

**DETAIL OF LAND OWNED BY TRIVANI MOTELS AND RESORTS PVT LTD**

Village	Rect. No.	Killa No.	Area(k-m)	Intkal No	Collaboration	Date
Nuna majra	44//	1/2	1-17		6152	16/11/2022
		2	4-7		6152	16/11/2022
		8 MIN	2-1		6152	16/11/2022
		9 MIN	6-2		6152	16/11/2022
		10	7-8		6152	16/11/2022
		12 MIN	5-4		6152	16/11/2022
		Total		26-19		

**DETAIL OF LAND OWNED BY HL RESIDENCY PROPRIETERSHIP FIRM PROPRIETOR SHAILAJA W/O RAKESH JOON**

Village	Rect. No.	Killa No.	Area(k-m)	Intkal No	Date
Nuna majra	44//	15/1	7-12	5256	11/02/2022
	45//	5/2/1 MIN	0-19	5637	13/07/2022
		6/1 MIN	1-18	5637	13/07/2022
		15/1/1 MIN	0-3	5637	13/07/2022
		15/2/1 MIN	1-14	5637	13/07/2022
		16/1/1 MIN	2-0	5629	04/08/2022
		25/2 MIN	2-3	5565	31/03/2022
		Total		16-9	

**DETAIL OF LAND OWNED BY HL RESIDENCY PVT LTD 3/4 Share**

**SHARE RAKESH SURESH S/O KARAN 1/4 Share**

Village	Rect. No.	Killa No.	Area(k-m)	Intkal No	Date
Nuna majra	45//	32	0-9	5027	17/9/2018
Total			0-9		

**[Grand Total = 43 K – 17 M or Acres 5.481]**

**Indian-Non Judicial Stamp  
Haryana Government**

Date: 15/11/2022

Certificate No. JCO2022K252   
 GRN No. M328593 

Stamp Duty Paid: ₹ 161500  
 Penalty: ₹ 0

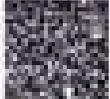
**Seller / First Party Detail**

Name: HL residency proprietorship  
 H.No/Floor: 8 Sector/Ward: 37 LandMark: HL city  
 City/Village: Bahadurgarh District: Jhajjar State: Haryana  
 Phone: 93111164

**Buyer / Second Party Detail**

Name: HL residency Pvt Ltd  
 H.No/Floor: 812 Sector/Ward: 3 LandMark: Mahantika apartment plot 5  
 City/Village: Dwarka District: South west State: New delhi  
 Phone: 93111164

Purpose: Collaboration agreement



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

**DEED OF COLLABORATION CUM DEVELOPMENT AGREEMENT**

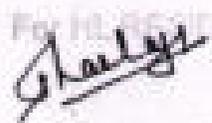
Type of Property - Agricultural  
 Village: NunaMajra, Bahadurgarh  
 Area - 17 Kanal 0 Marla

Transaction Value - Rs. 8075000/-  
 Stamp Duty - Rs. 161500/-  
 Stamp : JCO2022K252

This Deed of **COLLABORATION-CUM-DEVELOPMENT AGREEMENT** is made and executed at Bahadurgarh on this 16th November, 2022

By & Between

**M/s HL RESIDENCY (Proprietorship firm)** UAM NO HR07E0002159 PAN No. BCSP85046B having its registered office at 8, COMMERCIAL COMPLEX, HL CITY, SECTOR-37, BAHADURGARH, DISTT. JHAJJAR, HARYANA-124507 THROUGH IT'S PROPRIETOR MRS. SHAILAJA (Aadhar NO:-6913 9937 3758) W/O RAKESH JOON S/O SUNDER LAL R/O H.NO. 2 HL CITY, SECTOR-37, BAHADURGARH, DISTT. JHAJJAR, hereinafter referred to as the "Land Owner/Owners" (which expression shall which expression unless excluded by or repugnant to the context or meaning thereof be deemed to include the owners and his/her/their legal heirs, successors, representatives,

For HL RESIDENCY  


HL Residency Pvt. Ltd.  
  
 Auth. Sign.

पत्र संख्या नं: 6153

दिनांक: 16-11-2022

**डीड संबंधी विवरण**

डीड का नाम COLLABORATION  
AGREEMENT

तहसील/सब-तहसील बहादुरगढ़

गांवा/ग्राम नूना माजरा

**घन संबंधी विवरण**

राशि 8075000 रुपये

स्टाम्प ड्यूटी की राशि 161500 रुपये

स्टाम्प नं : JCO00022K252

स्टाम्प की राशि 161500 रुपये

रजिस्ट्रेशन फीस की राशि 45000  
रुपये

EChellan 96346342

पंरिटेन बुक 0 रुपये

Drafted By: रविन्द्र कौशिक खत्री

Service Charge: 0

यह पत्र आज दिनांक 16-11-2022 दिन बुधवार समय 2:10:00 PM बजे श्रीश्रीमती /कुमारी

MS HL RESIDENCY PROP THROUGH SHAILAJA निवास DELHI द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

For HL RESIDENCY  
*Shailaja*

उपरोक्त पंजीवन अधिकारी ( बहादुरगढ़ )

इसलखर प्रस्तुतकर्ता

MS HL RESIDENCY PROP THROUGH SHAILAJA



उपरोक्त पत्रकर्ता व श्रीश्रीमती /कुमारी HL RESIDENCY PROP THROUGH SHAILAJA निवास हैं। पत्र

पत्र के तपदी की टोनी पत्र

ने सुनाकर तथा समझकर स्वीकार किया। टोनी पत्र की पहचान श्रीश्रीमती /कुमारी रविन्द्र नम्बरदार पिला — निवासी नूना  
माजरा व श्रीश्रीमती /कुमारी सोनू पिला एगबीर सिंह

निवासी माजरा ने की।

साक्षी नं:1 को इन नम्बरदार /अधिकारता के रूप में जानते हैं तथा वे इस साक्षी नं:2 की पहचान करता है।

उपरोक्त पंजीवन अधिकारी ( बहादुरगढ़ )

दिनांक 16-11-2022

executors and assigns etc. of the First Part:

And

**H L Residency Private Limited**, a Company incorporated under the Companies Act, 1956 having its Registered Office at B-12, Vishrantika Apartment, Plot No. 5A, Sector-3, Dwarka, Delhi-110075 acting today through its Authorized Signatory Mr. Naveen Kumar vide resolution dated 15 October 2022 passed in the meeting of the Board of Directors of the Company. Hereinafter referred to as "Developer" (which expression shall which expression unless excluded by or repugnant to the context or meaning thereof be deemed to include the "Developer" and it's/their legal heirs, successors, representatives, executors and assigns etc. of the Second Part:

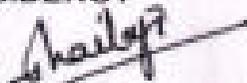
WHEREAS THE FIRST PARTY is the lawful owners in possession of land measuring 17 KANAL 0 MARLA Comprised in Khewat No. 58//54 Khatoni No. 62 Rectangle No. 45 Killa No. 5/2/1 Min East(1-10), 6/1 Min East(1-18), 15/1/1 Min East(0-03), 15/2/1 Min East (1-14) Kitta 4 Land measuring 5 Kanal 05 Maure and Khewat No. 3//1min Khatoni No. 3 Rectangle No. 45 Killa No. 25/2 Min East(2-03) Kitta 1 Land measuring 2 Kanal 03 Maure and Khewat No. 174//166 Khatoni No. 178 Rectangle No. 45 Killa No. 16/1/1 Min East(2-0) Kitta 1 Land measuring 2 Kanal 0 Maure and Khewat No. 4//1min Khatoni No. 4 Rectangle No. 44 Killa No. 19/1 (07-12) Kitta 1 Land measuring 7 Kanal 12 Maure total Rakba of all Four Khewats 17 KANAL 0 MARLA vide Mutation No. 5565, 5629, 5637 & Parad Jamabandi of Village Nuna Majra for the year of 2019-20 SITUATED IN THE REVENUE ESTATE OF VILLAGE NUNA MAJRA Tehsil Bahadurgarh, Distt, JHA. JAR in the state of HARYANA, hereinafter referred to as the '**SAID LAND**'

AND WHEREAS the developer along with its associate company(ies) contemplates to develop the said land by developing the plotted residential Plotted colony, Affordable Group Housing Scheme and/or Affordable Plotted Colony under Deen Dayal Jan Awas Yojna, Commercial Colony and any/or all of the policies/licenses launched by State Govt as the case may be/Commercial complex thereof after obtaining the requisite license from the concerned authorities and getting the plans sanctioned/approved from the competent authority.

AND WHEREAS the owners are not fully equipped to execute and complete the work of development and construction of the proposed plotted residential complex and have approached the developer, who is engaged in the development and construction of various type of buildings and is well reputed and experienced in this line of business and is confident that he is in a position to obtain permission for Change of Land Use/obtain license etc., to Collaborate with them in the execution and completion of the said plotted residential Complex on the said land.

AND WHEREAS the developers have agreed to undertake the execution and completion

For HL RESIDENCY

  
Proprietor

HL Residency Pvt. Ltd.

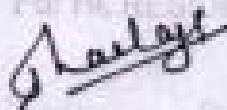
  
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of said residential/Commercial Complex on the said land on the terms and conditions hereinafter appearing.

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

1. That it is further agreed between the owners and Developer that in lieu of the Developer agreeing to develop the said land for residential / commercial purposes and agreeing to obtain the licenses at its own cost and expenses and in consideration of the deposit to be made by the Developer to the owners, the parties hereto have agreed to share the entire Developed /built up area in the said project in the following manner.
2. That the subject matter of this Deed of Collaboration between the owners and the developer is the said land measuring **17 KANAL 0 MARLA** or thereabout for utilizing the same for Development of plotted residential colony which fall in revenue estate of village **NUNA MAJRA** Tehsil Bahadurgarh, District **JHAJJAR** in State of Haryana.
3. That the owners assures and declares that he/she/ta/are the absolute owners of the said land and is/are entitled to execute collaboration with the developer for the said land. This area (Proposed for collaboration) is free from acquisition. It shall be the sole responsibility of the collaborators to get the land partitioned from the co sharers/co-owners of the khewat. In case the process of partitioning gets delayed by more than one year from the date of this collaboration agreement, intentionally or unintentionally, then the collaborators shall be liable to pay damages to the developer. The extent of the damages to be paid by the landowners to the developer shall be ascertained by the sole arbitrator, who shall be appointed by the developer.
4. That all the rates, cesses and taxes due and payable in respect of the said land up to the handing over of the actual physical possession of the said land to the developer shall be the exclusive liability of the owners.
5. That the owners has declared and represented to the developer that there are no religious or family disputes or any other encumbrance of any kind whatsoever relating to the said land and the said Land is free from all encumbrances, mortgages, charges, gifts, liens, hypothecations, attachments, liabilities, tenancy, un-authorized occupations, claims and litigations and acquisition and the owners shall keep the title of the said land absolutely free and saleable till the duration and full implementation of this agreement in all respects. The developer has entered into this agreement relying upon these declaration and representations/undertakings of the owners.
6. That in case the said property or any part thereof comprised in and subject matter of this agreement declared to be belonging to the owners, is lost on account of any defect in the owners' title or any litigation started by any one claiming through the owners or any one claiming title paramount to the owners or on account of any cause or cause whatsoever including relating to any outstanding(s), claim(s)/taxes (s) etc. on the owners, the owners shall be liable for the damages, losses, costs and expenses sustained by the developer and / or intending buyers of whole or part of the build / un-built areas of the developer share. The owners expressly agree to keep the developer and the intending buyers of whole or part of the developer's share of the built/un-built 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 legal case or cases whatsoever.

For HL RESIDENCY



For Owners

HL Residency Pvt. Ltd.

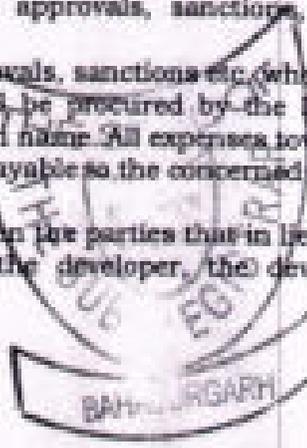


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7. That if there be any claim, demand, litigation of any nature whatsoever against the owners, then it is a condition of this agreement that the work of development and / or any other matter incidental to this agreement shall not, at any time or after 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 owners' share of the area of project and or proceeds thereof. The owners further undertake that this agreement is irrevocable. Also that if the landowners fail to honor this agreement in any way, the Developer shall be fully entitled to get this agreement executed through the court of law.
8. That the owners shall execute General Power of Attorney (GPA) and 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, required for development of the said land and to raise constructions thereon as agreed hereto. However, in the event, any other/further document in respect of said land is required the owners have to sign the same to enable to Developer to obtain the necessary license/permission and complete the development of the colony on the said land. The Owners shall sign the same without raising any objections in any manner whatsoever and within the stipulated period.
9. That the owners further undertake that he/she/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. and shall not create any obstruction or impediment in the development of the said kind of the 'Development'.
10. That the owners shall furnish documentary proof of their title of the said land as and when required by the Developer and / or the concerned authorities as may be required from time to time.
11. That the owners will assist the developer to defend and otherwise respect to any proceeding that may be initiated by any person in regard to the any portion of the said land which may be instituted at any time hereafter before any court or other authority.
12. That owners has hand over the actual physical possession of the said land to the developer for purpose of developing the said land for residential plotted Colony, agreed to be developed, with the immediate effect from the date of signing of this collaboration agreement, to enable the developer to discharge its part of obligation.
13. It is however agreed by the Developer that the developer shall develop, construct and complete the total development and construction of the aforementioned land at its own cost and expense after procuring requisite licenses, permissions, approvals, sanctions, whenever required from the concerned authorities.
14. That all licenses, approvals, sanctions etc. wherever required for development on the said land shall be procured by the Developer at its own cost and expenses and in its own name. All expenses towards scrutiny fee, License Fee, Conversion Charges, payable to the concerned authorities shall be paid by the Developer only.
15. That it is agreed between the parties that in lieu of the owners providing their land free of cost to the developer, the developer shall deliver/transfer/

For HL RESIDENCY

*Shalaja*



HL Residency Pvt. Ltd.

*[Signature]*

Auth. Sign.

handover the possession free of cost to the owners, of the owner's fully developed share in the fully developed land free of cost within 36 months from the date of letter of intent given by the Government of Haryana.

16. That it is Further agreed between owner and Developer that the Developer at it's sole discretion may apply for obtaining License for the whole or any/some part/portion of total land/acres owned by owner and mentioned in this agreement. And/or Developer may transfer/alienate remaining portion of the said land in favor of any other party/parties for any purpose.
17. That the agreement shall be Irrevocable and no modification/alteration etc. in the terms and conditions of such agreement can be undertaken, except after obtaining prior approval of DGTCP Haryana.
18. That the developer H L Residency Private Limited shall be responsible for the compliance of all terms and conditions of license/provisions of Act of 1976 till the grant of final completion certificate of the colony or relieved of the responsibility by the Director General, Town And Country Planning, Haryana, whichever is earlier.
19. That collaboration agreement executed between the parties shall be remain in force in future and shall be applicable for Plotted, Affordable Group Housing Scheme and/or Affordable Plotted Colony under Deen Dayal Jan Awas Yojna and any/or all of the policies/licenses launched by State Govt as the case may be.

#### **OWNERS ALLOCATION**

- (a) That the owner i.e. M/s HL Residency Proprietorship Firm shall be entitled to get fully developed residential plots equal to 1500 sq. yards for each acre of land for which this Development-cum-Collaboration agreement is being executed. In total owner i.e. M/s HL Residency Proprietorship Firm shall get 3187.5 sq. yards of fully developed land against total land of 17 KANAL 0 MARLA owned by owner i.e. M/s HL Residency Proprietorship Firm it is made clear that Residential plots coming in owner's Allocation may be given by Developer out of the plots developed on the land owned by Owner or may be given out of plots developed on some adjoining area owned by Developer. This area of 3187.5 sq. Yards Shall be divided into number of plots of different sizes as per choice of Developer.
- (b) That it will be choice of Owner, whether Owner Firm wants to market plots allocated to it through Developer or Owner Firm itself wants to market it's allocation area.
- (c) That an amount of Rs. 1,00,000/- (Rupees One Lakh only) through A/c Payee Cheque No. 151473 dtd. 16.11.2022 drawn at SBI, IC Branch, Bahadurgarh (Haryana) has been paid by the developer to the landowner at the time of signing of this collaboration cum development agreement.
- (d) That sale and marketing of the developed area shall be conducted by the Developer on the terms and rates fixed by the Developer. All marketing expenses pertaining commissions to agents/brokers, brochures, advertisements etc. shall be borne by the developer, for which separate General Power of Attorney shall be executed by the Owner in favor of Developer.
- (e) That it is made clear that Developer may add whole or any portion of Owner's land into some existing License area being developed by Developer or into extension of School being run by any Trust/Society or by any individual person or into any other establishment or unit. It has been further made clear that decision of Developer regarding use and development of owner's land shall be final and completely binding upon owner i.e. M/s HL Residency Proprietorship Firm

For HL RESIDENCY



HL Residency Pvt. Ltd.



Auth. Sign.

### **DEVELOPER'S ALLOCATION**

That the DEVELOPER shall be entitled and become owner of the owners complete land measuring 17 KANAL 0 MARLA after transfer/delivery/handover of owner's allocation i.e. 1500 sq. yards each acre of land for which this Development-cum-Collaboration agreement is being executed. The entire saleable plotted area and common facilities and amenities shall vest in the developer in consideration of mentioned owner's allocation and towards developing the entire land into a residential/commercial Complex /Township over the said land.

It has been agreed by the owner i.e. M/s HL Residency Proprietorship Firm that after transferring of 3187.5 sq. yards of Residential plots in favour of Owner Firm, it shall execute Regd. Exchange Deed in favour of Developer firm and developer firm may transfer whole or any part/portion of owner's land in favour of any third party.

After transfer of agreed amount and agreed residential plots to the owner, the whole Developed Area/said land shall go and will be owned and retained by the developer in lieu of consideration amount and agreed residential plots and towards development of the said land and the developer shall become exclusive owners of the said land and only developer shall have the right to develop the said land for other purposes other than residential such as Commercial etc.

The Common Areas of the project such as Roads, services, community sites and other structures will be owned/ controlled by the Developer.

