

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 19/05/2021

Certificate No. S0S2021E23



Stamp Duty Paid : ₹ 340200

GRN No. 77182047



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Narender Singh Yadav

H.No/Floor : 200

Sector/Ward : Na

LandMark : Model town

City/Village : Rewari

District : Rewari

State : Haryana

Phone: 99*****62

Others : Dr neelam yadav and dr gautam yadav



Buyer / Second Party Detail

Name : Aadsaa developers Private Ltd

H.No/Floor : Na

Sector/Ward : Na

LandMark : Gurugram

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 99*****62

Purpose : non judicial stamp paper for collaboration agreement

Active

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

COLLABORATION AGREEMENT

This COLLABORATION AGREEMENT is made on this 20th day of May 2021 at Rewari

Between

1. Dr. Narender Singh Yadav S/o Sh. Bharat Singh 2. Dr. Neelam Yadav W/o Dr. Narender Singh Yadav 3. Dr. Gautam Yadav S/O Dr. Narender Singh Yadav, all R/O 200-R, Model Town Rewari, hereinafter referred to as the First Party of first part (Which team or expression shall unless excluded by or the repugnant to the subject or context be demand to include its here, executor, administrator, representatives and assigns) of the one part

And

AADSAA DEVELOPERS PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 having its registered office at A-211, Ground Floor, Today Blossom 1, Near Mayfield Gardens, Sector-47, Gurugram-122018 (Haryana) India through its Director/Authorized Signatory Mr. Shaileshwar Yadav S/o Dr. Ishwar Singh Yadav, who is duly authorized to sign and execute this collaboration agreement on behalf of the Company, hereinafter referred to as the Second Party of the other part (Which expression shall unless representative to the subject or context to deemed to include its successor, representative and assigns) of the other Part.

N. Singh Yadav

Gautam Yadav

Neelam Yadav

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For Aadsaa Developers Pvt. Ltd.

[Signature]

Director

डीड संबंधी विवरण

डीड का नाम COLLABORATION
AGREEMENT

तहसील/सब-तहसील रिवाडी

गांव/शहर पदियावास

धन संबंधी विवरण

राशि 17010000 रुपये

स्टाम्प ड्यूटी की राशि 340200 रुपये

स्टाम्प नं : S0S2021E23

स्टाम्प की राशि 340200 रुपये

रजिस्ट्रेशन फीस की राशि 50000
रुपये

EChallan:77203020

पेस्टिंग शुल्क 0 रुपये

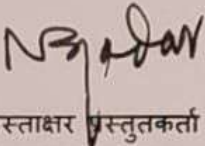
Drafted By: VA

Service Charge:0

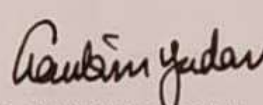
यह प्रलेख आज दिनांक 20-05-2021 दिन गुरुवार समय 2:53:00 PM बजे श्री/श्रीमती /कुमारी

DR. NARENDER SINGH YADAVपुत्र BHARAT SINGH DR. NEELAM YADAVपत्नी DR. NARENDER SINGH YADAV
DR. GUATAM YADAVपुत्र NARENDER SINGH YADAV निवास REWARIद्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/सयुक्त पंजीयन अधिकारी (रिवाडी)


हस्ताक्षर प्रस्तुतकर्ता





सब रजिस्ट्रार
रेवाड़ी

DR. NARENDER SINGH YADAV DR. NEELAM YADAV DR. GUATAM YADAV

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी AADSAA DEVELOPERS PVT LTD thru SHAILESHWAR YADAVOTHER हाजिर
हैं । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया ।दोनों पक्षों की पहचान श्री/श्रीमती /कुमारीSACHIN MALIK ADV.पिता — निवासी
REWARI व श्री/श्रीमती /कुमारी NEERAJ KUMAR पिता RAMESH KUMAR

निवासी PALHAWASने की ।

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

उप/सयुक्त पंजीयन अधिकारी(रिवाडी)

सब रजिस्ट्रार
रेवाड़ी

- (iv) That the second party shall develop and construct the commercial SCO etc.

