

PALM ABODES BUILDCON PVT. LTD

12

Part-B

Information relating to the project land and licenses:

- | | | |
|----|--|---|
| 1. | Land area of the project | 8.903Acres/
36029.11Sqm.) |
| 2. | Permissible FAR | NA (it is a affordable
plotted colony) |
| 3. | FAR proposed to be utilized in the project | NA (it is a affordable
plotted colony) |
| 4. | Total licensed area,
if the land area of the present project is a part thereof. | 8.903Acres/ 36029.11Sqm.) |
| 5. | License number granted by the Town
& Country Planning Department for the project.
(Annex copy in folder B) | 169 of 2022 dt-
22.10.22 |
| 6. | Licence valid upto | 21/10/2027 |

(Annex copies of all the licenses along with copies of all the renewal letters issued from time to time in folder B)

7. Is the applicant owner-licensee of the land for which the registration is being sought. Yes

If no, give names of the licensees.

1 Palm Abodes
Buildcon Pvt. Ltd.
2 Kamal Aggarwal

8. If the answer to the above is 'No':

- i. In what legal capacity the applicant is applying for registration (Annex copy of all the relevant documents including collaboration agreements and Power of Attorney etc. in folder B)

N/A

- ii. If the applicant is applying by virtue of a Collaboration agreement or Power of Attorney:

- Was the agreement/ Power of Attorney made before or after grant of license.

Before grant of
license

(State facts in brief or annex in folder B)

- iii. Are agreements and Power of Attorney registered with the Registrar

YES

PALM ABODES BUILDCON PVT. LTD.

Raven
Director

PALM ABODES BUILDCON PVT. LTD


- iv. Provide a summary of various collaboration Agreements highlighting important clauses of the agreements. (Annex in folder B)
- v. Has ownership of the land changed after grant of license (Annex details in folder B) NO
- vi. Has the fact of the project land being licensed and bonded for setting up of a colony been informed to the Revenue Department for entry in the record of ownership (Annex details in folder B) YES
- vii. Will applicant himself be marketing the project (Provide details in folder B) YES


I hereby declare that above information is correct and true and nothing has been concealed or misrepresented.

PALM ABODES BUILDCON PVT. LTD.

Raven
Director

Signature of the applicant/authorized representative
Stamp
Date

DDO Code: 0362	E - CHALLAN Government of Haryana		Candidate Copy
Valid Upto: 11-03-2022 (Cash) 05-03-2022 (Chq/DD)			
GRN No: 0087941199	Date: 04 Mar 2022 16:06:27		
Office Name: 0362-TOROHTAK	Treasury: Rohtak		
Period: (2021-22) One Time			
Head of Account		Amount	₹
0030-03-104-97-51 Pasting Fees		3	
0030-03-104-99-51 Fees for Registration		12500	
PD AcNo: 0			
Deduction Amount: ₹		0	
Total/Net Amount: ₹		12503	
₹ Twelve Thousands Five Hundred and Three Rupees			
Tenderer's Detail			
GPF/PRAN/TIN/Act no /VehicleNo/Taxid -			
PAN No			
Tenderer's Name: Kamal Agarwal		Address: Gopal Vihar Civil Line Canpur UP	
Particulars: Pasting Fees and Registration Fees			
Cheque-DD- Detail:		Depositor's Signature	
FOR USE IN RECEIVING BANK			
Bank CIN/Ref No: 14801345547		Payment Date: 04/03/2022	
Bank: Punjab National Bank Aggregator		Status: Success	

DDO Code: 0362	E - CHALLAN Government of Haryana		AGI Dept Copy
Valid Upto: 11-03-2022 (Cash) 05-03-2022 (Chq/DD)			
GRN No: 0087941199	Date: 04 Mar 2022 16:06:27		
Office Name: 0362-TOROHTAK	Treasury: Rohtak		
Period: (2021-22) One Time			
Head of Account		Amount	₹
0030-03-104-97-51 Pasting Fees		3	
0030-03-104-99-51 Fees for Registration		12500	
PD AcNo: 0			
Deduction Amount: ₹		0	
Total/Net Amount: ₹		12503	
₹ Twelve Thousands Five Hundred and Three only			
Tenderer's Detail			
GPF/PRAN/TIN/Act no /VehicleNo/Taxid -			
PAN No			
Tenderer's Name: Kamal Agarwal		Address: Gopal Vihar Civil Line Canpur UP	
Particulars: Pasting Fees and Registration Fees			
Cheque-DD- Detail:		Depositor's Signature	
FOR USE IN RECEIVING BANK			
Bank CIN/Ref No: 14801345547		Payment Date: 04/03/2022	
Bank: Punjab National Bank Aggregator		Status: Success	

PALM ABODES BUILDCON PVT. LTD.

Ranvir
Director

* Note -> Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.

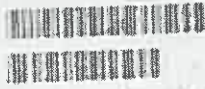


Indian-Non Judicial Stamp
Haryana Government



Date: 04/03/2022

Certificate No R0D2022C501
GRN No 87940978



Stamp Duty Paid ₹ 42500
Penalty ₹ 0

Seller / First Party Detail

Name Kamal Agarwal
H No/Floor 14/75 Sector/Ward 09 LandMark Goapl vihar civil line
City/Village Kanpur District Kanpur State Uttar pradesh
Phone 90*****42



15955
7

Buyer / Second Party Detail

Name Palm Abodes buildcon private ltd
H No/Floor Scoa2 Sector/Ward 35 LandMark Suncity rohtak
City/Village Rohtak District Rohtak State Haryana
Phone 99*****49

Purpose: COLLABORATION AGREEMENT

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

COLLABORATION AGREEMENT

Amount 21,17,500/-Rs.
Stamp 42,500/-Rs.

Stamping Certificate No. R0D2022C501 GRN No. 87940978 Dated 04-03-2022 Rohtak.

This COLLABORATION AGREEMENT (hereinafter "Agreement") is made and executed at Rohtak on this 07 day of Mar, 2022.

BY AND BETWEEN

PALM ABODES BUILDCON PRIVATE LIMITED, a company registered under company act 2013, having its registered office at SCO No. A-2, Sector-35, Suncity, Rohtak, Haryana-124001

Ravish

Kamal Agarwal

PALM ABODES BUILDCON PVT. LTD.