Developer on the basis of GPA shall be entitled to book the plots and or enter into agreement to sell with third parties shall execute deeds of conveyances of such saleable area and various units of the said project in such part or parts as shall be required. Further developer shall join and confirm such sale by executing all and every transfer document/deed in favor of the Transferees. The costs of such conveyances including stamp duty and registration expenses and all other legal expenses shall be borne and paid by the Transferees. Owners shall execute further GPA in Developer's or its nominee's favor such that developer shall be fully entitled to sell its share of the unsold area and receive consideration directly in its name. Owners however at all times shall co-operate for such purpose and shall execute any further documents to effectively and legally transfer and convey developer's unsold area in third party favor, without being entitled to any further money or consideration for that matter.

1. At the time of signing the agreement an amount of Rs. 1,00,000/- (Rupees One Lakh only) through A/c Payee Cheque No. 151473 dtd. 16.11.2022 drawn at SBI, IC Branch, Bahadurgarh (Haryana) has been paid by the developer to the landowner at the time of signing of this collaboration cum development agreement.
2. Developer at its absolute discretion shall demolish all structure "Kacha" or "Pucca" existing on the said land before the Developer applies for requisite approvals and sanctions.
3. That the developer shall commence and complete the development of the said residential/Commercial Complex by providing the entire finance, equipment, inputs material infrastructure and expertise necessary to develop the residential / Group Housing /Commercial Complex in accordance with the sanctioned plans and any modifications thereof as may become necessary or agreed to during the progress of the work.
4. That Developer is fully empowered and entitled to assign agreement in favor of any Third party for development of said land or to transfer/alienate/sell whole

For HL RESIDENCY

*Charanjeet*

HL Residency Pvt. Ltd.

*[Signature]*

Auth. Sign.

- or any portion of said land to Third party at its absolute discretion without any recourse to the owners and owners shall have no objection for such assignment. In each and every case owner shall be only entitled to allocated area.
5. That the developer shall pay and bear all taxes, cesses and levies payable for the said land and building from the date of the commencement of development.
  6. The developer alone shall be responsible for any accident that may occur during the course of development and it alone 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, labor, employee, neighbor or any other person shall be borne by the developer and owners shall be absolved of and indemnified by the developer of any financial or other liability in this regard.
  7. The owners shall not interfere with or obstruct in any manner with the execution and completion of the work of development of the said residential /Group Housing / commercial project or booking and sale of developer's share of developed, built or un - built areas of the Project.
  8. It is agreed between the parties that the possession of the said land once delivered/handed over to the developer for the purpose of the aforementioned project shall not be disturbed nor any interference caused by the owners till the project is complete. It is clarified that the ownership in the said land shall continue to vest exclusively with the owners and developer shall not be entitled to claim any right, title or interest in the said portion of the said land or any part thereof before successful completion of the project as provided herein after which the ownership in the property shall be of both the parties as per their respective shares.
  9. The developer and the owners shall be entitled to retain or let out or sell the area of its share to any party either in whole or in parts. The developer shall be entitled to enter into any agreement to sell / lease / rent or to dispose of its share in any manner, to receive the payments and to execute the necessary documents in favor of such purchaser. The owners shall also join hands in executing the documents in favor of such purchaser and shall also do all other acts, deeds and things which may be required to be done in order to confer legal and perfect title in favor of such purchaser all receipt shall be issued for and on behalf of the owners and developer conclusively thereby binding both the parties for the transaction.
  10. The owners shall execute General Power of Attorney in favor of the developer and / or its agents, nominee of the developer to enable the developer to obtain necessary sanctions, permissions, approvals, connections, raw materials etc. and also to enable the developer to discharge its part of obligation under this Collaboration agreement and to let/sell area of its share.
  11. The owners and the developer shall be bound to comply with all the terms and conditions of Licenses and agreement with Town & Country Planning Department, Government of Haryana in respect of the project sought to be developed, which have been duly seen and examined by developer.
  12. 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 said 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.
  13. It is an integral and essential term of this agreement that the said residential /

For H. Residency  
*Shalaji*

H. Residency Pvt. Ltd.

*[Signature]*  
Auth. Sign.

commercial complex shall be named as decided by the developer without any objection whatsoever from the owners.

14. That the parties hereto understand that present arrangement shall not be deemed or construed as partnership or joint venture. The collaboration is pure and simple agreement for development and sharing of the developed areas by and between the parties as mentioned hereinabove.

15. That the agreement may be changed, altered, amended, modified, superseded, amended, with the mutual consent of the parties hereto and in such an event the subsequent collaboration agreement shall prevail over this agreement.

16. That all original documents in respect of the said land shall be kept with Developer and this Collaboration Agreement is irrevocable by the parties.

**OBLIGATION OF THE OWNER:**

It is agreed by and between the parties that the Owners 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 execution 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 Building Plans, Revised / Modified Plans, Service Plans 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 of 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.
- 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 owners 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.
- F. To execute and sign Power of Attorney in favor 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.
- G. To execute and sign Power of Attorney in favor of the Developer and/or its agents to enable the Developer to sign Agreement for sale / Agreement for Lease in favor of Prospective buyers / tenants / Licensees.
- H. To execute and sign all necessary documents of transfer of the developed area//plot/built up units including sale deed or Lease Deed in favor of Prospective buyers / tenants / Licensees for transfer of title of the developed area/plot/built up Units of the developers share upon completion of the Project.
- I. 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 Owners or Developer with regard to development, construction and marketing of the project.

SHARAD

M. Residency Pvt. Ltd.



Auth. Sign.

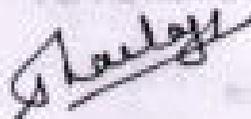
- J. Not to enter into any agreement or arrangement for the development of the said land except with the Developers or its nominee/s.
- K. In case of any amount/fees deposited with the Government/any other authority is refunded to the OWNERS, the same will be returned by the OWNERS to the DEVELOPER within 30 days of the receipt of the same and in the event of any delay beyond this period, the OWNERS will pay interest @12% p.a. on the amount thus received for such delayed period.

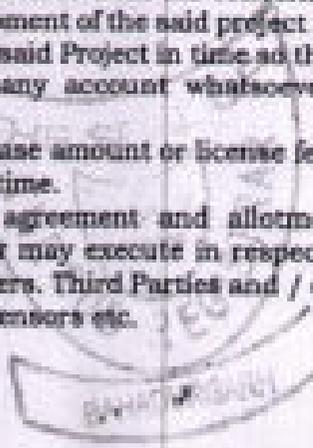
**OBLIGATIONS OF THE DEVELOPER:**

It is agreed by and between the parties hereto that the following shall be the obligations and responsibility of the Developer, which shall be performed by it at its own cost and expenses:

- A. Survey of the said land, preparation of the layout and building plans and development schemes independently for the said land, to submit the same to the appropriate authorities with the approval of Owners for grant of approval and sanction, to fulfill the objects of this agreement.
- B. To prepare detailed development plans and estimates and to assign and execute the work and supervise the same so as to carry out and provide all services of development.
- C. To develop the said Land to carry out and manage the constructions for a Residential and/ or Commercial purpose as per the building plans and other approvals as may be issued by the concerned authorities.
- D. To complete the said project in all respect including but not limiting to the completion of construction of floors space carrying out internal development by laying roads, sewage lines, overhead and, underground water storage tanks electrical and telephone lines etc.
- E. To market the said project in terms of this Agreement.
- F. To enter into contracts, agreement or arrangements with any person for the construction or development of the said project at its own cost.
- G. To discharge, pay and deal with all employees may be workmen, officials or otherwise who are engaged or working with the said project directly or indirectly, at the site or otherwise who shall be the employees / officials / staff of the Developer exclusively. All their wages or other dues statutory or contractual shall be payable exclusively by the Developer.
- H. Timely completion of formalities for obtaining the requisite permissions, sanctions and approvals and follow - up with the various authorities during and post construction period with regard to the building and building services from the concerned authorities.
- I. Timely completion of all formalities pertaining to application and obtaining of completion / occupancy certificates from the concerned authorities.
- J. To bring in finance for development of the said project in terms of this agreement as and when required for the said Project in time so that the development of the project is not hindered on any account whatsoever particularly for non - availability of finances.
- K. To determine the sale price lease amount or license fees of the built-up units of the said project from time to time.
- L. To abide by all contracts, agreement and allotment on such terms and conditions that the Developer may execute in respect of the said project with any of the contractors, suppliers, Third Parties and / or Prospective purchasers / allottees / transferees / Licensees etc.

For HL RESIDENC





HL Residency Pvt. Ltd.



Auth. Sign.

- Note:**
1. That in the event of the dispute or deference between the parties relating to this agreement or any part thereof, the same shall be referred to the Bahadurgarh court and the Bahadurgarh Court alone shall have the jurisdiction for adjudication of disputes, if any, between the parties.
  2. That the developer **H L Residency Private Limited** Shall be responsible for compliance of all terms & conditions of licence/provisions of Act of 1975 and rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the Director General, Town and Country Planning, Haryana whichever is earlier.
  3. That the Agreement shall be irrevocable and no modification / alteration etc. in the term and conditions of such agreement can be undertaken, except after obtaining prior approval of DG, TCP Haryana.

**SCHEDULE OF LAND**

Land measuring 17 KANAL 0 MARLA Comprised in Khewat No. 58//54 Khatoni No. 62 Rectangle No. 45 Killa No. 5/2/1 Min East(1-10), 6/1 Min East(1-18), 15/1/1 Min East(0-03), 15/2/1 Min East (1-14) Kitta 4 Land measuring 5 Kanal 05 Malre and Khewat No. 3//1min Khatoni No. 3 Rectangle No. 45 Killa No. 25/2 Min East(2-03) Kitta 1 Land measuring 2 Kanal 03 Malre and Khewat No. 174//166 Khatoni No. 178 Rectangle No. 45 Killa No. 16/1/1 Min East(2-0) Kitta 1 Land measuring 2 Kanal 0 Malre and Khewat No. 4//1min Khatoni No. 4 Rectangle No. 44 Killa No. 19/1 (07-12) Kitta 1 Land measuring 7 Kanal 12 Malre total Rakba of all Four Khewats 17 KANAL 0 MARLA vide Mutation No. 5565, 5629, 5637 & Farad Jamabandi of Village Nuna Majra for the year of 2019-20 SITUATED IN THE REVENUE ESTATE OF VILLAGE NUNA MAJRA Tehsil Bahadurgarh, Distt, JHAJJAR.

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 :-

SIGNED AND DELIVERED BY OWNER  
M/s HL Residency Proprietorship

SIGNED AND DELIVERED BY DEVELOPER  
H L Residency Private Limited

For HL RESIDENCY  
*Shailaja*

HL Residency Pvt. Ltd.

Through Mrs. Shailaja (Proprietor)  
Aadhar 691399373768

Through Auth. Signatory Naveen Kumar  
Auth. Sign

Witness No. 1

*10/03/2021*  
Witness Numbered  
Nunamajra

Witness No. 2

*Sonu Sx. Ravela*  
UPA - Nuna Majra  
Bahadurgarh  
Drafted By  
*Rakesh*

Ravinder Kaushik, Advocate  
Civil Court, Bahadurgarh  
Distt. Jhajjar 151001

Reg. No. Reg. Year Book No.

6153 2022-2023 1



पेशकर्ता



दरबंददार



गवाह

उपसंयुक्त पंजीयन अधिकारी

*Shailaja*

पेशकर्ता :- MS HL RESIDENCY PROP THROUGH SHAILAJA

HL Residency Pvt, Ltd.

दरबंददार :- HL RESIDENCY PVT LTD THROUGH NAVEEN KUMAR

गवाह 1 :- विरन्द नम्बरदार *10/2022*

गवाह 2 :- सोनु *Sonu*

Auth. Sign.

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6153 आज दिनांक 16-11-2022 को बही नं-1 जिल्द नं 8 के पृष्ठ नं 128.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 309 के पृष्ठ संख्या 74 से 76 पर बिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाही ने अपने हस्ताक्षरनिष्ठान अंगूठा भीरे सामने किये है।

दिनांक 16-11-2022

उपसंयुक्त पंजीयन अधिकारी (बहादुरगढ़)



Indian-Non Judicial Stamp Haryana Government		Date : 03/12/2022
Certificate No. JOC2022L55		Stamp Duty Paid : ₹ 1000
QPN No. 95305538		Penalty : ₹ 0
<b>Seller / First Party Detail</b>		
Name: HL residency proprietorship		
H.No/Floor : 8	Sector/Ward : 37	LandMark : HL city
City/Village : Bahadurgarh	District : Jhajjar	State : Haryana
Phone : 92****94		
<b>Buyer / Second Party Detail</b>		
Name : HL Residency Pvt Ltd		
H.No/Floor : B12	Sector/Ward : 3	LandMark : Vishrantika apartment plot 5a
City/Village : Dwarka	District : South west	State : New delhi
Phone : 94****79		
Purpose : General power of attorney		

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

### GENERAL POWER OF ATTORNEY

TO ALL TO WHOM these presents shall come, **THIS GENERAL POWER OF ATTORNEY** (hereinafter referred to as the "GPA") is executed on the 5<sup>th</sup> DAY OF December 2022 at Bahadurgarh, Distt: Jhajjar (Hr.).

**By & Between**

**M/s HL Residency** (Proprietorship firm) having its office at 8, Commercial complex, HL City, Sector-37, Rohtak-Delhi Bypass, Bahadurgarh, Distt. Jhajjar (Hr.) through its Proprietor **MRS. SHAILAJA W/O SH. RAKESH JOON R/O H. NO. 2, HL CITY, SECTOR-37, BAHADURGARH, TEHSIL BAHADURGARH DISTT. JHAJJAR (HR.)** hereinafter referred to as the "Land Owner/GPA Executor/Executant", which expression shall, unless repugnant to the context thereof, be deemed to include its successors and permitted assigns.

And SA. SAVITA DALAL

**H L Residency Private Limited**, a Company incorporated under the Companies Act, 1956 having its Registered Office at B-12, Vishrantika Apartment, Plot No. 5A, Sector-3, Dwarka, Delhi-110075 acting today through its Authorized Signatory **Mrs. Savita Dalal** vide resolution dated 11 November 2022; hereinafter referred to as the "Attorney" which expressions shall unless excluded by or repugnant to the context or meaning thereof be deemed to include it's subsiding companies, associates, representatives, successors, liquidators, permitted nominees and assigns of the Second Part.

#### WHEREAS:

The "Land Owner/SPA Executor" has acquired/purchased land admeasuring 184 Kanal 19 Marla comprised in Khewat No. 31/1 in P. Khatoon

For HL RESIDENCY

*Shailaja*

*Savita Dalal*

पत्र संख्या नं:126

दिनांक:05-12-2022

**डीड संबंधी विवरण**

डीड का नाम : GPA  
तहसील/सब-तहसील : बहादुरगढ़  
गांव/शहर : नूना माजरा

**धन संबंधी विवरण**

राशि 1 रुपये  
स्टाम्प नं : ROC2022L55  
रजिस्ट्रेशन फीस की राशि 100 रुपये  
Drafted By: रविन्द्र बंसिब

स्टाम्प इव्यूटी की राशि 1000 रुपये  
स्टाम्प की राशि 1000 रुपये  
EChallan:96898773  
परिचय शुल्क 3 रुपये  
Service Charge:200

यह पत्र संख्या आज दिनांक 05-12-2022 दिन सोमवार समय 2:28:00 PM बजे श्रीश्रीमती कुमारी  
HL RESIDENCY PVT LTD THROUGH SAILAJA निवास DELHI द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

For HL RESIDENCY

*Sailaja*  
Proprietor

*[Signature]*  
उपस्थित पंजीयन अधिकारी ( बहादुरगढ़ )

इस्तफा प्रस्तुतकर्ता  
HL RESIDENCY PVT LTD THROUGH SAILAJA

उपरोक्त पत्रकर्ता व श्रीश्रीमती कुमारी HL RESIDENCY PVT LTD THROUGH SAVITA DALAL द्वारा है। प्रस्तुत  
पत्र संख्या के तपशील को दोनों पक्षों  
ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्रीश्रीमती कुमारी विवेक नम्बरदार पिला — निवासी नूना  
माजरा व श्रीश्रीमती कुमारी जसवीन पिला सतबीर  
निवासी जसोरा में की।  
पत्र संख्या नं:1 को इन नम्बरदार /अधिकारता के रूप में जमाते हैं तथा यह पत्र संख्या नं:2 की पहचान करता है।

*[Signature]*

उपस्थित पंजीयन अधिकारी ( बहादुरगढ़ )