2. DEVELOPMENT OF COMMERCIAL SPACE AT THE SAID SITE

- (i) That the township be developed in the name and style of "CARNIVAL"
- (ii) That all the technical and construction expertise shall be provided by the second party.
- (iii) That the architectural and lay out drawing as per the building by-laws as applicable to the said property, shall be got prepared by the second party and the cost and expenses for the same shall be borne by the second party.
- (iv) That the second party shall have the unrestricted right of ingress and egress immediately open of this Collaboration agreement as represented and is available of the first party and it shall be deemed that both the parties are in joint possession of the said property.
- (v) That the second party shall prepare all layouts architectural, engineering, drawing, structure another drawing at its own expense. But it is clarified here that all such drawing such have to be in strict compliance of all building by-law and all other acts and law as may be applicable to development and construction of said neighborhood.
- (vi) That both the parties shall be responsible for compliance of all rule and laws as and applicable for the said development and construction and both parties shall be liable for consequences of the breach of any such rule, regulation of law and both parts shall ensure. That all development and construction shall be in strict compliance of the sanctioned plan.

3. FINANCING OF PROJECT

- (i) That all expenses whether in obtaining various Government and other sanctions or in development and construction, or in marketing and selling or towards administrative expenses and all other expenses of what so ever nature shall be borne by the second party.

NS Yadav

Arun Yadav

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Neham Yadav

For Aadsaa Developers Pvt. Ltd.

[Signature]
Director



पेशकर्ता



दावेदार



गवाह

N. YADAV

Neelam Yadav

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- DR. NARENDER SINGH YADAV DR. NEELAM YADAV DR. GUATAM
YADAV *Neelam Yadav*

दावेदार :- thru SHAILESHWAR YADAVOTHERAADSAA DEVELOPERS PVT
LTD *Shailishwar*

गवाह 1 :- SACHIN MALIK ADV. *Sachin*

गवाह 2 :- NEERAJ KUMAR *Neeraj*

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 645 आज दिनांक 20-05-2021 को बही नं 1 जिल्द नं 636 के पृष्ठ नं 88 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 8980 के पृष्ठ संख्या 77 से 82 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 20-05-2021

उप/सयुंक्त पंजीयन अधिकारी (रिवाडी)

ly
सब रजिस्ट्रार
रेवाड़ी

- (ii) In case the Land/ the Project or any part thereof or any part thereof is notified for acquisition or requisitioning before obtaining Licence in that event first party will refund all expenditure borne by second party till then (if any) on actual basis. It is also settled between the parties that the second party will obtain the license within 18 months from the date of application(on which they apply for the same) and if they failed to do so then first party have right to cancel this agreement.
- (iii) That after obtaining the license second party will construct all the development work on site within 18 months from the date of obtaining license.
- (iv) That First party will execute a SPA in favour of Second party or their any employee/agent for obtaining licence.
- (v) That if any big Lease opportunity come to any party then it will execute in same ratio as described in para 5 of this agreement.
- (vi) That developer company i.e. **AADSAA DEVELOPERS PRIVATE LIMITED** shall be responsible for compliance of all terms & conditions of licence/Provisions of Act of 1975 & rrulr 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the DTCP, Haryana whichever is earlie.
- (vii) The agreement shall be irrevocable and no modification/alteration etc. in the terms& conditions of such agreement can be undertaken, except after obtaining prior approval of the DTCP, Haryana.

7. DISPUTE REDRESSAL

- (i) Any dispute or difference between the parties arising out of the meaning construction of import of this agreement or these right liabilities hereunder shall be adjudicated by reference to the arbitration of two independent arbitrators. One to be appointed by each party shall appoint an umpire the commencement of the reference and the award

N. Yadav

Arjun Yadav

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Neha Yadav

Whereas the First party is the sole and absolute owner is absolutely seized and possessed of the other wise well and sufficiently entitled to all that the building with land premises situated on the piece or parcel of land comprised in Khewat No. 225 Khatoni No 247 Rect. No. 18 killa No. 24(8-6),25(8-0) measuring 16 kanal 6 marla & Khewat No. 232 Khatoni No 254 Rect. No. 18 killa No. 17/2(4-0), 18/2 (1-6), Measuring 5 kanal kanal 6 marla total measuring **21 kanal 12 marla** situated at Village Padiyawas, Tehsil , Distt. Rewari, (Haryana) vide jamabandi for the year 2018-19 and mutation number 1401,1402,1403,1404. More fully and particularly mentioned and described in the schedule of property given at the foot of this collaboration agreement and further referred to as "Said Property", the premises occupied by the First party.

