

**Indian-Non Judicial Stamp
Haryana Government**

Date : 24/11/2020

Certificate No. JCX2020K173
GRN No. 69705976

Stamp Duty Paid : ₹ 790000
Penalty : ₹ 0

Seller / First Party Detail

Name: Balwan Singh
H.No/Floor : Na
City/Village : Bahadurgarh
Phone: 93*****64

Sector/Ward : Na
District : Jhajar
Others : Salsal son of sh mehtab son of sh nyadar resident of runa majra bahadurgarh

LandMark : Vpo runa majra
State : Haryana

Buyer / Second Party Detail

Name : HI residency Proprietorship
H.No/Floor : 8
City/Village: Bahadurgarh
Phone : 94*****70

Sector/Ward : 37
District : Jhajar

LandMark : HI city sector 37
State : Haryana

Purpose : Sale Deed

The authenticity of this document can be verified by scanning the QRCode Through smart phone or on the website <http://registry.nj.in>

SALE DEED

किस्म वसीका :- बिक्रीपत्र स्थान का नाम :- गाँव नूना माजरा

रकबा :- 6 कनाल 0 मरले 03 सरसाई मलियती :- 2,63,20,000/-रूपये

स्टाम्प :- 7,90,000/रूपये स्टाम्प :- JCX2020K173

GRN :- 69705976 दिनांक 24.10.2019 रेट लिस्ट नं० :-

हम कि बलवान सिंह पुत्र सरजीत पुत्र सीताराम 80/361 भाग व सतपाल पुत्र महताब पुत्र न्यादर सिंह 41/361 भाग निवासीयान व बिस्वेदार गाँव नूनामाजरा तहसील बहादुरगढ जिला झज्जर हरियाणा के स्थाई निवासी है। जो कि आराजी जरई खेवट नं० 128/123 छाता नं० 132 मुस्त व किला नं० 45 किला नं० 17(7-10), 18/1(2-0), 24/2(7-19) 29(0-10) कुल किते 4 रकबा तादादी 17 कनाल 19 मरले मे बलवान सिंह पुत्र सरजीत पुत्र सीताराम की 80/361 भाग बकदर 03 कनाल 19 मरले 05 सरसाई व

बलवान सिंह (विक्रेता)

सतपाल (क्रिेता)



Balwan Singh

Satpal



Satpal

RESIDENCY

Auth. Signatory

पत्र सं. 4098

दिनांक: 26-11-2020

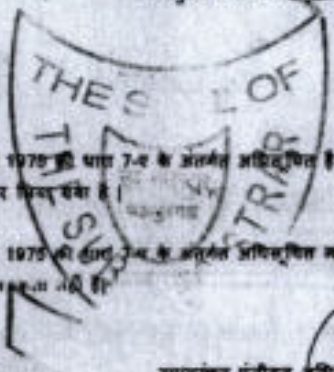
डीड संबंधी विवरण		
डीड का नाम SALE URBAN AREA OUTSIDE MC		
तहसील/सब-तहसील बहादुरगढ़	गांवा/गाहड़ नूना माजरा	स्थित NUNA MAJRA
शहरी - म्युनिसिपल क्षेत्र सीमा के बाहर	अन्य क्षेत्र	
पता : नूनामाजरा		
मकान का विवरण		
भूमि का विवरण		
भूमि काठी	6 Kanal	
खेत संख्या :- 128		
घर संबंधी विवरण		
एच 26320000 रुपये	कुल स्टाम्प ड्यूटी की राशि 789600 रुपये	
स्टाम्प नं. : JCX2020K173	स्टाम्प की राशि 780000 रुपये	
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:80744798	पेटिशन शुल्क 3 रुपये
Drafted By: RAVINDER कौशिक बघीस		Service Charge:200

यह प्रलेख आज दिनांक 26-11-2020 दिन गुरुवार समय 1:41:00 PM बजे श्री/श्रीमती/कुमारी बसवत पुत्र सरजीत कलपाल पुत्र महतब कलपाल नूनामाजरा द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Balwan Singh

इसतया प्रस्तुतकर्ता
बसवत कलपाल

उपरोक्त पंजीवन अधिकारी (बहादुरगढ़)



प्रलेख में वर्णित क्षेत्र अथवा एवं सामीप आबोजमा विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिस्थित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनुमति प्राप्त कर लिया गया है।

प्रलेख में वर्णित क्षेत्र अथवा एवं सामीप आबोजमा विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिस्थित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनुमति प्राप्त कर ली जायगी।

Balwan Singh

दिनांक 26-11-2020
बसवत कलपाल

उपरोक्त पंजीवन अधिकारी (बहादुरगढ़)

उपरोक्त क्षेत्र श्री/श्रीमती/कुमारी 111, Residency Proprietorship Firm through Proprietor Mrs Shailaja बघीस - इतिहास है। प्रस्तुत प्रलेख के लफ्तों को दोनो पक्षों ने स्वीकार तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि देना में मेरी समस्त विकेता को अदा की तथा प्रलेख में वर्णित अधिन अदा की गई राशि के गैर देन को स्वीकार किया। दोनो पक्षों की सहज श्री/श्रीमती/कुमारी विवेक अम्बरदार पता - निवासी नूनामाजरा व श्री/श्रीमती/कुमारी दीपिका जून पाल धीर सिंह निवासी नूनामाजरा से की। साथी सं:1 को इस सम्बन्धित अधिनियम के रूप में जानते हैं तथा यह शाही सं:2 की पहचान करता है।

दिनांक 26-11-2020

उपरोक्त पंजीवन अधिकारी (बहादुरगढ़)

सतपाल पुत्र महताब पुत्र न्यादर सिंह का 41/361 भाग बकदर 02 कनाल 0 मरले 07 सरसाई की मलकियती है। दोनों विक्रेतागण का कुल रकबा 6 कनाल 0 मरले 3 सरसाई है। उक्त मालिक कुल रकबे 6 कनाल 0 मरले 3 सरसाई वाका मौजा नूना माजरा तहसील बहादुरगढ विला झञ्जर के बरूवे जमाबन्दी साल 2019-20 की रुह से बिला भार के पूर्णतौर पर मालिक-काबिज है। उक्त रकबे के मालिक व काबिज होने के नाते उक्त अराजी को बिक्री करने का हम विक्रेतागण को पूरा हक हासिल है। उपरोक्त रकबा तमाम प्रकार के ऋण व भार से मुक्त है एवं पाक व साफ है, उपरोक्त रकबा पर कोई भी सरकारी, गैर सरकारी व अर्ध-सरकारी संस्था से कोई लोन/कर्जा ना लिया हुआ है और ना ही उपरोक्त विक्रय रकबा की बाबत आज से पहले किसी दीगर शाख के साथ कोई रसीद, ईकरारनामा मुहायदा बैय, रहन, पट्टा, रहननामा, तबादला, हिब्बा आदि किया हुआ है। ना ही उपरोक्त विक्रय रकबा सरप्लस में है, ना ही उपरोक्त विक्रय रकबा कुर्क व नीलाम शुदा है। उक्त रकबा की मलकियत बाबत कोई भी वाद-विवाद/केस आदि पूरे भारतवर्ष के किसी भी न्यायालय में लम्बित नहीं है। अब हम विक्रेतागण को अपनी तरफकी दीगर जायदाद वगैरा खरीदने के लिए रूपये की जरूरत है और हम विक्रेतागण को उपरोक्त विक्रय रकबे की अच्छी कीमत मिल रही है। इसलिए अब हम विक्रेतागण ने अपनी प्रसन्नता व रबामन्दी से उक्त रकबे 06 कनाल 0 मरले 03 सरसाई को मय हक-हकूक, दाखली व खारजी व सर्व अधिकार रास्ते वगैरा के बा-मुकाबले मुबलगा 2,63,20,000/- रूपये (दो करोड तरेसठ लाख बीस हजार रूपये) जिनके आधे मुबलगा 1,31,60,000/- रूपये होते है को बदस्त HL RESIDENCY (Proprietorship Firm) having its Office at Shop No. 08, Commercial Complex, HL City, Sector 37, Bahadurgarh, through its Proprietor Mrs. Shailaja W/o Rakesh Joon R/o H. No. 2 HL City, Sector 37 Bahadurgarh को

बलवान सिंह (विक्रेता)

Balwan Singh

सतपाल (विक्रेता)

Shailaja
Auth. Signature

कतई बिक्री फिरोख कर दिया है। आज के बाद हम विक्रेतागण वा मेरे परिवार के किसी भी सदस्य का उक्त रकबे से कोई ताल्लुक वास्ता नही रहेगा। बिक्री-धन हम विक्रेतागण ने गवाहों के सामने प्राप्त कर लिया है। विवरण निम्न प्रकार से है :-

Sr. No	Name	Cheque No.	Name of Bank	Amount
1	Balwan Singh	804119	PNB Delhi Road, Bahadurgarh	5,00,000/-
2	Balwan Singh	804123	PNB Delhi Road, Bahadurgarh	10,00,000/-
3	Balwan Singh	804124	PNB Delhi Road, Bahadurgarh	20,00,000/-
4	Balwan Singh	804125	PNB Delhi Road, Bahadurgarh	17,40,000/-
5	Balwan Singh	804126	PNB Delhi Road, Bahadurgarh	40,53,854/-
6	Balwan Singh	804127	PNB Delhi Road, Bahadurgarh	40,53,854/-
7	Balwan Singh	804128	PNB Delhi Road, Bahadurgarh	40,53,854/-
8	Satpal	804122	PNB Delhi Road, Bahadurgarh	5,00,000/-
9	Satpal	804129	PNB Delhi Road, Bahadurgarh	12,83,687/-
10	Satpal	804130	PNB Delhi Road, Bahadurgarh	8,91,843/-
11	Satpal	804131	PNB Delhi Road, Bahadurgarh	20,80,969/-
12	Satpal	804132	PNB Delhi Road, Bahadurgarh	20,80,969/-
13	Satpal	804133	PNB Delhi Road, Bahadurgarh	20,80,969/-