Ravish
Director,

प्रलेख न:15955

दिनांक:07-03-2022

डीड संबंधी विवरण

डीड का नाम COLLABORATION
AGREEMENT
तहसील/सब-तहसील रोहतक
गांव/शहर पहरावर(Pehrawar)

धन संबंधी विवरण

राशि 2117500 रुपये

स्टाम्प ड्यूटी की राशि 42350 रुपये

स्टाम्प नं : 104210220501

स्टाम्प की राशि 42500 रुपये

रजिस्ट्रेशन फीस की राशि 12500 रुपये

EChallan:0087941199

वेस्टिंग शुल्क 0 रुपये

Drafted By: विनोद कौशिक

Service Charge:0

यह प्रलेख आज दिनांक 07-03-2022 दिन सोमवार समय 1:50:00 PM बजे श्री/श्रीमती /कुमारी
Kamal agarwal पुरे bij mohan agarwal निवास kanpur द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप पंजीयन अधिकारी
उप/संयुक्त पंजीयन अधिकारी (रोहतक)

हस्ताक्षर प्रस्तुतकर्ता
Kamal agarwal

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी palm abodes buildcon private limited thru Raveen siwach हाजिर है । प्रस्तुत प्रलेख
के तथ्यों को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी मुकेश नम्बरदार पिता --- निवासी बोहर
व श्री/श्रीमती /कुमारी अशोक पिता ---
निवासी रोहतक ने की ।
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।

दिनांक 07-03-2022

PALM ABODES BUILDCON PVT. LTD.

Raveen
Director

उप पंजीयन अधिकारी
उप/संयुक्त पंजीयन अधिकारी (रोहतक)

15/2/22
Through its authorized signatory vide Board Resolution Dated 04-03-2022, Shri Raveen Shivach R/181/21, Sukhpura, Ladhod Road, Rohtak-124001, Haryana (DIN No. BIAPS7870R) (hereinafter referred to as the "DEVELOPER", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and permitted assigns) of the First Part.

AND

Sh. Kamal Agarwal S/o Brij Mohan Agarwal R/o 14/75 Gopal Vihar, Civil Line, Ajyori, Kanpur Nagar, UP-208001 (Aadhar No. 6002 7160 1700) (hereinafter referred to as the "OWNER", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and permitted assigns) of the Second PART

The Owner and the Developer are hereinafter collectively referred to as the "Parties" and, individually, as a "Party".

The Annexure to the present agreement and the Recitals there-in under are an integral part of this Agreement

AND WHEREAS the Owner is the absolute and lawfully recorded owner and in physical possession of the Land admeasuring 0.175 acres as per details provided in Annexure - A situated in Village Pahrawar, Sector-25D, Tehsil and District Rohtak, Haryana ("Said Land").

AND WHEREAS the Developer contemplate to develop the said land by developing Residential plotted colony (hereinafter "Project") thereon after obtaining the requisite license from the concerned authorities and getting the plans sanctioned/approved from the competent authority

AND WHEREAS the Owner is not fully equipped to execute and complete the work of development and construction of the proposed Residential Group Housing/ Plotted Colony and has approached the Developer who is engaged in the development and construction of various types of buildings and is well experienced in the line of business and as such the Owner wish to Collaborate with the Developer in the execution and completion of the said land on the said land in terms of the license and approvals granted

AND WHEREAS the Owner declare that they are the legal absolute Owner of the said Land have full rights to enter into this Collaboration Agreement with the Developer and there is no dispute/family dispute, litigation, charge, mortgage or any third party's interest of any nature whatsoever, disputes, notifications etc. except as disclosed.

AND WHEREAS the Developer, relying upon the aforesaid representations assurances and declarations given by the Owner, has agreed to undertake the development, execution, marketing and completion of the said land as may be licensed by the competent authority (hereinafter referred to as the "said land") on the said land on the terms and conditions hereinafter appearing here-in-under

NOW THIS AGREEMENT WITNESSETH AND PARTIES HEREBY AGREE AS UNDER: -

Raveen **PALM ABODES BUILDCON PVT. LTD.** Agarwal
Raveen
Director

Reg. No. Reg. Year Book No.

15955 2021-2022 1



पेशकर्ता



दावेदार



गवाह



उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- kamal agarwal

दावेदार :- palm abodes buildcon private limited thru Raveen siwach

गवाह :- मुकेश नन्दरदार

गवाह :- रावीन



प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 15955 आज दिनांक 07-03-2022 को बही नं 1 जिल्द नं 107 के पृष्ठ नं 36/25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 327 के पृष्ठ संख्या 11 से 15 पर थिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 07-03-2022

उप पंजीयन अधिकारी
उप/संयुक्त पंजीयन अधिकारी (रोहतक)

PALM ABODES BUILDCON PVT. LTD.

Raveen
Director

1. That the subject matter of this Collaboration Agreement between the Owner and the Developer is the land admeasuring 0.175 acres as per details provided in Annexure-A situated in Village Pahrawar, Sector-25D, Tehsil and District Rohtak, Haryana ("Said Land") to the present Agreement for utilizing the same of Development and construction of the said land after obtaining all the permissions/License etc. required from the Competent Authority and getting the plans/layout sanctioned/approved from the concerned authorities. The owner shall be responsible for incurring all cost for obtaining necessary permissions/approvals.
2. That it is acknowledged and confirmed by the parties that the present agreement is for development of the subject land and does not constitute sale of the land and hence the Owner shall continue to be Owner of the subject land.
3. That the Owner further declares that notification u/s 4 or 6 of Land Acquisition Act has not been issued/published by the Government land acquisition Department in respect of the said Land.
4. That the Owner has declared and represented to the Developer that there are no disputes or any other encumbrance of any kind whatsoever relating to the said land and the said Land is free from all encumbrances, mortgage, charges, gifts, liens, hypothecation, attachments, liabilities, tenancy, un-authorized occupation, claim and litigations and acquisition. Owner shall keep the title of the said land absolutely free and saleable till the duration and full implementation of this Agreement in all respects and the Developer has entered into this Agreement relying/action upon these declaration and representation/undertaking of the Owner.
5. That in case said land or any part thereof comprised in and subject matter of this Agreement declared 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 the outstanding (s) claim (s) taxes (s) etc. On the Owner, the Owner shall be liable for the damages, losses, costs and expenses sustained by the Developer and/or intending buyers of whole or part of built/unbuilt areas of the Developer's share. The Owner expressly agree to keep the developer and the intending buyers of whole or part of the developer's share built/unbuilt areas harmless and indemnified against all claims and demands for damages, losses, cost and expenses which the Developer or the intending buyer may sustain or incur by reason of any case or cases whatsoever. In case the Owner's share is constructed, such losses, damages shall be first adjusted/recovered from the Owner's share of the area of project and or proceeds thereof under this Agreement. If due to any Force Majeure condition e.g. if Govt. acquires, without any fault of the Owner, then the Owner cannot be penalized for same.

Ravi

PALM ABODES BUILDCON PVT. LTD.