दिनांक 05-12-2022

No:- 3 Rect No.45 Kill No. 25/2(7-0) , Rect No 68 Kill No. 5/3/(0-2) KITTE 02 Land 7 Kanal 02 marla & Khewat No 338//314 Khatoni No:- 345 RECT NO. 90 Kill No. 9/2(2-19), 10/1(4-1), 11/2(4-8), 12(8-0), 19(8-0), 21/2(1-7), 22(7-13), 91 // 2(1-0) KITTE 08 TOTAL LAND 37 KANAL 08 MARLE OF 23/45 SHARE OF 19 KANAL 2.3 MARLE & Khewat No 324//302 Khatoni No:- 331 RECT NO 90 Kill No. 20(7-18) 21/1 (0-17) KITTE 2 LAND 8 KANAL 15 MARLE OF 23/45 SHARE OF 4 KANAL 9.4 MARLE & Khewat No 329//307 Khatoni No:- 336 RECT NO 90 Kill No. 17/1 (2-9) 18/1 (7-4) KITTE 2 LAND 9 KANAL 13 MARLE OF 271/335 SHARE OF 7 KANAL 16.1 MARLE & Khewat No 24//21 Khatoni No:- 26 RECT. NO 73 KILLA NO 10(8-0), 74// 6 (8-0), 7 (8-0), 14/1 (7-0) KITTE 4 LAND 31 KANAL 0 MARLE IS 243/620 SHARE OF 12 KANAL 3 MARLE & Khewat No 88//83 min Khatoni No:- 92 Rect No.73 Kill No.13(8-0), 14(8-0), 17/1(6-0), KITTE 3 LAND 22 KANAL 0 MARLE OF 22/45 SHARE OF 10 KANAL 15 MARLE & Khewat No 165//158 Khatoni No:- 169 RECT NO:-73 Kill No.11(8-0), 74// 14/2(1-0), 15(8-0), KITTE 3 LAND 17 KANAL 0 MARLE OF 5/6 SHARE OF 14 KANAL 3.3 MARLE & Khewat No 311//290 Khatoni No:- 318 RECT NO:- 73 Kill No.16/2(0-9), 17/2(2-0), 24(8-0), 25(8-0), 89// 4/1(5-13), KITTE 5 LAND 24 KANAL 2 MARLE & Khewat No 327//305 Khatoni No:- 334 RECT NO:- 90 Kill No.17/2(0-1), 18/2(0-16), 23(6-18), RECT NO:- 91 Kill No.3/1(1-19), KITTE 4 LAND 9 KANAL 14 MARLE OF 17/20 SHARE OF 8 KANAL 4.9 MARLE & Khewat No 389//359 min Khatoni No:- 397 RECT NO:-89 Kill No.6(7-7), 7(7-7), 15(7-11), 16(6-4), 28(0-9), 90// 10/2(3-6), 11/1(3-12) KITTE 7 LAND 35 KANAL 16 MARLE OF 173/358 SHARE OF 17 KANAL 6 MARLE & Khewat No 394//363 Khatoni No:- 402 RECT NO:-89 Kill No.4/2(1-18), 5(7-11), KITTE 2 LAND 9 KANAL 9 MARLE & Khewat No 58//54 Khatoni No:- 62 RECT NO:- 41 Kill No. 24/3(0-3), 45//4/2(6-14), 5/2/1(5-11), 6/1(6-15), 7(7-12) 14(7-17), 15/1/1(0-12), 15/2/1(6-0), 26(0-9), 27(0-2) KITTE 10 LAND 41 KANAL 15 MARLE & Khewat No 203//192 Khatoni No:- 208 RECT NO:- 45 Kill No. 28(0-9), KITTE 1 LAND 0 KANAL 9 MARLE & Khewat No 174//166 Khatoni No:- 178 RECT NO:- 45 Kill No. 16/1/1(6-4), 16/2(1-4) KITTE 2 LAND 7 KANAL 8 MARLE & Khewat No 21//18 Khatoni No:- 21 RECT NO:- 45 Kill No. 31(0-9), 49// 26(0-9) KITTE 2 LAND 0 KANAL 18 MARLE OF 7/24 SHARE OF 0 KANAL 5.2 MARLE & Khewat No 55 //51 Khatoni No:- 59 RECT NO:- 41 Kill No. 25/2/2(1-16), 45// 5/1(2-0) KITTE 2 LAND 3 KANAL 16 MARLE OF 10/89 SHARE OF 0 KANAL 8.5 MARLE ALL Khewat total land 184 KANAL 19 MARLE vide mutation no. 5535, 5536, 5537, 5538, 5545, 5551, 5552, 5565, 5629, 5630, 5637, 5682, 5699 in the revenue estate of Village nuna majra, Tehsil Bahadurgarh , Distt. Jhajjar and also owner of the land comprised in Khewat No. 160 Rect. No. 37 Killa No. 24/2 (3-0), 25/1(3-12) Rect. No. 39 Killa No. 5/1(0-18) kitte 3 Total Rakba 7 Kanal 10 Marle to the extent of 129/472 share which comes to 2 Kanal 0 Marle 8 sarsai and Khewat No. 383 Rect. No. 39 Killa No. 4/1 (7-06), 7/1(0-12) kitte 2 Total Rakba 7 Kanal 18 Marle to the extent of 129/472 share which comes to 2 Kanal 3 Marle 1 sarsai and Khewat No. 386 Rect. No. 39 Killa No. 5/3/1(2-10), 6/1/2(1-2) kitte 2 Total Rakba 3 Kanal 12 Marle to the extent of 129/472 share which comes to 0 Kanal 19 Marle 6 sarsai and Khewat No. 3 Khata No. 13 Rect. No. 37 Killa No. 24/1/1(3-12), 3/1(1-0) kitte 2 Total Rakba 4 Kanal 12 Marle to the extent of 129/472 share which comes to 1 Kanal 5 Marle 1 sarsai total Rakba of all 4 khewat comes to 06 Kanal 08 Marle 07 sarsai vide mutation no. 4676 situated in Village Baraktabad Tehsil Bahadurgarh Distt. Jhajjar with intention to develop residential group housing and Plotted colony over acquired/ purchased land. Hereinafter referred to as the 'Said Land'

1. That "Land Owner/SPA Executor" after purchase of abovementioned land had applied and obtained license bearing no. LICENCE NO.75 OF 2019 DATED 23/7/19 & LICENCE NO.31 OF 2021 DATED 30/06/2021 from the Director General Town & Country Planning, Haryana, Chandigarh

*Shalays*

*Signature*  
Auth. Signatory

("DGTCF") for the development of an affordable group housing project named as " **HL RESIDENCY AFFORDABLE GROUP HOUSING COLONY** situated at HL City, Sector-37, Bahadurgarh-124507, hereinafter referred to as the "**AGH Colony**" under the Affordable Housing Policy 2013, issued by the Government of Haryana, vide Town and Country Planning Department's Notification dated 19 August 2013 as amended up-to-date (hereinafter referred to as the "**Policy**") on the said Project Land and "Land Owner/SPA Executor" after purchase of land had applied and obtained license No. 69 of 2021 for **AFFORDABLE PLOTTED COLONY NAMEDLY "HL CITY GOLD"** over an area of 9.6861 acres as mentioned above.

2. **AND WHEREAS** the "Land Owner/SPA Executor" after purchase of abovementioned land had applied and obtained license bearing no. license No. 72 of 2022 and license No. 69 of 2021
3. **AND WHEREAS** the "Land Owner/SPA Executor" has got building plans approved for the AGH Colony vide Memo No. **ZP-1341-II/JD(RD)/2021/30485 Dated 01.12.2021** in respect of **HL RESIDENCY AFFORDABLE GROUP HOUSING COLONY** and has got Layout plans approved for the **AFFORDABLE PLOTTED COLONY NAMEDLY "HL CITY GOLD"** vide Drawing No. **7910 Dated 20.09.2021**
4. **AND WHEREAS** the "Land Owner/SPA Executor" has applied and obtained registration certificate bearing No **HRERA-PKL-JJR-266-2022 Dated: 07/01/2022** in respect of **LICENCE NO.75 OF 2019 DATED 23/7/19 & LICENCE NO.31 OF 2021 DATED 30.06.2021** for the proposed AGH Colony and has applied and obtained registration certificate bearing No **HRERA-PKL-JJR-267-2021 Dated: 06/10/2021** in respect of **LICENCE NO.69 OF 2021 DATED 17/9/21** for the proposed affordable plotted Colony under the provisions of the HRERA rules with the Haryana Real Estate Regulatory Authority at Panchkula.

**NOW ALL KNOW, I AND THESE PRESENT WITNESSES THAT I, M/s HL Residency (Proprietorship firm) Proprietor MRS. SHAILAJA W/O SH. RAKESH JOON SON OF SH. SUNDER LAL, R/O PLOT NO 2, 'HL CITY' SECTOR-37, BAHADURGARH, TEHSIL BAHADURGARH DISTT. JHAJJAR, the Land Owner/GPA Executor/Executant, do hereby irrevocably nominate, constitute, appoint and authorize H L Residency Private Limited, a Company incorporated under the Companies Act, 1956 having its Registered Office at B-12, Vishrantika Apartment, Plot No. 5A, Sector-3, Dwarka, Delhi-110075 (hereinafter called the "Attorney") as my true and lawful Attorney with full power and authority to do and execute all acts, deeds, and things as mentioned below, from the date hereof, to be my true and lawful attorney for me/us in name of M/s HL Residency (Proprietorship firm) Proprietor MRS. SHAILAJA and in name of MRS. SHAILAJA W/O SH. RAKESH JOON to do, execute and perform, at its sole discretion, all or any of the following instruments, acts, deeds, matters and things, in relation to the Said Land, that is to say:**

1. To manage, control, supervise the Said Affordable Group Housing Project named HL Residency Affordable Group Housing Colony, Situated at HL City, Sector-37, Bahadurgarh, Distt. Jhajjar in all respects and to represent M/s HL Residency (Proprietorship firm) before any or all of concerned authorities, departments, offices in this behalf.
2. To apply for any permissions, modification revision/addition, NOC in respect of **LICENCE NO.75 OF 2019 DATED 23/7/19 & LICENCE NO.31 OF 2021 DATED 30.06.2021** for development of **Affordable Group Housing**

*Shailaja*

*[Signature]*  
Auth. Signatory

Housing Colony under Affordable Housing Policy, 2013 (As amended from time to time) and license No. 72 of 2022 for Development of AFFORDABLE PLOTTED COLONY under DDJAY of Haryana Govt. and license No. 69 of 2021 for AFFORDABLE PLOTTED COLONY NAMEDLY "HIL CITY GOLD" over an area of 9.6861 acres as mentioned above by Director General Town & Country Planning, Haryana.

3. To apply for issuance of license for Development of AFFORDABLE PLOTTED COLONY under DDJAY or under any scheme of Haryana Govt. over whole or any portion of the land mentioned above.
4. To apply for issuance of additional license by making addition of any portion of abovementioned land in the any of abovementioned existing license/s.
5. To apply to the Director General of Town & Country Planning ("DGTCP"), Haryana, HUDA for obtaining any approval, permission, NOC on the Said Land or any land purchased in future either by GPA Executor or in the part or in conjunction with other lands as may be required, to present the Development Agreement and other relevant documents before the Concerned Sub-registrar throughout Haryana & out of Haryana and get the same registered, to sign Form LC-1, Deed of Undertaking, Schedule of land, all forms, applications, agreements, to prepare, sign and submit the layout plans, Shajra Plan Scheme etc. or to give Undertaking(s), Affidavit(s), Statement(s), Indemnity Bond(s), Bank Guarantee(s) etc. with regard to EDC, IDC, community sites, to pay scrutiny fee, license fee, service charges, conversion fees, etc. and to fulfill the other requirements or directions as may be desired by the Department in this regard.
6. To apply to the DGTCP, Haryana and HUDA for cancellation/ withdrawal/renewal of Form LC-1, Deed of Undertaking, all forms, applications, agreements, Indemnity Bond(s), Bank Guarantee(s) etc. and apply for refund of EDC, IDC, community sites, earlier paid as scrutiny fee, license fee, service charges, conversion fees, etc. and to fulfill the other requirements or directions as may be desired by the Department in this regard.
7. To receive the LOI along with release of land, if required, license etc. on our behalf and to make, sign and submit any documents, undertaking(s), agreement(s), affidavit(s), statement(s), etc. and to appear before HUDA or Concerned Urban Estates or other Government Authority or Department for getting the Said Land released licensed and for the purpose mentioned above.
8. To appear before DGTCP, HUDA, NHAI or Central Government/State Government/ Union Territory Authority, Department, statutory body or other designated authority as may be required from time to time so as to carry out any of the purposes or powers mentioned in this present and to make, sign and submit any application, reply, affidavit, undertaking, agreement, appeal, compromise, withdrawal, exchange with HUDA

For HL RESERVE  
*[Signature]*

4

*[Signature]*  
Auth. Signatory

DGTCP and partitioned as may be required in connection therewith including the filing appropriate legal proceedings wherever necessary.

9. To represent Land Owner/GPA Executor before Each & Every Govt., Semi-Govt., Private offices including offices of President of India, Governor of Haryana, income tax department, municipal bodies, Central/State Government Offices or any other Government Authorities and to sign, make and/or file any letter, document, representation and Petition/ Suit/Caveat for all Approvals required in connection with the Said Land and for the purpose incidental thereto, including for obtaining Approvals, and make payment of any charges due and to take all necessary steps and to do or cause to be done all such acts, matters and things for the purposes aforesaid;
10. To obtain the permits and quotas of the building materials, to appoint any employees, executives and engage any contractors architects, labour contractors, workmen, electrician, plumbers, engineers and any other person(s) for completion of the construction, addition; alterations; to sign any contracts, appointment letters, representations, and for the purpose furnish any indemnities, guarantees, to deposit securities and obtain discharge thereof including making applications and obtaining any Forms; sewage connection, Completion Certificate and to pay any compounding fee, composition fee, regularization fee, betterment charges on such terms and conditions as our attorney lawfully deem fit and proper.
11. To obtain refund of one or all securities, amounts and other deposits made with the concerned departments in the name of the Developer or in the name of their nominee or in the name of Land Owner/GPA Executor and to give receipt thereof.
12. To mortgage the Said Land, to arrange/raise financial assistance from banks, financial institutions, non-banking financial companies/institutions and such other financier/s for development of the Project and/or for general corporate purpose of the Developer and also to create charge by way of hypothecation of receivables, present and future, accruing or arising out of the Project in favour of such financier(s).
13. To deposit all types of fees, charges, security deposits, demand, dues and taxes with regard to Said Land with any Authority to obtain the receipts, to obtain no objection certificate(s) from the concerned Income Tax Department, to make appeals and contest the same against any demands or assessment etc. and to compromise the same before any Court of Law.
14. To market, negotiate and/or to enter into agreements in relation to the land and or Flats/Units owned by Land Owner/GPA Executor with the prospective purchasers/customers and to sell, lease, license or otherwise commercially exploit the built-up/developed and or Undeveloped areas in whole or in parts to the intending purchasers against adequate sale

*Shalaji*

5

*Shalaji*

Auth. Signatory

considerations, to receive sale considerations in the name of the Attorney and to execute and register all the documents required, on their behalf, as registered owners of the Said Land, for the transfer of the titles in the built-up/developed areas before the competent authorities including the office of sub-registrars of competent jurisdiction.

15. To engage architects, project engineers, projects managers, supervisors, skilled, unskilled labor, contractors, suppliers of various item required for constructions and development of the Project. To generally do all other acts, all types of deeds, matters and things whatsoever as this attorney shall deem fit for and incidental to the exercise of any of the above powers or for and incidental to the proper development of the Said Land or the affairs relative thereto, even if they are not covered by the above clauses to be carried out by the Developer.
16. To Sign and execute Registered and/or Unregistered (Notarized) agreement to sale, conveyance deed/sale deed or all type of property transfer documents in respect of Flats /Units/ Plots and Developed or Undeveloped Land owned by Land Owner/GPA Executer HL Residency (Proprietorship firm) Proprietor MRS. SHAILAJA or owned by MRS. SHAILAJA W/O SH. RAKESH JOON R/O H. NO 2, 'HL CITY' SECTOR-37, BAHADURGARH, TEHSIL BAHADURGARH DISTT. JHAJJAR (HR.), which may be situated in any part of India.
17. To be present in office of Sub-Registrar, Bahadurgarh or in all such office at all such places those are required to attend for smooth functioning on behalf of Land Owner/GPA Executer and to do all acts, deeds and things to give effect to this General Power of Attorney.
18. To Appoint further Special Power of Attorney(s) to Sign and execute Registered and/or Unregistered agreement to sale, conveyance deed/sale deed/ property transfer documents in respect of Flats/Units/Plots situated in HL Residency Affordable Group Housing Colony, Situated at HL City, Sector-37, Bahadurgarh, Distt. Jhajjar and owned by Land Owner/GPA Executer.
19. In the event of suit, application, petition or other proceeding or enquiry whether judicial or quasi-judicial or departmental and whether before any court, tribunal, authority, department, or body, having to be filed or defended in respect of the Said Land or any part thereof against or by the Developer, to do any or all of the following-
  - (i) To do all the acts, deeds any things necessary to be done in connection with the release of the Affordable Group Housing Colony, under the provisions of the Land Acquisition Act including filing a Writ(s)/Suit(s) in any Court including High Court/Supreme Court etc.

*Shailaja*

HL Residency Private Limited

*[Signature]*

- (ii) To engage or appoint a legal practitioner(s) to conduct the same and to sign power(s) attorney/vakalatnama in this behalf;
- (iii) To sign, verify and file any suits, plaint, complaints, written statements, petition, application, affidavit etc. in proper courts of law and offices and to proceed in all the proceedings filed in their name and on their behalf;
- (iv) To appear before the court, tribunal, authority, department or body in the proceedings in connection therewith;
- (v) To produce or summon or receive back any documentary evidence;
- (vi) To make and present before any court, tribunal, authority department or body, any application in connection therewith;
- (vii) To take and file compromise or to refer such suit or claim to arbitration.
- (viii) To deposit and withdraw any money(s)/Compensation in connection with such suit/issue;
- (ix) To file application for execution of a decree or order passed in any suit or proceedings as the case may be and to sign and verify such application;
- (x) To receive any money due to Land Owner/GPA Executor in or under such decree or order and to certify payment to the court or authority;
- (xi) To apply for inspection and to inspect documents and records of any court;
- (xii) To obtain certified copies of documents and papers /record ;
- (xiii) To file application for review and/or revision and/or appeal against any order or judgment passed in such suit, petition, application, inquiry or proceedings or in review or revision thereof or in appeal therefrom as the case may be and to sign, seal and execute all papers and documents and writings and to do and execute all acts, deeds and things as mentioned hereinbefore or as their said attorneys may deem fit in connection with any such application or appeal; and
- (xiv) To compromise, compound or withdraw the cases, to appoint arbitrators, to proceed in arbitration proceedings, to deposit and withdraw the money, to execute decree, to receive and recover the decreed amount, to issue receipt, to take every step necessary for the same.

20. The Attorney shall do all needful in relation to the following till development of the Project:

- i) To represent the owner/Land Owner/GPA Executor before all Government agencies such as Municipal Corporations/ committees, Electricity Department, Telephone Department, Water Department, Sewage Department for the purpose of development of the Project;
- ii) To deal with and correspond with the electricity transmission /distribution companies/corporations/ authorities/ entities and/ or officers thereof for obtaining electric connections, electric power

HL Residency Private Limited

*Shalaja*

*[Signature]*

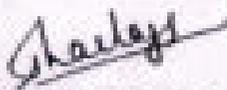
to the Said Land and/or residential Units comprised therein (including making and putting up any sub-station) for and/or in respect of or relating to any building to be constructed and for that purpose to sign, make and/or file all letters, applications, undertakings, indemnities, terms and conditions etc. as may be required;

- iii) To get the water, electric, gas, power, sewer, telephone connections/meters installed or changed including enhancement of load in the Said Land or part thereof and for the purpose to sign and submit any applications, affidavits, undertakings, declarations, indemnity bonds etc., to deposit any securities, obtain discharge, file papers/documents and withdraw the same from/before appropriate authorities and to make representations before the concerned officers/authorities; and
- iv) To pay all municipal and local taxes, rates, charges and other outgoings whatsoever, concerning the Said Land, payable to a Governmental Authority, upon any default by the Land Owner/GPA Executor to make such payment a Governmental Authority for and on account of the Said Land.

