORATION AGREEMENT (hereinafter referred to as the "Addendum") is made and executed at Faridabad on this 20th day of June, 2019. For Anveshar Builders Pvt. Ltd. For Abhas Realcor Private Limited Authorized Signators/Director Director/Auth, Signatory For ROBUST BUILDWELL PVT LTD Fri Baloji Grenn Heights Pit. Ltd. ised Signatory/Director Anthorised Signators / Director

प्रलेख न:3422	a an	दिनांक:20-06-2019
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Drafted By: self		Service Charge:200
		उपासयेकत प्रेजीयन अधिकारी (फरीदाबाद)
For Abhas Realcor	Private Limited	उपासपुंभत पंजीयन अधिकारी (फरीदाबाद)
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हस्ताहार प्रस्तुतकती us Abhas Realcon us hd n उपरोक्त पेछकती व श्रीश्रीम तथ्यां को दोनों पर्शा ने मुलकर तथा समझकर स् अधिश्रीमती (कुरासी Blagwood निवासी को में की 1 साक्षो, दें: 1 को हम सम्बर्ग For Abhas Realco	Auth. Signalory, at signalory, at signalory, at signalory, and others thru frain with the signal and the signal of the signal of the singh frain Rom so the top? and the top? after Rom so the top? and the top? Private Limited of Private Limited Authorised Signatory/ Ref Balafi Green Heights Put	Alling and the second of the s

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- (1) M/s Abhas Realcon Pvt. Ltd., company duly incorporated under the provisions of Companies Act, 1956 and having its registered office at 10, Local Shopping Centre, Kalkaji, New Delhi-110 019, acting through its authorized signatory Shri Harish Chander (Aadhaar No. 4688 4555 0446) S/o Late Sh. Shobhnath, who has been authorized by Board Resolution passed by the Board of Directors in the meeting held on 6th day of June 2019,
- (2) M/s Anveshan Builders Pvt. Ltd., company duly incorporated under the provisions of Companies Act, 1956 and having its registered office at 10, Local Shopping Centre, Kalkaji, New Delhi-110 019, acting through its authorized signatory Shri Harish Chander (Aadhaar No. 4688 4555 0446) S/o Late Sh. Shobhnath, who has been authorized by Board Resolution passed by the Board of Directors in the meeting held on 18th day of June 2019,
- (3) M/s Sri Balaji Green Heights Pvt. Ltd., company duly incorporated under the provisions of Companies Act, 1956 and having its registered office at 10, Local Shopping Centre, Kalkaji, New Delhi-110 019, acting through its authorized signatory Shri Harish Chander (Aadhaar No. 4688 4555 0446) S/o Late Sh. Shobhnath, who has been authorized by Board Resolution passed by the Board of Directors in the meeting held on 18th day of June 2019,

(hereinafter collectively referred to as "THE OWNER/FIRST PARTY" which expression shall, unless repugnant or opposed to the context hereof, includes its respective heirs, legal representatives, administrators, executors and assigns) of the First Part.

Realcor Private Limited

Director/Auth, Signatory

Anthonised Signatory /Director

So- Anveshor "milders Pvt. Ltd.

pri Baloji Green Heights Pvt. Ltd.

uthorised Signatory/Direct.

For ROBUST-BUILDWELL PVT LTD Authorised Signatory/Director

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AND WHEREAS, the Owner/First Party and the Builder/Second Party has entered into collaboration and have executed and signed a Collaboration Agreement dated 15.02.2019 duly registered with the Sub-Registrar Faridabad as document no. 11889 on 15.02.2019 (hereinafter referred as the "Collaboration Agreement") for development and construction of a Residential/Commercial Colony/ Complex (hereinafter referred to as the "said Project") on the land measuring 8.80625 acres situated in the revenue estate of Village Bhataula, Tehsil & District Faridabad, Haryana as detailed in said Collaboration Agreement. Under the Collaboration Agreement the Builder/Second Party agreed to be responsible for carrying out the entire construction and development of the said Project on the said Land after obtaining all requisite approvals and sanctions from the concerned competent authorities at its own costs and expenses as per the specifications, design etc. as per the sanctions/approvals granted by the concerned competent authorities. The

For Abhas Realcor Private Limited

For Anvesbar Buildene

Director/Auth. Signatory

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Fri Baloji Green Heights Pvt. Ltd.

Authorised Signatory/Director

For ROBUST BUILDWELL PVT LTD Authorised Signatory/Director

AND

Builder/Second Party further agreed to promote and market the saleable areas in the said Project. The Owner/First Party has also executed a Power of Attorney in favour of the Builder/Second Party duly registered in the office of Sub-Registrar Faridabad as document no. 394 on 15.02.2019 (hereinafter referred to as the "said Power of Attorney") in terms of said Collaboration Agreement to implement the objective of the said Collaboration Agreement.