Kamal Agarwal
Ravi
 Director

6. That if, Owner's title or rights of possession are challenged in any court of law, thereby any claim, demand, tax litigation or any other court order of any nature whatsoever, as stated in preceding clause, then it is a condition of this Agreement that the work of development and/or any other matter incidental to this Agreement shall not, at any time or after the commencement or on handing over possession to the intending purchaser, be stopped/prevented/obstructed or delayed in any manner whatsoever. 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 area of project and or proceeds thereof.
7. That at the desire of the Developer, the Owner shall execute General Power of Attorney (GPA) and/or Special Power of Attorney and/or any other document or papers in favor of the Developer or it's nominee to enable the Developer to apply for all regulatory approvals, licenses, sanctions and no objections for development of the said land is required and to raise construction thereon as agreed hereto. However, in the event, any other/further document in respect of land required the Owner have to sign the same to enable the Developer to obtain the necessary license/permission and complete the development of the said land on the said land. If, at any stage, any previous Agreement/ collaboration/ development Agreement executed by the Owner with any third party or any advance taken by the Owner in relation to the said land or any part thereof is noticed and the project is delayed, then the time agreed for development shall be deemed as extended and it shall be sole obligation of the Owner to settle all such claim/claims at their own cost and the Owner do hereby keep the Developer indemnified against all such claims. However, such extension shall be on mutually agreed basis.
8. That the Owner further undertake that they shall not deal with the said land in any manner whatsoever and shall henceforth keep the said land free from any charge, lien, litigation, claim, etc. except as disclosed and shall not create any obstruction or impediment in the development of the said kind of the 'Development'.
9. That the Developer, relying upon the aforesaid representations, assurances declaration and undertakings given by the Owner, undertake to develop the said Land, at its own cost and expenses excluding the expenses incurred on liaising costs with its own resources after procuring/obtaining the requisite Permissions/ Licenses, Sanction and approval from all Competent Authorities and thereafter to construct on the said Land, after getting the plans sanctioned/approval from the concerned authorities. The Owner agree in accordance with the terms and conditions herein recorded to place at the complete disposal of the Developer, the said Land, and to vest in the Developer all discretion of the Developer for obtaining the requisite permissions/ License, sanctions and approvals for development, construction and completion of the proposed said land on the said Land.
10. That the layout plan for the said land shall be in accordance and conformity with the Zonal Plan and the rules and by-laws of the Director, Town & Country Planning, Haryana, Haryana Urban Development Authority and/or such other Authority as may be prescribed

Ravon

PALM ABODES BUILDCON PVT. LTD.

Kamal Agarwal

Ravon
Director

thereof pertaining to the said Land as may be enforced in the area. Any deviation from the sanctioned plan resulting in any prosecution, fine and/or penalty shall solely be to the account of Developer, and the Developer further undertakes to indemnify the Owner from any liability arising from any account of the same.

11. That the Developer shall proceed to have suitable design, model and/or plans prepared for the proposed said land and get them approved / sanctioned from and Competent Authorities. For this purpose, the Developer undertake to engage and employ Architect or Architects at its own cost and expense. The Developer shall, for and on behalf of the Owner, apply to the Directors, Town & Country Planning, Haryana, Haryana Urban Development Authority and/or such other Authorities as may be concerned in the matter for obtaining the requisite Permissions/Licenses, sanctions and approvals for the development and construction on the said Land, the proposed said land in accordance with the applicable Zonal Plans. However, the Developer shall be entitled to make or agree to such variations in the design of the plans as may be required or considered by the Developer desirable or necessary. The Developer shall be solely responsible for any illegal/unauthorized construction, and shall bear any penalty/damages as may be imposed in this regard.
12. That the entire amount required for the cost of development of the said land including the charges and fees of the Architect (S), preparation of plans as also all other statutory fees and charges incidentals thereto shall be wholly to the account of the Developer.
13. That the consideration, to be given by the Developer to the Owner in respect of the rights granted to the Developer under this Agreement, shall be the developed area to be provided to the Owner free of cost. The development of the Owner's Allocation shall be carried out by the Developer at the cost of the Developer and the same shall belong to the Owner. In case if the Owner's desires that the Developer takes the marketing of the Owner's share of the area, then it shall be taken on such terms and conditions as may be mutually agreed. The Owner shall be provided first right to demarcate constructed area on account of Owner Allocation.
14. The Statutory Payments payable to the Government on account of External Development Charges (EDC) and Infrastructure Development Charges (IDC) shall be borne by developer.
15. That the Owner covenant with the Developer that Owner shall supply and provide all documentary evidence as may be required to be submitted to the Director, Town & Country Planning, Haryana, Haryana Urban Development Authority and/or any other Authorities concerned with the matter and further that the Owner shall also sign and execute all such other documents, letters etc. as may be necessary for development, construction and completion of the said land and for giving effect to the terms of this Agreement.
16. That the Owner shall render to the Developer all assistant necessary and undertakes to sign all applications, representations, petitions, indemnities, affidavits, plans and all such other

Ravinder

PALM ABODES BUILDCON PVT. LTD.

Ravinder
Director

Kamal Agarwal

documents including Power of Attorney(s), as the Developer may require in its name for the purpose of submitting applications to the various authorities for requisition of License, permission, approvals, sanctions and all other matter required statutorily to be done and performance in connection with the commencement and completion of the said land on the said Land and for the sale of Developer's Allocation in the said land building and for all purpose mentioned in the draft of Power of Attorneys approved by parties hereto till the duration and full implementation of this Agreement in all respects. However, the documents which the Developer requires the Owner to sign shall be subject to approval by the Owner if the same are not in ordinary course of business.

17. That the Owner shall assist the Developer to defend and otherwise respond to any proceeding(s) that may be initiated by any person(s) in regard to any portion of the said Land which may be instituted at any time hereafter before any Court or other authority and all costs in regard thereto shall be borne by the Owner if such proceeding pertains to the defect in Ownership or title of the Said Land
18. Simultaneously, on signing of this Collaboration Agreement, the Owner have handed over the actual vacant physical possession of the said Land to the Developer for purposes of developing, construction and marketing the said land agreed to be developed under these presents and to enable the Developer to discharge its part of obligations. The Developer shall not launch the Project without registering the Project under RERA. It is clarified that on execution of this Agreement, the Developer shall be entitled to enter upon the said Land, survey the same and carryout the work of development, construction and completion of the said land on the said land and put up their hoarding/sign boards at site to show its presence/interest in the said Land with the legend that the Project to be developed, 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 thereon. The handing over of the possession by the Owner to the Developer is irrevocable and the possession of the said land once delivered/handed over to the Developer for the purpose of the aforementioned project shall not be disturbed or interiered with by the Owner or his/their representative. Notwithstanding anything contained in this Agreement, the possession of the Said Land will be restored to the Owner if the Developer fails to obtain the eligibility confirmation/LC III from DTCP ("Eligibility Letter") by Month 03 Date 31 Year 2030 or such extended period as mutually agreed upon between the parties. To brief, the possession of the Said Land will remain with the Developer till the termination of this Agreement.

That this Agreement comprises the right of the Developer to build/develop upon the Said land in accordance with the terms of this Agreement and to own as property belonging to the Developer and/or to sell, book, dispose-off the built up/un-built areas of the said land and to retain the sales proceeds thereof for its use, benefit and sole account as also the right to use the common areas and common facilities at the will of and at the sole discretion as

Raun

PALM ABODES BUILDCON PVT. LTD.