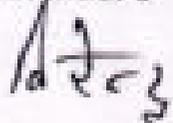
And we do hereby agree that all acts, deeds, matters and things done by the said Attorneys shall be constituted as acts, deeds and things done by the Executants personally as if present and the Executants undertake to ratify and confirm all that the said Attorneys shall do or cause to be done by virtue of the powers hereby granted.

IN WITNESS WHEREOF, THE GENERAL POWER OF ATTORNEY HAS BEEN SIGNED BY ME AT BAHADURGARH ON THIS 3<sup>rd</sup> DAY OF December 2022 IN THE PRESENCE OF THE FOLLOWING WITNESSES WHO HAVE ALSO SIGNED BELOW:-

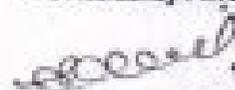
Land Owner/ Executant  
M/s HL Residency (Proprietorship Firm)

  
Mrs. Shailaja (Proprietor)  
691399373758

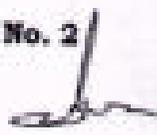
Witness No. 1

  
  
27/11/2022

ATTORNEY  
HL Residency Private Limited

  
HL Residency Pvt. Ltd. Auth. Signatory  
Auth. Signatory Savita Dalal

Witness No. 2

  
Hukum Kumar  
U/o - Talwinder Kaur  
Bahadurgarh Court  
  
Drafted by :-  
Ravinder Kaushik, Advocate  
Civil Court, Bahadurgarh  
Dist. Jhajar, Ph. 83071001

Reg. No.

Reg. Year

Book No.

126

2022-2023

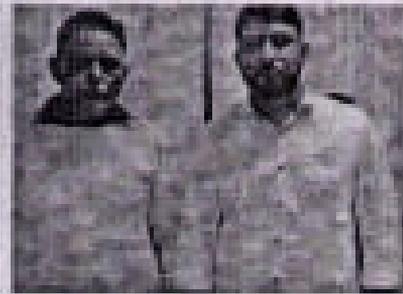
4



बेचकर्ता



साथिकर



बुवाह

Fort HL RESIDENCY

उप/संवृक्त पंजीयन अधिकारी

बेचकर्ता :- HL RESIDENCY PVT LTD THROUGH SAILAJA

साथिकर :- HL RESIDENCY PVT LTD THROUGH SAVITA DALAL

बुवाह 1 :- विरिन्द नम्बरदार

बुवाह 2 :- नवीन

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रवेश क्रमांक 126 आज दिनांक 05-12-2022 को बही नं 4 जिल्द नं 12 के पृष्ठ नं 105.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 16 के पृष्ठ संख्या 4 से 9 पर विपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और बुवाहों ने अपने इस्तेमाल/निदान अंगूठा भी दे सामने किये है।

दिनांक 05-12-2022

उप/संवृक्त पंजीयन अधिकारी (बहादुरगढ )

Indian-Non Judicial Stamp Haryana Government		Date: 05/11/2022
Certificate No. JCE2022K1		Stamp Duty Paid: ₹ 101
GRN No. 96050458		Penalty: ₹ 0
<b>Seller / First Party Detail</b>		
Name: Triveni hotels And resorts Pvt Ltd		
H.No/Floor: W323a	Sector/Ward: Na	Landmark: Near khadi chopal
City/Village: Madpur vilag	District: West	State: Delhi
Phone: 92****94		
<b>Buyer / Second Party Detail</b>		
Name: HI Residency Pvt Ltd		
H.No/Floor: B12	Sector/Ward: 3	Landmark: B12 vishrantika apartment
City/Village: Dwarika	District: South west	State: New delhi
Phone: 94****70		
Purpose: Rectification deed		

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

### DEED OF CORRECTION/RECTIFICATION DEED/COLLABORATION AGREEMENT

Type of Property - Agricultural  
Village: NunaMajra, Bahadurgarh  
Area - 32 Kanal 0 Marla

Transaction Value - Rs. 0/-  
Stamp Duty - Rs. 101/-  
Stamp : JCE2022K1

This Rectification Deed of Development/Collaboration Agreement is made and executed at Bahadurgarh on this 07th November, 2022

By & Between

**Triveni Motels and Resorts Pvt. Ltd.**, a company incorporated under companies act 1956 having its Regd. Office at c/o KRISHAN MURARI VERMA WZ-323A, MADIPUR VILLAGE, NEAR KHADI CHOPAL NEW DELHI DL IN 110063 through its Director Sh. **PAWAN KUMAR** Authorized by resolutions passed by Board of Directors of Company in meeting held on 25.05.2022, hereinafter referred to as the **Owners/Rectifier** (which expression shall which expression unless excluded by or repugnant to the context or meaning thereof be deemed to include the owners and his/her/their legal heirs, successors, representatives, executors and assigns etc. of the First Part:

*Handwritten signature*

प्रलेख नं:6152

दिनांक:16-11-2022

<b>डीड संबंधी विवरण</b>	
डीड का नाम	TARTIMA
तहसील/सब-तहसील	बहादुरगढ़
गांव/शहर	नूना माजरा
<b>घन संबंधी विवरण</b>	
रशि 1 रुपये	स्टाम्प इम्पूटी की रशि 3 रुपये
स्टाम्प नं : K/32022K1	स्टाम्प की रशि 101 रुपये
रजिस्ट्रेशन फीस की रशि 100 रुपये	EChallan:96066063
	एस्टिम शुल्क 3 रुपये
Drafted By: रविन्द कौशिक कबीर	Service Charge-200

यह प्रलेख आज दिनांक 16-11-2022 दिन बुधवार समय 1:58:00 PM को श्रीश्रीमती कुमारी TRIVENI MOTERS AND RESORTS PVT LTD THROUGH PAWAN KUMAR निवाश DELHI द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

*पवन कुमार*

*पवन कुमार*  
हरनाथ प्रस्तुतकर्ता

TRIVENI MOTERS AND RESORTS PVT LTD THROUGH PAWAN KUMAR



उपरोक्त पंजीयन अधिकारी (बहादुरगढ़)

उपरोक्त पंजीयन व श्रीश्रीमती कुमारी MSH RESIDENCY PROPERTY AND RESIDENCY PVT LTD THROUGH SHAILAJA इजिर है। प्रस्तुत प्रलेख के तथ्यों को दोबारा पंजीयन के शुल्क तथा समझकर स्वीकार किया। (दोबारा पंजीयन की प्रकृत्य श्रीश्रीमती कुमारी रविन्द नम्बरदार पित्त — निवासी नूना माजरा व श्रीश्रीमती कुमारी सोनू पित्त रजबीर सिंह निवासी माजरा में की।

हाकी नं:1 को इन नम्बरदार /अधिकृत के रूप में जानते हैं तथा वह हाकी नं:2 की पहचान करता है।

*पवन कुमार*  
उपरोक्त पंजीयन अधिकारी (बहादुरगढ़)

And

**M/s HL RESIDENCY (Proprietorship firm)** UAM NO HR07E0002159 PAN No. BCSPS5048B having its registered office at 8, COMMERCIAL COMPLEX, HL CITY, SECTOR-37, BAHADURGARH, DISTT. JHAJJAR, HARYANA-124507 THROUGH ITS PROPRIETOR MRS. SHAILAJA (Aadhar NO:-6913 9937 3758) W/O RAKESH JOON S/O SUNDER LAL R/O H.NO. 2 HL CITY, SECTOR-37, BAHADURGARH, DISTT. JHAJJAR, hereinafter referred to as the "Rectifier"/Confirming Party (which expression shall which expression unless excluded by or repugnant to the context or meaning thereof be deemed to include the "Rectifier"/Confirming Party and his/her/their legal heirs, successors, representatives, executors and assigns etc. of the Second Part:

And

**H L Residency Private Limited**, a Company incorporated under the Companies Act, 1956 having its Registered Office at B-12, Vishrantika Apartment, Plot No. 5A, Sector-3, Dwarka, Delhi-110075 acting today through its Director Mrs. Shailaja vide resolution dated 11<sup>th</sup> May 2020 passed in the meeting of the Board of Directors of the Company. Hereinafter referred to as "Developer"/Confirming Party (which expression shall which expression unless excluded by or repugnant to the context or meaning thereof be deemed to include the "Developer"/Confirming Party and his/her/their legal heirs, successors, representatives, executors and assigns etc. of the Second Part:

WHEREAS THE FIRST PARTY is the lawful owners in possession of land measuring 32 KANAL 0 MARLE SITUATED IN THE REVENUE ESTATE OF VILLAGE NUNA MAJRA of Tehsil Bahadurgarh, Distt, JHAJJAR in the state of HARYANA Comprised in Khewat No. 20//17 Khatoni No. 20 Rectangle No. 44 Killa No. 1/2(01-17), 2(04-07), 8(2-08), 9(8-0), 10(07-08), 12(8-0) area 32 Kanal 0 Marla vide Farad Jamabandi of Village Nuna Majra for the year of 2019-20. This land measuring 32 KANAL 0 MARLA is Situated in the revenue estate of Village Nuna Majra, Tehsil Tehsil Bahadurgarh, Distt, JHAJJAR.

WHEREAS the Collaboration agreement No. 1710 dated 27.05.2022 was executed by the Owner/Rectifier in favour of the "Rectifier"/Confirming Party i.e. M/s HL RESIDENCY (Proprietorship firm) UAM NO HR07E0002159 and was registered in in the office of the Sub Registrar of Bahadurgarh, Distt. Jhajjar hereinafter referred as the Principal Collaboration agreement.

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WHEREAS Mrs. Shailaja W/O RAKESH JOON is SOLE PROPRIETOR of M/s HL RESIDENCY (Proprietorship firm) UAM NO HR07E0002159 PAN No. BCSPS5048B having its registered office at 8, COMMERCIAL COMPLEX, HL CITY, SECTOR-37, BAHADURGARH, DISTT. JHAJJAR, HARYANA-124507 and in the same time Mrs. Shailaja wife of Rakesh Joon is also Director in H L Residency Private Limited, a Company incorporated under the Companies Act, 1956 having its Registered Office at B-12, Vishrantika Apartment, Plot No. 5A, Sector-3, Dwarka, Delhi-110075.

Whereas due to similarity in names and on account of clerical mistake in the Principal Collaboration agreement name of the Developer has been wrongly mentioned as M/s HL RESIDENCY (Proprietorship firm) THROUGH IT'S PROPRIETOR MRS. SHAILAJA in place of H L Residency Private Limited acting today through its Director Mrs. Shailaja. However in fact collaboration agreement was executed in favour of H L Residency Private Limited, a Company incorporated under the Companies Act, 1956 having its Registered Office at B-12, Vishrantika Apartment, Plot No. 5A, Sector-3, Dwarka, Delhi-110075.

Whereas, M/s HL RESIDENCY (Proprietorship firm) THROUGH IT'S PROPRIETOR MRS. SHAILAJA is fully aware of and agreed with the fact that the Collaboration agreement was actually executed in favour of H L Residency Private Limited through its Director Mrs. Shailaja and she agrees to the contents of Principal Collaboration agreement.

**WHEREAS** due to typographical mistake one paragraph regarding the development of owners land in full or in parts and regarding the transfer of portion or the said land in favour of third party/ies, remained to be incorporated in the collaboration agreement. Which is being inserted as Para No. 16 & 4 As mentioned below.

**WHEREAS** this typographical error has come to the knowledge of the above said Developer/Confirming Party and has requested the Rectifier/Owner to rectify the same.

**NOW THIS DEED OF RECTIFICATION WITNESSETH AS FOLLOWS:**

**WHEREAS** in the Principal Collaboration agreement No. 1710 dated 27.05.2022, name of Developer M/s HL RESIDENCY (Proprietorship firm) THROUGH IT'S PROPRIETOR MRS. SHAILAJA is replaced as H L Residency Private Limited acting today through its Director Mrs. Shailaja at all relevant places in Regd. Collaboration agreement No. 1710 dated 27.05.2022.



Handwritten signature in black ink, likely of the Director Mrs. Shailaja.

That as rectified as aforesaid, the Principal Collaboration agreement shall remain in full force and effect & all other terms and conditions of the Principal Collaboration agreement will remain same as it was Executed by H L Residency Private Limited acting today through its Director Mrs. Shailaja and not by M/s HL RESIDENCY (Proprietorship firm) THROUGH IT'S PROPRIETOR MRS. SHAILAJA.

That no consideration has been received by the RECTIFIER/OWNER for executing this Deed of Rectification/correction.

**(Name of First Party/Rectifier/Owner and Second Party/Developer (as wrongly mentioned in Principal Collaboration agreement No. 1710 dated 27.05.2022)**

**Triveni Motels and Resorts Pvt. Ltd.**, a company incorporated under companies act 1956 having its Regd. Office at c/o KRISHAN MURARI VERMA WZ-323A, MADIPUR VILLAGE, NEAR KHADI CHOPAL NEW DELHI DL IN 110063 through its Director Sh. PAWAN KUMAR Authorized by resolutions passed by Board of Directors of Company in meeting held on 25.05.2022, hereinafter referred to as the owners which expression unless excluded by or repugnant to the context or meaning thereof be deemed to include the owners and his/her/their legal heirs, successors, representatives, executors and assigns etc. of the First Part:

AND

**M/s HL Residency Proprietorship Firm** having its office Shop No. 8, Commercial complex, HL city, Sector-37, Bahadurgarh Distt. Jhajjar Through its Proprietor Mrs. Shailaja wife of Rakesh Joon r/o H. No. 2, H L City, Sector-37, Bahadurgarh, Distt. Jhajjar, hereinafter referred to as "Developer" which expressions shall unless excluded by or repugnant to the context or meaning thereof be deemed to include it's subsiding companies, associates, representatives, successors, liquidators, permitted nominees and assigns of the Second Part.

**(Name of First Party/Rectifier/Owner and Second Party/Developer as Rectified by this deed of Rectification)**

**Triveni Motels and Resorts Pvt. Ltd.**, a company incorporated under companies act 1956 having its Regd. Office at c/o KRISHAN MURARI VERMA WZ-323A, MADIPUR VILLAGE, NEAR KHADI CHOPAL NEW DELHI DL IN 110063 through its Director Sh. PAWAN KUMAR Authorized by resolutions passed by Board of Directors of Company in meeting held on 25.05.2022, hereinafter referred to as the owners which expression

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Developer agreeing to develop the said land for residential / commercial purposes and agreeing to obtain the licenses at its own cost and expenses and in consideration of the deposit to be made by the Developer to the owners, the parties hereto have agreed to share the entire Developed /built up area in the said project in the following manner.

2. That the subject matter of this Deed of Collaboration between the owners and the developer is the said land measuring **32 KANAL 0 MARLA** or thereabout for utilizing the same for Development of plotted residential colony which fall in:- revenue estate of village **NUNA MAJRA** of Tehsil Bahadurgarh, District **JHAJJAR** in State of Haryana.
3. That the owners assures and declares that he/she/is/are the absolute owners of the said land and is/are entitled to execute collaboration with the developer for the said land. This area (Proposed for collaboration) is free from acquisition. It shall be the sole responsibility of the collaborators to get the land partitioned from the co sharers/co owners of the khewat. In case the process of partitioning gets delayed by more than one year from the date of this collaboration agreement, intentionally or unintentionally, then the collaborators shall be liable to pay damages to the developer. The extent of the damages to be paid by the landowners to the developer shall be ascertained by the sole arbitrator, who shall be appointed by the developer.
4. That all the rates, cesses and taxes due and payable in respect of the said land up to the handing over of the actual physical possession of the said land to the developer shall be the exclusive liability of the owners.
5. That the owners has declared and represented to the developer that there are no religious or family disputes or any other encumbrance of any kind whatsoever relating to the said land and the said Land is free from all encumbrances, mortgages, charges, gifts, liens, hypothecations, attachments, liabilities, tenancy, un-authorized occupations, claims and litigations and acquisition and the owners shall keep the title of the said land absolutely free and saleable till the duration and full implementation of this agreement in all respects. The developer has entered into this agreement relying upon these declaration and representations/undertakings of the owners.
6. That in case the said property or any part thereof comprised in and subject matter of this agreement declared to be belonging to the owners, is lost on account of any defect in the owners' title or any litigation started by any one claiming through the owners or any one claiming title paramount to the owners or on account of any cause or cause whatsoever including relating to any outstanding(s), claim(s) taxes (s) etc. on the owners, the owners shall be liable for the damages, losses, costs and expenses sustained by the developer and / or intending buyers of whole or part of the build / un-built areas of the developer share. The owners expressly agree to keep the developer and the intending buyers of whole or part of the developer's share of the built/un-built 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 legal case or cases whatsoever.
7. That if there be any claim, demand, litigation of any nature whatsoever against the owners, 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

WITNESSES

- manner whatsoever. It is agreed that such claims, outstanding, demands, litigation and / or courts decree shall only be met and satisfied out of owners' share of the area of project and or proceeds thereof. The owners further undertake that this agreement is irrevocable. Also that If the landowners fail to honor this agreement in any way, the Developer shall be fully entitled to get this agreement executed through the court of law.
8. That the owners shall execute General Power of Attorney (GPA) and 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, required for development of the said land and to raise constructions thereon as agreed hereto. However, in the event, any other/further document in respect of said land is required the owners have to sign the same to enable to Developer to obtain the necessary license/permission and complete the development of the colony on the said land. The Owners shall sign the same without raising any objections in any manner whatsoever and within the stipulated period.
  9. That the owners further undertake that he/she/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. and shall not create any obstruction or impediment in the development of the said kind of the 'Development'.
  10. That the owners shall furnish documentary proof of their title of the said land as and when required by the Developer and / or the concerned authorities as may be required from time to time.
  11. That the owners will assist the developer to defend and otherwise respect to any proceeding that may be initiated by any person in regard to the any portion of the said land which may be instituted at any time hereafter before any court or other authority.
  12. That owners has hand over the actual physical possession of the said land to the developer for purpose of developing the said land for residential plotted Colony, agreed to be developed, with the immediate effect from the date of signing of this collaboration agreement, to enable the developer to discharge its part of obligation.
  13. It is however agreed by the Developer that the developer shall develop, construct and complete the total development and construction of the aforementioned land at its own cost and expense after procuring requisite licenses, permissions, approvals, sanctions, whenever required from the concerned authorities.
  14. That all licenses, approvals, sanctions etc. whenever required for development on the said land shall be procured by the Developer at its own cost and expenses and in its own name. All expenses towards scrutiny fee, License Fee, Conversion Charges, payable to the concerned authorities shall be paid by the Developer only.
  15. That it is agreed between the parties that in lieu of the owners providing their land free of cost to the developer, the developer shall deliver/transfer/handover the possession free of cost to the owners, of the owner's fully developed share in the fully developed land free of cost within 36 months from the date of letter of intent given by the Government of Haryana.
  16. That it is Further agreed between owner and Developer that the Developer at

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it's sole discretion may apply for obtaining License for the whole or any/some part/portion of total land/acres owned by owner and mentioned in this agreement. And/or Developer may transfer/alienate remaining portion of the said land in favor of Joon Educational and Charitable trust (Regd.) or any other party/parties for any purpose.