1. हम विक्रेतागण का अब क्रेता से कुछ भी लेन-देन बाकी नहीं रहा है। कब्जा उक्त रकबे पर हम विक्रेतागण ने क्रेता को मौके पर करा कर उसे अपने जैसा मालिक व काबिज बना दिया है। क्रेता मालिक व काबिज उक्त रकबे की हो गई है। क्रेता ने उक्त रकबे को पंजीकृत कराने का तमाम खर्चा जैसे बैयनामा पंजीकरण फीस, स्टाम्प, इत्यादि सब अपने पास से लगाया है। दाखिल-खातिज कागजात मैं विक्रेता मजकूर दर्ज व मन्जूर करा दूंगा। अगर ना करायेगा तो क्रेता को हक हासिल होगा कि वह बजरिये बैयनामा हवा दस्तावेज खुद करा लेवे, हम विक्रेतागण को कोई उजर व एतराज नहीं होगा। उक्त रकबे पर आज से पहले का किसी भी प्रकार का कोई भी टैक्स, कोई भी बकाया इयूज, किसी भी सरकारी, गैर-सरकारी, बैंक वा संस्था का किसी भी प्रकार का भार/लोन/कर्जा हुआ तो आज से पहले की हर प्रकार की देन्दारी या नुक्स मलकियत की जिम्मेदारी हम विक्रेतागण की होगी। आज के बाद उक्त रकबे से हम विक्रेतागण व हमारे परिवार के किसी भी सदस्य का कोई भी ताल्लुक वा वास्ता नही रहेगा। क्रेता को उक्त रकबे को

बलवान सिंह (विक्रेता)

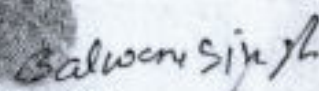
सतपाल (विक्रेता)

Balwan Singh


For H.L. AGENCY

Auth. Signatory

हर प्रकार से उपयोग एवं उपभोग करने का पूरा-पूरा हक एवं अधिकार हासिल रहेगा।
 नुक्शा मलकियत के आज से पहले के हम विक्रेतागण हर तौर पर स्वयं जिम्मेवार रहेंगे
 और आज के बाद/आगे की हर प्रकार की जिम्मेवारी स्वयं क्रेता की रहेगी। लिहाजा यह
 बिक्री पत्र, फरीकेन के कहे अनुसार, उन्हें पढ़ा-सुनाकर, इस पर उनकी प्रसन्नता व रजामन्दी
 से उनके हस्ताक्षरों व अंगूठों को गवाहों के सामने करवाया गया है और गवाहों ने अपने
 हस्ताक्षरों व अंगूठों को हमारे सामने किया है। अतः लिख दिया ताकि प्रमाण रहे और
 समय पर काम आवे। दिनांक :- 26/11/2020



 बलवान सिंह (विक्रेता)

आधार नं० 6438 9007 8721

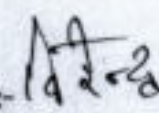

 सतपाल (विक्रेता)


आधार नं० 3493 0672 3348

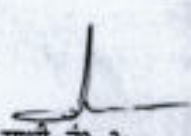
of HL RESIDENCY


 Auth. Signatory

एचएल0 रजिडेन्सी प्रोपराईटशिप फर्म
 बजरिए प्रोपराईट श्रीमति शैलेजा
 आधार नं० 691399373758

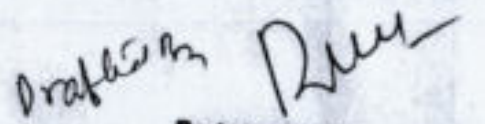
साक्षी नं० 1:- 
 विरेन्द्र, नम्बरदार
 गांव नूना माजरा

साक्षी नं० 2:- 
 दीपेन्द्र जून पुत्र धीर सिंह,
 निवासी नूना माजरा
 आधार नं० 812518904936

साक्षी नं० 3:- 
 नवीन पुत्र सतबीर सिंह
 निवासी जसौर खेड़ी
 आधार 932270970133



तहरीर हजा फरीकेन को लिख-पढ़कर
 सुना व समझा दी है।


 Ravinder Kaushik, Advocate
 Civil Court, Bahadurgarh
 Dist. Hujar, Ph. 8315334964

Reg. No.

Reg. Year

Book No.

4098

2020-2021

1



विक्रेता



क्रेता



गवाह



उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- बलवान सतपाल

Balwajan Satpal

क्रेता :- H L Residency Proprietorship Firm through Proprietor Mrs

Shailaja

Shailaja

गवाह 1 :- विरेन्द्र नम्बरदार

Virendra Nambrdar

गवाह 2 :- दीपेन्द्र जून

Deependra Jun

प्रमाण पत्र



प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4098 आज दिनांक 26-11-2020 को बही नं 1 जिल्द नं 29 के पृष्ठ नं 122.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 352 के पृष्ठ संख्या 22 से 25 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निधान अंगूठा मेरे सामने किये हैं।

दिनांक 26-11-2020

उप/सयुक्त पंजीयन अधिकारी (बहादुरगढ)

Ravinder Kaur, Advocate
Civil Court, Bahadurgarh
Dist. Bahadurgarh, P.N. 0312334664

**Indian-Non Judicial Stamp
Haryana Government**

Date : 03/12/2020

Certificate No. JCC2020L34
GRN No. 69925725

Seller / First Party Detail

Name: Virender
H.No/Floor: Na
City/Village: Bahadurgarh
Phone: 93****84

Sector/Ward: Na
District: Jhajjar
Others: Raj singh son of sh sarjeet son of sh sita

LandMark: Vpo nuna majra
State: Haryana

Buyer / Second Party Detail

Name: HI Residency Proprietors/rep
H.No/Floor: 8
City/Village: Bahadurgarh
Phone: 94****70

Sector/Ward: 37
District: Jhajjar

LandMark: HI city sector 37
State: Haryana

Purpose: Sale Deed

NOC No - NOC7A-2314A/JR/DTP-P/6014/2020

SALE DEED

किस्म वसीका :- बिक्रीपत्र
रकबा :- 7 कनाल 19 मरले 01 सरसाई
स्टाम्प :- 10,44,500/रुपये
GRN :- 69925725 दिनांक 03.12.2020

स्थान का नाम :- गांव नूना (माजरा) RGARH
मलियती :- 3,48,03,124/-रुपये
स्टाम्प :- JCC2020L34
रेट लिस्ट नं० :-

हम कि राजसिंह पुत्र सरजीत पुत्र सीताराम 80/361 भाग व विरेन्द्र पुत्र भीम सिंह पुत्र सरजीत 80/361 भाग निवासीयान व बिस्वेदार गांव नूनामाजरा तहसील बहादुरगढ जिला झज्जर हरियाणा के स्थाई निवासी है। जो कि आराजी जर्ई खेवट नं० 128/123 खाता नं० 132 मुस्त व किला नं० 45 किला नं० 17(7-10), 18/1(2-0), 24/2(7-19) 29(0-10) कुल किते 4 रकबा तादादी 17 कनाल 19 मरले मे बलवान सिंह पुत्र सरजीत पुत्र सीताराम की 80/361 भाग बकदर 03 कनाल 19 मरले 05 सरसाई व

राज सिंह (विक्रेता)

Raj Singh

विरेन्द्र (विक्रेता)

For HI RESIDENCY

Sharma

Auth: Signatory

पत्र सं: 4212

दिनांक: 07-12-2020

श्रीव संघी विवरण	
श्रीव का नाम SALE URBAN AREA OUTSIDE MC	
तहसील/सब-तहसील बहादुरगढ़	सांघ/गाडर नूना माजरा
स्थिति - म्युनिसिपल क्षेत्र सीमा के बाहर	अन्य क्षेत्र
पता : नूनामाजरा	
सबज का विवरण	
भूमि का विवरण	
रुबि पट्टी	7 Kanal 10 Marla
खेत नम्बर - 128	
राशि 34803124 रुपये	करीब जमान करीब की राशि 1044093 रुपये
स्टाम्प नं : JCC2020L34	स्टाम्प की राशि 1044500 रुपये
रजिस्ट्रेशन कीमत की राशि 80000 रुपये	रजिस्ट्रेशन कीमत की राशि 7081300 रुपये
Divided By: रविन्द्र कौशिक बहील	Service Charge: 200



यह प्रवेश आज दिनांक 07-12-2020 दिन सोमवार सुबह 11:53:00 AM को श्रीव नूनामाजरी विन्ड पुब सीम सिड राजसिंह पुब संघीत निवासी नूनामाजरा द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Ry Singh
 इलाका प्रमुख
 विन्ड राजसिंह



Chahal



उपरोक्त पंजीवन अधिकाारी (बहादुरगढ़)

प्रवेश में वर्णित क्षेत्र नगर एवं कस्बीय अधीनस्थ विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिनियमित है इसलिए दरखास्त को पंजीकृत करने से पूर्व संबंधित विभाग से अनुमति प्रमाण पर प्राप्त कर लिया गया है।

या
 प्रवेश में वर्णित क्षेत्र नगर एवं कस्बीय अधीनस्थ विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिनियमित नहीं है इसलिए दरखास्त को पंजीकृत करने से पूर्व संबंधित विभाग से अनुमति प्रमाण पर की आवश्यकता नहीं है।

दिनांक 07-12-2020

विन्ड राजसिंह
Ry Singh



Chahal



उपरोक्त पंजीवन अधिकाारी (बहादुरगढ़)

उपरोक्त क्षेत्र श्रीव नूनामाजरी (Residency) के अधीनस्थ है। प्रवेश प्रवेश के तथ्यों को टॉपों परी में सुनकर तथा समझकर स्वीकार किया। प्रवेश के अनुसंधान 0 रुपये की राशि के साथ में से समस्त चिन्ता को अटा की तथा प्रवेश में वर्णित अधिनियम अटा की गई राशि के जेन देन को स्वीकार किया। टॉपों परी की पहचान श्रीव नूनामाजरी विन्ड नूनामाजरा पता - निवासी नूनामाजरा व श्रीव नूनामाजरी टॉपेन्ड नून पता श्रीव निवासी नूना माजरा में की।

दिनांक 07-12-2020

उपरोक्त पंजीवन अधिकाारी (बहादुरगढ़)

Ry Singh

सतपाल पुत्र महताब पुत्र न्यादर सिंह का 80/361 भाग बकदर 03 कनाल 19 मरले 05 सरसाई मलकियती है। दोनो विक्रेतागण का कुल रकबा 7 कनाल 19 मरले 1 सरसाई है। उक्त मालिक कुल रकबे 7 कनाल 19 मरले 1 सरसाई वाका मौजा नूत माजरा तहसील बहादुरगढ जिला झज्जर के बरूवे जमान्दी साल 2019-20 की रुह से बिला भार के पूर्णतौर पर मालिक-काबिज है। उक्त रकबे के मालिक व काबिज होने के नाते उक्त अराजी को बिक्री करने का हम विक्रेतागण को पूरा हक हासिल है। उपरोक्त रकबा तमाम प्रकार के ऋण व भार से मुक्त है एवं माकू व साफ है, उपरोक्त रकबा पर कोई भी सरकारी, गैर सरकारी व अर्ध-सरकारी संस्था से कोई लोन/कर्जा ना लिया हुआ है और ना ही उपरोक्त विक्रय रकबा की बाबत आज से पहले किसी दीगर शाख के साथ कोई रसीद, ईकरारनामा मुहाबदा बैय, रहन, पट्टा, रहननामा, आदि किया हुआ है। ना ही उपरोक्त विक्रय रकबा सरप्लस में है, ना ही उपरोक्त विक्रय रकबा कुर्क व नीलाम शुदा है। उक्त रकबा की मलकियत बाबत कोई भी वाद-विवाद/केस आदि पूरे भारतवर्ष के किसी भी न्यायालय में लम्बित नहीं है। अब हम विक्रेतागण को अपनी तरक्की दीगर जायदाद वगैरा खरीदने के लिए रूपये की जरूरत है और हम विक्रेतागण को उपरोक्त विक्रय रकबे की अच्छी कीमत मिल रही है। इसलिए अब हम विक्रेतागण ने अपनी प्रसन्नता व रजामन्दी से उक्त रकबे 7 कनाल 19 मरले 1 सरसाई को मय हक-हकूक, दाखली व खारजी व सर्व अधिकार रास्ते वगैरा के बा-मुकाबले मुबलिंग 3,48,03,124/- रूपये (तीन करोड अडतालीस लाख तीन हजार एक सौ चौबीस रूपये) जिनके आधे मुबलिंग 1,74,01,562/- रूपये होते है को बदस्त HL