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AND WHEREAS later the Builder/Second Party In consultation with Owner/First Party applied to the Director, Town and Country Planning, Haryana, Chandigarh for issuance of license for setting up the said Residential/Commercial Colony/ Complex on the said Land measuring 8.80625 and during the scrutiny, it was observed that there were some technical issues in the description and details of said land due to which there were technical difficulties in Issuance of license for setting up said Project on the said Land.

AND WHEREAS, owing to certain technical issues in obtaining license for development of said Project on the said Land, the parties herein are willing to amend/alter the definition, details and description of said Land only as mentioned in the said Collaboration Agreement including relating Annexure-1 of the said Collaboration Agreement. Further, since no alteration/amendment in the terms and conditions of the said Collaboration Agreement can be made save and except in

For Abhes Realcor Private Limited

For Anveshar Builders Pyte Lito

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Director/Auth, Signatory

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For ROBUST BUILDWELL PVT LTD Authoriced Signatory/Director

writing between the parties, the parties herein are desirous to enter into this addendum to the said Collaboration Agreement.

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AND WHEREAS the parties herein agreed that the definition, details and description of said Land as mentioned in the said Collaboration agreement shall be amended/altered/substituted with the land comprised in Khewat No. 6, Khatauni No. 7, Rectangle No. 29 Killa/Khasra No. 21/2/2 min east (0-17), 21/3/2 min south (0-4) Rectangle No. 37 Killa/Khasra No. 13/1 (3-0), Khewat No. 7, Khatauni No. 8, Rectangle No. 29 Killa/Khasra No. 21/3/3 mln south (0-2), 21/4/1 mln south (x-x) Rectangle No, 37 Killa/Khasra No. 8/2 min south (2-4), Khewat No. 9, Khatauni No. 10, Rectangle No. 29 Killa/Khasra No. 21/4/2 min south (0-5), 22/1 min south (0-4) Rectangle No. 37 Killa/Khasra No. 2 min north (1-1), 8/1/1 min south (0-9), Khatauni No. 11 Rectangle No. 37 Killa/Khasra No. 7/2 min south (3-0), 8/1/2 min south (1-15), Khewat No. 10, Khatauni No. 12, Rectangle No. 37 Killa/Khasra No. 13/2 (5-0), 14/1 (1-0), Khewat No. 126, Khatauni No. 150 Rectangle No. 37 Killa/Khasra No. 14/2/1 (5-10), Khewat No. 2, Khatauni No. 3, Rectangle No. 37 Killa/Khasra No. 16/2 min north (0-12), Khewat No. 162, Khatauni No. 187, Rectangle No. 37 Killa/Khasra No. 16/1 min north (2-6), Khewat No. 261, Khatauni No. 345, Rectangle No. 36 Killa/Khasra No. 20 min north (2-19), 17/1 min north (1-9), Khewat No. 396, Khatauni No. 529, Rectangle No. 37 Killa/Khasra No. 19/1 (4-0), Khatauni No. 530 Rectangle No. 37 Killa/Khasra No. 17/2 (4-0), 18 (8-0), 23/2 (7-10) total kite 23 land admeasuring 55 Kanal 7 Marle i.e. 6.91875 Acres whereof the First Party is the For Anvesbar wilders Put Led

Anthorised Signators /Director

For Abhas Realcor Private Limited

Director/Auth. Signatory

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For ROBUST BUILDWELL PVT LTD Authorison Signatory/Director

owner by registered Sale Deed bearing Nos. 12603, 12604, 15780, 16426, 338 and 169 dated 02.12.2010, 02.12.2010, 28.01.2011, 04.02.2011, 09.04.2012 and 04.04.2012 respectively, Mutation Nos. 3224, 3225, 3262, 3270, 3386 and 3387 and Jamabandi records for the year 2008-2009, situated at Village Bhataula, Tehsil and District Faridabad, as detailed in the schedule of land, annexed herewith as Annexure-1 (hereinafter referred to as the "said Project Land").

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AND WHEREAS, it is categorically agreed between the parties herein that no modification/alteration etc. in the terms and conditions of the said Collaboration Agreement is being undertaken vide this Addendum and this Addendum is being entered only for alteration/amendment/substitution of definition, details, description and schedule of said Land and relating Annexure-1 as mentioned in the said Collaboration Agreement.

AND WHEREAS, thus the parties herein are entering into this addendum to Collaboration Agreement for alteration/amendment/substitution of definition, details, schedule and description of said Land only and relating Annexure-1 of the said Collaboration Agreement as per the terms and conditions of this Addendum appearing hereinafter.