Raun
Director

Kamal Agarwal

may be decided by the Developer, from time to time, subject to the obligation of the Developer to share the revenue with the Owner, ("Owner's Entitlement") to be generated from the sale of the units in the proposed said land.

19. **REVENUE SHARE:** In consideration of the grant/transfer of the Development Rights by the Owner to the Developer, and the Developer undertaking the Project under the terms of this Agreement, it has been agreed between the Owner and the Developer to share the Gross Sales Revenue generated from the Saleable Area in the Project in the manner provided below.

OWNER'S ALLOCATION	70% in the Sales Revenue ("Owner's Entitlement") generated from the sale/allotment/lease or any other nature of the entire Saleable Area of the said land
DEVELOPER'S ALLOCATION	30% in the Sales Revenue ("Developer's Entitlement") generated from the sale/allotment/lease of the entire Saleable Area of the said land.

It is agreed between the parties once the project is launched the developer entitlement shall be transferred to the owner quarterly based on actual receipt of the sale value of the project or in such manner as may be mutually decided.

20. In case the Developer fails to get the Eligibility Letter/LOI for the Project on account of non-declaration of Residential Zone/non availability of density/FAR in the Sector or any other statutory terms and conditions and /or any reason beyond the control of the Developer, then the Developer may apply for the Commercial License/any other government scheme or any other permissible usage duly approved by the competent Authorities provided such license/approval are obtained as agreed upon between the parties at the terms and conditions mutually agreed upon at that time by the parties

Notwithstanding anything contained in this agreement and in supersession of any conflicting provision of this Agreement, in the event of failure of Developer getting any such Eligibility Letter/LOI or Commercial License/License under any other government scheme as per mutual agreement between the parties, the agreement shall stand terminated and all rights and entitlement of the Said Land will be restored to the Owner. Upon termination of this Agreement as mentioned herein, the Parties will be discharged from their respective obligations as mentioned herein.

22. The Developer, at its absolute discretion, shall demolish all structure "Kacha" or "Pacca" existing on the said Land before the Developer applies for requisites approvals and sanctions.

23. That the Owner shall, at its own will and discretion, authorize the Developer to book for sale/sell/lease the area to the prospective buyers/tenants, in whole or in parts, on prevailing rates fixed by the Developer and to receive payments and issue receipts thereof on behalf of the Owner.

Ravi

Ramal Agarwal

PALM ABODES BUILDCON PVT. LTD.

Ravi
Director

24. That the Developer shall commence and complete the development of the said land by providing the entire finance, equipment, inputs, material infrastructure and expertise necessary to develop the said land in accordance with the sanctioned plans and any modifications thereof as may become necessary during the progress of the work.
25. That based on this Agreement, the Developer shall be investing substantial amount in the project. It is clearly understood and agreed between the parties and thus forms the integral condition of this Agreement that after execution of this Agreement the Owner/or their nominees or their legal heirs will not revoke, terminate, cancel or back out from this Agreement. In such eventuality the Developer without prejudice to its other rights will be entitled to get this Agreement fulfilled through a suit for specific performance at the cost and risk of the Owner.
26. That the Developer shall be entitled for refund of all fees, Advance and other charges of whatsoever nature deposited by the Developer with various authorities for seeking various approvals etc. for the said land and the Owner undertake to refund such amount to the Developer within 10 days of the receipt of such refund if such amount is refunded to the Owner.
27. That Developer shall be solely responsible and liable for payment of all dues to its workers/employees and statutory compliance of labour law, rule and regulation as are in force or introduction from time to time with respect to the employment of personnel, payment of wages, compensation, welfare etc. and/or for any accident or lack of safety, resulting in injury or damage to workmen, plant and machinery or third party.
28. The Developer along shall be responsible for any accident that may occur during the course of development and it along shall meet any financial or other liability either under Workmen Compensation Act or under any other Law or Regulation in force for the time being. Any financial expenditure of whatever nature involved in any accident to workmen, labour, employee, neighbor or any other person shall be borne by the Developer and Owner shall be absolved of and indemnified by the Developer of any financial or other liability in this regard.
29. The Owner shall not interfere with or obstruct in any manner with the execution and completion of the work of development of the said land and/or booking/allotment or sale/Lease of developed, built or un-built areas of the said land.
30. The Developer shall be entitled to retain or let out or allot or enter into Agreements for sale/lease or to dispose of the developed area of their receptive share/allocation to any party either in whole or in parts, to receive the payments thereof and to execute the necessary documents in favour of the such prospective allottees as stipulated herein. The Owner shall also join hands, if necessary, in executing the documents in favour of such prospective allottees of Developer's allocation and all receipts shall be issued for and on behalf of the Owner for Owner's allocation and the Developer conclusively thereby binding both the parties for the transaction. However, it is made clear that the financial liabilities

Ravinder

PALM ABODES BUILDCON PVT. LTD.

Kamal Aggarwal

Ravinder
Director

will be of the party who receive any amount from the buyers, lessees or the tenants as the case may be in respect to their area allocation.

31. That the maintenance services of the Complex will always be vested with the Developer and/ or an agency appointed by it and the Owner shall be liable to comply with all the terms and conditions of the Maintenance Agreement with the Developer and/ or its appointed agency. After the occupation, the Buyers/lessees upon occupying their areas shall pay the prevailing maintenance charges including the deposits. The liability to pay the Maintenance Charges shall accrue from the date of deemed possession i.e. the date when the Developer give notice of possession of the proportionate area or part thereof.

32. That the Owner and the Developer shall be bound to comply with all the terms and conditions of Permissions/Licenses/Eligibility Letter/LOI/Commercial Licenses and Agreement with the Director, Town & Country Planning, Haryana/ Competent Authority/Concerned Authority in respect of the said land sought to be developed.

33. **OBLIGATION OF THE OWNER:**

It is agreed by and between the parties that the Owner shall have the following obligations, including the other conditions specified in the rest part of the Agreement, which shall be performed by him at its own cost and expenses.

- a. To clear all outstanding taxes, dues by whatever names called including charges towards electricity and water up to date of this Agreement at its own cost and expenses.
- b. To keep the title of the said land free and marketable so as to enable the Developer to complete the Project.
- c. To sign, apply for and submit for all permissions and sanctions jointly with the Developer from the Government and or other authorities including the sanction of Layout plans, Revised / Modified Plans, Services Plan etc. before the concerned Local Authorities as may be required for commencement, continuation and completion of the Project.
- d. To permit the Developer to set up infrastructure, site office etc. and permit free access upon the said Land to the Developer, its staff, appointed architects, specialists, contractors, sub-contractors, site engineers, supervisors, agents, their servants and other personnel duly authorized by Developer.
- e. To execute and sign all necessary documents required by the relevant Government authorities for smooth execution of the 'Project' including obtaining temporary/permanent electric connection from Electricity Authority/Board, Water connection, Tube well etc. It is understood that by doing so the Owner shall not incur any responsibility or liability of any nature whatsoever, pecuniary or otherwise and its total cost or expenses would be borne by the Developer.