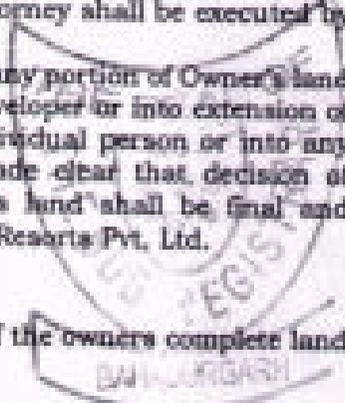
17. That the agreement shall be irrevocable and no modification/alteration etc. in the terms and conditions of such agreement can be undertaken, except after obtaining prior approval of DOTCP Haryana.
18. That the developer H L Residency Private Limited shall be responsible for the compliance of all terms and conditions of license/provisions of Act of 1976 till the grant of final completion certificate of the colony or relieved of the responsibility by the Director General, Town And Country Planning, Haryana, whichever is earlier.
19. That collaboration agreement executed between the parties shall be remain in force in future and shall be applicable for Plotted, Affordable Group Housing Scheme and/or Affordable Plotted Colony under Deen Dayal Jan Awas Yojna and any/or all of the policies/licenses launched by State Govt as the case may be.

#### **OWNERS'S ALLOCATION**

- (a) That the owner i.e. Triveni Motels and Resorts Pvt. Ltd shall be entitled to get fully developed residential plots equal to 1150 sq. yards for each acre of land for which this Development-cum-Collaboration agreement is being executed. In total owner i.e. Triveni Motels and Resorts Pvt. Ltd shall get 4600 sq. yards of fully developed land against total land of 32 Kanal 0 Marla owned by owner i.e. Triveni Motels and Resorts Pvt. Ltd, it is made clear that Residential plots coming in owner's Allocation may be given by Developer out of the plots developed on the land owned by Owner or may be given out of plots developed on some adjoining area owned by Developer. This area of 4600 sq. Yards Shall be divided into number of plots of different sizes as per choice of Developer.
- (b) That it will be choice of Owner, whether owner company wants to market plots allocated to it through Developer or Owner company itself wants to market it's allocation area.
- (c) That an amount of Rs. 11, 000/- (Rupees Eleven thousand only) through A/c Payee Cheque No. 556149 dtd. 27.05.2022 drawn at PNB, Delhi Road, Bahadurgarh has been paid by the developer to the landowner at the time of signing of this collaboration cum development agreement.
- (d) That sale and marketing of the developed area shall be conducted by the Developer on the terms and rates fixed by the Developer. All marketing expenses pertaining commissions to agents/brokers, brochures, advertisements etc. shall be borne by the developer, for which separate General Power of Attorney shall be executed by the Owner in favor of Developer.
- (e) That it is made clear that Developer may add whole or any portion of Owner's land into some existing License area being developed by Developer or into extension of School being run by any Trust/Society or by any individual person or into any other establishment or unit. It has been further made clear that decision of Developer regarding use and development of owner's land shall be final and completely binding upon owner i.e. Triveni Motels and Resorts Pvt. Ltd.

#### **DEVELOPER'S ALLOCATION**

That the DEVELOPER shall be entitled and become owner of the owners complete land



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measuring 32 Kanal 0 Marla after transfer/delivery/handover of owner's allocation i.e. 1150 sq. yards each acre of land for which this Development-cum-Collaboration agreement is being executed. The entire saleable plotted area and common facilities and amenities shall vest in the developer in consideration of mentioned owner's allocation and towards developing the entire land into a residential/commercial Complex /Township over the said land.

It has been agreed by the owner i.e. Triveni Motels and Resorts Pvt. Ltd. that after transferring of 4600 sq. yards of Residential plots in favour of Owner company, it shall execute Regd. Exchange Deed in favour of Developer firm and developer firm may transfer whole or any part/portion of owner's land in favour of any third party.

After transfer of agreed amount and agreed residential plots to the owner, the whole Developed Area/said land shall go and will be owned and retained by the developer in lieu of consideration amount and agreed residential plots and towards development of the said land and the developer shall become exclusive owners of the said land and only developer shall have the right to develop the said land for other purposes other than residential such as Commercial etc.

The Common Areas of the project such as Roads, services, community sites and other structures will be owned/ controlled by the Developer.

Developer on the basis of GPA shall be entitled to book the plots and or enter into agreement to sell with third parties shall execute deeds of conveyances of such saleable area and various units of the said project in such part or parts as shall be required. Further developer shall join and confirm such sale by executing all and every transfer document/deed in favor of the Transferees. The costs of such conveyances including stamp duty and registration expenses and all other legal expenses shall be borne and paid by the Transferees. Owners shall execute further GPA in Developer's or its nominee's favor such that developer shall be fully entitled to sell its share of the unsold area and receive consideration directly in its name. Owners however at all times shall co-operate for such purpose and shall execute any further documents to effectively and legally transfer and convey developer's unsold area in third party favor, without being entitled to any further money or consideration for that matter.

1. At the time of signing the agreement an amount of Rs. 11,000/- (Rupees Eleven thousand only) has been paid through A/c Payee Cheque No. 556149 dtd. 27.05.2022 drawn at PNB, Delhi Road, Bahadurgarh has been paid by the developer to the landowner at the time of signing of this collaboration cum development agreement.
2. Developer at its absolute discretion shall demolish all structure "Kacha" or "Pucca" existing on the said land before the Developer applies for requisite approvals and sanctions.
3. That the developer shall commence and complete the development of the said residential/Commercial Complex by providing the entire finance, equipment, inputs material infrastructure and expertise necessary to develop the residential / Group Housing /Commercial Complex in accordance with the sanctioned plans and any modifications thereof as may become necessary or agreed to during the progress of the work.
4. That Developer is fully empowered and entitled to assign agreement in favor of any Third party for development of said land or to transfer/alienate/sell whole or any portion of said land to Third party at its absolute discretion without any recourse to the owners and owners shall have no objection for such assignment. In each and every case owner shall be only entitled to allocated area.

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5. That the developer shall pay and bear all taxes, cesses and levies payable for the said land and building from the date of the commencement of development.
6. The developer alone shall be responsible for any accident that may occur during the course of development and it alone 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, labor, employee, neighbor or any other person shall be borne by the developer and owners shall be absolved of and indemnified by the developer of any financial or other liability in this regard.
7. The owners shall not interfere with or obstruct in any manner with the execution and completion of the work of development of the said residential /Group Housing / commercial project or booking and sale of developer's share of developed, built or un - built areas of the Project.
8. It is agreed between the parties that the possession of the said land once delivered/handed over to the developer for the purpose of the aforementioned project shall not be disturbed nor any interference caused by the owners till the project is complete. It is clarified that the ownership in the said land shall continue to vest exclusively with the owners and developer shall not be entitled to claim any right, title or interest in the said portion of the said land or any part thereof before successful completion of the project as provided herein after which the ownership in the property shall be of both the parties as per their respective shares.
9. The developer and the owners shall be entitled to retain or let out or sell the area of its share to any party either in whole or in parts. The developer shall be entitled to enter into any agreement to sell / lease / rent or to dispose of its share in any manner, to receive the payments and to execute the necessary documents in favor of such purchaser. The owners shall also join hands in executing the documents in favor of such purchaser and shall also do all other acts, deeds and things which may be required to be done in order to confer legal and perfect title in favor of such purchaser all receipt shall be issued for and on behalf of the owners and developer conclusively thereby binding both the parties for the transaction.
10. The owners shall execute General Power of Attorney in favor of the developer and / or its agents, nominee of the developer to enable the developer to obtain necessary sanctions, permissions, approvals, connections, raw materials etc. and also to enable the developer to discharge its part of obligation under this Collaboration agreement and to let/sell area of its share.
11. The owners and the developer shall be bound to comply with all the terms and conditions of Licenses and agreement with Town & Country Planning Department, Government of Haryana in respect of the project sought to be developed, which have been duly seen and examined by developer.
12. 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.
13. It is an integral and essential term of this agreement that the said residential / commercial complex shall be named as decided by the developer without any objection whatsoever from the owners.
14. That the parties hereto understand that present arrangement shall not be

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deemed or construed as partnership or joint venture. The collaboration is pure and simple agreement for development and sharing of the developed areas by and between the parties as mentioned hereinabove.

15. That the agreement may be changed, altered, amended, modified, superseded, amended, with the mutual consent of the parties hereto and in such an event the subsequent collaboration agreement shall prevail over this agreement.

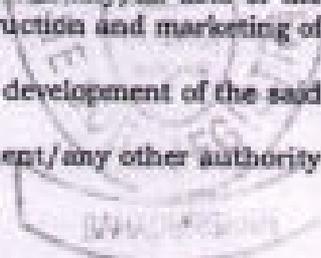
16. That all original documents in respect of the said land shall be kept with Developer and this Collaboration Agreement is irrevocable by the parties.

**OBLIGATION OF THE OWNER:**

It is agreed by and between the parties that the Owners 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 execution 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 Building Plans, Revised / Modified Plans, Service Plans 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 of 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.
- 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 owners 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.
- F. To execute and sign Power of Attorney in favor 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.
- G. To execute and sign Power of Attorney in favor of the Developer and/or its agents to enable the Developer to sign Agreement for sale / Agreement for Lease in favor of Prospective buyers / tenants / Licensees.
- H. To execute and sign all necessary documents of transfer of the developed area//plot/built up units including sale deed or Lease Deed in favor of Prospective buyers / tenants / Licensees for transfer of title of the developed area/plot/built up Units of the developers share upon completion of the Project.
- I. 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 Owners or Developer with regard to development, construction and marketing of the project.
- J. Not to enter into any agreement or arrangement for the development of the said land except with the Developers or its nominee/s.
- K. In case of any amount/fees deposited with the Government/any other authority

*Handwritten signature*



is refunded to the OWNERS, the same will be returned by the OWNERS to the DEVELOPER within 30 days of the receipt of the same and in the event of any delay beyond this period, the OWNERS will pay interest @12% p.a. on the amount thus received for such delayed period.

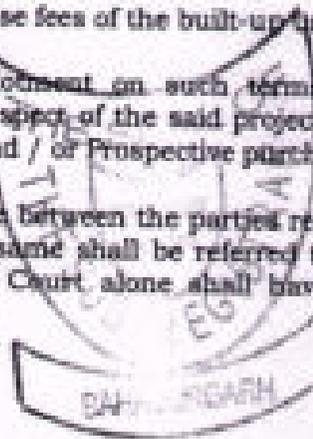
**OBLIGATIONS OF THE DEVELOPER:**

It is agreed by and between the parties hereto that the following shall be the obligations and responsibility of the Developer, which shall be performed by it at its own cost and expenses:

- A. Survey of the said land, preparation of the layout and building plans and development schemes independently for the said land, to submit the same to the appropriate authorities with the approval of Owners for grant of approval and sanction, to fulfill the objects of this agreement.
- B. To prepare detailed development plans and estimates and to assign and execute the work and supervise the same so as to carry out and provide all services of development.
- C. To develop the said Land to carry out and manage the constructions for a Residential and/ or Commercial purpose as per the building plans and other approvals as may be issued by the concerned authorities.
- D. To complete the said project in all respect including but not limiting to the completion of construction of floors space carrying out internal development by laying roads, sewage lines, overhead and, underground water storage tanks electrical and telephone lines etc.
- E. To market the said project in terms of this Agreement.
- F. To enter into contracts, agreement or arrangements with any person for the construction or development of the said project at its own cost.
- G. To discharge, pay and deal with all employees may be workmen, officials or otherwise who are engaged or working with the said project directly or indirectly, at the site or otherwise who shall be the employees / officials / staff of the Developer exclusively. All their wages or other dues statutory or contractual shall be payable exclusively by the Developer.
- H. Timely completion of formalities for obtaining the requisite permissions, sanctions and approvals and follow - up with the various authorities during and post construction period with regard to the building and building services from the concerned authorities.
- I. Timely completion of all formalities pertaining to application and obtaining of completion / occupancy certificates from the concerned authorities.
- J. To bring in finance for development of the said project in terms of this agreement as and when required for the said Project in time so that the development of the project is not hindered on any account whatsoever particularly for non - availability of finances.
- K. To determine the sale price lease amount or license fees of the built-up units of the said project from time to time.
- L. To abide by all contracts, agreement and allotment on such terms and conditions that the Developer may execute in respect of the said project with any of the contractors, suppliers. Third Parties and / or Prospective purchasers / allottees / transferees / Licensors etc.

**Note:** 1. That in the event of the dispute or difference between the parties relating to this agreement or any part thereof, the same shall be referred to the Bahadurgarh court and the Bahadurgarh Court alone shall have the

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- jurisdiction for adjudication of disputes, if any, between the parties.
- That the developer **H L Residency Private Limited** Shall be responsible for compliance of all terms & conditions of licence/provisions of Act of 1975 and rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the Director General, Town and Country Planning, Haryana whichever is earlier.
  - That the Agreement shall be irrevocable and no modification / alteration etc. in the term and conditions of such agreement can be undertaken, except after obtaining prior approval of DO, TCP Haryana.

**SCHEDULE OF LAND**

Land measuring **32 KANAL 0 MARLA** SITUATED IN THE REVENUE ESTATE OF VILLAGE NUNA MAJRA of Tehsil Bahadurgarh, Distt, **JHAJJAR** in the state of HARYANA comprised in Khewat No. 20/17 Khatoni No. 20 Rectangle No. 44 Killa No. 1/2(01-17), 2(04-07), 8(2-08), 9(8-0), 10(07-08), 12(8-0) area 32 Kanal 0 Marla vide Farad Jamsabandi of Village Nuna Majra for the year of 2019-20. This land measuring **32 KANAL 0 MARLA** Situated in the revenue estate of Village Nuna Majra, Tehsil Tehsil Bahadurgarh, Distt, **JHAJJAR**.

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 :-

**SIGNED AND DELIVERED BY  
OWNER/RECTIFIER  
Triveni Motels and Resorts Pvt. Ltd**

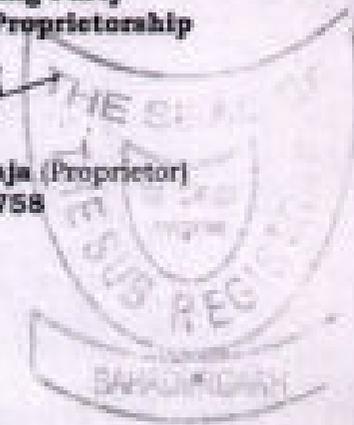
*मनो कुमार*

Through Director, Pawan Kumar  
Aadhar 462070212018

**SIGNED AND DELIVERED BY  
RECTIFIER/Confirming Party  
M/s HL Residency Proprietorship**

*शालजा*

Through Mrs. Shailaja (Proprietor)  
Aadhar 691399373758



**SIGNED AND DELIVERED BY  
DEVELOPER/Confirming Party  
H L Residency Private Limited  
HL Residency Pvt. Ltd.**

*शालजा*

Through Director, Mrs. Shailaja  
Aadhar 691399373758

Witness No. 1

*श्री*  
सर्वो पुरा शाहीर सिंह  
नूना माजरा

Witness No. 2

*विश्व नम्बडाव*  
नूना माजरा  
*पुन*

Revinder Kaushik, Advocate  
Civil Court, Bahadurgarh  
Distt. Jhajjar, Ph. 6915334964

Reg. No.

Reg. Year

Book No.

6152

2022-2023

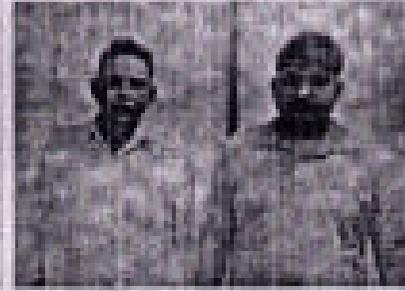
1



पेशकरी



दावेदार



मवाह

*महानुभव*

उपरोक्त पंजीयन अधिकारी

पेशकरी :- TRIVENI MOTORS AND RESORTS PVT LTD THROUGH PAWAN KUMAR

दावेदार :- MS HL RESIDENCY PROP FIRM AND RESIDENCY PVT LTD THROUGH SHAILAJA

मवाह 1 :- विनोद कुमार

मवाह 2 :- सोनू

MS HL Residency Pvt. Ltd.  
*Shailaja*  
Auth. Signatory

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रवेश क्रमांक 6152 अर्ज दिनांक 16-11-2022 को बही नं 1 जिल्द नं 8 के पृष्ठ नं 126 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 305 के पृष्ठ संख्या 62 से 73 पर विपरीत गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और मवाही ने अपने हस्ताक्षर/निहान अनूदा नीचे सम्मते किये हैं।



दिनांक 16-11-2022

उपरोक्त पंजीयन अधिकारी (बहादुरगढ़)

<b>Indian-Non Judicial Stamp</b> <b>Haryana Government</b>		Date: 09/12/2022
Certificate No. JG02022-41		Stamp Duty Paid: ₹ 1000
Chk No. 9687029		Penalty: ₹ 0
<b>Seller / First Party Detail</b>		
Name: Triveni motels And resorts Pvt Ltd		
H No/Floor: W232A	Sector/Ward: No	LandMark: Near khadi chopal
City/Village: Madipur village	District: North west	State: Haryana
Phone: 92****94		
<b>Buyer / Second Party Detail</b>		
Name: H L Residency Pvt Ltd		
H No/Floor: B12	Sector/Ward: 3	LandMark: H no 1-48 ward 18
City/Village: Dwarka	District: South west	State: New delhi
Phone: 94****70		
Purpose: General Power of Attorney		

The authenticity of this document can be verified by scanning the QR Code through any camera or on the website <https://registry.haryana.gov.in>

### GENERAL/SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM these presents shall come, THIS GENERAL POWER OF ATTORNEY (hereinafter referred to as the "GPA") is executed at Bahadurgarh, Distt. Jhajar (Hr.) on the 5<sup>th</sup> day of December, 2022.