NOW, THEREFORE, THIS ADDENDUM TO COLLABORATION AGREEMENT WITNESSETH AND THE PARTIES HERETO AGREE AS UNDER:

That the parties herein are agree that "said Land" wherever mentioned in the said Collaboration Agreement shall be substituted/replaced with "said Project Land" as defined in this Addendum. For Anvesher Builder Pat Ltd

For Abhas Realcor Private Limited

Director/Auth, Signatory

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For ROBUST BUILDWELL PVF LTD v.juktory/Director

Authorised Signaters /Director

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That the parties herein are agree that entire clause 1 of said Collaboration Agreement hereby stands deleted and is absolutely substituted with the following:

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"1. That the subject matter of this Collaboration Agreement between the Owner and the Builder is the said Project Land comprised in Khewat No. 6, Khatauni No. 7, Rectangle No. 29 Killa/Khasra No. 21/2/2 min east (0-17), 21/3/2 min south (0-4) Rectangle No. 37 Killa/Khasra No. 13/1 (3-0), Khewat No. 7, Khatauni No. 8, Rectangle No. 29 Killa/Khasra No. 21/3/3 min south (0-2), 21/4/1 min south (x-x) Rectangle No. 37 Killa/Khasra No. 8/2 min south (2-4), Khewat No. 9, Khatauni No. 10, Rectangle No. 29 Killa/Khasra No. 21/4/2 min south (0-5), 22/1 min south (0-4) Rectangle No. 37 Killa/Khasra No. 2 min north (1-1), 8/1/1 min south (0-9), Khatauni No. 11 Rectangle No. 37 Killa/Khasra No. 7/2 min south (3-0), 8/1/2 min south (1-15), Khewat No. 10, Khatauni No. 12, Rectangle No. 37 Killa/Khasra No. 13/2 (5-0), 14/1 (1-0), Khewat No. 126, Khatauni No. 150 Rectangle No. 37 Killa/Khasra No. 14/2/1 (5-10), Khewat No. 2, Khatauni No. 3, Rectangle No. 37 Killa/Khasra No. 16/2 min north (0-12), Khewat No. 162, Khatauni No. 187, Rectangle No. 37 Killa/Khasra No. 16/1 min north (2-6), Khewat No. 261, Khatauni No. 345, Rectangle No. 36 Killa/Khasra No. 20 min north (2-19), 17/1 min north (1-9), Khewat No. 395, Khatauni No. 529, Rectangle No. 37 Killa/Khasra No. 19/1 (4-0), Khatauni No. 530 Rectangle No. 37 Killa/Khasra No. 17/2 (4-0), 18 (8-0), 23/2 (7-10) total kite 28 land For Abhas Realcor Private Limited For Anveshar Builders Pvt. Ltd.

Director/Auth, Signatory

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For ROBUST BUILDWELL PVT LTD Authorised Signatory/Bitacler

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admeasuring 55 Kanal 7 Marle I.e. 6.91875 Acres hereto by registered Sale Deed bearing Nos. 12603, 12604, 15780, 16426, 338 and 169 dated 02.12.2010, 02.12.2010, 28.01.2011, 04.02.2011, 09.04.2012 and 04.04.2012 respectively, Mutation Nos. 3224, 3225, 3262, 3270, 3386 and 3387 and Jamabandi records for the year 2008-2009, situated at Village Bhataula, Tehsil and District Faridabad, Haryana for utilizing the same for development and construction of the sald Project."

That pursuant to substitution of definition, details and description of the said Land with the said Project Land as defined in this Addendum, Annexure-1 of the said Collaboration Agreement stands substituted with Annexure-1 of this Addendum, annexed herewith.

4. That the parties herein are agree that the definition, details, description and schedule of said Land mentioned in the said Power of Attorney shall be considered to have been replaced/substituted with said Project Land and Annexure-1 of this Addendum. The Owner/First Party hereby agrees that, if required, it shall constitute the Builder/Second Party as its attorney by a separate fresh document in terms of said Collaboration Agreement incorporating the amendments made in this Addendum.

That the Builder/Second Party admits and acknowledges that it shall continue to be the developer of the said Project and shall continue to be liable and

For Abhas Realcor Private Einited Dveshar Huilders Pvt. Ltd.

Director/Auth. Signatory mthorised Sign Director

vet Balafi Grenn Heights Pvt. Ltd.

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5.

For ROBUST BUILDWELL PVT LTD

Authorised Signatory/Director

responsible for all its obligations as provided in the said Collaboration Agreement and that it shall not be absolved of any of its obligations under the said Collaboration Agreement with respect to construction, development and completion of the said Project.

