



DDO Code: 0370		E - CHALLAN Government of Haryana		Candidate Copy
Valid Upto: 07-09-2019 (Cash) 01-09-2019 (Chq./DD)		 * 0 0 5 6 8 5 9 5 2 8 *		
GRN No.: 0056859528		Date: 31 Aug 2019 12:25:33		
Office Name: 0370-NIAB TEHSILDAR HARSURU				
Treasury: Gurgaon				
Period: (2019-20) One Time				
Head of Account		Amount ₹		
0030-03-104-97-51 Pasting Fees		10		
0030-03-104-99-51 Fees for Registration		50000		
PD AcNo 0				
Deduction Amount: ₹		0		
Total/Net Amount: ₹		50010		
₹ . Fifty Thousands Ten Rupees				
Tenderer's Detail				
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-				
PAN No:				
Tenderer's Name: GLS Infraprojects Pvt Ltd				
Address: 707 7th floor JMD Pacific Square Sector 15 Part 2 Gurugram -				
Particulars: Pasting Registration Fee				
Cheque-DD- Detail:				
Depositor's Signature				
FOR USE IN RECEIVING BANK				
Bank CIN/Ref No: CPU3633037				
Payment Date: 31/08/2019				
Bank: SBI Aggregator				
Status: Success				

DDO Code: 0370		E - CHALLAN Government of Haryana		AG/ Dept Copy
Valid Upto: 07-09-2019 (Cash) 01-09-2019 (Chq./DD)		 * 0 0 5 6 8 5 9 5 2 8 *		
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Deduction Amount: ₹		0		
Total/Net Amount: ₹		50010		
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Status: Success				

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



Indian-Non Judicial Stamp Haryana Government



Date : 03/09/2019

Certificate No. G0C2019I226



GRN No. 56859408



Stamp Duty Paid : ₹ 1082500

(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Tilak raj
H.No/Floor : 0 Sector/Ward : 0 LandMark : Wazirpur
City/Village : Gurugram District : Gurugram State : Haryana
Phone: 0



Buyer / Second Party Detail

Name : Gls infraprojects pvt ltd
H.No/Floor : 707 Sector/Ward : 15 LandMark : Jmd pacific square
City/Village: Gurugram District : Gurugram State : Haryana
Phone : 0

Purpose : COLLABORATION AGREEMENT



3084

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

1. Nature of Document : Collaboration Agreement
2. Village : Wazirpur
3. Tehsil : Harsaru
4. District : Gurugram
5. Area : 33 Kanal 6 Marla.
6. Stamp duty : Rs.10,82,500/-
7. GRN No. : 56859408
8. Stamp Certificate No : G0C2019I226

COLLABORATION AGREEMENT

THIS AGREEMENT OF COLLABORATION (hereafter referred to as the Agreement) is executed at Gurugram on this ..04...day of ..09./....., 2019

BETWEEN

Sh. Tilak Raj S/o Sh. Risal Singh (Aadhar No.336094022289) R/o Village- Wazirpur, Gurgaon, Haryana-122505 hereinafter referred as **OWNER** as the **"PARTIES TO THE FIRST PART"**

Page 1 of 12

FOR GLS INFRAPROJECTS PVT. LTD.

Authorised Signatory

प्रलेख न:3084

दिनांक:04-09-2019

डीड संबंधी विवरण

डीड का नाम COLLABORATION
AGREEMENT

तहसील/सब-तहसील हरसरु

गांव/शहर वजीरपुर

धन संबंधी विवरण

राशि 54112500 रुपये

स्टाम्प ड्यूटी की राशि 1082250 रुपये

स्टाम्प नं : G0C20191226

स्टाम्प की राशि 1082500 रुपये

रजिस्ट्रेशन फीस की राशि 50000
रुपये

EChallan:56859528

पेस्टिंग शुल्क 0 रुपये

Drafted By: SHIV KUMAR SINGH ADV

Service Charge:0

यह प्रलेख आज दिनांक 04-09-2019 दिन बुधवार समय 3:14:00 PM बजे श्री/श्रीमती /कुमारी
TILAK RAJ पुत्र RISAL SINGH निवास WAZIRPUR HARSARU द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता
TILAK RAJ

उप/संयुक्त पंजीयन अधिकारी (हरसरु)
Joint Sub Registrar
Harsaru (Gurugram)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MS GLS INFRAPROJECTS PVT LTD thru RAKESH GUPTA OTHER हाजिर हैं।
प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SHIV KUMAR SINGH पिता --- निवासी
ADV GGM व श्री/श्रीमती /कुमारी SAKSHI BARETHI पिता ---
निवासी ADV GGM ने की।
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 04-09-2019

उप/संयुक्त पंजीयन अधिकारी (हरसरु)
Joint Sub Registrar
Harsaru (Gurugram)

(which expression shall mean and include their successors, legal heirs, liquidators, executors, legal representatives, administrators, agents, assignees and nominees etc.).