Whereas the first party approached the second party with a proposal for development and construction of Commercial space on the sate according to modern tante, design and architrave at the cost and funding to be provided by the second party, now this Agreement witnesses as hereunder and it is hereby agreed and between parties hereto as follows

1. TITLE OF LAND

- (i) Whereas the first party as the sole and absolute owner is absolutely sides and possessed of a otherwise well and sufficiently entitled to all that the land comprised in Khewat No. 225 Khatoni No 247 Rect. No. 18 killa No. 24(8-6),25(8-0) measuring 16 kanal 6 marla & Khewat No. 232 Khatoni No 254 Rect. No. 18 killa No. 17/2(4-0), 18/2 (1-6), Measuring 5 kanal kanal 6 marla total measuring **21 kanal 12 marla** Situated at village Padiywas, Tehsil & Distt. Rewari (Haryana). More fully and particularly mentioned and described in the schedule of property given at the foot of this Collaboration Agreement and further address end as said property, the premises occupied by the first party and their partners.
- (ii) That the first party has assured to the second party that the said land is free from all encumbrances charges and liens and the same is note subject to any court or other attachment and there is no litigation and it has a clear marketable title in said land.
- (iii) That the first party has provided to the second party the attested photocopies of its Jamanbandi, Sajra etc..

N. B. Singh

Arun Kumar Yadav

Melam Yndan

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For Aadsae Developers Pvt. Ltd.

[Signature]
Director

- (ii) That besides the capitalized value of land as provided hereinafter or such revised value as may be mutually agreed, the first party shall not make any other investment whether in development / construction / obtaining of government sanction, administration of entire project/ in deed documentation / in marketing of the said project etc. shall be borne and borne by the second party.

4. MARKETING

- (i) That marketing of the said project shall be the responsibility of the second party.
- (ii) That all documentation for entering into said agreement, all document and for effecting transfer shall be done and executed by the second party by its own signature and all such execution shall deemed to be have been done by the second party under authority(as regard to first party share) and with consent of the first party as far as they do not affect the right and interest of the first party.

5. RATIO

- (i) The division of the Approved Commercial Space will be divided between both the parties as per below mentioned ratio :-

FIRST PARTY:-

70%

SECOND PARTY: -

30%

6. RELATIONSHIP BETWEEN THESE PARTIES

- (i) That second party shall only be the owner of the construction amenities as may be raised and constructed on the said site and have a licence to use the said property for the purpose of development and construction of the said commercial space subject to the compliance of the terms and conditions of this collaboration agreement.

NSY K. D. J. A. V.

Caution Yadav

Page 4 of 6

Nielam Yadav

of the arbitrators or umpire shall be final and conclusive on the subject at between the parties and this clause shall be deemed to be submission within the meaning of arbitration and collaboration act 1996 of in force time to time.

9. LAW GOVERNING CONTRACT

- (i) The contract shall be construed according to and subject to law of INDIA and courts at Rewari alone shall have the jurisdiction to adjudicate the disputes arising out of this contract.

In Witness whereof the parties hereto have subscribed their respective hands and seals on the day, month and year, first written above.

Signed, sealed and delivered by the above named first party at Rewari in the presence of witness.

N. Yadav

Dr. Narender Singh Yadav

Neelam Yadav

Dr. Neelam Yadav

Gautam Yadav

Dr. Gautam Yadav

(FIRST PARTY)

WITNESS: -

1 Name: Sachin Malik, Advocate

Distt. Courts, Rewari

Sachin Malik

2 Name: _____

S/o Sh. _____

R/o _____

AADSAA DEVELOPERS PRIVATE LIMITED, through its Director/Authorized Signatory Mr. Shaileshwar Yadav

For Aadsaa Developers Pvt. Ltd.

Shaileshwar Yadav

Director

(SECOND PARTY)

2. Neeraj Kumar S/o Sh. Ramesh Kumar
R/o Pahlawas.
Arman

The above said instruments are drafted as per instruction of the parties to the deed drafted by me

Anod Kumar
Anod Kumar Advocate, Rewari

20/05/2021