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- 6. That it is categorically agreed between the parties herein that no modification/alteration etc. in the terms and conditions of the said Collaboration Agreement has been undertaken vide this Addendum and this Addendum has been entered into between the parties only for alteration/amendment/substitution of definition, details, description and schedule of said Land and relating Annexure-1 as mentioned in the said Collaboration Agreement.
- 7. That this Addendum to Collaboration Agreement shall form part and parcel of the said Collaboration Agreement and shall alter/modify the definition, details, description and schedule of said Land and relating Annexure-1 only.
- 8. That it is agreed between the parties hereto that except alteration/amendment/substitution of definition, details, description and schedule of said Land and relating Annexure-1, all terms and conditions of the Collaboration Agreement shall remain unaltered and shall continue to be binding on the parties hereto.

IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective hands unto this Addendum to the Collaboration Agreement on

For Abhas Realcor Private Limited

Director/Auth. Signatory

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ert Balaji Green Heights Pvt. Ltd.

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Authorised Signators/Director For ROBUS

For Anveshar Roilders Pvt. Ltd.

VELL PVT LTD

Authorised Signatory/Director

the day, month and year first hereinabove written in the presence of the following witnesses:

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Witnesses.

1.

C. S. SHARMA Advocate Distr, Court, Faridabad M/s Abhas Realcon Pyta Ltd.

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Director/Auth. Signatory (Shri-Harish Chander) Authorized Signatory M/s Anyeshan Builders Pyt. Ltd.

For Anveshan ouilders Pvt. Ltd.

(Shri Harish Charger)Signator-/Director Authorized signatory M/s Sri Balaji Green Heights Pvt. Ltd. Fri Balaji Green Heights Pvt. Ltd.

(Shri Harish Chander) Authorized signatoryOWNER

2.Bhagwat-Singh son of Shri Ram Singh, resident of Village Bahadarpur Distt. Faridabad

M/s Robust Buildwell Pvt. Ltd., For ROBUST BUILDWELL PVT LTD

(Mr. Pankaj Karnatak) Authorized Signatory BUILDER

Book No. Reg. Year Reg. No. 2019-2020 3422 मराह दावेदार <u>सेक</u>च्हो gri Balifi Green Heights Pvt. Ltd. Piractor/Auth. Signatory wy Authorised Signatory/Director For Abhas Realcor Private Limited अग्रसयंबल पंजीयत अधिकारी Quarter :- ms Abhas Realcon py 189 nd others thru Harish chander. FOR ROBUST BUILDWELL PVT LTD gräget :- uns Robust Buildwell pvt. Itd thru pankaj karnatak aran 1 :- C.S. Sharma, Adv _____ Authonised Signatory/Director mate 2 :- Bhagwat singh प्रमाण, मंत्र प्रमाणित किये जाता ही भेर यह प्रतेख केमान 3422 आज दिसांक 20-06-2019 को वहा : 1 जिल्द न 4 के पुण्ठ नं 55.5 2 विश्वा गया तथा तथा इसकी पूर्ण कि अतिरिक्त बडी राज्या 1 जिल्द न 103 के पृष्ठ रहिया 7 र्युत्र के हुआ काता में कि इस दस्तावेड के प्रस्तुतकर्ता और गवाहों ने अपने से 9 पर घिषनाई हस्तासयनियान उपासयुंक्त पंजीयन अधिकारी(, फरीदार्थाद दिनाक 20-06-2 FARIDABAD

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ANNEXURE-1 SCHEDULE OF LAND SITUTED AT VILLAGE BHATAULA, TEHSIL & DISTRICT

1	Mutation No.	Land Owner	Rect. No.	Killa No.	A	rea		
I	3262	M/c Abbre Devi	1	1	Kanal	Maria		
10	3270	M/s Abhas Realcon Pvt. Ltd. having its registered office at 10, Local Shopping	37	Z MIN NORTH	1	1		
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-1-12	by a		1	8/1/1 MIN SOUTH	0	9		
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1				13/2	5	0		
				14/1	1	0		
	29	29	14/2/1	5	10			
				29	21/2/2 MIN EAST SOUTH	0	17	
1			r' - 1	the a second	10	21/3/2 MIN SOUTH	0	4 -
			21/3/3 MIN SOUTH	0	2			
A.C.			21/4/1 MIN SOUTH	0	0			
-	1.1	The second		21/4/2 MIN SOUTH	0	5		
1		the second second	22/1 MIN SOUTH	0	44			
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2	3224 1	Vs Anveshan Builders Pvt.		3.06875	Acres	- Upo		
	3225 L	td. having its registered ffice at 10, Local Shooping	36	20 MIN NORTH	2	19		
1	10	entre, Kalkaji, New Delhi- 10 019	37	16/1 MIN NORTH	2	6		
1	-	12 M		16/2 MIN NORTH	2 3 32	6012 90		
				MIN NORTH	I	97.19		
Sel.	-	Sub Total	-	KITA 4	the second se	6		
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	Grand Total			KITA 23	55 75 Acres	7
Straals.				2.9375 Acres		
1.1.	Sub Total		KITA 4	23	10	
	a training	Sher 1		23/2	7	10
-	ALC: N	registered office at 10, Local Shopping Centre Kalkaji, New Delhi- 110 019	1 a	19/1	4	0
				18	8	0
3	3386 3387	M/s Sri Balafi Green Helghts Pvt. Ltd. having its	37	17/2	4	0
のたち				1	100	