Ravish

Kamal Agarwal

PALM ABOODES BUILDCON PVT. LTD.

Ravish
Director

- l. To execute and sign Power of Attorney in favour of the Developer and/or its agents to enable the Developer to apply for and obtain all necessary permissions, sanctions, licenses etc. from the concerned authorities to enable the Developer to commence and complete Project in accordance with this Agreement.
- m. To execute and sign Power of Attorney in favour of the Developer and/or its agents to enable the Developer to sign Agreement for sale/Agreement for Lease in favour of Prospective buyers/tenants/Licensees for Developer's share of developed area.
- n. To execute and sign all necessary documents of transfer of the developed are/built up units including sale deed or Lease Deed in favour of Prospective buyers/tenants/Licensees for transfer of title of the developed area/built up units of the Developers share upon completion of the Project.
- o. To defend, compromise & settle, all suits, proceeding and cases jointly with the Developer that may be initiated by any third party against any/all acts of the Owner or Developer with regard to development, construction and marketing of the project.
- p. Not to enter into any Agreement or arrangement for the development of the said land except the Developers or its nominee(s).
- q. In case of any amount/fees deposited with the Government/any other authority is refunded to the OWNER, the same will be returned by the OWNER to the DEVELOPER with 10 days of the receipt of the same and in the event of any delay beyond this period, the OWNER will pay interest @ 2% per month on the amount so received.
- 35. The parties hereto have agreed and undertaken to perform their part of Agreement with due diligence and mutual co-operation 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 effect to the terms of this Agreement. That the Agreement may be changed, altered, amended, modified, superseded, amended, with the mutual consent of the parties hereto.
- 36. The Developer shall be entitled to market Project/building at their own cost. All costs on marketing, including advertisements, publicity shall be borne by the parties for their respective area. The Developer is solely entitled to execute the necessary Buyer Agreement and conveyance Deed/Sale Deed in favour of the buyers.
- 37. This has been agreed between the parties that brokerage over the booking/Sale of unit shall be paid in following manner by the parties in proportion to area under their allocation.
- 38. This has been agreed between the parties that brokerage, if incurred, over the booking/sale of unit shall be borne in following manner between the Parties.
 - (i) In case of sale of affordable Group Housing Units.
 - (a) Upto 1% (One percent) of brokerage, both parties will bear the brokerage in their revenue sharing ratio as mentioned above in clause 19 of this Agreement, and
 - (b) any incremental brokerage more than 1% (one) percent, will be borne by the owner & Developer respectively.

Ravi

Kamal Agarwal

PALM ABODES BUILDCON PVT. LTD.

Ravi
Director

- (ii) In case sale of Commercial Complex, both parties will bear the actual brokerage.
- (iii) In case sale of DDJY (Affordable Plotted) both parties will bear the actual brokerage.
39. All necessary documents/Agreements, conveyance deeds for bookings/sales/leasing, shall be prepared by the Developer to maintain uniformity of general terms including for maintenance of the project.
40. All the common area and facilities of the project shall be maintained by the Developer and/or their Nominee/Maintenance Agency. All the buyers, shall sign a separate Maintenance Agreement with the Maintenance Agency and pay maintenance charges, replacement fund, sinking fund, Advance etc. as such rates as may be fixed/demanded by the Developer/Maintenance Agency and/or in an Association of Buyers, as the case may be. The Owner shall also pay such charges accordingly in respect of their respective areas, if not sold or remaining unsold.
41. All type of rates, cess, tax liabilities or financial obligations with respect to the Project land which might so far have been incurred till the date of signing of this Agreement shall be met and discharged by the Owner. The Owner shall keep the Developer fully indemnified against any such liability or financial obligation of the Owner. After taking over the possession of the respective allocated area, all taxes, charges, levies or any outflows in respect to the Project/unsold areas shall be shared between the parties in proportion to the sharing of areas between them and these might be passed on to the buyers as may be decided by them for their respective allocation.
42. All taxes, levies such as Services Tax, and Works contract tax as may be applicable with regard to construction/development of the project up to the date of issuance of occupation certificate shall be borne and paid by the Developer. However, the parties shall bear their respective income tax liabilities on the income generated out of this transaction and the individual tax liability as regard to the income and assets has to be accounted for by the party independently without any liability of each other in this respect. The service tax, if applicable, over the Owner's share of the revenue shall be paid and borne by the Owner's alone.
43. It is agreed between the parties that the Developer is entitled to raise finance for the construction and development of the Project by creation of encumbrance over the subject land by way of mortgage, hypothecation or otherwise on terms mutually agreed between the parties.
44. That the Owner shall authorize or execute Power of Attorney in favour of Developer for the registration of sale deed in the office of registrar Rohtak on their behalf of the area under Developer allocation and/or the Owner themselves appear before the registrar at the time of registrations of sale deeds if so desired by the Developer.

Ravi

Kamal Agarwal

PALM ABODES BUILDCON PVT. LTD.

Ravi
Director

- 45. That no changes, modifications or alterations to this Agreement shall be done without mutual consent of the parties in writing hereto.
- 46. That the parties hereto have agreed and undertaken to perform their part of Agreement with due diligence and mutual co-operation keeping in view the interest of each other and to execute and do all other acts, deeds, matters and things whatsoever as may be necessary for implementing or giving effect to the terms of this Agreement.
- 47. That the failure of either party to enforce at any time, or for any period of time the provisions hereof shall not be construed to be waiver of any provisions or of the right thereafter to enforce each and every provision.
- 48. That in pursuance 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 successors, administrators, legal heirs, executors and liquidator.
- 49. 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 every deemed to constitute one as the agent of the other, except to the extent specifically recorded herein.
- 50. That if any provision of this Agreement shall be determined to be void or unenforceable under applicable law, such provision shall be deemed to be amended or deleted in so far as reasonably consistent with the purpose of this Agreement and to the extent necessary to confirm to applicable law and remaining provisions of this Agreement shall be valid and enforceable in accordance with the terms.
- 51. That it is an integral and essential term of this Agreement that the name of the said land shall be decided exclusively by the Developer at its sole discretion and Owner shall not have any objection for the same.
- 52. That this Agreement shall always be subject to the usual force majeure circumstances. Notwithstanding anything to the contrary contained under this Agreement, it is specifically agreed between the Parties that any time taken by any Authority in granting any approvals, consents, plans, sanctions, license etc. shall be excluded from the computation of any time in the completion of any work to be completed by the Developer and/or the obligations of the Developer this Agreement.
- 53. That both the parties have represented to each other that they are duly authorized and competent to enter into this Agreement and this Agreement has been duly entered between them of their free will.
- 54. In case of any dispute or difference, the parties shall try to settle the same amicably, failing which the matter shall be referred Arbitration under the Arbitration and Conciliation Act, 1996 which shall consist of three Arbitrators. The Owner shall appoint one Arbitrator on his behalf and the Developer shall appoint one arbitrator and the two arbitrators so appointed shall appoint a third Arbitrator. The venue of arbitration shall be Rohtak. However, the work of development and / or completion of the said land and / or any other matter

Ravon

Kamal Agarwal

PALM ABODES BUILDCON PVT. LTD.