RESIDENCY (Proprietorship Firm) having its Office at Shop No. 08, Commercial Complex, HL City, Sector 37, Bahadurgarh, through its Proprietor Mrs. Shailaja W/o Rakesh Joon R/o H. No. 2 HL City, Sector 37

एव सिंह (विक्रेता)

Laj Laj

विरेन्द्र (विक्रेता)

For HL RESIDENCY

Auth. Signatory

Bahadurgarh, Distt. Jhajjar को कतई बिक्री-फिरोख्त कर दिया है। आज के बाद हम विक्रेतागण वा हमारे परिवार के किसी भी सदस्य का उक्त रकबे से कोई ताल्लुक-धस्ता नहीं रहेगा। बिक्री-घन हम विक्रेतागण ने गवाहों के सामने निम्न विवरण अनुसार प्राप्त कर लिया है:-

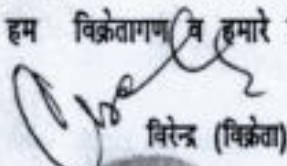


Sr. No	Name	Cheque No.	Name of Bank	Amount
1	Raj Singh	804118	PNB Delhi Road, Bahadurgarh	5,00,000/-
2	Raj Singh	804135	PNB Delhi Road, Bahadurgarh	10,00,000/-
3	Raj Singh	804136	PNB Delhi Road, Bahadurgarh	20,00,000/-
4	Raj Singh	804137	PNB Delhi Road, Bahadurgarh	17,20,468/-
5	Raj Singh	804138	PNB Delhi Road, Bahadurgarh	40,60,364/-
6	Raj Singh	804139	PNB Delhi Road, Bahadurgarh	40,60,365/-
7	Raj Singh	804140	PNB Delhi Road, Bahadurgarh	40,60,365/-
8	Virender	804120	PNB Delhi Road, Bahadurgarh	5,00,000/-
9	Virender	804141	PNB Delhi Road, Bahadurgarh	10,00,000/-
10	Virender	804142	PNB Delhi Road, Bahadurgarh	20,00,000/-
11	Virender	804143	PNB Delhi Road, Bahadurgarh	17,20,468/-
12	Virender	804144	PNB Delhi Road, Bahadurgarh	40,60,364/-
13	Virender	804145	PNB Delhi Road, Bahadurgarh	40,60,365/-
14	Virender	804146	PNB Delhi Road, Bahadurgarh	40,60,365/-

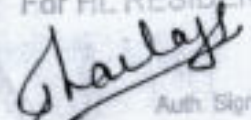
- हम विक्रेतागण का अब क्रेता से कुछ भी लेन-देन बाकी नहीं रहा है। कब्जा उक्त रकबे पर हम विक्रेतागण ने क्रेता को मौके पर करा कर उसे अपने जैसा मालिक व काबिज बना दिया है। क्रेता मालिक व काबिज उक्त रकबे की हो गई है। क्रेता ने उक्त रकबे को पंजीकृत कराने का तमाम खर्चा जैसे बैयनामा पंजीकरण फीस, स्टाम्प, इत्यादि सब अपने पास से लगाया है। दाखिल-खारिज कागजात मैं विक्रेता मजकूर दर्ज व मन्जूर करा दूंगा। अगर न करेगा तो क्रेता को हक हासिल होगा कि वह बजरिये बैयनामा हजा दस्तावेज खुद करा लेवे, हम विक्रेतागण को कोई उजर व एतराज नहीं होगा। उक्त रकबे पर आज से पहले का किसी भी प्रकार का कोई भी टैक्स, कोई भी बकाया द्यूज, किसी भी सरकारी, गैर-सरकारी, बैंक-संस्था का किसी भी प्रकार का भार/लोन/कर्जा हुआ तो आज से पहले की हर प्रकार की देनदारी या नुक्स मलकियत की जिम्मेदारी विक्रेतागण की होगी। आज के बाद उक्त रकबे से हम विक्रेतागण वा हमारे परिवार के किसी भी

राज सिंह (विक्रेता)

Raj Singh


विरेंद्र (विक्रेता)

For HL RESIDENCY



Auth. Signatory

सदस्य का कोई भी ताल्लुक वा वास्ता नहीं रहेगा। क्रेता को उक्त रकबे को हर प्रकार से उपयोग एवं उपभोग करने का पूरा-पूरा हक एवं अधिकार हासिल रहेगा। नुकरा मलकियत के आज से पहले के हम विक्रेतागण हर तौर पर स्वयं जिम्मेवार रहेगे और आज के बाद/आगे की हर प्रकार की जिम्मेवारी स्वयं क्रेता की रहेगी। लिहाजा यह बिक्री पत्र, फरीकें के कहे अनुसार, उन्हें पढ़ा-सुनाकर, इस पर उनकी प्रसन्नता व रजामन्दी से उनके हस्ताक्षरों व अंगूठों को गवाहों के सामने करवाया गया है और गवाहों ने अपने हस्ताक्षरों व अंगूठों को हमारे सामने किया है। अतः लिख दिया ताकि प्रमाण रहे और समय पर काम आवे। दिनांक :- 04/12/2020

KV 44
राज सिंह (विक्रेता)
आधार नं 9195 4069 2496

For HL RESIDENCY

Shalaja
Auth. Signatory

एचएलएलओ रजिस्ट्रेशन प्रोपराइटरी फर्म
बजरिए प्रोपराइटरी श्रीमति शैलेजा
आधार नं 691399373758

Virendra
विरेंद्र (विक्रेता)
आधार नं 2800 1703 5668



Virendra
साक्षी नं 1:-
विरेंद्र, नम्बरदार
गांव नूना माजरा

Virendra
साक्षी नं 2:-
दीपेंद्र जून पुत्र धीर सिंह,
निवासी नूना माजरा
आधार नं 812518904936

Virendra
साक्षी नं 3:-
नवीन पुत्र सतबीर सिंह
निवासी जसौर खेढी
आधार नं 932270970133

तहरीर हजा फरीकें को लिख-पढ़कर
सुना व समझा दी है।

Ravinder

Ravinder Kaushik, Advocate
Civil Court, Bahadurgarh
Distt. Jhajjar, Ph. 9315334964

Reg. No.

Reg. Year

Book No.

4212

2020-2021

1



विक्रेता



क्रेता



गवाह

विक्रेता :- विरेन्द्र राजसिंह *Raj Singh*

क्रेता :- H L Residency Proprietor Mrs

Shailaja *Shailaja*

गवाह 1 :- विरेन्द्र नम्बरदार *12/03*

गवाह 2 :- दीपेन्द्र जून *12/03*

प्रमाण पत्र

उप/संबन्धित पंजीयन अधिकारी

Chait



प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4212 आज दिनांक 07-12-2020 को बही नं 1 जिल्द नं 29 के पृष्ठ नं 151 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 356 के पृष्ठ संख्या 4 से 8 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठ मारे सामने किये हैं।

दिनांक 07-12-2020

उप/संबन्धित पंजीयन अधिकारी (बहादुरगढ)

**Indian-Non Judicial Stamp
Haryana Government**

Date : 07/07/2022

Certificate No. JCG2022G205
GRN No. 92275961

Stamp Duty Paid : ₹ 10000000
Penalty : ₹ 0

Seller / First Party Detail

Name: Harish matal
H.No/Floor : B2 Sector/Ward : 248 LandMark : Paschim vihar
City/Village : Delhi District : West State : Delhi
Phone : 94*****70 Others : Mrs madhu matal

Buyer / Second Party Detail

Name : HI residency proprietorship
H.No/Floor : 8 Sector/Ward : 37 LandMark : HI city sector 37
City/Village : Bahadurgarh District : Jhajjar State : Haryana
Phone : 94*****70

Purpose : Sale Deed

THE SEAL OF
SUB REGISTRAR

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

किस्म वसीका :- बिक्रीपत्र स्थान का नाम :- गांव नूना माजरा तह0 बहादुरगढ
रकबा :- 42 कनाल 04 मरले मल्लिच्छती :- 230,000,000/रुपये
स्टाम्प :- 11,500,000/रुपये स्टाम्प नं0:- JCG2022G205 & JCH2022G2
रजिस्ट्रेशन फॉस GRN :- 92280308

यह बैयनामा आज दिनांक 08-07-2022 को बहादुरगढ में दो पक्षों के मध्य निम्नानुसार लिखा गया :-
जम किं हरीश (आधार नं 8167-4101-7211) (PAN AIVM2190G) पुत्र राजमोहन पुत्र श्यामदास
वा श्रीमती मधु (आधार नं 3778-6341-2400), (PAN ALLPM5500G) पत्नी हरीश पुत्र राजमोहन
निवासीगण मकान नं बी-2/248, पश्चिम विहार दिल्ली वा बिस्सवेदारान ग्राम नूना माजरा तहसील
बहादुरगढ वा जिला झज्जर, हरियाणा के है। (जिन्हे अय के बाद इस दस्तावेज में विक्रेतागण के नाम
से जाना जाएगा) और शब्द विक्रेतागण में उनके कानूनी वारसान, उत्तराधिकारी, प्रतिनिधी, कामिल काबिज
व मनोनित व्यक्ति भी शामिल समझे जाएंगे।

बहक

**M/s HL RESIDENCY (PROPRIETORSHIP FIRM) HAVING ITS OFFICE AT SHOP NO. 08,
COMMERCIAL COMPLEX, HL CITY, SECTOR 37, BAHADURGARH, 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**

शुभ

[Signature]

For Ruhil Promoters Pvt. Ltd.