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FOR ROBUST BUILDWELL PVT LTD Authorized Signatory/Director



Attested Irue CODY JOTARY Chandigan 1 3 FEB 2021

Non Judichet		Ó	Indian-Non J Haryana G	udicial Stam Jovernment	••	Date : 25/03/2021
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GRN No.	7343503	n	Seller / First	Party Detail	Penalty: mitateom	60
Name:	Abhas Realco	n Pvt Itd		T+ C		
H.No/Floor :	10	Sector/W	ard: X	LandMark :	Kalkaji	
City/Vilage :	New delhi +	Distri	ct : New delhi	State :	Delhi	
Phone.	87****97		Buyer / Second	Party Detail		
Name :	Anveshan Buil	iders Pvt ltd			La rente to re	a
H.No/Floor :	10	Sector/W	ard: X	LandMark :	Kalkaji	
City/Village: Phone :	New delhi 97*****39	Distri	ct : New deihi	State :	Dehi	
Purposé : (COLLABORAT	ION AGREE	MENT			

ADENEDUM TO COLLABORATION AGREEMENT

THIS ADDENDUM TO COLLABORATION AGREEMENT (hereinafter referred to as the "Addendum") is made and executed at Faridabad on this 1st day of April, 2021.

BETWEEN

(1) M/s Abhas Realcon Pvt. Ltd., company duly incorporated under the provisions of Companies Act, 1956 and having its registered office at 10, Local Shopping Centre, Kakaji, New Delhi-110 019, acting through its authorized signatory Shri Harish Chander S/o Late Sh. Shobhnath, who has been authorized by Board Resolution passed by the Board of Diractors in the meeting held on 6th day of June, 2019.

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M/s Anveshan Builders Pvt. Ltd., company duly incorporated under the provisions of Companies Act, 1956 and having its registered office at 10, Local Shopping Centre, Kalkaji, New Delhi-110 019, acting through its authorized signatory Shri Harish Chander S/o Late Sh. Shobhnath, who has been authorized by Board Resolution passed by the Board of Directors in the meeting held on 18th day of June 2019.

(3) M/s Sri Balaji Green Heights Pvt. Ltd., company duly incorporated under the provisions of Companies Act, 1956 and having its registered office at 10, Local Shopping Centre, Kalkaji, New Delhi-110 019, acting through its authorized signatory Shri Harish Chander S/o Late Sh. Shobhnath, who has been authorized by Board Resolution passed by the Board of Directors in the meeting held on 18th day of June 2019,

(hereinafter collectively referred to as "THE OWNER/FIRST PARTY" which expression shall, unless repugnant or opposed to the context hereof, includes its respective heirs, legal - representatives, administrators, executors and assigns) of the First Part.

AND

M/s Robust Buildwell Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956 and having its registered office at Sector-79, Omaxe City Centre, Faridabad, acting through its authorized signatory Shri Pankaj Karnatak S/o Late Sh. V.D. Karnatak, who has been authorized by Board Resolution passed by the Board of Directors in the meeting held on 6th day of June 2019 (hereinafter referred to as "THE BUILDER/SECOND PARTY" which expression shall, unless repugnant or opposed to the context hereof, includes its successors in interest, liquidators and assigns) of the Second Part.

AND WHEREAS, the Owner/First Party and the Builder/Second Party have entered into collaboration and have executed and signed a Collaboration Agreement dated 15.02.2019 duly registered with the Sub-Registrar Faridabad as document no. 11889 on 15.02.2019 (hereinafter referred as the "Collaboration Agreement") for development and construction of a Residential/Commercial Colony/ Complex (hereinafter referred to as the "said Project") on the land measuring 8.80625 acres situated in the revenue estate of Village Bhataula. Tehsil & District Faridabad, Haryana as detailed in said Collaboration Agreement. Under the Collaboration Agreement the Builder/Second Party agreed to be responsible for carrying out the entire construction and development of the said Project on the said Land after obtaining all requisite approvals and sanctions from the concerned competent authorities at its own costs and expenses as per the specifications, design etc. as per the sanctions/approvals granted by the concerned competent authorities. The Builder/Second Party further agreed to promote and market the saleable areas in the said Project. The Owner/First Party has also executed a Power of Attorney in favour of the Builder/Second Party duly registered in the office of Sub-Registrar Faridabad as document no. 394 on 15.02.2019 (hereinafter referred to as the "said Power of Attorney") in terms of said Collaboration Agreement to implement the objective of the said Collaboration Agreement.