By & Between

Triveni Motels and Resorts Pvt. Ltd., a Company incorporated under companies act 1956 having its Regd. Office at c/o KRISHAN MURARI VERMA W2-321A, MADIPUR VILLAGE, NEAR KHADI CHOPAL NEW DELHI DL IN 110063 through its Director Sh. PAWAN KUMAR Authorized by resolutions passed by Board of Directors of Company in meeting held on 25.05.2022, hereinafter referred to as the Land owners/GPA Executor which expression unless excluded by or repugnant to the context or meaning thereof be deemed to include the owners and his/her legal heirs, successors, representatives, executors and assigns etc. of the First Part.

AND

H L Residency Private Limited, a Company incorporated under the Companies Act, 1956 having its Registered Office at B-12, Vishrantika Apartment, Plot No. 5A, Sector-3, Dwarka, Delhi-110075 acting today through its Authorized Signatory Mrs. Savita Dalal vide resolution dated 11 November 2022; hereinafter referred to as "Attorney/Developer" which expressions shall unless excluded by or repugnant to the context or meaning thereof be deemed to include it's subsidig companies, associates, representatives, successors, liquidators, permitted nominees and assigns of the Second Part.

H L Residency Private Limited

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Auth. Signatory

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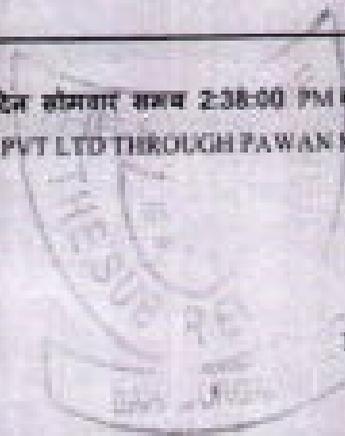
दिनांक:05-12-2022

डीड संबंधी विवरण	
डीड का नाम	GPA
तहसील/सब-तहसील	बहादुरगढ़
गांव/शहर	नूना गांव

धन संबंधी विवरण	
रशि 1 रुपये	स्टाम्प ड्यूटी की रशि 1000 रुपये
स्टाम्प नं : JXC2022L41	स्टाम्प की रशि 1000 रुपये
रजिस्ट्रेशन फीस की रशि 100 रुपये	EChallan:96898820
	परिपत्र शुल्क 3 रुपये
Drafted By: रविन्द्र कौशिक	Service Charge:200

यह प्रलेख आज दिनांक 05-12-2022 दिन सोमवार समय 2:38:00 PM बजे श्रीश्रीमती /कुमारी TRIVENI MOTELS ADN RESORTS PVT LTD THROUGH PAWAN KUMAR निवास DELHI द्वारा पंजीकरण हेतु प्रस्तुत किया गया।



उपासक्त पंजीवन अधिकारी (बहादुरगढ़)

पु.सं. १२७/२०२२

इस्ताहार प्रस्तुतकर्ता

TRIVENI MOTELS ADN RESORTS PVT LTD THROUGH PAWAN KUMAR

उपरोक्त पेशकरी व श्रीश्रीमती /कुमारी HL RESIDENCY PVT LTD THROUGH SAYITA DALAL हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनो पक्षों ने मुताबक तथा समझकर स्वीकार किया। दोनो पक्षों की सहमति श्रीश्रीमती /कुमारी विवेक नन्दन दास पति — निवासी नूना गांव व श्रीश्रीमती /कुमारी मनीषा पति सतबीर निवासी जलोच नो की।

शाही नं:1 को इन सम्बन्धित /अधिकारों के रूप में जानते है तथा वह शाही नं:2 की सहमति करता है।

उपासक्त पंजीवन अधिकारी (बहादुरगढ़)

The Land Owner/GPA Executor and Attorney/Developer are individually referred to as "Party" and collectively referred to as "Parties".

**WHEREAS:**

The Land Owners and the Attorney/Developer have entered into Development and Collaboration agreement no. 1710 DATED 27.05.2022 & Rectification Collaboration agreement no. 6152 DATED 16.11.2022 ("Development Agreement") alongwith other requisite documents in relation to construction and development of a project in the nature of integrated township on land measuring 4 acre comprised in Land measuring 32 KANAL 0 MARLA SITUATED IN THE REVENUE ESTATE OF VILLAGE NUNA MAJRA of Tehsil Bahadurgarh, Distt, JHAJJAR in the state of HARYANA comprised in Khewat No. 2017 Khatoni No. 20 Rectangle No. 44 Killa No. 12(01-17), 2(04-07), 8(2-08), 9(8-0), 10(07-08), 12(8-0) area 32 Kanal 0 Marla vide Farad Jamabandi of Village Nuna Majra for the year of 2019-20. This land measuring 32 KANAL 0 MARLA Situated in the revenue estate of Village Nuna Majra, Tehsil Tehsil Bahadurgarh, Distt, JHAJJAR owned by GPA executors vide Farad Jamabandi for year 2019-20 and situated in revenue estate of Nuna Majra, Tehsil Bahadurgarh, Distt Jhajjar, and hereinafter referred to as the "Said Land" as detailed given below:

**SCHEDULE OF THE LAND ADMEASURING 32 KANAL 0 MARLA**

All the Land measuring 32 KANAL 0 MARLA SITUATED IN THE REVENUE ESTATE OF VILLAGE NUNA MAJRA of Tehsil Bahadurgarh, Distt, JHAJJAR in the state of HARYANA comprised in Khewat No. 2017 Khatoni No. 20 Rectangle No. 44 Killa No. 12(01-17), 2(04-07), 8(2-08), 9(8-0), 10(07-08), 12(8-0) area 32 Kanal 0 Marla vide Farad Jamabandi of Village Nuna Majra for the year of 2019-20. This land measuring 32 KANAL 0 MARLA Situated in the revenue estate of Village Nuna Majra, Tehsil Tehsil Bahadurgarh, Distt, JHAJJAR owned by GPA executors vide Farad Jamabandi for year 2019-20 and situated in revenue estate of Nuna Majra, Tehsil Bahadurgarh, Distt Jhajjar, and hereinafter referred to as the "Said Land" as detailed given below:

The Land Owners/GPA Executor and the Attorney/Developer has entered into The Land Owners and the Attorney/Developer have entered into Development and Collaboration agreement no. 1710 DATED 27.05.2022 & Rectification Collaboration agreement no. 6152 DATED 16.11.2022 ("Development Agreement") alongwith other requisite documents in relation to construction and development of a project in the nature of integrated township on land measuring 4 acre, hereinafter collectively referred to as the "Collaboration Agreements".

Whereas, The Land Owner has already given possession of the Said Land to the Attorney/Developer

for necessary development in terms of the lay out approved by the relevant authority from time to time. Whereas, The Attorney/Developer has already started to work in relation for obtaining license over the said land and development of a project in the nature of integrated township on the Licensed Land in compliance with the applicable laws. The Land Owners have agreed in terms of the Collaboration Agreements to include the Said Land and to develop the proposed integrated township project on the License Land which include the Said Land (hereinafter referred to as "Project").

Whereas, The Land Owners according to the terms and conditions of Collaboration agreement executed between parties, now execute and grant this GPA to further grant authority and powers to the Attorney. This GPA shall remain Void for area mentioned under schedule of land for all purposes in future and shall be irrevocable.

H L Residency Private Limited



Auth. Signatory

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**NOW KNOW, We AND THESE PRESENT WITNESSES** that We Triveni Hotels and Resorts Pvt. Ltd., a company incorporated under companies act 1956 having its Regd. Office at c/o KRISHAN MURARI VERMA WZ-323A, MADIPUR VILLAGE, NEAR KHADI CHOPAL NEW DELHI DL IN 110063 through its Director Sh. PAWAN KUMAR Authorized by resolutions passed by Board of Directors of Company in meeting held on 25.05.2022, the Land Owners/GPA Executor, do hereby irrevocably nominate, constitute and appoint, from the date hereof, the Attorney/Developer, acting through any of its officers, employees or agents, (hereinafter called the "Attorney") to be my true and lawful attorney for me/us in my name and on my behalf, to do, execute and perform, at its sole discretion, all or any of the following instruments, acts, deeds, matters and things, in relation to the Said Land, that is to say:

1. To manage, control, supervise the Said Land in all respects and to represent us before the concerned authorities in this behalf.
2. To apply to the Director General of Town & Country Planning ("DGTCP"), Haryana, HUDA for obtaining the license for establishing integrated township consisting plotted affordable residential plotted colony under DeenDayal Jan Awas Yojna-2016 on the Said Land either by itself or in the part or in conjunction with other lands as may be required, to present the Development Agreement and other relevant documents before the Concerned Sub-registrar throughout Haryana & out of Haryana and get the same registered, to sign Form LC-1, Deed of Undertaking, Schedule of land, all forms, applications, agreements, to prepare, sign and submit the layout plans, Shajra Plan Scheme etc. or to give Undertaking(s), Affidavit(s), Statements, Indemnity Bond(s), Bank Guarantee(s) etc. with regard to EDC, IDC, community sites, to pay scrutiny fee, license fee, service charges, conversion fees, etc. and to fulfill the other requirements or directions as may be desired by the Department in this regard.
3. To apply to the DGTCP, Haryana and HUDA for cancellation/ withdrawal/renewal of Form LC-1, Deed of Undertaking, all forms, applications, agreements, Indemnity Bond(s), Bank Guarantee(s) etc. and apply for refund of EDC, IDC, community sites, earlier paid as scrutiny fee, license fee, service charges, conversion fees, etc. and to fulfill the other requirements or directions as may be desired by the Department in this regard.
4. To apply for transfer/ alienation of License or rights under license to other Attorney/Developers, Person/s, Firms, LLP, Company etc.
5. To receive the LOI along with release of land, if required, license etc. on our behalf and to make, sign and submit any documents, undertaking(s), agreement(s), affidavit(s), statement(s), etc. and to appear before HUDA or Concerned Urban Estates or other Government Authority or Department for getting the Said Land released licensed and for the purpose mentioned above.
6. To appear before DGTCP, HUDA, NHAI or Central Government/State Government/ Union Territory Authority, Department, statutory body or other designated authority as may be required from time to time so as to carry out any of the purposes or powers mentioned in this present and to make, sign and submit any application, reply, affidavit, undertaking, agreement, appeal, compromise, withdrawal, exchange with HUDA, DGTCP and partitioned as may be required in connection therewith including the filing appropriate legal proceedings wherever necessary.
7. To represent Land Owner before Each & Every Govt., Semi-Govt., Private offices including offices of President of India, Governor of Haryana, income tax department, municipal bodies, Central/State Government Offices or any other Government Authorities and to sign, make and/or file any letter, document, representation and Petition/Sub/Caveat for all Approvals required in connection with the Said Land and for the purpose incidental thereto, including for obtaining Approvals, and make payment of any charges due and to take all necessary steps and to do or cause to be done all such acts, matters and things for the purposes aforesaid.

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8. To obtain the permits and quotas of the building materials, to appoint any employees, executives and engage any contractors architects, labour contractors, workmen, electrician, plumbers, engineers and any other person(s) for completion of the construction, addition, alterations; to sign any contracts, appointment letters, representations, and for the purpose furnish any indemnities, guarantees, to deposit securities and obtain discharge thereof including making, applications and obtaining any Forms; sewage connection, Completion Certificate and to pay any compounding fee, composition fee, regularization fee, betterment charges on such terms and conditions as our attorney lawfully deem fit and proper.
9. To obtain refund of one or all securities, amounts and other deposits made with the concerned departments in the name of the Attorney/Developer or in the name of their nominee or in the name of Land owner and to give receipt thereof.
10. To assign the development rights of the Attorney/Developer's area in the Project.
11. To deposit all types of fees, charges, security deposits, demand, dues and taxes with regard to Said Land with any Authority to obtain the receipts, to obtain no objection certificate(s) from the concerned Income Tax Department, to make appeals and contest the same against any demands or assessment etc. and to compromise the same before any Court of Law.
12. In accordance with the terms of the Development & Collaboration Agreements, & the Power of Attorney and this GPA, to market, negotiate and/or to enter into agreements in relation to the Attorney/Developer's area with the prospective purchasers/customers and to sell, lease, licence or otherwise commercially exploit the built-up/developed areas in whole or in parts to the intending purchasers against adequate sale considerations, to receive sale considerations in the name of the Attorney and to execute and register all the documents required, on their behalf, as registered owners of the Said Land, for the transfer of the titles in the built-up/developed areas before the competent authorities including the office of sub-registrars of competent jurisdiction regarding Attorney/Developer's area as mentioned in registered collaboration agreement.
13. In accordance with the terms of the Collaboration Agreements, the Power of Attorney and this GPA, to enter into agreements in relation to the Land Owner's rights/share in developed area with the prospective purchasers/customers to sell, lease, license or otherwise commercially exploit the built-up/developed areas in whole or in parts to the intending purchasers against adequate sale considerations received by the Land Owner himself in the name of the Land Owner and only on written advise of the Land Owner, the Attorney/Developer shall execute and register all the documents required, on his behalf, as registered owner of the Said Land, for the transfer of the titles in the built-up/developed areas before the competent authorities, however at the time of execution and registration of the relevant documents in relation to Land Owner's developed Area, the Land Owner shall be a necessary party to the relevant documents and his presence in the office of the sub registrar of competent jurisdiction for registering of such relevant documents shall be necessary.
14. To engage architects, project engineers, projects managers, supervisors, skilled, unskilled labor, contractors, suppliers of various item required for constructions and development of the Project. To generally do all other acts, all types of deeds, matters and things whatsoever as this attorney shall deem fit for and incidental to the exercise of any of the above powers or for and incidental to the proper development of the Said Land or the affairs relative thereto, even if they are not covered by the above clauses to be carried out by the Attorney/Developer without causing any financial or other liabilities on the land owner.
15. To execute agreement to sale, conveyance deed/sale deed or all type of property transfer documents regarding the land owned by me/ GPA Executor.

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 4/11/17 23/11/17

16. To execute agreement to sale, conveyance deed/sale deed or all type of property transfer documents regarding the plots those are developed on the land owned by me/ GPA Executor.
17. To execute agreement to sale, conveyance deed/sale deed or all type of property transfer documents regarding the plots of Attorney/Developers area after development of the land owned by me/ GPA Executor.
18. In the event of suit, application, petition, return or other proceeding or enquiry whether judicial or quasi-judicial or departmental and whether before any court, tribunal, authority, department, or body, having to be filed or defended in respect of the Said Land or any part thereof against or by the Attorney/Developer, to do any or all of the following-
  - (i) To do all the acts, deeds any things necessary to be done in connection with the release of the Said Land, under the provisions of the Land Acquisition Act including filing a Writ(s)/Suit(s) in any Court including High Court/Supreme Court etc.
  - (ii) To engage or appoint a legal practitioner(s) to conduct the same and to sign power(s) attorney/vakalatnama in this behalf;
  - (iii) To sign, verify and file any suits, plaint, complaints, written statements, petition, application, affidavit etc. in proper courts of law and offices and to proceed in all the proceedings filed in their name and on their behalf;
  - (iv) To appear before the court, tribunal, authority, department or body in the proceedings in connection therewith.
  - (v) To produce or summon or receive back any documentary evidence;
  - (vi) To make and present before any court, tribunal, authority department or body, any application in connection therewith;
  - (vii) To take and file compromise or to refer such suit or claim to arbitration.
  - (viii) To deposit and withdraw any money(s)/Compensation in connection with such suit/issue;
  - (ix) To file application for execution of a decree or order passed in any suit or proceedings as the case may be and to sign and verify such application;
  - (x) To receive any money due to Land Owner in or under such decree or order and to certify payment to the court or authority;
  - (xi) To apply for inspection and to inspect documents and records of any court;
  - (xii) To obtain certified copies of documents and papers /record ;
  - (xiii) To file application for review and/or revision and/or appeal against any order or judgment passed in such suit, petition, application, inquiry or proceedings or in review or revision thereof or in appeal therefrom as the case may be and to sign, seal and execute all papers and documents and writings and to do and execute all acts, deeds and things as mentioned hereinbefore or as their said attorneys may deem fit in connection with any such application or appeal; and

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(xiv) To compromise, compound or withdraw the cases, to appoint arbitrators, to proceed in arbitration proceedings, to deposit and withdraw the money, to execute decree, to receive and recover the decreed amount, to issue receipt, to take every step necessary for the same.

19. The Attorney/Developer shall do all needful in relation to the following till development of the Project:

i) To represent the owner before all Government agencies such as Municipal Corporations/committees, Electricity Department, Telephone Department, Water Department, Sewage Department for the purpose of development of the Project;

ii) To deal with and correspond with the electricity transmission/ distribution companies/corporations/authorities/entities and/or officers thereof for obtaining electric connections, electric power to the Said Land and/ or residential Units comprised therein (including making and putting up any sub-station) for and/or in respect of or relating to any building to be constructed and for that purpose to sign, make and/or file all letters, applications, undertakings, indemnities, terms and conditions etc. as may be required;

iii) To get the water, electric, gas, power, sewer, telephone connections/ meters installed or changed including enhancement of load in the Said Land or part thereof and for the purpose to sign and submit any applications, affidavits, undertakings, declarations, indemnity bonds etc., to deposit any securities, obtain discharge, file papers/documents and withdraw the same from/before appropriate authorities and to make representations before the concerned officers/authorities; and

iv) To pay all municipal and local taxes, rates, charges and other outgoings whatsoever, concerning the Said Land, payable to a Governmental Authority, upon any default by the Land Owner to make such payment a Governmental Authority for and on account of the Said Land.