AND

M/s GLS Infraprojects Pvt. Ltd., (Pan no. AAFCG4795C) a company duly incorporated under the provisions of the Companies Act, 1956 and having its office at 707, 7th Floor, JMD Pacific Square, Sector 15 Part II, Gurugram, through its Authorised Representative Sh. Rakesh Gupta authorised vide board resolution dated 28th August 2019, hereinafter called as the **DEVELOPER** as **"PARTY TO THE SECOND PART"**, (which expression shall mean and include their successors, legal heirs, liquidators, executors, legal representatives, administrators, assignees and nominees etc.).

(hereinafter the **OWNER** and the **DEVELOPERS** are collectively referred to as "Parties" and individually as "Party" as the context demands).

WHEREAS the **OWNER** is in possession of the agricultural land bearing **Khewat No.590 Khata No.639 Rectangle No. 89 Kila No. 3(7-8), 8(7-8), 13(7-8), 18(7-8), 23(3-14) total field 5 admeasuring 33 Kanal 6 Marla situated within the revenue estate of Village Wazirpur, Tehsil Harsaru, District Gurugram, Haryana** (hereinafter referred to as the '**said land**') vide Jamabandi year 2011-12 (hereinafter referred to as the '**said land**' which shall include the land beneath and all resources comprised therein).

AND WHEREAS the **OWNER** contemplate to DEVELOP the said land into a real estate project whether residential colony/Group Housing Project/commercial project and/or any other planned project and being not fully equipped to execute and complete the work of development of the proposed residential colony/group Housing Project/commercial project and/or any other planned project and have approached the **DEVELOPER** who is engaged in the development of Real Estate as its object, and has good repute and experience in this line of business and could pursue to obtain all requisite permissions, sanctions and approvals from all concerned authorities and departments as the case may be and the **OWNER** therefore, desire to collaborate with the **DEVELOPER** for development of a planned real estate project on the said land.

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Authorised Signatory

Reg. No.

Reg. Year

Book No.

3084

2019-2020

1



पेशकर्ता



दावेदार



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- TILAK RAJ Tilak Raj

दावेदार :- thru RAKESH GUPTA OOTHERMS GLS INFRA PROJECTS PVT LTD Rakesh Gupta

गवाह 1 :- SHIV KUMAR SINGH Shiv Kumar Singh

गवाह 2 :- SAKSHI BARETH Sakshi Bareth

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3084 आज दिनांक 04-09-2019 को बही नं 1 जिल्द नं 18 के पृष्ठ नं 27 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 486 के पृष्ठ संख्या 33 से 34 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 04-09-2019



उप/संयुक्त पंजीयन अधिकारी (हरसरु)

Joint Sub Registrar
Harsaru (Gurugram)

And whereas the DEVELOPER believing the representations of the OWNER as true and being involved in the business of real estate development has accepted the proposal for development of a planned real estate project over the said land on the terms and conditions hereinafter appearing:

NOW THIS AGREEMENT WITNESSTH and it is hereby agreed, declared and covenanted:

1. SUBJECT MATTER

- a) That the subject matter of this Agreement comprises the development of the land of the OWNER by the DEVELOPER into a planned real estate project in accordance with the approvals, sanctions and permissions as may be granted to the Developer and to share the ownership of the developed area over the said land between the parties as agreed.
- b) That the DEVELOPER shall be seized off the decision to choose the kind of development of the said land and whether a residential or commercial or any other project is to be developed and the DEVELOPER shall exercise such discretion which is in the best interests of the parties and in the best interests of the said land.
- c) That the OWNER shall cease all rights in the said land against consideration herein agreed and give the land clear from all encumbrances in all respect for the development of the said real estate project and the DEVELOPER shall at its own costs and expenses and responsibilities develop the said real estate project over the said land and the parties shall share the rights and ownership in the developed area of the said real estate project as per their entitlement.