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(2)

AND WHEREAS later the Builder/Second Party in consultation with Owner/First Party applied to the Director, Town and Country Planning, Haryana, Chandigarh for issuance of license for setting up the said Residential/Commercial Colony/ Complex on the said Land measuring 8.80625 and during the scrutiny, it was observed that there were some technical issues in the description and details of said land due to which there were technical difficulties in issuance of license for setting up said Project on the said Land.

AND WHEREAS, owing to certain technical issues in obtaining license for development of said Project on the said Land, the parties herein amended/altered the definition, details and description of said Land only as mentioned in the said Collaboration Agreement including relating Annexure-1 of the said Collaboration Agreement. Further, since no alteration/amendment in the terms and conditions of the said Collaboration Agreement can be made save and except in writing between the parties, the parties herein entered into an Addendum to the said Collaboration Agreement duly registered in the office of Sub-Registrar Faridabad as document no. 3422 on 20.06.2019 (hereinafter referred to as the "said **First Addendum"**) for amendment/alteration the definition, details and descript of the said Land.

AND WHEREAS in terms of said Collaboration Agreement and said First Addendum, the Suilder had applied for license to set up the said Project on the said Land to the office of Director, Town & Country Planning (DTCP), Haryana, Chandigarh and subsequently received Letter of Intent (LOI) vide Memo No. LC-4307–JE (SK)- 2021/3446 dated 12.02.2021 in respect of setting up of said Project on the said Land.

AND WHEREAS in terms of the aforesaid LOI received from the office of DTCP, Haryana, Chandigarh, specific clause of irrevocability in Power of Attorney and clarification regarding details of said Land as mentioned in the said First Addendum alongwith addendum to collaboration agreement were sought vide point no. 10 and 11 of aforesaid LOI respectively.

AND WHEREAS in compliance of the terms and conditions of aforesaid LOI, both the Parties agree to enter into this Addendum to the said Collaboration Agreement and the parties herein agreed that the definition, details and description of said Land as mentioned in the Collaboration Agreement and said First Addendum shall be amended/altered/substituted with the land comprised in Khewat No. 10, Khatauni No. 10, Rectangle No. 29 Killa/Khasra No. 21/2/2 min east north (0-17), 21/3/2 min south (0-4) Rectangle No. 37 Killa/Khasra No. 13/1 (3-0), Khewat No. 11, Khatauni No. 11, Rectangle No. 29 Killa/Khasra No. 21/3/3 min south (0-2), 21/4/1 min south (x-x) Rectangle No. 37 Killa/Khasra No. 8/2 min south (2-4), Khewat No. 13, Khatauni No. 13, Rectangle No. 29 Killa/Khasra No. 21/4/2 min south (0-5), 22/1 min south (0-4) Rectangle No. 37 Killa/Khasra No. 2 min north (1-1), 8/1/1 min south (0-9), 7/2 min south (3-0), 8/1/2 min south (1-15), 13/2 (5-0), 14/1 (1-0), Khewat No. 141, Khatauni No. 151 Rectangle No. 37 Killa/Khasra No. 14/2/1 (5-10), Khewat No. 5, Khatauni No. 5, Rectangle No. 37 Killa/Khasra No. 16/2 min north (0-12), Khewat No. 176, Khatauni No. 186, Rectangle No. 37 Killa/Khasra No. 16/1 min north (2-6), Khewat No. 283, Khatauni No. 332, Rectangle No. 36 Killa/Khasra No. 20 min north (2-19), Rectangle No. 37 Killa/Khasra No. 17/1 min north (1-9), Khewat No. 422, Khatauni No. 512, Rectangle No. 37 Killa/Khasra No. 19/1 (4-0), 17/2 (4-0), 18 (8-0), 23/2 (7-10) total kite 23 land admeasuring 55 Kanal 7 Marle I.e. 6.91875 Acres whereof the First Party is the owner by registered Sale Deed bearing Nos. 12603, 12604, 15780, 16426, 338



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and 169 dated 02.12.2010, 02.12.2010, 28.01.2011, 04.02.2011, 09.04.2012 and 04.04.2012 respectively, Mutation Nos. 3224, 3225, 3262, 3270, 3386 and 3387 and Jamabandi records for the year 2018-2019, situated at Village Bhataula, Hadbast No. 115 Tehsil and District Faridabad, as detailed in the schedule of land, annexed herewith as Annexure-1 (hereinafter referred to as the "said Project Land").