Ravon
Director

incidental to this Agreement shall not at any time or during or after arbitration proceeding, be stopped, prevented, obstructed or delayed in any manner whatever. All the matters directly or impliedly concerning this Agreement shall be subject to the jurisdiction of Courts at Rohtak only

- 55. All communications between the parties shall be sent through registered post at the Addresses of the Parties given below OR against receipt by hand and a copy of the same must be sent via E-mail.
- 56. That the Developer shall be responsible for compliance of all the terms and conditions of License/Provisions of the Haryana Development and Regulations of Urban Areas Act, 1975 and the Rules made there under till the grant of final completion certificate for the colony or relieved of the responsibility by the DTCP, Haryana, whichever is earlier.
- 57. That this Collaboration Agreement will be irrevocable and no modification/alteration etc. in terms and conditions can be undertaken except after obtaining prior permission of DTCP, Haryana.
- 58. All payments received on account of sale/marketing of dwelling units and/or on any other account received in the project shall be deposited and transferred in single RERA Account.
- 59. As agreed 70% area attributable to Developer's Account and 30% to the Owner's Account shall be finally ascertained/determined on finalization of plotted development layout Plan." of the said land.
- 60. The Developer shall take an Insurance Policy related to risks entailed in the construction project which shall cover any liability arising out of loss of life or any other financial liability on account of the personnel engaged on the project."
- 61. As regards raising the finance for the project, it shall be as per mutually agreed terms and conditions between the Developer and the Owner.

Ravi

Kamal Agarwal

PALM ABODES BUILDCON PVT. LTD.

Ravi
Director

IN THE WITNESSES WHEREOF, THE PARTIES HERETO HAVE SET THEIR RESPECTIVE HANDS ON THESE PRESENT ON THE DAY, MONTH AND YEAR WRITTEN BELOW IN THE PRESENCE OF THE FOLLOWING WITNESSES.

Kamal Agarwal

Signed & Delivered by the within named OWNER:

Drafted by:
VINOD KALISHIK
Adv. Rohtak
Dt.

Ravi

Signed & Delivered by the within named DEVELOPER:

ANNEXURE-A

Said Land admeasuring 0.175 acres situated in Village Pahrawar, Sector-25D, Rohtak.

Village	Sector	Rectangle No. MUSTKH. NO.	Revenue No. KEELA NO.	Kanal	Marla	Total Marla	Area in Acres
Pahrawar	Sector-25D Rohtak	72	24/1	1	8	28	0.175
						Marla	Acres
						28	0.175
						Total	

Naveen Siwach

With ① Naveen Singh Ranvir
Singh R/o H.N. 1285
Sector-I Rohtak

Signed & Delivered by the within named OWNER

② Ashok Narwal Singh
Sumehra Singh R/o
Kamal Agarwal H.N. 1232 Model
Town Rohtak

Ravi

Kamal Agarwal

PALM ABODES BUILDCON PVT. LTD.

Ravi
Director



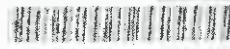
**Indian-Non Judicial Stamp
Haryana Government**



Date: 11/01/2023

Certificate No: R0K2023A287

CRN No: 98191894



Stamp Duty Paid: ₹ 101

Penalty: ₹ 0

Seller / First Party Detail

Name: Kamal Agarwal

H No/Floor: 0

City/Village: Rohtak

Phone: 99*****59

Sector/Ward: 0

District: Rohtak

LandMark: Rohtak

State: Haryana



Buyer / Second Party Detail

Name: Palm Abodes Buildcon Private limited

H No/Floor: 0

City/Village: Rohtak

Phone: 99*****59

Sector/Ward: 0

District: Rohtak

LandMark: Rohtak

State: Haryana

Purpose: Title Deed

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

ADDENDUM TO COLLABORATION AGREEMENT

THIS ADDENDUM TO COLLABORATION AGREEMENT (hereinafter referred to as the "Addendum") is made and executed at Rohtak on this the 12th day of January 2023.

BETWEEN

PALM ABODES BUILDCON PRIVATE LIMITED, a company registered under company act-2013, having its registered office at SCO No. A-2, Sector-35, Suncity, Rohtak, Haryana-124001, through its authorized signatory Shri Raveen Siwach S/o Wazir Singh Siwach, R/o House No. - 1437 SP, Sector-4, Extension Rohtak, Rohtak, Haryana - 124001 (DIN No. B1AP57870R), who has been authorized vide Board Resolution passed by the Board of Director/s in the meeting held on 25th November 2022.

(hereinafter referred to as the "DEVELOPER", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and permitted assigns) of the First Part.

PALM ABODES BUILDCON PVT. LTD.

पलेख न:9352

दिनांक:12-01-2023

डीड संबंधी विवरण	
डीड का नाम	FARIMA
तहसील/सब-तहसील	रोहतक
गांव/शहर	पहरावर(Pehrawar)
धन संबंधी विवरण	
राशि 2117500 रुपये	संलग्न इंदोरी की राशि 3 रुपये
रजिस्ट्रेशन नं. 100K2023A287	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EDU/REG/0018192101
	सेलिंग मुद्रांक नं. 2000
Digitized By: राजदेव अधिकारी	Signature: [Signature]

यह पलेख आज दिनांक 12-01-2023 दिन सुस्वार समय 12:42:00 [24 वजे श्री श्रीमती /कुमारी
Kamal Aggarwal पुत्र श्री/श्री/श्रीमती/कुमारी निवास [Address] द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

अभिषेक सिंह-रजिस्ट्रार
उपस्थित पंजीयन अधिकारी (रोहतक)
रोहतक

Kamal Aggarwal
हस्ताक्षर परस्तुतकर्ता
Kamal Aggarwal

अपरोक्ष पेशकती व श्री/श्रीमती /कुमारी [Name] [Address] [City] [District] [State] [Pin Code] [Date] [Time] [Signature] को
दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया [दोनों पक्षों की पहचान श्री श्रीमती /कुमारी/श्री/श्रीमती/कुमारी चन्द मन्बरदार पिता - निवासी
पहरावर व श्री/श्रीमती /कुमारी चन्द सिंह पिता -
निवासी मदीना ने की।
साक्षी नं.1 को हम मन्बरदार /अधिकारी के रूप में जानते हैं तथा वह साक्षी नं.2 की पहचान करता है।

अभिषेक सिंह-रजिस्ट्रार
उपस्थित पंजीयन अधिकारी (रोहतक)
रोहतक

दिनांक 12-01-2023

PALM ABODES BUILDCON PVT. LTD.