20. This GENERAL Power of Attorney is irrevocable.(Except in Case of Death or Banned by any Act/Law)

And we do hereby agree that all acts, deeds, matters and things done by the said Attorneys shall be constituted as acts, deeds and things done by the Executants personally as if present and the Executants undertake to ratify and confirm all that the said Attorneys shall do or cause to be done by virtue of the powers hereby granted.

IN WITNESS WHEREOF, THE GENERAL POWER OF ATTORNEY HAS BEEN SIGNED BY ME/S AT BAHADURARH ON THIS 5<sup>th</sup> DAY OF December, 2022 IN THE PRESENCE OF THE FOLLOWING WITNESSES WHO HAVE ALSO SIGNED BELOW:-

SIGNED AND DELIVERED BY  
EXECUTANT/ OWNER  
Triveni Motels and Resorts Pvt. Ltd

  
Director, Pawan Kumar

SIGNED AND DELIVERED BY  
ATTORNEY/DEVELOPER  
H L Residency Private Limited  
H L Residency Private Limited

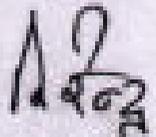
  
Auth. Signatory Savita/Designatory

Aadhar 462070212018

Aadhar

Witness:- 1

witnesses :- 2

  
विश्व नम्बरदार  
बुवा भावरा

  
नवीन ७७ सतबीर सिंह  
पसोई खेरी

  
Drafted by :-  
Ravinder Kaushik, Advocate  
Civil Court, Bahadurgarh  
Distt. Jhajjar, Ph. 9915334992

Reg. No.

Reg. Year

Book No.

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2022-2023

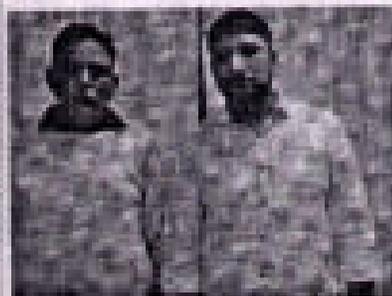
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पेशकर्ता



साथिकत



सवाइ

उपासपुंक्त पंजीवन अधिकारी

पेशकर्ता :- TRIVENI MOTELS AND RESORTS PVT LTD THROUGH PAWAN KUMAR

साथिकत :- HL Residency Private Limited  
DALAL :- DALAL

सवाइ 1 :- विवेक नम्बरदार

सवाइ 2 :- नवीन

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 127 आज दिनांक 05-12-2022 को बही नं 4 जिल्द नं 12 के पृष्ठ नं 105.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 16 के पृष्ठ संख्या 10 से 12 पर लिपिकर्ष गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और सवाइ ने अपने हस्ताक्षर/निष्ठा अंगूठा भी सामने किया है।

दिनांक 05-12-2022

उपासपुंक्त पंजीवन अधिकारी ( बहादुरगढ )



8127

Exchange Deed	 <b>Indian-Non Judicial Stamp Haryana Government</b> 	Date : 24/12/2019
Certificate No. JCX2019L7		Stamp Duty Paid : ₹ 225000
GPA No. 81238873		Penalty : ₹ 0
<b>Seller / First Party Detail</b>		
Name: HL Residency Pvt Ltd		
H.No/Floor : 812	Sector/Ward : 3	LandMark : Vishrantika apartment plot no 5a
City/Village : Dwaraka	District : South west	State : Delhi
Phone : 91*****96		
<b>Buyer / Second Party Detail</b>		
Name : Suresh Kumar		
H.No/Floor : Na	Sector/Ward : Na	LandMark : Vpo bijwasan
City/Village: Bijwasan	District : South west	State : Delhi
Phone : 91*****15	Others : Purnell kumar son of shikhar singh vpo bijwasan	
Purpose : Exchange Deed		

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

**EXCHANGE DEED**

**Area under Exchange: 500.36 Sq. Yards comprised in Plot No. 859, 886 & 887 with Agriculture land measuring 03 Kanal 09 Marla 08 Sarsai**

Transaction Value - Rs. 45,09,000/-    Type of Property - Residential with Agriculture  
Stamp Duty - Rs. 2,25,500/-    Village Name - Nuna Majra  
Stamp No.: JCX2019L7 dtd. 24.12.2019  
Issued Online

This deed of Exchange is executed is executed at **Behadurgarh, Distt. Jhajjar (Haryana)** on this **24th Day of December 2019**

**BETWEEN**

**M/s HL Residency Private Limited**, a Company incorporated under the Companies Act, 1956 having its Registered Office at **B-12, Vishrantika Apartment, Plot No. 5A, Sector-3, Dwaraka, Delhi-110075** in its own capacity and as Registered GPAs holder of Collaborators/Land Owners mentioned in license no.83 of 2018, vide their collaboration agreements and GPA No. 96 dtd. 21.11.2019 already executed, acting through Mr. Navoon Kumar vide resolution dated 21<sup>st</sup> November 2019 passed in the meeting of the Board of Directors of the Company.

HL Residency Private Limited

  
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S.NO	NAME	REGD. COLLABORATION AGREEMENT NO. & REGD. ADDENDUM COLLABORATION AGREEMENT NO. WITH DATE	REGD. GENERAL POWER OF ATTORNEY NUMBER WITH DATE	COLLABORATION & GPA EXECUTED IN FAVOR OF
1	Suresh Kumar & Rakesh Kumar	Regd. Collaboration agreement no. 5623 dated 17.10.2013 and addendum collaboration agreement No. 5546 dated 11.10.2018	96 DTD. 21-11-2019	M/s HL Residency Private Limited

Hereinafter collectively referred to as the "First Party/Developer" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor (s) and assigns).

**AND**

**Sh. Suresh Kumar (Aadhar 638662919608) & Rakesh Kumar (Aadhar 791288034557, both Ss/o Sh. Karan Singh s/o Sh. Nyadar Singh resident of Village Bijwasan, Suba Delhi, (Hereinafter referred to as the LANDOWNER/SECOND PARTY).**

**Whereas,** the terms, First Party and the Second Party unless repugnant to the context shall mean and include their representatives, heirs, successors, executors, administrators, trustees, legal representatives and assigns.

**Whereas,** the First Party is legal & bonafide owner & in possession of immovable property bearing Residential Plot No. 886, 887, 920, 921, 922, 923, 924 admeasuring 179.36 Sq. Yards each, Plot No. 942-943 admeasuring 157.57 Sq. Yards each, Plot No. 859 admeasuring 141.34 Sq. Yard, Plot No. 961-962 admeasuring 139.78 Sq. Yards each, (These 12 Plots Admeasuring 1991.56 Sq. Yards are part of License No. 83 of 2018) situated at " HL CITY, SECTOR 37, BAHADURGARH" fully described in the First Schedule herein underwritten and depicted in layout plan Annexure D, Hereinafter called as said plot.

**Whereas,** The Second Party is legal and bonafide owner of Immovable property/land measuring 27 Kanal 19 Marla, which comprises in Khewat No. 29, 30 & 55 Khatoni No. 31, 32 & 59 and Rectangle//Killa No. 69//18/3/2 (1-2), 23/1/2 (3-6), 72//3 (7-11), 4/1 (3-16), 8 (8-0), 13/1 (4-1) Kitta 6 Khewat No. 32 Khatoni No. 35/1 Rectangle//Killa No. 45//32 (0-9) total land 27 Kanal 19 Marla situated in revenue estate of village Nuna Majra of Tehsil Bahadurgarh, District Jhajjar in State of Haryana vide Fard Jamabandi for the year 2014-15 & Mutations Nos. 5019, 5039, which comes to 27 Kanal 19 Marla, Which is Fully described in the Second Schedule herein underwritten (hereinafter referred to as the said land).

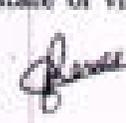
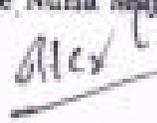
**Whereas,** Second Party has entered into Regd. Collaboration agreement no. 5623 dated 17.10.2013 ("Development-Cum- Collaboration Agreement") and addendum collaboration agreement No. 5546 dated 11.10.2018. (Hereinafter referred to as the said Agreements) with the First Party for the purpose of developing a residential colony & commercial complex on the said land on the assurances and obligation as stipulated in the said agreement. **Copy of registered Collaboration Agreement is annexure B and Addendum Collaboration Agreement is annexure C)**

**Whereas,** First Party has applied and obtained required licenses, permissions, approvals and NOCs from the Govt., Authorities for the promotion and development of a residential Plotted Colony on the land admeasuring area 7.63125 Acres (as per sanctioned Layout Plan) situated within revenue estate of village Nuna Majra Tehsil

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Bahadurgarh & Distt. Jhajjar named as "HL CITY, SECTOR 37, BAHADURGARH" (hereinafter referred to as the said Project) and covered by License Number 83 of 2018 dated 07.12.2018 issued by the office of the Director Town & Country Planning (DTCP), Haryana Chandigarh.

The Zoning Plan of the said Colony has been duly sanctioned by the DTCP, Haryana vide Drawing No. DTCP-6927 dated 18.03.2019 under the provisions of Haryana Development and Regulations of Urban Area Act, 1975 and Rules made thereunder. (Copy of Layout Plan is Annexure D and Total land schedule of colony is Annexure E)

**That Developer** has developed the total 7.63125 acres of land including 27 kanal 19 marle land owned by Collaborators/Landowners/Second party and **whereas** In terms of the Collaboration Agreement & Addendum Collaboration Agreement as mentioned above, there is an obligation on the part of Second Party to transfer all types of its right, title and interest in properties mentioned in second schedule in favour of First Party after obtaining 4200 Sq. Yards developed residential plotted land from First Party against the said land owned by the Second Party as mentioned in Second Schedule of Property. There is also an obligation on the part of First Party to transfer 4200 Sq. Yards developed residential plotted land with all types of its right, title and interest to Second Party, but as per mutual consent of parties, Second party has agreed to obtain 0.299 acre commercial land in License no. 83 of 2018 and Plot No. 859 (admeasuring 141.34 sq. yards), Plot No. 886 & 887 and plot numbers 920 to 924 admeasuring 179.36 sq. yards each and Plot No. 942, 943 admeasuring 157.57 sq. yards each and Plot No. 961 & 962 admeasuring 139.78 sq. yards each total number of plots 12 admeasuring 1991.56 fully developed residential plot in area of license no. 83 of 2018 in exchange of 27 kanal 16 marle land owned by second party. Both parties are agreed on this change of area, nature and plot numbers.

The First Party has developed the Colony as per approved Layout Plan in respect of colony, by the Director, Town & County Planning, Haryana, Chandigarh on the said Land alongwith other land total land admeasuring 7.63125 Acres as per revised Layout Plan) and has named it as the " HL CITY, SECTOR 37, BAHADURGARH" (herein after referred to as the said project).

**Whereas** Both the Parties i.e. First Party and Second Party to fulfill the conditions of Collaboration Agreement, Addendum Collaboration Agreement, mutually agreed by their free consent without any fear and force to execute this Exchange Deed to transfer their respective properties to each other.

**NOW THEREFORE THIS EXCHANGE DEED WITNESSES AS FOLLOWS:-**

**Whereas** it has been mutually agreed between the parties hereto to exchange their respective properties viz. First scheduled property written hereunder with the Second Scheduled property hereunder written.

**Whereas** the parties hereto have now agreed to execute this deed of exchange.

**Whereas** it has been agreed between the parties hereto to exchange their respective properties viz. First scheduled property written hereunder unto and to the use of the

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*[Handwritten signatures]*

Second Party in consideration of the Second Scheduled property here under written unto the use of First Party.

**NOW THIS EXCHANGE DEED WITNESSETH** that in pursuance of the aforesaid agreement and in consideration of the property mentioned in second schedule and owned by the Second Party, The First Party assign, transfer and convey absolutely and forever all the right, title, interest, use, possession, benefit, claim, demand, easements, profits, privileges, advantages and appurtenances whatsoever, both at law and in equity together with all the liabilities, of the said First Schedule property and also together with all the deeds, documents, writings and other evidences of the title relating to the said First Schedule property in favour of Second Party, subject to the payment of all rents, taxes, assessments, rates, duties, now chargeable upon the same or which may herein after become payable in respect thereof to the local authority.

**And** in pursuance of the aforesaid agreement and in exchange of the property mentioned in First Schedule and owned by the First Party. The Second Party assigns, transfer and convey absolutely and forever property mentioned in Second Schedule with all the right, title, interest, use, possession, benefit, claim, demand, easements, profits, privileges, advantages and appurtenances whatsoever, both at law and in equity together with all the liabilities of the said Second Schedule property and also together with all the deeds, documents, writings and other evidences of the title relating to the said Second Schedule property in favour of First Party, subject to the payment of all rents, taxes, assessments, rates, duties, now chargeable upon the same or which may herein after become payable in respect thereof to the local authority.

#### 1. BOTH PARTIES COVENANT WITH EACH OTHER

**Whereas** both, First Party and the Second Party mutually agreed and covenants with each other that;

- a. He/She/They had in himself/herself/themselves, absolute right, full power and absolute authority to grant, assign, convey and transfer/sale the schedule property hereby granted, assigned, conveyed and transferred to the other party in manner aforesaid by the execution of this deed.
- b. That the other party shall and may at all times hereafter peacefully and quietly enter upon, occupy, possess and enjoy the schedule property conveyed to him/her/them and receive the profits and benefit thereof for his/her own use without any interruption, claim, demand or suit etc. whatsoever from or by the covenanting party or his/her heirs, or by any person claiming through any of them.
- c. The said schedule property is free from all types of mortgage, charge, guarantee, encumbrances, lien and claim whatsoever in nature.
- d. That the covenanting parties assure each other with respect to the scheduled property conveyed by him/her/them to each other that whenever and wherever required He/She/They shall from time to time at

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the request and cost of the other party execute such further and other documents, deeds, things, assurances, whatsoever reasonably required and necessary as per law for the better and more perfectly assuring the said property conveyed by him/her/them to the other party.

- e. The said Project shall always be known as "**HL CITY, SECTOR 37, BAHADURGARH**", and this name shall never be changed by any of the Parties or anybody else.
- f. **WHEREAS** The Second Party confirms and undertakes to pay all government rates, EDC/IDC, tax, municipal tax, property tax, wealth tax, taxes, fees or levies of all and any kind by whatever name called, whether levied or livable now or in future by the government, municipal authority or any other governmental authority on the Said Plot/s of Land as assessable or applicable from the date of this Deed. The Second Party further agrees that if the Said Plot/s of Land is not assessed separately, then it shall pay the same on pro-rata basis as determined and demanded by the First Party which shall be final and binding on the Second Party. If the Said Plot/s of Land is assessed separately, the Second Party shall pay directly to the competent authority on demand being raised by the competent authority
- g. That both parties confirm and undertakes to comply with all the assurance, obligations and assertions at all times made by her/him in the Regd. Collaboration agreement no. 5623 dated 17.10.2013 ("Development-Cum- Collaboration Agreement") and addendum collaboration agreement No. 5546 dated 11.10.2018, and shall always be liable and responsible for all the assertions and statements made in the said agreement. This Exchange is strictly and totally as per the owner's allocation in clause 16 of the Agreement. Further each and every statement made in the said agreement shall be binding upon both the Parties at all times.
- h. That the Second Party has executed registered General power of attorney bearing no. 96 dated 21-11-2019 in favour of First Party regarding property mentioned in second schedule, after the execution of this exchange deed the ownership of property mentioned in second schedule transferred in favour of First Party. However the General power of attorney bearing no. 96 dated 21-11-2019 executed in favour of First party shall remain valid in full force for the purposes as mentioned in General power of attorney bearing no. 96 dated 21-11-2019 and Second party shall have no objection and second party shall not cancel the same.
- i. As per Provisions fully mentioned in Regd. Collaboration agreement no. 5623 dated 17.10.2013 ("Development-Cum- Collaboration Agreement") and addendum collaboration agreement No. 5546 dated 11.10.2018. First party is bound to provide 1991.56 Sq. Yrds of Fully Developed Residential land and 0.299acre commercial land in License no. 83 of 2018 to Second Party in total. In case rates of Internal Development

HL Residency Private Limited

  
Attn: Signatory



Charges & External Development Charges are revised at a later stage, in that case second shall be under obligation to pay Internal Development Charges & External Development Charges at increased rates.

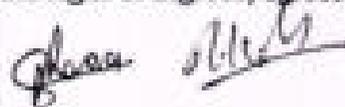
- j. Stamp Duty & registration charges for the purpose of Registration of Exchange Deed is being paid according to the collector rate list of First schedule property, which is of higher value.

**SECOND PARTY COVENANTS WITH THE FIRST PARTY**

- a. The Second Party is fully satisfied as to the sanctions, approvals, layout, NDC's etc. in respect of the development and promotion of the said Colony including that of the said Plot/s .
- b. The Second Party confirms and undertakes to pay all government rates, tax, municipal tax, property tax, wealth tax, fees or levies of all and any kind by whatever name called, whether levied or livable now or in future by the government, municipal authority or any other governmental authority on the Said Plot/s of Land as assessable or applicable from the date of execution of this Deed. The Second Party further agrees that if the Said Plot/s are not assessed separately, then He/She/They shall pay the same on pro-rata basis as determined and demanded by the Second Party which shall be final and binding on the Second Party. If the Said Plot/s of Land is assessed separately, the Second Party shall pay directly to the competent authority on demand being raised by the competent authority.
- c. The Second Party shall not be permitted to use the service areas in any manner whatsoever and the same shall be reserved for use by the First Party /Maintenance Agency and its employees for rendering Maintenance Services. That the basements and service areas, if any, as may be located within the said Colony shall be earmarked by the First Party to house services including but not limited to Electric Sub-Station, Transformers, DG sets room, Fire Fighting Pumps, Air conditioning Plant and Equipment etc. and other permitted uses as per zoning/building plans.
- d. The Second Party undertakes that the said Plot/s shall always be used for residential purpose only. Any change in the specified use, which is not in consonance with the theme of the said Colony or is detrimental to the public interest will be treated as breach of the condition entitling the First Party/Maintenance Agency to initiate and seek the appropriate legal remedy against the Second Party for such violation.
- e. The Second Party undertakes that He/She/They shall have no right in any of the common areas in the said Colony including the community building, open spaces etc. developed and/or to be developed by the First Party in the said Colony. The Second Party or any other person(s) claiming through the Second Party shall not be entitled to bring any action for partition or division of the said area and facilities, or any part thereof. The Second Party shall only have the right of ingress/egress over

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Asst. Secretary



or in respect of open spaces, and /or any of the common areas in the "Said Colony", such as parks, community building, etc. The Second Party doth hereby agrees and confirms that the Second Party shall not create any blockages, elevations, constructions, in the common area and shall indemnify the First Party for her acts of omission or commissions in this regard.