AND WHEREAS, it is categorically agreed between the parties herein that no modification/alteration etc. in the terms and conditions of the said Collaboration Agreement is being undertaken vide this Addendum and this Addendum is being entered into only for addition of clause of irrevocability in the said Power of Attorney and rectification of details and description of the said Project Land and in terms of point 10 and 11 of aforesaid LOI respectively.

AND WHEREAS, thus the parties herein are entering into this addendum to Collaboration Agreement for addition of clause of irrevocability in the said Power of Attorney and rectification of details and description of the said Project Land as mentioned in said First Addendum as per the terms and conditions of this Addendum appearing hereinafter.

NOW, THEREFORE, THIS ADDENDUM TO COLLABORATION AGREEMENT WITNESSETH AND THE PARTIES HERETO AGREE AS UNDER:

- That the parties herein are agree that "said Land" wherever mentioned in the said Collaboration Agreement and "said Project Land" wherever mentioned in the said First Addendum shall be substituted/replaced with "said Project Land" as defined in this Addendum.
- That the parties herein are agree that entire clause 1 of said Collaboration Agreement hereby stands deleted and is absolutely substituted with the following:

min south (0-2), 21/4/1 min south (x-x) Rectangle No. 37 Killa/Khasra No. 8/2 min south (2-4), Khewat No. 13, Khatauni No. 13, Rectangle No. 29 Killa/Khasra No. 21/4/2 min south (0-5), 22/1 min south (0-4) Rectangle No. 37 Killa/Khasra No. 2 min north (1-1), 8/1/1 min south (0-9), 7/2 min south (3-0), 8/1/2 min south (1-15), 13/2 (5-0), 14/1 (1-0), Khewat No. 141. Khatauni No. 151 Rectangle No. 37 Killa/Khasra No. 14/2/1 (5-10), Khewat No. 5, Khatauni No. 5, Rectangle No. 37 Killa/Khasra No. 16/2 min north (0-12), Khewat No. 176, Khatauni No. 37 Killa/Khasra No. S. Nontra Nor 350 16/1 min north (2-6), Khewat Ng Rectangle No. 36 -19 Killa/Khasra No. 20 min north rectangle illo/Khasra No. No. 922, Khatauni No. 3. Ole angle No. 37 17/1 mia north (1-9), Kheway Killa/Khasra No. 19/1 (4-0) 17/2 (4-8 23 (8-0), 23/2 (7-10) total kite 23 land admeasuring 55 Kahal D 6.91875 Acres hereto by 780, 16426, 38 and 169 registered Sale Deed bearing No.

"1. That the subject matter of this Collaboration Agreement between the Owner and the Builder is the said Project Land comprised in Khewat No. 10, Khatauni No. 10, Rectangle No. 29 Killa/Khasra No. 21/2/2 min east north (0-17), 21/3/2 min south (0-4) Rectangle No. 37 Killa/Khasra No. 13/1 (3-0). Khewat No. 11, Khatauni No. 11, Rectangle No. 29 Killa/Khasra No. 21/3/3

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dated 02.12.2010, 02.12.2010, 28.01.2011, 04.02.2011, 09.04.2012 and 04.04.2012 respectively; Mutation Nos. 3224, 3225, 3262, 3270, 3386 and 3387 and Jamabandi records for the year 2018-2019, situated at Village Bhataula, Hadbast No. 115, Tehsil and District Faridabad, Haryana for utilizing the same for development and construction of the said Project."

That pursuant to substitution of definition, details and description of the said Land with the said Project Land as defined in this Addendum, Annexure-1 of the said Collaboration Agreement and said First Addendum stands substituted with Annexure-1 of this Addendum, annexed herewith.

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7.