Director

AND

Shri Kamal Aggarwal S/o Shri Brij Mohan Agarwal, R/o 14/75, Gopal Vihar, Civil Lines, Ajyori, Kanpur, UP-208001 (Aadhar No. - 6002 7160 1700).

(hereinafter referred to as the "OWNER", which expression shall, unless repugnant to the context or meaning thereof, he be deemed to include its successors and permitted assigns) of the Second Part.

AND WHEREAS, the Developer/First Party and the Owner/Second Party has entered into collaboration and have executed and signed a collaboration agreement dated 07/03/2022 duly registered with the Sub-Registrar Rohtak as document no. RDD2022CS01 (hereinafter referred as the "Collaboration Agreement").

The subject matter of the above said Collaboration Agreement is the land admeasuring 0.125 acres situated in Village Pahrawar, Sector-25D, Tehsil and District Rohtak, Haryana ("Said Land") for utilizing the same of Development and construction of the said land after obtaining all the permissions/License etc. required from the Competent Authority and getting the plans/layout sanctioned/approved from the concerned authorities. The owner shall be responsible for incurring all cost for obtaining necessary permissions/approvals.

AND WHEREAS, the Developer/First Party in consultation with the Owner/Second Party applied to The Director, Town and Country Planning, Haryana, Chandigarh for issuance of license for setting up DDJAY Affordable Residential Plotted Colony. After obtaining license from the office of The Director, Town and Country Planning, Haryana, Chandigarh during the scrutiny while issuing the registration certificate by Haryana Real Estate Regulatory Authority (HRERA), it was observed that there were some technical issues in the rights conferred upon the Developer/First Party with regard to execution and registration of sale/conveyance deed in the said project to be developed on the said land in favour of intending allottee(s).

AND WHEREAS, owing to certain objections raised by HRERA, the parties herein are willing to amend/alter the clause regarding the authorization in favour of Developer/First Party with regard to develop, advertise, sell and execution of sale/conveyance deed and get registered the sale/conveyance deed with respect to the various plots to be developed in the said project in favour of prospective allottee(s) on behalf of Owner/Second Party. 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 are desirous to enter into this addendum to the said collaboration agreement.

AND WHEREAS, it is categorically agreed between the parties herein that no modification/alteration/addition etc. in the terms and conditions of the said collaboration agreement is being undertaken vide this Addendum and this Addendum is being entered only to add specific clause of execution and registration of sale/conveyance deed by the Developer/First Party in favour of prospective allottee(s) on their behalf.

Ravi

Kamal Aggarwal

PALM ABODES BUILDCON PVT. LTD.

AND WHEREAS, thus the parties herein are entering this addendum to collaboration agreement for addition of specific clause to develop, advertise, sell and execution of sale/conveyance deed and get registered the sale/conveyance deed in respect to the various plots/components to be developed in the said project in favour of prospective allottee(s) as per the terms and conditions of this Addendum appearing hereinafter.

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

1. That the Owner/Second Party categorically agree and hereby declares that the Developer/First Party shall have absolute right to develop, advertise, sell and execution of sale/conveyance deed and get registered the sale/conveyance deed with respect to the various salable plots/components to be developed in the said project in favour of prospective allottee(s) and admit the execution of such sale/conveyance deed by presenting itself before the office of concerned Joint/Sub Registrar on behalf of the Owner/Second Party.
2. That the Developer/First 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.
3. 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 addition of specific clause of execution and registration of sale/conveyance deed by the Developer/First Party in favour of prospective allottee(s) in terms of the query raised by HREKA.
4. That this addendum to collaboration agreement shall form part and parcel of the said collaboration agreement.
5. That this Collaboration Agreement will be irrevocable.
6. That it is agreed between the parties hereto that except addition of specific clause of execution and registration of sale/conveyance deed by the Developer/First Party in favour of prospective allottee(s), all terms and conditions of the collaboration agreement shall remain unaltered and shall continue to be binding on the parties hereto.

Ravi

Komal Agrewal

PALM ABODES BUILDCON PVT. LTD.

7. IN WITNESS THEREOF, the parties hereto have set and subscribed their respective hands onto this Addendum to the Collaboration Agreement on the day, month and year first herein written in the presence of the following witnesses:

For Palm Abodes Buildcon Private Limited

Witness:

1. Chand Singh
Charan Singh So Parkash
Charan 12/0 Noida
Distt Poltark

Raveen Siwach
(Authorised Signatory)
(Developer/First Party)

2. Naveen Siwach

Naveen Siwach So Parkash
Singh 12/0 285 Sector 7
Poltark

Kamal Aggarwal
Kamal Aggarwal
(Owner/Second Party)

KAMAL AGGARWAL
Advocate
12/0 285 Sector 7
2013

PALM ABODES BUILDCON PVT. LTD.

Reg No	Reg. Year	Book No
9352	2022-2023	1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- kamal aggarwal *Kamal Aggarwal*दावेदार :- palm abodes buildcon private limited *Raveen*

गवाह 1 :- रमेश चन्द्र मन्बरदार

गवाह 2 :- वानन्द सिंह *Chand Singh*

प्रमाण पत्र

प्रमाणित किया जाता है कि यह पतेख क्रमांक 9352 आज दिनांक 12-01-2023 को बही नं 1 जिल्द नं 12 के पृष्ठ नं 138-75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 235 के पृष्ठ संख्या 19 से 20 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दरतावेज के प्रत्यक्षकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा गरे सामने किये हैं।

दिनांक 12-01-2023

(Signature)
उप/सयुक्त पंजीयन अधिकारी (सहायक)

PALM ABODES BUILDCON PVT. LTD.

Director

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date: 11/01/2023

Certificate No: R0K2023A330

GRN No: 98194345



Stamp Duty Paid: ₹ 1000

Penalty: ₹ 0

Rs. Zero Only

Seller / First Party Detail

Name: Kamal Agarwal

H No/Floor: 0

Sector/Ward: 0

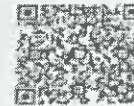
LandMark: Rohtak

City/Village: Rohtak

District: Rohtak

State: Haryana

Phone: 99*****59



395
/

Buyer / Second Party Detail

Name: Palm Abodes buildcon Private limited

H No/Floor: 0

Sector/Ward: 0

LandMark: Rohtak

City/Village: Rohtak

District: Rohtak

State: Haryana

Phone: 99*****59

Purpose: SPA

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

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT

(Kamal Agarwal/S/oBrij Mohan AgarwalR/o14/75 Gopal Vihar, Civil Line, Ajyori, Kanpur Nagar, UP-208001(hereinafter referred to as the "OWNER", which expression shall, unless repugnant to the context or meaning thereof, he be deemed to include its successors and permitted assigns)

hereinafter referred to as Executant, and individually as Land Owner (which expression shall, unless repugnant to the context or meaning thereof, mean and include their successors, administrators and assigns).