2. CONSIDERATION

- a) That the OWNER shall as a consideration of the said land going into the real estate project as stated shall get the 28% share in the total revenue from the residential area available for this subject land.
- b) That the OWNER have apart from the share in the revenue have also received an amount of Rs. 2,00,00,000 (**Rupees Two Crore Only**) from the DEVELOPER as refundable security deposit for the present agreement in the following manner:

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LTD.



S.no	Amount	Cheque / RTGS No.	Dated	Drawn on
1	10,00,000	YESBR52019080665598146	06.08.2019	YES BANK
	40,00,000	N242190279720559	30.08.2019	YES BANK
	50,00,000	985202	05.09.2019	YES BANK
	50,00,000	985203	16.09.2019	YES BANK
	50,00,000	985204	20.09.2019	YES BANK

- c) That the DEVELOPER shall as consideration of developing the real estate project over the said land shall be entitled to 72% from all revenue and rights in the said project and get the complete right to management of the develop real estate project and rights to maintenance of the said real estate project against consideration.

3. OBLIGATIONS OF THE OWNER

- a) That the OWNER shall be obliged to provide the complete set of original documents qua the said land and complete revenue record of the said land for a period of 30 years herefrom with 7 days of the execution of the present agreement.
- b) That the OWNER shall be obliged to assist the DEVELOPER in demarcation set land and its survey.
- c) That the OWNER shall have to clear all encumbrances over the said land and shall be obliged to hand over the actual physical possession of the said land to the DEVELOPER for the development of the real estate project and for doing all necessary and ancillary acts for the same.
- d) That the OWNER shall as and when called by the DEVELOPER, without any further considerations, jointly or individually be obliged to execute the General Power of Attorney / Special Power of Attorney, or any kind of authorization as is required by the

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For GLS INFRAPROJECTS PVT. LTD.

[Signature]

Authorised Signatory



DEVELOPER for the performance of the terms of the present agreement and for the effective development of the said land into a real estate project including for obtaining permission for change of land use, procuring license / CLU, for getting sanctioned site plans and for obtaining all such approvals as may be required to be obtained from any authority for the purpose of raising construction and for dealing with sale of constructed/unconstructed and/or developed/undeveloped portions of the said real estate project.

- e) That the OWNER shall be liable to pay all charges, taxes or other recoveries or encumbrances against the said land up to the date of the present agreement.
- f) That the OWNER shall be stopped from creating any encumbrance or third party rights in the said land after the execution of the present agreement.
- g) That the OWNER shall if at all they wish to back off the present agreement and want to sell their said land right-away, they shall be eligible for the same at the sale consideration as agreed mutually between the Owner and Developer to be shared as per their share in the land, as reduced by the amounts received herein as Security Deposit which shall also form part of the sale consideration in that case, and the developer shall have the first right to purchase the said land and all rights therein by payment of the agreed consideration.
- h) That the OWNER shall not interfere with or obstruct in any manner with the execution and completion of the work of development and construction of the said real estate project.
- i) That the OWNER shall be responsible and be liable for their personal tax obligations.

4. OBLIGATIONS OF THE DEVELOPER

- a) That the DEVELOPER shall on execution of the present agreement shall be obliged to ascertain the kind of real estate project the said land is eligible for.
- b) That the DEVELOPER shall at its own costs and expenses shall be obliged to prepare the best layout/site plan for the development of the said land.

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for [Signature] VI. LTD.
Authorised Signatory



- c) That the DEVELOPER shall at its own costs and expenses be obliged to apply to the concerned authorities for grant of Letter of Intent and License for such development at its own costs and expenses.
- d) That the Developer shall at its own costs and expenses be obliged to procure all necessary and requisite permissions, sanctions and approvals from the concerned Ministry, Department, or Local or other Authorities, as are required for the development of the said real estate project over the said land.
- e) That the DEVELOPER shall at its own bear the complete costs of construction and the Government or other local authority charges including all statutory or other security deposits/fees, labour or other cesses, conversion charges, external or internal development charges, electric and other utility installations charges and costs and all other charges as applicable for such development.
- f) That the DEVELOPER shall at its own costs and expenses through itself or through its agents, contractors or representatives, be obliged to execute the development work as per the specifications devised, of the said real estate project in a timely manner.
- g) That the DEVELOPER shall be obliged to complete the real estate project with all amenities and facilities in place and complying with all regulations and rules as in force in all respects and obtain Completion Certificate /Occupation Certificate for the same.
- h) That the DEVELOPER shall be obliged to take up the construction of the said real estate project as per the recognized standards of the industry.
- i) That the DEVELOPER shall bear the complete costs stamp duty and registration charges for the execution and registration of the present agreement.
- j) That the DEVELOPER shall be obliged to undertake the development as the per all laws and rules and regulations in force and as applicable and shall be obliged to comply with all conditions of licenses and permissions and put in place all implements and

Amal K

For GLS INFRAPROJECTS PVT. LTD.