Authorised Signatory

प्रलेख क्र.:2885

मुद्रण दिनांक 11/07/2022 11:38 AM

पंजीकरण दिनांक:11-07-2022

वसीका संबंधी विवरण		
वसीका का नाम SALE URBAN AREA OUTSIDE MC		
तहसील/सब-तहसील- बहादुरगढ़	गांव/शहर- नूना माजरा	स्थित- NUNA MAJRA
शहरी - म्युनिसिपल क्षेत्र सीमा के बाहर		अन्य क्षेत्र
पता : नूना माजरा		
धन संबंधी विवरण		
राशि- 230000000 रुपये		कुल स्टाम्प शुल्क- 11500000 रुपये
स्टाम्प नं- JCG2022G205		स्टाम्प का मूल्य- 10000000 रुपये
रजिस्ट्रेशन फीस- 50000 रुपये	EC Challan-92780308	पेट्रिंटिंग शुल्क- 3 रुपये
डेफिशियेंसी स्टाम्प: JCH2022G2	डेफिशियेंसी Grno: 92280269	डेफिशियेंसी शुल्क: 1500000
द्वारा तैयार किया गया- रविन्द्र कौशिक वकील		सेवा शुल्क- 200
भूमि का विवरण		
कृषि घाही		41 Kanal 24 Marla
छेवट नम्बर :- 203,58		

यह प्रलेख आज दिनांक 11-07-2022 दिन सोमवार समय 11:19:00 AM बजे श्री/श्रीमती/कुमारी श्रीमती मधु पत्नी हरिश्च हरिश्च पुत्र राजमोहन निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता
श्रीमती मधु हरिश्च

उप/संयुक्त पंजीयन अधिकारी (बहादुरगढ़)

प्रलेख में वर्णित क्षेत्र नगर एवं शारीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है

या

प्रलेख में वर्णित क्षेत्र नगर एवं शारीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

दिनांक 11-07-2022

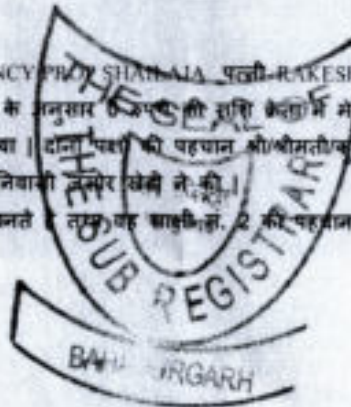
उप/संयुक्त पंजीयन अधिकारी
(बहादुरगढ़)

श्रीमती मधु हरिश्च

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी MS HL RESIDENCY PLOT SHARMAIA पत्नी-RAKESH JOON हाजिर है। प्रस्तुत प्रलेख के तर्कों को दोनों पक्षां ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार उपरोक्त क्रेता में से समस्त विक्रेता को अदा की तथा प्रलेख में वर्णित अधिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षां की पहचान श्री/श्रीमती/कुमारी विवेन्द्र नम्बरदार पिता --- निवासी नूना माजरा व श्री/श्रीमती/कुमारी नवीन पिता सतबीर सिंह निवासी नूना माजरा (खेड़ी ने की)। साक्षी सं. 1 को हम नम्बरदार/अधिकारता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है।

दिनांक 11-07-2022

उप/संयुक्त पंजीयन अधिकारी
(बहादुरगढ़)



Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date : 08/07/2022

Certificate No. JCH202202

GRN No. 92280269



Stamp Duty Paid : ₹ 1500000

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Harish mata

H.No/Floor : 24B

Sector/Ward : B2

LandMark : Paschim vihar

City/Village : Paschim vihar

District : West

State : Delhi

Phone: 94*****70

Others : Mrs madhu mata



Buyer / Second Party Detail

Name : HI residency proprietorship

H.No/Floor : B

Sector/Ward : 37

LandMark : HI city sector 37

City/Village: Bahadurgarh

District : Jhajjar

State : Haryana

Phone : 93*****64

Purpose : Sale Deed

The authenticity of this document can be verified by scanning the QR code through smart phone or by the website <https://egrashry.nic.in>

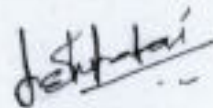


(HR.) जिसे अब के बाद इस दस्तावेज में क्रेता/फर्म के नाम से जाना जायेगा और इस शब्द से क्रेता/फर्म के उत्तराधिकारी, अधिकृत एवं मनोनीत व्यक्ति भी शामिल समझे जायेंगे।

चायदाद का पूरा विवरण :-

1. आराजी जर्ई आराजी खेवट नम्बर 58//54 खाता नम्बर 62 मुस्त व किला नम्बरान 41// 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) कुल किते 10 तादादी रकबा 41 कनाल 15 मरले मलकियत हरीश पुत्र राजमोहन पुत्र श्यामदास 1/2 भाग व श्रीमती मधु पत्नी हरीश पुत्र राजमोहन 1/2 भाग वा आराजी खेवट न० 203//192 खाता न० 208 मुस्त वा किला नम्बरान 45// 28(0-9), किता 01 तादादी रकबा 0 कनाल 9 मरले मलकियत हरीश पुत्र राजमोहन पुत्र श्यामदास 31/32 भाग व श्रीमती मधु पत्नी हरीश पुत्र राजमोहन 1/32 भाग कुल दोन्ने खेवटो का मुन्तकिला रकबा 42 कनाल 4 मरले वाका मौजा ग्राम नूना माजरा तहसील बहादुरगढ जिला झञ्जर का राजस्व रिकार्ड/बरूवे जमाबन्दी साल 2019-2020 के अनुसार विक्रेतागण की मलकियत है।
2. भूमि मजकूर पर किसी प्रकार का कोई कर्ज सरकारी या गैर सरकारी विभाग बैंक या संस्था या अन्य किसी भी व्यक्ति से नहीं लिया हुआ है और ना ही उपरोक्त विक्रय रकबा सरपलस में है। ना ही उपरोक्त विक्रय रकबा कर्ज व गैरलामशदा है। उक्त रकबा की मलकियत बाबत कोई भी वाद-विवाद पूरे भारतवर्ष के किसी भी न्यायालय दिवानी या फौजदारी में कोई भी केस लम्बित नहीं है। ना ही उपरोक्त भूमि की बाबत हमने अपने किसी कानूनी वारिस व दीगर शख्स के नाम कोई कोर्ट डिग्री आदि की है।
3. यह कि उपरोक्त भूमि बाबत हम बायान ने **M/s Ruhil Promoters Pvt. Ltd.** पंजोक्त कार्यालय खसरा न० 28/23 भाग्य विहार, हिमालय स्कूल के सामने, मदनपुर डबास, दिल्ली-110081 बजरिए डायरेक्टर नीरज रुहिल, के साथ **Collaboration cum Development Agreement** किया हुआ था, किन्तु किसी कदर इस भूमि पर **Development** कार्य पूरा ना हो सका था, इसलिए हम विक्रेतागण व **M/s Ruhil Promoters Pvt. Ltd. through it's Authorized Signatory & M/s HL RESIDENCY (PROPRIETORSHIP FIRM THROUGH IT'S PROPRIETOR MRS. SHILAJA** ने तीनों पक्षों की पूर्ण सहमति व रजामन्दी



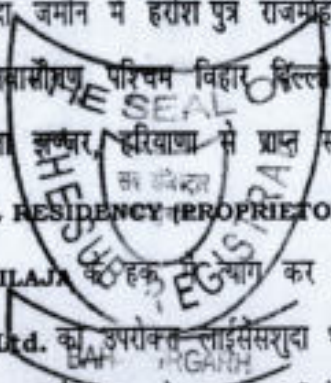


For Ruhil Promoters Pvt. Ltd.

Authorized Signatory

से डेवलपर बदलने तथा लाईसेंसशुदा जमीन बिक्री करने के लिए डायरेक्टर टाउन एंड कन्टी प्लानिंग हरियाणा से मंजूरी मांगी थी, जिस पर डायरेक्टर टाउन एंड कन्टी प्लानिंग हरियाणा ने अपने पत्र क्रमांक **Memo No. LC-4032-JE(MK)-2022/19136-19137 dtd. 06.07.2022** के अर्न्तगत मंजूरी प्रदान कर दी है तथा डायरेक्टर टाउन एंड कन्टी प्लानिंग हरियाणा के उपरोक्त आदेशों की अनुपालना में हम विक्रेतागण द्वारा उपरोक्त भूमि 42 कनाल 04 मरले की बैय की रजिस्ट्री क्रेता **M/s HL RESIDENCY (PROPRIETORSHIP FIRM) THROUGH IT'S PROPRIETOR MRS. SHAILAJA** के हक में कराई जा रही है।

4. यह कि **Confirming Party M/s Ruhil Promoters Pvt. Ltd.** पंजीकृत कार्यालय खसरा नं 28/23 भाग्य विहार, हिमालय स्कूल के सामने, मदनपुर डबास, दिल्ली-110081 ने **Regd. Collaboration Agreement No. 5464 DATED 09.10.2013** एवं **Regd. Addendum Collaboration Agreement No. 1164 dtd. 10.05.2022** के अर्न्तगत उपरोक्त वर्णित लाईसेंसशुदा जमीन में हरीश पुत्र राजमोहन पुत्र श्यामदास वा श्रीमती मधु पत्नी हरीश पुत्र राजमोहन निवासी ग्राम पश्चिम विहार, दिल्ली वा बिस्सवेदारान ग्राम नूना माजरा तहसील बहादुरगढ वा जिला झुंझर, हरियाणा से प्राप्त सभी प्रकार के हक, राईट्स, इन्टरेस्ट, अधिकार वगैर **M/s HL RESIDENCY (PROPRIETORSHIP FIRM THROUGH IT'S PROPRIETOR MRS. SHAILAJA** के हक में त्याग कर दिए हैं तथा आज के बाद **M/s Ruhil Promoters Pvt. Ltd.** का उपरोक्त लाईसेंसशुदा भूमि में किसी भी प्रकार का कोई हक, राईट्स, इन्टरेस्ट, अधिकार वगैर ना रहेगा। आज विक्रेतागण द्वारा खरीददार **M/s HL RESIDENCY (PROPRIETORSHIP FIRM THROUGH IT'S PROPRIETOR MRS. SHAILAJA** के हक में उपरोक्त वर्णित अराजी की बैय को रजिस्ट्री कराने के बाद विक्रेतागण द्वारा **M/s Ruhil Promoters Pvt. Ltd.** के हक में निष्पादित कराए गए **Regd. Collaboration Agreement No. 5464 DATED 09.10.2013** एवं **Regd. Addendum Collaboration Agreement No. 1164 dtd. 10.05.2022** and **Regd. General Power of Attorney No. 29 dtd. 10.05.2022** निष्प्रभावी रद्द वा कैंसिल हो गए हैं। इस तथ्य को **Confirming Party M/s Ruhil Promoters Pvt. Ltd.** बजरिए अधिकृत हस्ताक्षरी नौरज पुत्र विक्रम सिंह निवासी मुकन्दपुर तहसील बहादुरगढ **Duly Authorized vide Resolution Dtd. 07.07.2022 passed by Board**



For Ruhil Promoters Pvt. Ltd.