- That the parties herein are agree that the definition, details, description and schedule of said Land mentioned in the said Power of Attorney shall be considered to have been replaced/substituted with said Project Land and Annexure-1 of this Addendum. The Owner/First Party hereby agrees that, if required, it shall constitute the Builder/Second Party as its attorney by a separate fresh document in terms of said Collaboration Agreement incorporating the amendments made in this Addendum.
- That the Owner/First Party hereby declares that the said Power of Attorney is irrevocable and the Owner/First Party shall have no right and entitlement to revoke or cancel the said Power of Attorney under any circumstances and its successors in interest shall also be bound by this undertaking and if required an amended irrevocable power of attorney shall be executed by the Owner/First Party in favour of the Builder/Second Party in terms of said LOI.
- 6. That the Builder/Second Party admits and acknowledges that it shall continue to be the developer of the said Project and shall continue to be liable and responsible for all its obligations as provided in the said Collaboration Agreement and that it shall not be absolved of any of its obligations under the said Collaboration Agreement with respect to construction, development and completion of the said Project.
 - That it is categorically agreed between the parties herein that no modification/alteration etc. in the terms and conditions of the said Collaboration Agreement has been undertaken vide this Addendum and this Addendum has been entered into between the parties only for rectification in details and description and schedule of said Land and relating Annexure-1 as mentioned in the said Collaboration Agreement and insertion of the clauses of irrevocability in the said Power of Attorney in terms of aforesaid LOL.
- That this Addendum to Collaboration Agreement shall form part and parcel of the said Collaboration Agreement and shall alter/modify the definition, details, description and schedule of said Land and relating Annexure-1 only.



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That it is agreed between the parties hereto that except alteration/amendment/substitution of definition, details, description and schedule of said Land and relating Annexure-1, all terms and conditions of the Collaboration Agreement shall remain unaltered and shall continue to be binding on the parties hereto.

IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective hands unto this Addendum to the Collaboration Agreement on the day, month and year first hereinabove written in the presence of the following witnesses:

Witnesses.

9

M/s Abhas Realcon Pvt. Ltd.

NOGESTI KUMARE AGNALATE

(Harish Chander) Authorized signatory M/s Anveshan Builders Pvt. Ltd.

(Harish Chander) Authorized signatory M/s Sri Balaji Green Heights Pvt. Ltd.

ED-

(Harish Chander) Authorized signatory

.....OWNER

2 VIRENOLUS BRUDE

VIRENDER SINGH SY. SNIB PAM RIS FARLONDAD

M/s Robust Buildwell Pvt. Ltd., FOT (Pankaj Kachola Authorized Signatory BUILDER

ON

Attested True Copy

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ANNEXURE-1

S.No.	Mutation	Land Owner	Rect.	Killa No.	A	rea.
	No.		No.		Kanal	Marla
1	3262 3270	M/s Abhas Realcon Pvt. Ltd. having its registered	37	2 MIN NORTH	1	1
		office at 10, Local Shopping Centre,		7/2 MIN SOUTH	3	0
		Kalkaji, New Delhi- 110019	-	8/1/1 MIN SOUTH	0	9
				8/1/2 MIN SOUTH	1	15
			8/2 MIN SOUTH	2	4	
			13/1	3	0	
			13/2	5	0	
			14/1	1	0	
	3.776			14/2/1	5	10
			29	21/2/2 MIN EAST NORTH	0	17
		1.2.1.1.1		21/3/2 MIN SOUTH	0	4
				21/3/3 MIN SOUTH	0	2.
			21/4/1 MIN SOUTH	0	0	
			21/4/2 MIN SOUTH	0	5	
				22/1 MIN SOUTH	0	4
		Sub Total		KITA 15	24	11
-		and total		3.068	15 Acres	2

SCHEDULE OF LAND SITUTED AT VILLAGE BHATAULA, HADBAST NO. 115 TEHSIL &



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			2.9375 KITA 23	S Acres	,		
Sub Total			KITA 4	23	10		
	-			WITA A		10	
		Delhi- 110 019	1.10	23/2	7	10	
	100	Centre Kalkaji, New	g		19/1	4	0
-1		its registered office at 10, Local Shopping		18	8	0	
1	3387	87 Heights Pvt. Ltd. having					
3	3386	M/c Sri Balaji Grene	37	17/2	4	0	
		Sub Total	KITA 4	7 5 Acres	6		
		1.1.1.5	-	17/1 MIN NORTH	1	9	
Υ.	Kalkaji, New Delhi- 110 019			16/2 MEN NORTH	0	12	
- 1		registered office at 10, Local Shopping Centre,	37	16/1 MIN NORTH	2	6	
2	3224 3225	M/s Anveshan Builders Pvt. Ltd. having its	36	20 MIN NORTH	2	19	

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Attested True Copy

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पंशकतां

दावेदार

गवात

उप/सयुंक्त पंजीयन अधिकारी दावेदार :- ms Robust Buildwell pvt. Itd thru pankaj karnalak Trang 1 :- yogesh kumar THE 2 :- virender singh videvaler 81 usu

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रसेख क्रमांक 6 आज दिनांक 01-04-2021 को बही में 1 जिल्द में 0 के १९७ न 1.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 0 के पृष्ठ संख्या 13 से 15 पर चिपकाई गयी | यह भी प्रसाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों में अपने