- f. The Second Party hereby undertakes and confirms that He/She/They shall carry out the construction on the said Plot/s as per the approved layout and building plans in respect thereof within the stipulated time prescribed by the Concerned Authority failing which the Second Party agrees to be liable for and bear payment of any penalty, impositions etc., imposed by the Competent Authority and further undertakes to keep the First Party indemnified in this regard.
- g. The Second Party shall not make noise pollution by use of loudspeakers or otherwise and/or throw rubbish, dust, rags, garbage etc. anywhere in the said colony; save and except areas/places specifically earmarked for these purposes in the said Colony.
- h. The Second Party has taken possession of the First Schedule property/said Plot/s, and He/She/They has no objection in development or continuing with the development of the other plot/s of the First Party adjoining the said Plot/s transferred to the Second Party by the First Party.

### **3 RATES, TAXES, DUTIES AND USER CHARGES FOR FACILITIES:**

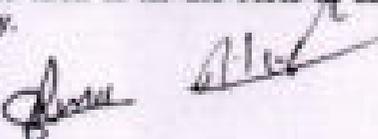
That the Second Party hereby agrees to pay the following other charges on demand to First Party:

- a. The Electricity load for the entire project will be obtained from Concerned Electricity Authority by the First Party or as the case may be, and the cost of installation of Sub-Station/Power House/ Transformers shall be charged extra on pro rata basis and shall be payable by the Second Party on demand.
- b. That the other charges such as individual Electricity Connection charges including deposits and Meter charges, individual Water Connection charges from the Main supply line, individual Sewerage Connection charges from the said Plot/s to the Main line and Malba charges etc. shall be borne by the Second Party.
- c. If any provision of the existing and future Laws, guidelines, directions etc. of any Government or the Competent Authorities made applicable to the said Plot/s/said Project requiring the First Party to provide pollution control devices, effluent treatment plan etc. in the said Project, then the cost of such additional devices, equipment etc. shall also be borne and paid by the Second Party in proportion to the area of said Plot/s to the total area of all the Plots in said Colony, as and when demanded by the First Party.

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Signature



- d. The cost of the development of the said Plot/s is escalation free, save and except increases, which the Second Party hereby agrees to pay due to increase in area, increase in **External Development Charges/Internal Development Charges/Infrastructural Development Charges/Infrastructural augmentation charges, Government rates, taxes, cess etc., and/ or any other charges** which may be levied or imposed by the Government/Statutory Authorities time to time.
- e. The Second Party undertake to pay to the Promoter/First Party, on demand, any liability, as may be demanded/imposed by any Competent Authority even with retrospective effect which has not been demanded by Promoter/First Party or the concerned Authority in the shape and manner of External Development Charges/Infrastructural Development Charges /infrastructural augmentation charges/ any other charges levied, by whatever name called or in whatever form existing or to exist in future all rates, taxes, charges and assessments of every description including cess etc., which are now or may at any time hereinafter be assessed, charged or imposed upon the said Plot/s and building constructed thereon/said colony, from time to time and at all times from the date of execution of this deed regarding said Plot/s by the Promoter/First Party and with all such conditions imposed by the Haryana Government and/or any competent authority(ies) and such increase in **External Development Charges/ Internal Development Charges/Infrastructural Development Charges/ Infrastructural augmentation charges**, any other charges shall be borne and paid by the Second Party in proportion to the his/her area of the said Plot/s, as determined by the Promoter/First Party and any such unpaid charges shall be treated as unpaid due of the said Plot/s and the Promoter/First Party shall have the right of recovery of such charges from the Second Party.
- f. The First Party alone shall be entitled to obtain the refund of various securities deposited by it, during development of the Project with various Governmental/Local Authorities for electric and sewer connection etc.
- g. Stamp duty, Registration fee and all other incidental charges required for the execution and registration of this Deed have been borne by the Second Party. The Second Party shall also be liable for due compliance of the provisions of Indian Stamp Act, 1899 as applicable to the State of Haryana and shall be liable to pay the deficiency in the amount of Stamp Duty and Penalties, if any, as may be levied by the Concerned Authority.

### 3. MAINTENANCE

- a. In order to provide necessary maintenance services, the First Party may, upon the completion of the development of Said colony, hand over the maintenance of the said Project to anybody corporate, association etc. (hereinafter referred to as "**Maintenance Agency**") as the First Party in its sole discretion as may deem fit. The maintenance, upkeep, repairs, lighting, security etc., of the said Colony including common areas, landscaping and common lawns, water bodies of the said Colony will be organized by the First Party or its nominated Maintenance

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Authorized Signatory



Agency. The Second Party agrees and consents to the said arrangement. The Second Party undertakes to pay the maintenance charges which shall be fixed by the First Party or its nominated Maintenance Agency from time to time depending upon the maintenance cost. The Second Party shall be liable to pay interest at the rate of 18% per annum for non-payment of any of the charges within the time specified, failing which the Second Party shall be disentitled to enjoyment of common services including electricity, water etc.

- b. That the Second Party(s) shall be under obligation to execute a separate Maintenance agreement with the First Party or the Maintenance Agency if not already executed, with regards to terms and conditions of maintenance of the said Colony and shall be bound by the rules & regulations as described in the Maintenance Agreement. The said Maintenance Agreement shall, inter alia, define the scope of maintenance & provisions for various services and facilities in the said Colony, the charges payable by the Second Party(s) in respect thereof and penalties and conditions of withdrawal curtailment and discontinuation of the facilities and amenities being provided by the First Party or Maintenance Agency, for non/related payments thereof.
- c. The Second Party shall also be liable to pay to the First Party the charges on pro-rata as may be determined by the First Party or its nominated Maintenance Agency, for maintaining various services and facilities in the said Residential Colony where the said Plot/s is situated until the same are handed over to a Local Body/Authority for maintenance. All such charges shall be payable and be paid by the Second Party to the First Party/ Maintenance Agency periodically as and when demanded by the First Party/ Maintenance Agency. The pro-rata share so determined by the First Party/ Maintenance agency shall be final and binding on the Second Party.
- d. The Second Party shall keep with the First Party an Interest Free Maintenance Security (IFMS) deposit towards payment of maintenance charges in order to secure adequate provisions of the maintenance services and for due performance, in paying promptly the maintenance bills and other charges as raised by the nominated Maintenance Agency. The Second Party agrees to deposit said interest free maintenance security as per the schedule of payment given in Letter of Allotment and to always keep it deposited with the First Party/ Maintenance Agency.
- e. The First Party shall have the right to transfer the IFMS of the Second Party(s) to the Maintenance Agency/ Association of plot owners as the First Party may deem fit, after adjusting there from any outstanding maintenance bills and/or other outgoings of the Second Party at any time upon the execution of the Conveyance Deed and thereupon the First Party shall stand completely absolved/discharged of all its obligations and responsibilities concerning the IFMS including but not limited to issues of repayment, refund and/or claims, if any, of the Second Party on account of the same.
- f. The First Party or Maintenance Agency and their representatives, employee etc., shall be permitted at all reasonable times after notice to enter into and upon

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the said Plot/s, and/or building constructed upon for carrying out any repair, alterations, cleanings etc., or for any other purpose in connection with the obligations and rights under this Allotment including for disconnections of the electricity and water and/or for repairing/changing wires, gutters, pipes, drains, part structure etc. The First Party agrees to give notice for the provisions of this clause to Second Party or his/her/their tenants, if any.

- g. The common areas and facilities shall remain under the control of the First Party whose responsibility will be to maintain and upkeep the common areas and provide common amenities until the same are transferred/assigned to any other body or any other maintenance agency.

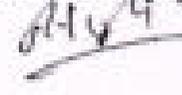
#### **4 TRANSFER OF DEMISED PLOT/S**

- a. The Second Party further assures that whenever the title of Second Party in the said Plot/s is transferred in any manner whatsoever, such subsequent transferee shall be bound by all covenants and conditions contained in this Deed and concerned Agreement and the Maintenance Agreement referred to elsewhere herein and subsequent transferee be answerable in all respects thereof in so far as the same may be applicable to affect and relate to the said Plot/s.
- b. That whenever the title of the said Plot/s is intended to be transferred in any manner whatsoever, it will be the responsibility of the transferor to pay the outstanding maintenance and other charges payable to the Maintenance Agency before executing the deed of transfer of the said Plot/s failing which the transferee shall have to pay the outstanding dues of the Maintenance Agency before occupying the said Plot/s.
- c. In the event of death of the Second Party, the person on whom the rights of deceased devolve shall, within three months of devolution, give notice of such devolution to the First Party and the Maintenance Agency and get the necessary entries made/done in the record of First Party/Maintenance Agency on payment of prescribed fee thereto. The person on whom the rights of the deceased shall devolve will be liable for payment of outstanding maintenance and other amounts due to the Maintenance Agency, Authority and or any other Government Agency.
- d. The person on whom the title devolves or his/her transferee, as the case may be, shall provide to the First Party and the Maintenance Agency the certified copies of document(s) evidencing the transfer of devolution.
- e. The Second Party shall not sub-divide or amalgamate the said Plot/s with any other plot/s in the said Residential Colony without taking prior approval of the First Party/ Concerned Competent Authority.
- f. The terms and condition contained herein shall be binding on the Occupier of the said Plot/s and default of the Occupier shall be treated as that of the Second Party, unless context requires otherwise.
- g. That whenever the title of said Plot/s is intended to be transferred in any manner whatsoever, the transferor and proposed transferee shall within 30 days of transfer give notice of such transfer in writing to the First Party and the Maintenance Agency. It will be the responsibility of the transferor to pay the

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outstanding maintenance and other charges payable to the Maintenance Agency before effecting the transfer of said Plot/s failing which the transferee shall have to pay the outstanding dues of the Maintenance Agency before occupying the said Plot/s.

**5 GENERAL**

- a. The Second Party shall get his/her complete address registered with the First Party and it shall be his/her responsibility to inform the First Party by Registered AD letter about all subsequent changes, if any, in his/her address. The address given in the application for the allotment of the said Plot/s shall be deemed to be the Registered Address of the Second Party until the same is changed in the manner aforesaid.
- b. All letters, receipts and or/notices issued by the First Party or its nominee and dispatched Under Regd. Post/Speed Post/ Courier Service to the last known address of the Second Party shall be sufficient proof of receipt of the same by the Second Party and which shall fully and effectually discharge the First Party/nominee.
- c. This Exchange deed has been executed in pursuance to fulfill the liabilities of First Party & second Party towards each other as mentioned in the relevant clauses of Regd. Collaboration Agreement & Addendum Collaboration Agreement, hence no consideration amount is paid by either party, but only to full the requirement of Indian Stamp Act as implemented in Haryana, required stamp duty has been paid.
- d. Value of both the properties under this exchange deed are equal, however Stamp duty is paid on the circle value of the exchanged property as stated above in the FIRST SCHEDULE PROPERTY WHICH IS HIGH IN VALUE IN TERMS OF MONEY.
- e. If any condition/s applied to Second Party not described in this Exchange Deed, it will be deemed to have the same meaning as mentioned in the standard Buyer agreement & applicable on the second party.
- f. Meaning of words as mentioned in this Exchange Deed:  
**Said Project or Said Colony** - "HL CITY, SECTOR 37, BAHADURGARH"  
**Said Plot/First Schedule Property** = Plot/s transferred to Second Party  
**Second Schedule Property** = Land transferred to First Party  
**Maintenance Agency** = Agency appointed by First Party to provide necessary maintenance services

**WHEREAS** both the parties i.e. First Party & Second Party have handed over the vacant and peaceful possession of the Both scheduled properties to each other simultaneously with the signing and execution of this exchange Deed and the both the parties confirms the taking over and delivery of the possession of the Both scheduled properties after satisfying themselves as to the area and the location of the Both scheduled properties and the both the parties has agreed not to raise any dispute at any time in future on this account.

1. **Note:** 1. Regd. GPA No. 96 dtd. 21-11-2019 Executed by Second Party in favour of First Party is not cancelled till date.
2. Name of Second party is mentioned in the list of collaborators to fulfill the conditioned of license no. 83 of 2018 issued by the office of the Director Town & Country Planning, Haryana, Chandigarh.

**FIRST SCHEDULE PROPERTY**

(Property belongs to First Party and transferred to Second Party)

All the piece and parcel of immovable property bearing

1. Residential Plot No. 859 admeasuring 141.34 sq. yards (Dimensions East & West: 8.15 Meters, North & South 14.80 Meters & bounded as under:  
East: Other's Land West: Road 9 Mtr wide  
North: Plot No. 858 South: Plot No. 850
2. Residential Plot No. 886 admeasuring 179.36 sq. yards (Dimensions East & West: 8.55 Meters, North & South 17.54 Meters & bounded as under:  
East: Green Area West: Road 9 Mtr wide  
North: Plot No. 885 South: Plot No. 887
3. Residential Plot No. 887 admeasuring 179.36 sq. (Dimensions East & West: 8.55 Meters, North & South 17.54 Meters & bounded as under:  
East: Green Area West: Road 9 Mtr wide  
North: Plot No. 886 South: Plot No. 888

(Plots mentioned above are highlighted in Copy of sanctioned Zoning Plan Annexure D, which is part of this exchange deed)

**SECOND SCHEDULE PROPERTY**

(Property belongs to Second Party and transferred by this exchange deed to the First Party)

(Area under Transfer is 03 Kanal 09 Marla 08 Sarsai)

1/8 share out of total land comprised in Khewat No. 29, 30 & 55 Khatoni No. 31, 32 & 59 and Rectangle//Killa No. 69//18/3/2 (1-2), 23/1/2 (3-6), 72//3 (7-11), 4/1 (3-16), 8 (8-0), 13/1 (4-1) Kitta 6 Khewat No. 32 Khatoni No. 35/1 Rectangle//Killa No. 45//32 (0-9) total land 27 Kanal 19 Marla situated in revenue estate of village Nuna Majra of Tehsil Bahadurgarh, District Jhajjar in State of Haryana vide Fard Jamabandi for the year 2014-15 & Mutations Nos. 5019, 5039, which comes to 03 Kanal 09 Marla 08 Sarsai.

IN WITNESS WHEREOF the First Party as well as the Second Party have put their respective hands on the day and year first herein above written.

**FIRST PARTY**

For and on behalf of  
M/s HL Rehabilitation Private Limited  
& other Collaborators/Land Owners

Authorized Signatory Auth Signatory

**SECOND PARTY/ies**

Suresh Kumar & Rakesh Kumar

Witnesses

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19/2/23

*[Handwritten signature]*  
Deedar Singh  
H. Jhajjar

*[Handwritten signature]*  
Ravinder

Reg. No.

Reg. Year

Book No.

8127

2019-2020



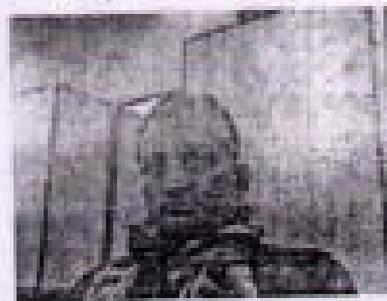
प्रथम पक्ष



द्वितीय पक्ष



तृतीय



उपस्थित पंजीयन अधिकारी

प्रथम पक्ष > श्री HL RESIDENCY PVT LTD THROUGH NAVEEN KUMAR

द्वितीय पक्ष > RAKESH KUMAR SURESH KUMAR

तृतीय 1 > निरंज नन्दन

तृतीय 2 > दीप

उपस्थित पक्ष



प्रमाणित किया जाता है कि यह प्रवेश इमांक 8127 आज दिनांक 26-12-2019 को बही नं 1 जिल्द नं 21 के पृष्ठ नं 83 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 144 के पृष्ठ संख्या 49 में 48 पर विभक्त हुई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रामाणिकता और सत्यता में अपने इस्तेमालनिष्ठान अंगूठा मेरे सामने किन्हीं हैं।

दिनांक 26-12-2019

(Signature)  
उपस्थित पंजीयन अधिकारी (बहालुगव)



Director's Report

Year: 2022-23      Report No: 40      Month: August      Date: 11/12/2022      Page No: 1

Sl. No.	Particulars	2021-22	2022-23	2022-23	2022-23	2022-23	2022-23	2022-23	2022-23	2022-23	2022-23	2022-23	2022-23	2022-23	2022-23
1	Income														
2	Expenses														
3	Surplus														
4	Balance b/f														
5	Balance c/f														
6	Total														

25th month  
 2nd 11-12-2022  
 11-12-2022  
 1/12/2022

29 4-10 B  
 7th year  
 11/12/2022

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रजिस्टर इंत्यात

राज्याचे नाव : महाराष्ट्र राज्य सरकार  
राज्याचे नाव : महाराष्ट्र राज्य सरकार  
राज्याचे नाव : महाराष्ट्र राज्य सरकार

क्र.सं.	नाम	पदा												
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रजिस्टर इंटरकाल

पंजीयन संख्या : 46

पंजीयन संख्या

दिनांक : 29/11/2022

पृष्ठ संख्या : 1

क्र.सं.	नाम	पिता का नाम	वर्ग	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
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13	श्री. राजेश कुमार	श्री. राजेश कुमार	ब.क.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
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21	श्री. राजेश कुमार	श्री. राजेश कुमार	ब.क.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15

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