WHEREAS:

The Land Owner is the owner of land admeasuring 0.175 acres. Falling in revenue estate of Village Pahrawar, Sector-25 D, District- Rohtak, Haryana, ("Said Land"). The Land is more particularly described in Schedule-I hereto and delineated in colour red and attached as Annexure-1.

Power

Kamal Agarwal

PALM ABODES BUILDCON PVT. LTD.

प्रलेख नः328

दिनांक:12-01-2023

डीड संबंधी विवरण	
डीड का नाम	SPA
तहसील/सब-तहसील	रोहतक
गांव/शहर	पहरावर(Pehrawar)
धन संबंधी विवरण	
राशि 0 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : ROK2023A330	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChaffan:0098192195
	पेस्टिंग शुल्क 3 रुपये
Drawn By यजदेव अधिवक्ता	Service Charge 200

यह प्रलेख आज दिनांक 12-01-2023 दिन बुधवार समय 12:37:00 PM बजे श्री/श्रीमती /कुमारी
Kamal agarwal पुत्र/पुत्री/पुत्री निवास Kanpur द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उपरोक्त पंजीकरण अधिकारी (रोहतक)
रोहतक

Kamal Agarwal

हस्ताक्षर प्रस्तुतकर्ता
Kamal agarwal

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी palm abodes buildcon private limited thru Raveen हाजिर है। प्रस्तुत प्रलेख के सच्यों
की दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी/मेश चन्द्र नम्बरदार पिता — निवासी
पहरावर व श्री/श्रीमती /कुमारी चान्द सिंह पिता —
निवासी पहरावर ने की।
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

संयोजक निवा-रजिस्ट्रार
उपरोक्त पंजीकरण अधिकारी (रोहतक)
रोहतक

दिनांक 12-01-2023

PALM ABODES BUILDCON PVT. LTD.

Director

2. The Land Owner had granted development rights on the Said Land to **PALM ABODES BUILDCON PRIVATE LIMITED** through collaboration agreements, executed by and between the Land Owner and **PALM ABODES BUILDCON PRIVATE LIMITED** on the terms and conditions contained therein (hereinafter collectively referred to as "Collaboration Agreements).
3. In terms of the aforesaid Collaboration Agreement, the Executants have now agreed to execute and register this Special Power of Attorney conferring these specific powers to the Attorney.
4. That the Specific powers are being conferred on the Developer subject to the compliance and performance of the obligation cast upon the Developer as mentioned in the Collaboration Agreements.

NOW THEREFORE WE, the Land owners, do hereby jointly and severally irrevocably nominate constitute and appoint, **PALM ABODES BUILDCON PRIVATE LIMITED**, a company registered under company act-2013, having its registered office at SCO No. A-2, Sector-35, Suncity, Rohtak, Haryana-124001, to be true and lawful constituted attorney of the executants and to do or cause to be done, executed and performed all or any of the following acts, deeds, things necessary and in connection with.

1. That the Owner/Second Party categorically agree and hereby declares that the Developer/First Party Shall have absolute right to develop, advertise, sell and execution of sale/conveyance deed and get registered the sale/conveyance deed with respect to the various saleable plots/components to be developed in the said project in favour of prospective allottee(s) and admit the execution of such sale/conveyance deed by presenting itself before the office of concerned joint/sub-Registrar on behalf of the Owner/Second Party.
2. To apply for and obtain license with regard to the Said Land under DeenDayal Jan AwasYojna - Affordable Plotted Housing Policy, 2016 from Director General, Town and Country Planning (DTCP) and/or any other government or regulatory authority(ies) for the purpose of the development or the Project on the Said Land and to appear on behalf of the Executants before any official / office of DTCP or aforesaid government authorities to procure LOI and subsequent License and to further collect the License;
3. To enter upon the Said Land forming subject matter of the Development Agreement for the purpose of surveying the same, prepare layout and service plans submit application, for grant of license, approvals, renewals, extensions thereof from competent authorities;
4. To represent us in the office of Director General, Town and Country Planning, or any other office or competent authority of the Haryana State Government for obtaining the aforesaid license/ approval/ permission/ NOC's, for development of the Project and sign and execute any letter, document, representation, petition, for the same and to make payment of charges, fees, etc., due and receive refunds and to take necessary steps or to do or cause to be done all such acts, deeds, matters and things for the purposes aforesaid.

Ramesh

Ramesh Agarwal

PALM ABODES BUILDCON PVT. LTD.

5. All the acts, deeds and things done or caused to be done by the Attorney(s) aforesaid as set out herein, shall be deemed to have been done for and on behalf of the Executants and shall have the same effect as though the same have been done by the Executants and We do hereby state that all such acts, deeds and things done lawfully shall be ratified by the Executants. Executants shall not be liable for the illegal acts, deeds, things of the said Attorney.
6. That the said Attorney may delegate all or any of the aforesaid powers to its employees or persons appointed by the Attorney with any or all of the aforesaid powers, and to cancel, withdraw and/or revoke the powers conferred upon such Attorney.
7. That this Special Power Of Attorney will be irrevocable.

IN WITNESS WHEREOF, the Executant, the above named have executed this Special Power of Attorney at Rohtak on the 12 th Day of January 2023, in presence of witnesses.

Kamal Agaraal
EXECUTANTS

Ram
ACCEPTED BY

WITNESSES *Chand Singh*
Chand Singh

Schedule of Land

Parkash Chavaler P/o Malika Ditta Rohtak
Said Land admeasuring 0.175 acres situated in Village Pahrawar, Sector-25 D, Rohtak.

Village	Sector	Rectangle No. MUST KIL NO.	Revenue No. KEELA NO.	Kanal	Marla	Total Marla	Area in Acres
Pahrawar	Sector-25 D	72	24/1	1	8	28	0.175
	Rohtak						
						Marla	Acres
						28	0.175
						Total	

witness *Navcen Siwach*
Navcen Siwach
Rambir Singh P/o
1285 Sector-1
Rohtak

[Signature]
12/12/2023

Signed & Delivered by the within named OWNER

PALM ABODES BUILDCON PVT. LTD.

Director

Reg. No.

Reg. Year

Book No.

328

2022-2023

4



पेशकर्ता



प्राधिकृत



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- Kamal agarwal Kamal Agarwalप्राधिकृत :- palm abodes buildcon private limited thru Raveen Raveenगवाह 1 :- रमेश चन्द्र नम्बरदार Ramesh Chandra Nambardarगवाह 2 :- चान्द सिंह Chand Singh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 328 आज दिनांक 12-01-2023 को बही नं 4 जिल्द नं 1 के पृष्ठ नं 82.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 7 के पृष्ठ संख्या 63 से 64 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 12-01-2023

संयुक्त लव-रजिस्ट्रार
उप/सयुक्त पंजीयन अधिकारी (रोहतक)

PALM ABODES BUILDCON PVT. LTD.

Director