Authorised Signatory

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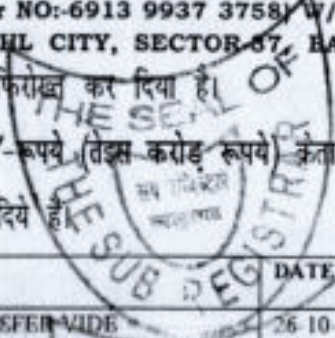
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of Directors of Company दुरुस्त व सही स्वीकार करते हैं कि उनका विक्रेतागण या लाईसेंसशुदा जमीन को लेकर कोई हक-हुकूम, अधिकार, राइट, टाइटल, दावा या क्लेम और इन्टरेस्ट बाकि ना बचा है।

5. अब हम विक्रेतागण को अपनी तरफकी दीगर जायदाद वगैरा के लिए रुपये की जरूरत है और हम विक्रेतागण को उपरोक्त वर्णित रकबे की अच्छी कीमत मिल रही है। इसलिए हम उक्त भूमि को बिक्री करना चाहते हैं तथा भूमि मजकूर को बतौर मालिक-काबिज, स्वामी होने की हैसियत से हमें बिक्री करने का पूरा हक अख्तियार हासिल है।
6. अब हम अपनी प्रसन्नता व रजामन्दी से होशो हवास से बिना किसी के सिखाये बहकाये स्वस्थ चित व स्थिर बुद्धि की अवस्था में प्रतिज्ञा करते और लिख देते हैं कि उपरोक्त भूमि मय हक-हुकूम, दाखली व खारजी व सर्व अधिकार वगैरा के बा मुकाबले मुबलिय 23,00,00,000/-रुपये (तेइस करोड़ रुपये) जिनके आधे मुबलिय 11,50,00,000/-रुपये होते हैं, में बदस्त **M/s HL RESIDENCY (PROPRIETORSHIP FIRM) HAVING ITS OFFICE AT SHOP NO. 08, COMMERCIAL COMPLEX, HL CITY, SECTOR 37, BAHADURGARH, THROUGH IT'S PROP. 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 (HR.)** को कतई बिक्री फिरोख कर दिया है।
7. कुल जर समन मुबलिय 23,00,00,000/-रुपये (तेइस करोड़ रुपये) केता/फर्म मजकूर ने निम्नलिखित तरीके से विक्रेतागण को अदा कर दिये हैं।

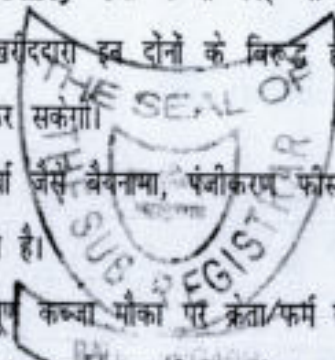
SR. NO.	NAME OF FIRST PARTY	MODE	DATE	AMOUNT
1	Dr. Harish Matai	RTGS TRANSFER VIDE REF. ID No. 5066877948	26-10-2021	2,00,000/-
2	Dr. Harish Matai	RTGS TRANSFER VIDE REF. ID No. 5066977307	27-10-2021	2,48,04,147/-
3	Dr. Harish Matai	TDS	01-03-2022	2,52,567/-
4	Dr. Harish Matai	RTGS REF. ID No. PUNBR52022070814330739	08-08-2022	8,88,45,853/-
5	Dr. Harish Matai	TDS		8,97,433/-
6	Mrs. Madhu Matai	RTGS TRANSFER VIDE REF. ID No. 5066877400	26-10-2021	2,00,000/-
7	Mrs. Madhu Matai	RTGS TRANSFER VIDE REF. ID No. 5066977525	27-10-2021	2,42,95,854/-
8	Mrs. Madhu Matai	TDS	01-03-2022	2,47,432/-
9	Mrs. Madhu Matai	RTGS REF. ID No. PUNBR52022070814349938	08-08-2022	8,93,54,146/-
10	Mrs. Madhu Matai	TDS		9,02,568/-
		Total		230,000,000/-

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For Ruhil Promoters Pvt. Ltd.
[Signature]
 Authorised Signatory

8. विक्रेतागण का अब कुछ भी बजिम्मे क्रेता/फर्म मजकूर से लेना बाकी नहीं रहा है। विक्रेतागण यह सत्यापित करते हैं कि इस रजिस्ट्री बैच में वर्णित समस्त राशि उन्हें प्राप्त हो चुकी है।
9. आज के बाद बिक्रित भूमि से हम बायान वा हमारे किसी भी वारसान का या उतराधिकारी का कोई ताल्लुक वास्ता नहीं होगा। इस बिक्री पत्र की शर्तों के वारसान या उतराधिकारी भी पाबन्द रहेंगे।
10. किसी भी नुकश मलकियत का हम विक्रेतागण पूर्णरूपेण जिम्मेवार रहेंगे, यदि किसी भी नुकस-ए-मलकियती की वजह से उक्त जमीन या उसका कब्जा खरीददार के हाथ से निकल गया तो विक्रेतागण एवं उनके वारिस जमीन की कीमत, स्टाम्प-खर्च वगैरा समेत हर्जे-खर्चे के खरीददार को वापिस लौटाने के जिम्मेदार होंगे।
11. हम विक्रेतागण हरीश पुत्र राजमोहन पुत्र श्यामदास वा श्रीमती मधु पत्नी हरीश पुत्र राजमोहन निवासीगण मकान न० बी-2/248, पश्चिम विहार दिल्ली व **Confirming Party M/s Ruhil Promoters Pvt. Ltd.** पंजीकृत कार्यालय खसरा न० 28/23 भाग्य विहार, हिमालय स्कूल के सामने, मदनपुर डबास, दिल्ली-110081 किसी भी तरह से बिक्रीत भूमि को विवादग्रस्त न करेंगे, यदि विक्रेतागण व **Confirming Party** दोनों में से कोई भी भविष्य में उक्त भूमि को लेकर विवाद उत्पन्न करते हैं तो खरीददार इन दोनों के विरुद्ध हर्जे-खर्चे, नुकसान आदि की भरपाई के लिए कानूनी कार्यवाही कर सकेंगा।
12. खर्चा रजिस्ट्री फीस व स्टाम्प का तमाम खर्चा जैसे बैचनामा, पंजीकरण फीस, स्टाम्प, इत्यादि क्रेता/फर्म मजकूर ने सब अपने पास से लगाया है।
13. भूमि मजकूर का वास्तविक, खाली एवं शान्तिपूर्ण कब्जा मौका पर क्रेता/फर्म का करा दिया है यानि मालबगाना बाढ़ई करा दिया है। अब क्रेता/फर्म मजकूर पूर्णतया मालिक स्यामी हो गई है। वह जिस प्रकार चाहे भूमि मजकूर को उपयोग व उपभोग कर सकती है।
14. दाखिल-खारिज विक्रेतागण मजकूर को ओर से मुखयार खास करा सकता है या क्रेता/फर्म इस दस्तावेज की रूह से अपने नाम करा सकते हैं हमारा कोई एतराज नहीं होगा।
15. यह है कि विक्रेतागण यह बिक्री उचित कानूनी सलाह ले कर वा पूरी तरह से जाँच पड़ताल कर और पूरी तरह से काबिल होने का दावा कर के कर रहे हैं।



For Ruhil Promoters P. Ltd.
 Authorised Signatory

[Handwritten signature]

[Handwritten signature]

16. विक्रेतागण यह भी दावा करते हैं की मलकियत संबंधी पिछले, वर्तमान और भविष्य में किसी और द्वारा किये गये दावे के वो खुद जिम्मेदार होंगे।
17. विक्रेतागण अपने पूरे होसों हवास में यह प्रतिज्ञा करते हैं की अगर भविष्य में किसी प्रकार के दस्तावेज पर उनके हस्ताक्षर जरूरी होंगे, वो बिना किसी विलम्ब के और बिना किसी भी तरह के माँग के हस्ताक्षर करने के लिए पाबंद होंगे।
18. मजमून बिक्री-पत्र (बैयनामा) फरीकैन ने पढ़कर सुन व समझ लिया है। जो सही व दुरुस्त है। अतः यह बैयनामा लिख दिया है ताकि सनद रहे।

विक्रेता

[Signature]

Harish

(Aadhar no. 816741017211
PAN no. AIVM2190G)

विक्रेता

[Signature]

Madhu

(Aadhar no. 377863412400
PAN no. AALPM5500G)

क्रमा :

HL RESIDENCY (Proprietorship Firm)

[Signature]

through Prop. Mrs. Shailaja
Adhar No. 6913 9937 3758

Confirming Party

Ruhil Promoters Pvt. Ltd.
For Ruhil Promoters Pvt. Ltd.

[Signature]

Through its Authorized Signatory
Neeraj s/o Vikran Singh
Adhar No. 922866054634

साक्षी 1

[Signature]

विवेन्द्र नम्बरवार
गांव नूना माजरा

साक्षी 2.

[Signature]

Naren Kumar Sr. Soddhi Singh
UPA - Jaisankheni



[Signature]
Ravinder Kaushik, Advocate
Civil Court, Bahadurgarh
Distt. Jhajjar. Ph. 9315334964

Reg. No.

Reg. Year

Book No.

2885

2022-2023

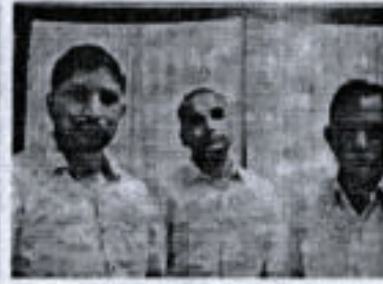
1



विक्रेता



क्रेता



गवाह

विक्रेता :- श्रीमती मधु हरिश

For HL RESIDENCY

क्रेता :- MS HL RESIDENCY PROP

SHAILAJA

गवाह 1 :- विरेन्द्र नम्बरदार

Auth. Sign

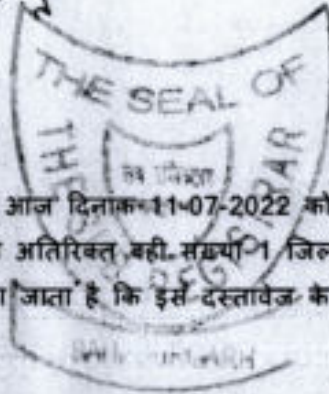
गवाह 2 :- नवीन

उप/सयुक्त पंजीयन अधिकारी

For Ruhil Promoters Pvt. Ltd.

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2885 आज दिनांक 11-07-2022 को बही नं 1 जिल्द नं 4 के पृष्ठ नं 109.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 134 के पृष्ठ संख्या 45 से 50 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।



दिनांक 11-07-2022

उप/सयुक्त पंजीयन अधिकारी (बहादुरगढ)

पुस्तक

04120200001424

पुस्तक नं. : 46

श्रेणी : पुस्तक

श्रेणी : वास्तुशास्त्र

वर्ष : 2010-2020

पुस्तक आविष्कृत (पुस्तक पत्रिका)

1	2	3	4	5	6	7	8	9	10	11
पुस्तक नं.	पुस्तक नाम	पुस्तक लेखक	पुस्तक प्रकाशक	पुस्तक की संख्या	पुस्तक की मूल्य	पुस्तक की वर्गीकरण	पुस्तक की स्थिति	पुस्तक की तिथि	पुस्तक की श्रेणी	पुस्तक की स्थिति
128	132	123	123	123	123	123	123	123	123	123



Compounded by
Radhika
01/11/2020

4821 पत्रिका
5115 पत्रिका
5317 &
5322 &
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Record Generation Date: 20/11/2022 10:22 AM
National Archives of India, New Delhi
Digitized by eGangotri, Delhi
Record Generation Date: 20/11/2022 10:22 AM
National Archives of India, New Delhi



042302300027421

नाम : गुजरात

राज्य जनसंघ (पुनः पदवी)

पदवी नं. : 45

दिना : प्रारंभ

महान : संपूर्ण

वर्ष : 2019-2020



1	2	3	4	5	6	7	8	9	10	11
पदवी नं. / नाम	पदवी प्राप्त करने का वर्ष	पदवी प्राप्त करने का मास	पदवी प्राप्त करने का दिन	पदवी प्राप्त करने का स्थान	पदवी प्राप्त करने का विभाग	पदवी प्राप्त करने का पता	पदवी प्राप्त करने का तालुका	पदवी प्राप्त करने का जिला	पदवी प्राप्त करने का राज्य	पदवी प्राप्त करने का देश
58	62									

पदवी प्राप्त करने का मास
पदवी प्राप्त करने का दिन
पदवी प्राप्त करने का स्थान
पदवी प्राप्त करने का विभाग
पदवी प्राप्त करने का पता
पदवी प्राप्त करने का तालुका
पदवी प्राप्त करने का जिला
पदवी प्राप्त करने का राज्य
पदवी प्राप्त करने का देश

Compared by *Pradyumna*
Sullivan



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Generated by 042302300027421 (Serial 21-11-2022 00:00:00)
Request Generation Date : 21/11/2022 10:29:38
Model / serial / Charges : 28 / 10000 / Only Free 11 + Computer Service Charges:10



यदि कोई त्रुटि हो तो इसे देखें

1	2	प्रमाण प्रस्तुत करणारी वस्तु व सेवांची आणि प्रमाणात लिखित प्रतीति सादर करणारे							प्रमाण प्रतीति अर्ज भरण्याचे प्रमाण						
		3	4	5	6	7	8	9	10	11	12	13	14	15	
संख्या	विवरण	प्रमाण	वस्तु	प्रमाण	वस्तु	प्रमाण	वस्तु	प्रमाण	वस्तु	प्रमाण	वस्तु	प्रमाण	वस्तु	प्रमाण	
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128	128/1	17	45/1	17	45/1	17	45/1	17	45/1	17	45/1	17	45/1	17	
41/281	41/281	10/1	10/1	10/1	10/1	10/1	10/1	10/1	10/1	10/1	10/1	10/1	10/1	10/1	
242	242	242	242	242	242	242	242	242	242	242	242	242	242	242	
29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	
80/361	80/361	0-10	0-10	0-10	0-10	0-10	0-10	0-10	0-10	0-10	0-10	0-10	0-10	0-10	
240/261	240/261	4	4	4	4	4	4	4	4	4	4	4	4	4	
17-9	17-9	17-9	17-9	17-9	17-9	17-9	17-9	17-9	17-9	17-9	17-9	17-9	17-9	17-9	

Pto

11/12/2020

8/12/2020

27/11/2020

27-11-2020

वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग
5317					शुभ										

6-0-3

12/10/61

15/11/61

16/11/2011
Babu K
 आचार्य महाराज महाराज महाराज
 का हाथ से लिखे गए प्रमाण

वर्ष	मास	दिनांक	परिष्कार	प्रमाण	अवधि	प्रकार	विवरण	प्रमाण	विवरण	प्रमाण	विवरण	प्रमाण	विवरण	प्रमाण

1900261
 7-19-
 16/11/2011

01/07/2022

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ग्राम समिती प्रमाण व शिफ्टी करी प्रमाण सिद्धी करी करणे हे							ग्राम समिती वी मर करण प्रमाण करणे हे						
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Handwritten signature and date: 11/7/2022



पत्र संख्या	पत्र दिनांक	पत्र विषय	पत्र संख्या	पत्र दिनांक	पत्र विषय	पत्र संख्या	पत्र दिनांक	पत्र विषय	पत्र संख्या	पत्र दिनांक	पत्र विषय	पत्र संख्या	पत्र दिनांक	पत्र विषय
पत्र संख्या 1002 पत्र दिनांक 0-0 पत्र विषय प्रति														
पत्र संख्या 0-9 पत्र दिनांक प्रति														

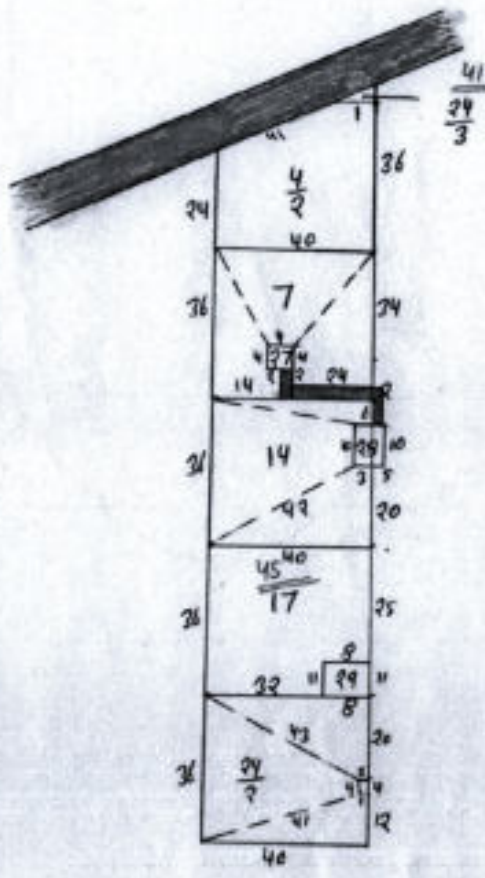
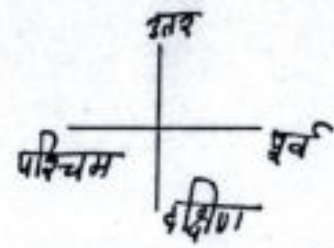
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 पत्र दिनांक 0-0
 पत्र विषय प्रति

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 पत्र दिनांक प्रति

पत्र संख्या 42-4-0
 पत्र दिनांक प्रति



पत्र संख्या 16/1/2000

नकल प्रकटा शिचडा गांव - नूना भावडा तह - व.गाव, जिला - झजजर



पुणे जिल्हा न्यायिक अदालत
 सहायक न्यायाधीश (सिविल)
 अदालत, पुणे

Pachy 4
 16/12/2022

Indian-Non Judicial Stamp Haryana Government		Date: 14/12/2022
Certificate No. JCN2022L61		Stamp Duty Paid: ₹ 40000
GRN No. 97181452		Penalty: ₹ 0
Seller / First Party Detail		
Name: Mrs patasho	Sector/Ward: Na	LandMark: Vpo nuna majra
H.No/Floor: Na	District: Jhajjar	State: Haryana
City/Village: Bahadurgarh	Others: Dharmender and sandeep sons of dalel singh s/o Surjeet	
Phone: 93*****54		
Buyer / Second Party Detail		
Name: Hl residency proprietorship	Sector/Ward: 37	LandMark: Hl city sector 37
H.No/Floor: B	District: Jhajjar	State: Haryana
City/Village: Bahadurgarh	Purpose: Collaboration agreement	
Phone: 93*****54		

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

DEED OF COLLABORATION-CUM DEVELOPMENT AGREEMENT

Type of Property - Agricultural
Village: NunaMajra, Bahadurgarh
Area - 4 Kanal 0 Marle 08 Sarsai

Transaction Value - Rs. 20,00,000/-
Stamp Duty - Rs. 40,000/-
Stamp: JCN2022L61

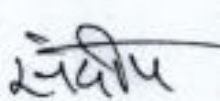
This Deed of **COLLABORATION-CUM-DEVELOPMENT AGREEMENT** is made and executed at Bahadurgarh on this 14th December, 2022

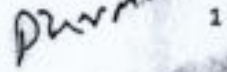
By & Between

Mrs. Patasho widow, Dharmender & Sandeep sons of Sh. Dalel Singh s/o Surjeet all residents of VPO Nuna Majra, Tehsil, Bahadurgarh, Distt. JHAJJAR, hereinafter referred to as the "**Land 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, executors and assigns etc. of the First Part:

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 IT'S PROPRIETOR MRS. SHAILAJA (Aadhar NO:-6913 9937 3758) W/O RAKESH JOON S/O





1

For HL RESIDENCY


Proprietor



प्रलेख न:6880

दिनांक:14-12-2022

डीड संबंधी विवरण

डीड का नाम COLLABORATION
AGREEMENT

तहसील/सब-तहसील बहादुरगढ

गांव/शहर नूना माजरा

धन संबंधी विवरण

राशि 2000000 रुपये

स्टाम्प ड्यूटी की राशि 40000 रुपये

स्टाम्प नं : JCN2022L61

स्टाम्प की राशि 40000 रुपये

रजिस्ट्रेशन फीस की राशि 10000
रुपये

EChallan:97210366

सेटिंग शुल्क 0 रुपये

Drafted By: रविन्द्र कौशिक

Service Charge:0

यह प्रलेख आज दिनांक 14-12-2022 दिन बुधवार समय 4:34:00 PM बजे श्री/श्रीमती /कुमारी
PATASHO विधवा DALEL SINGH SANDEEP पुत्र DALEL SINGH DHARMENDER पुत्र DALEL SINGH निवासी NUNA
MAJRA द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

अंकीप



Dharmender

हस्ताक्षर प्रस्तुतकर्ता

PATASHO SANDEEP DHARMENDER

उप/संयुक्त पंजीयन अधिकारी (बहादुरगढ)

ब्रगचोकल पशाकर्ता व श्री/श्रीमती /कुमारी M3 HIL RESIDENCY THROUGH SHAILJA हाजिर है। प्रस्तुत प्रलेख के तहसी को
दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी विवेन्द्र नम्बरदार पिता — निवासी नूना
माजरा व श्री/श्रीमती /कुमारी सोनु पिता रणबीर
निवासी नूनामाजरा ने की।
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

उप/संयुक्त पंजीयन अधिकारी (बहादुरगढ)

SUNDER LAL R/O H.NO. 2 HL CITY, SECTOR-37, BAHADURGARH, DISTT. JHAJJAR, 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 Land Owners are the lawful owners in possession of land measuring 04 Kanal 0 Marle 08 Sarsai (All Three in equal shares), Comprised in Khewat No. 128//123 Khatoni No. 132 Rectangle No. 45 Killa No. 17 (7-10), 18/1(2-0), 24/2(7-19), 29 (0-10) Kitta 4 Land measuring 17 Kanal 19 Malre to the extent of 80/361 share which comes to 03 Kanal 19 Marle 05 Sarsai and land comprised in Khewat No. 173//165 Khatoni No. 177 Rectangle No. 45 Killa No. 12/1/2 (0-09) 13/2(0-09) Kitta 2 Land measuring 0 Kanal 18 Malre to the extent of 2/27 share which comes to 01 Marle 03 Sarsai, Totla Rakba of both kehwaats comes to 04 Kanal 0 Marle 08 Sarsai vide Farad Jamabandi of Village Nuna Majra for the year of 2019-20 and situated in the Revenue estate of Village Nuna Majra Tehsil Bahadurgarh, Distt, Jhajjar, Haryana hereinafter referred to as the '**SAID LAND**'

AND WHEREAS the developer has been granted license no. 72 of 2022 dtd. 01.06.2022 for setting up of Affordable Plotted colony over an area measuring 5.275 acres situated in village Nuna Majra, Tehsil Bahadurgarh, Distt. Jhajjar Haryana and DTCP, Haryana vide Memo No. LC-3968-B/JE(SK)/2022/36349 dated 06.12.2022 have issued Letter of Intent for grant of License for setting of Affordable Residential Plotted Colony (under DDJAY) on the additional area measuring 5.481 acres (4.593 acres fresh + 0.587 acre from License No. 72 of 2022 dtd. 01.06.2022) adjacent to license no. 75 of 2018 dated 16.11.2018 area measuring 7.7625 acres thereby totaling 13.2435 acres falling in the revenue estate of Village Nuna Majra, sector-37, Bahadurgarh, Distt. Jhajjar Haryana. And layout plan has been sanctioned provisionally.

AND WHEREAS the developer along with its associate company(ies) contemplates to develop the said land by developing the Residential Plotted colony/Affordable Group Housing Scheme and/or Affordable Plotted Colony under Deen Dayal Jan Awas Yojna, Commercial Colony under any/or all of the policies/licenses launched by State Govt as the case may be thereon 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 developer have agreed to undertake the execution and completion of said residential/Commercial/Affordable Group Housing Colony on the said land on

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For HL RESIDENCY

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Proprietor

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 **04 Kanal 0 Marla 08 Sarsai** 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/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 it is further agreed that developer may use the said land in any scheme of Haryana Govt. viz for obtaining the license for establishing integrated township consisting affordable residential group Housing/plotted colony, under Deen Dayal Jan Awas Yojna-2016 or Commercial Colony on the Said Land either by itself or in the part or in conjunction with other lands as developer deems fit and without asking from the Land owners.
6. 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.
7. 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

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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.

8. 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.
9. 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.
10. 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'.
11. 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.
12. 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.
13. That Land owners have handed 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.
14. 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.
15. 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

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For HL RESIDENCY

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Proprietor

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.

16. 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.
17. 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.
18. **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.**
19. **That the developer M/s HL RESIDENCY (Proprietorship firm) through it's Proprietor Mrs. Shailaja 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.**
20. 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 shall be entitled to get fully developed residential plots equal to 537 sq. yards against total land for which this Development-cum-Collaboration agreement is being executed. In total Land Owners shall get 537 sq. yards of fully developed land against total land of 04 Kanal 0 Marle 08 Sarsai owned by owner, it is made clear that Residential plots coming in owner's Allocation shall be given in shape of three plots of 179 Sq. Yards Each situated on 10 Mtrs wide road as shown in provisionally approved layout plan in F-7 category as shown in Provisionally sanctioned layout plan. It is made clear that these plots shall be allotted to landowners only after the De-freezing of the same by the DTCP, Haryana. It is also made clear that at the time of final demarcation of the mentioned plots, their size may be decreased, in that case cost of deficit sq. yards out of total 537 sq. yards shall be paid to land owners at prevailing rates at that time.**
- (b) That an amount of Rs. 1, 100/- (Rupees One Thousand One Hundred only) through A/c Payee Cheque Nos. 282028, 282029, 282030 dtd. 14.12.2022 drawn at SBI, IC Branch, Bahadurgarh (Haryana) has been paid by the developer to each landowner at the time of signing of this collaboration cum development agreement.
- (c) 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.
- (d) That it is made clear that Developer may add whole or any portion of Owner's land

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For HL RESIDENCY
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Proprietor

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.

- (c) It is further made clear that Transferable Development Rights (TDR) to be received against any part/portion of Said Land shall vest into Developer only and Land owners shall not have any rights over such TDR.

DEVELOPER'S ALLOCATION

That Developer shall be entitled and become owner of the owner's complete land measuring 04 Kanal 0 Marla 08 Sarsai after transfer/delivery/handover of owner's allocation i.e. 537 sq. yards against 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 owners that after transferring of 537 sq. yards of Residential plots in favour of Owners, they 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. Transferable Development Rights (TDR) against any part/portion of Said Land shall be property of Developer only.

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.

- (f) At the time of signing the agreement an amount of Rs. 1,100/- (Rupees One Thousand One Hundred only) through A/c Payee Cheque Nos 282028, 282029, 282030 dated 14.12.2022 drawn at SBI, IC Branch, Bahadurgarh (Haryana) has been paid by the developer to each landowner at the time of signing of this collaboration cum development agreement.

1. 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.
2. 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

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/ 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.

3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. The parties hereto have agreed and undertaken to perform their part of

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For HL RESIDENCY

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Proprietor

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.

12. 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.
13. 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.
14. 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.
15. 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

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For HL RESIDENCY

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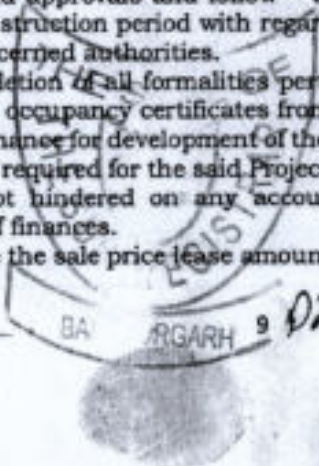
- area/plot/built up Units of the developer share upon completion of the Project.
- I. To defend, compromise & settle, all suits, proceeding and cases jointly with the Developer that may be initiated by any third party against any/all acts of the Owners or Developer with regard to development, construction and marketing of the project.
 - J. Not to enter into any agreement or arrangement for the development of the said land except with the Developer 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

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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 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 **M/s HL RESIDENCY (Proprietorship firm)** through its **Proprietor Mrs. Shailaja** 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 04 Kanal 0 Marle 08 Sarsai Comprised in Khewat No. 128//123 Khatoni No. 132 Rectangle No. 45 Killa No. 17 (7-10), 18/1(2-0), 24/2(7-19), 29 (0-10) Kitta 4 Land measuring 17 Kanal 19 Malre to the extent of 80/361 share which comes to 03 Kanal 19 Marle 05 Sarsai and land comprised in Khewat No. 173//165 Khatoni No. 177 Rectangle No. 45 Killa No. 12/1/2 (0-09) 13/2(0-09) Kitta 2 Land measuring 0 Kanal 18 Malre to the extent of 2/27 share which comes to 01 Marle 03 Sarsai, Totla Rakba of both kehwaats comes to 04 Kanal 0 Marle 08 Sarsai vide Farad Jamabandi of Village Nuna Majra for the year of 2019-20 and situated in the Revenue estate of Village Nuna Majra Tehsil Bahadurgarh, Distt, Jhajjar, Haryana

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 OWNERS

Mrs. Poocho, Dharmender & Sandeep
Poocho

SIGNED AND DELIVERED BY DEVELOPER
M/s HL Residency Proprietorship
For HL RESIDENCY

Through Mrs. Shailaja (Proprietor)
Aadhar 691399373758
Shailaja

Witness No. 1

विश्वनाथ तम्बरदास
बना माजरा
सुदीप

Witness No. 2

सुनील
सुनील 57 रणवीर सिंह
बना माजरा

Reg. No.

Reg. Year

Book No.

6880

2022-2023

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पेशकर्ता



दावेदार



गवाह



संदीप Dharmender

उप/संबुक्त पंजीयन अधिकारी

पेशकर्ता :- PATASHO SANDEEP DHARMENDER

दावेदार :- M/S HIL RESIDENCY THROUGH SHAILJA

गवाह 1 :- विरेन्द्र नम्बरदार Proprietor 14/12/22

गवाह 2 :- सोनु Sonu




प्रमाण पत्र



प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6880 आज दिनांक 14-12-2022 को बही नं 1 जिल्द नं 9 के पृष्ठ नं 108 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 359 के पृष्ठ संख्या 92 से 106 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 14-12-2022

उप/संबुक्त पंजीयन अधिकारी (बहादुरगढ)

Non Judicial		Indian-Non Judicial Stamp Haryana Government		Date : 14/12/2022
Certificate No.	JCN2022L97		Stamp Duty Paid : ₹ 1000	
GRN No.	97207542		Penalty : ₹ 0	
Seller / First Party Detail				
Name:	Patasho	Sector/Ward :	Na	LandMark : Vpo nuna majra
H.No/Floor :	Na	District :	Jhajjar	State : Haryana
City/Village :	Bahadurgarh	Others :	Dharmender and sandeep sons of dalel	
Phone :	93*****64			
Buyer / Second Party Detail				
Name:	HL residency proprietorship	Sector/Ward :	37	LandMark : HL city sector 37
H.No/Floor :	8	District :	Jhajjar	State : Haryana
City/Village :	Bahadurgarh			
Phone :	93*****64			
Purpose : General power of attorney				

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <http://registry.haryana.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 **14th Day of December 2022 at Bahadurgarh, Distt. Jhajjar (Hr.)**.

By & Between

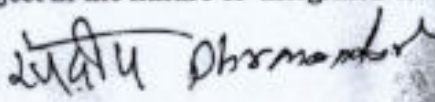
Mrs. Patasho widow, Dharmender & Sandeep sons of Sh. Dalel Singh s/o Surjeet all residents of VPO Nuna Majra, Tehsil, Bahadurgarh, Distt. JHAJJAR hereinafter referred to as the "**Land Owners/GPA Executor/Executant**", which expression shall, unless repugnant to the context thereof, be deemed to include its successors and permitted assigns).

And

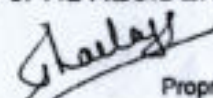
M/s HL Residency (Proprietorship firm) having its office at 8, Commercial complex, IIL City, Sector 37, Rohitak-Delhi Dypass, Bahadurgarh, Distt. Jhajjar (Hr.) **through its Proprietor MRS. SHAILAJA W/O SH. RAKESH JOON R/O H. NO. 2, HL CITY, SECTOR-37, BAHADURGARH, DISTT. JHAJJAR (HR.)**; hereinafter 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 Owners and the Developer have entered into Development and Collaboration agreement no. **1880 DATED 14.12.2022 ("Development Agreement")** alongwith other requisite documents in relation to construction and development of a project in the nature of integrated township on Land measuring 04 Kanal 0 Marle


Dharmender

For HL RESIDENCY


Shailaja
Proprietor

प्रलेख न:131

दिनांक:14-12-2022

डीड संबंधी विवरण

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

धन संबंधी विवरण

राशि 1 रुपये

स्टाम्प ह्यूटी की राशि 1000 रुपये

स्टाम्प नं : JCN2022L97

स्टाम्प की राशि 1000 रुपये

रजिस्ट्रेशन फीस की राशि 100 रुपये

EChallan:97209307

वेस्टिंग शुल्क 3 रुपये

Drafted By: रविन्द्र कौशिक वकील

Service Charge:200

यह प्रलेख आज दिनांक 14-12-2022 दिन बुधवार को सुम 4:38:00 PM बजे श्री/श्रीमती /कुमारी PATASHO विधवा DALEL SINGH SANDEEP पुत्र DALEL SINGH DHARMENDER पुत्र DALEL SINGH निवास NUNA MAJRA द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Dharmender

संदीप



उप/संयुक्त पंजीकरण अधिकारी (बहादुरगढ)

हस्ताक्षर प्रस्तुतकर्ता

PATASHO SANDEEP DHARMENDER

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MS HL RESIDENCY THROUGH SHAILJA सहजिर है। प्रस्तुत प्रलेख के तर्फों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी रविन्द्र नम्बरदार पिता --- निवासी नूना माजरा व श्री/श्रीमती /कुमारी सोनु पिता रणबीर निवासी नूनामाजरा ने की। साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

उप/संयुक्त पंजीकरण अधिकारी (बहादुरगढ)

08 Sarsai (All Three in equal shares), which is Comprised in Khewat No. 128//123 Khatoni No. 132 Rectangle No. 45 Killa No. 17 (7-10), 18/1(2-0), 24/2(7-19), 29 (0-10) Kitte 4 Land measuring 17 Kanal 19 Malre to the extent of 80/361 share which comes to 03 Kanal 19 Marle 05 Sarsai and land comprised in Khewat No. 173//165 Khatoni No. 177 Rectangle No. 45 Killa No. 12/1/2 (0-09) 13/2(0-09) Kitte 2 Land measuring 0 Kanal 18 Malre to the extent of 2/27 share which comes to 01 Marle 03 Sarsai, Totla Rakba of both kehwaats comes to 04 Kanal 0 Marle 08 Sarsai vide Farad Jamabandi of Village Nuna Majra for the year of 2019-20 and situated in the Revenue estate of Village Nuna Majra Tehsil Bahadurgarh, Distt, Jhajjar, Haryana, and hereinafter referred to as the 'Said Land' as detailed given below:

SCHEDULE OF THE LAND ADMEASURING 04 KANAL 0 MARLE 08 SARSAI

Land measuring 04 Kanal 0 Marle 08 Sarsai in equal shares, which is Comprised in Khewat No. 128//123 Khatoni No. 132 Rectangle No. 45 Killa No. 17 (7-10), 18/1(2-0), 24/2(7-19), 29 (0-10) Kitte 4 Land measuring 17 Kanal 19 Malre to the extent of 80/361 share which comes to 03 Kanal 19 Marle 05 Sarsai and land comprised in Khewat No. 173//165 Khatoni No. 177 Rectangle No. 45 Killa No. 12/1/2 (0-09) 13/2(0-09) Kitte 2 Land measuring 0 Kanal 18 Malre to the extent of 2/27 share which comes to 01 Marle 03 Sarsai, Totla Rakba of both kehwaats comes to 04 Kanal 0 Marle 08 Sarsai vide Farad Jamabandi of Village Nuna Majra for the year of 2019-20 and situated in the Revenue estate of Village Nuna Majra Tehsil Bahadurgarh, Distt, Jhajjar, Haryana hereinafter referred to as the 'SAID LAND'.

The Land Owners/GPA Executor and the developer has entered into The Land Owners and the Developer have entered into Development and Collaboration agreement no. 688 DATED 14.12.2022 ("Development Agreement") alongwith other requisite documents in relation to construction and development of a project in the nature of integrated township on land measuring 04 Kanal 0 Marle 08 Sarsai, hereinafter collectively referred to as the "Collaboration Agreements".

Whereas, The Land Owners has already given possession of the Said Land to the Developer for necessary development in terms of the lay out approved by the relevant authority from time to time.

WHEREAS the developer has been granted license no. 72 of 2022 dtd. 01.06.2022 for setting up of Affordable Plotted colony over an area measuring 5.275 acres situated in village Nuna Majra, Tehsil Bahadurgarh, Distt. Jhajjar Haryana and DTCP, Haryana vide Memo No. LC-3968-B/JE(SK)/2022/36349 dated 06.12.2022 have issued Letter of Intent for grant of License for setting of Affordable Residential Plotted Colony (under DDJAY) on the additional area measuring 5.481 acres (4.593 acres fresh + 0.587 acre from License No. 72 of 2022 dtd. 01.06.2022) adjacent to license no. 75 of 2018 dated 16.11.2018 area measuring 7.7625 acres thereby totaling 13.2435 acres falling in the revenue estate of Village Nuna Majra, sector-37, Bahadurgarh, Distt. Jhajjar Haryana. And layout plan has been sanctioned provisionally.

Whereas, The 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 Valid for area mentioned under schedule of land for all purposes in future and shall be irrevocable.

21/12/24 Dhanraj



For HL RESIDENCY

Shalaji

Proprietor

NOW KNOW, We AND THESE PRESENT WITNESSES that We **Mrs. Patasho widow, Dharmender & Sandeep sons of Sh. Dalel Singh s/o Surjeet** all residents of VPO Nuna Majra, Tehsil, Bahadurgarh, Distt. JHAJJAR, the Land Owners/GPA Executor, do hereby irrevocably nominate, constitute and appoint, from the date hereof, the 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:

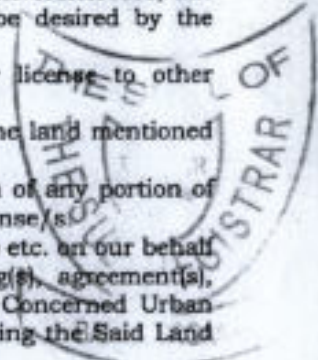
1. To manage, control, supervise the Said Land in all respects and to represent us before the concerned authorities in this behalf.
2. To apply to the Director General of Town & Country Planning ("DGTCP"), Haryana, HUDA for obtaining the license for establishing integrated township consisting plotted affordable residential group Housing/plotted colony, under Deen Dayal Jan Awas Yojna-2016 or Commercial Colony 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 Developers, Person/s, Firms, LLP, Company etc.
5. To apply for issuance of license over whole or any portion of the land mentioned above under DDJAY or under any scheme of Haryana Govt.
6. To apply for issuance of additional license by making addition of any portion of abovementioned land in the any of abovementioned existing license/s.
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, DGTCP and partitioned as may be required in connection therewith including the filing appropriate legal proceedings wherever necessary.
9. 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/Suit/Caveat for all Approvals required in connection with the Said Land and for the purpose incidental thereto, including for obtaining

24/11/14



3 Patasho
Shree

Proprietor



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 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 Affordable Group Housing Colony, Situated at HL City, Sector-37, Bahadurgarh, Distt. Jhajjar and owned by Land Owner/GPA Executer.
11. 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, completion 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.
12. 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 and to give receipt thereof.
13. To assign the development rights of the Developer's area in the Project.
14. 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.
15. 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 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 Developer's area as mentioned in registered collaboration agreement.
16. 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 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.
17. 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

For HL RESIDENCY

Signature



Signature
Proprietor

Proprietor

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 without causing any financial or other liabilities on the land owner.

18. To execute agreement to sale, conveyance deed/sale deed or all type of property transfer documents regarding the land owned by me/ GPA Executer.
19. 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 Executer.
20. To execute agreement to sale, conveyance deed/sale deed or all type of property transfer documents regarding the plots of developers area after development of the land owned by me/ GPA Executer.
21. 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 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; To apply for Transferable Development Rights (TDR) against the Said Land and to Receive TDR Certificate.
 - (xii) To obtain certified copies of documents and papers /records.
 - (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.
22. The 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,

श्री यशवंत शर्मा



For HL RESIDENCY

Shalays

Proprietor

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.

23. This GENERAL Power of Attorney is irrevocable. (Except in Case of Death or Barred 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 US AT **BAHADURGARH** ON THIS **14th DAY OF December 2022** IN THE PRESENCE OF THE FOLLOWING WITNESSES WHO HAVE ALSO SIGNED BELOW:-

(Executants)

Mrs. Patasho, Dharmender & Sandeep

Witness No. 1

विरेंद्र नम्बरदार
बुना माजरा

सुधीप

Attorney

M/s HL Residency Proprietorship
For HL RESIDENCY

Through Mrs. Shailaja (Proprietor)
Aadhar 691399373758

Witness No. 2

सौ. 5% राजबीर सिंह
बुना माजरा

Reg. No.

Reg. Year

Book No.

131

2022-2023

4



पेशकर्ता



प्राधिकृत



गवाह



संक्षिप्त

Dharmender

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- PATASHO SANDEEP DHARMENDER

प्राधिकृत :- MS HILFRIEND RESIDENCY SHAILJA

गवाह 1 :- विरेन्द्र नम्बरदार Proprietor

गवाह 2 :- सोनु

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 131 आज दिनांक 14-12-2022 को बही नं 4 जिल्द नं 12 के पृष्ठ नं 106.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 16 के पृष्ठ संख्या 24 से 27 पर छिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निधान जंगूठा गोरे सामने किये हैं।

दिनांक 14-12-2022

उप/सयुक्त पंजीयन अधिकारी (बहादुरगढ)