[Signature]

Authorised Signatory



infrastructure as applicable and specified for the purposes of safety and security or other conditions specified by any authority as seized of jurisdiction.

5. RIGHTS OF THE OWNER

- a) That the OWNER shall have the complete right, title and interest in the revenue of residential area to the extent of 28 % of the complete total revenue from the project developed over the said land.
- b) That the OWNER shall be entitled to know about the exact status of said the real estate project and allowed to check the development of the project being developed over the said land.

6. RIGHTS OF THE DEVELOPER

- a) That the Developer shall be entitled to take over the actual physical possession of the said land for the development of the said real estate project immediately after the execution of this Collaboration Agreement.
- b) That the DEVELOPER shall have the right and prerogative to choose the development of the said land and to finalise the name, layout plans, and internal layouts and designs, facilities and services to be provided and all other development plans for the said land.
- c) That the DEVELOPER shall have the right and prerogative to choose the architects, designers, contractors and other service providers for the best development of the said real estate project.
- d) That the DEVELOPER shall have the right and prerogative to prepare and plan the budget of the whole project and the same shall be the concern of the Developer only.
- e) That the DEVELOPER shall have the right and prerogative to choose the kind and grade of materials used for construction, however the same shall in no manner be lesser than the Government recognized standards and the DEVELOPER shall also be rightfully entitled to choose any of the vendors for the same.

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- f) That the DEVELOPER shall have the right and prerogative to prepare the marketing and advertising schemes of the said project and to appoint the Authorized Brokers and Dealers for the said project.
- g) That the DEVELOPER shall be rightfully entitled to the entire management of the said project from the inception to the completion and thereafter for the efficient maintenance of the services being provided therein against consideration and shall be rightfully entitled to the security deposit against the same.
- h) That the DEVELOPER shall be entitled to raise finance against the said project as it may deem fit and proper, however the share of the OWNER shall not be encumbered.
- i) That the DEVELOPER shall without any further authorization from the OWNER have rights to market and sell the rights in the to be developed area in the said real estate project through any manner and scheme as it may deem fit and to receive money against the same and execute receipts and other agreements for the same.
- j) That the DEVELOPER shall have complete authority to represent the OWNER and to execute, file or deposit any document, application, pleading, representation, costs and fees etc. and to appear before any authority, or Government or Statutory body regarding the said land or the said real estate project for and on behalf of the OWNER as may deemed necessary for the purposes of the present agreement and development of the said real estate project.
- k) That the DEVELOPER shall in case the OWNER want to sell their said land right away be rightfully entitled to purchase the said land at an agreed consideration as mutually between the Owner and Developer, to be shared as per the share of the sellers in the land and the payments made herein shall be adjusted in the said sale consideration. And the DEVELOPER shall have the first right to purchase the said land and all rights therein by payment of the agreed consideration. And the developer shall be entitled to have the said land and all rights purchased at the agreed consideration on availing the License from the concerned Authority by paying the balance sale consideration as per agreed payment schedule.

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- l) That the DEVELOPER shall be entitled to the refund of all fees, security deposit and other charges of whatsoever nature deposited by the DEVELOPER with various Statutory Authorities for seeking various approvals etc. for the said residential colony/Group Housing Project/commercial project and/or any other planned project.

7. ASSIGNMENT

- a) That the DEVELOPER shall be rightfully entitled to assign its rights, completely or partially, created herein to any party or its own concern or company specifically created for the purpose and may enter into further agreements for the same.
- b) That the OWNER can assign their rights created herein however, prior to creating any third party rights against consideration qua their share the OWNER shall have to offer the same to the DEVELOPER and the DEVELOPER shall have a first right to refuse to such assignment.

8. MARKETING & SALE OF DEVELOPED AREA

- a) That the DEVELOPER shall be responsible for the complete marketing and sale of the developed area in the said real estate project.
- b) That the DEVELOPER may hire any suitable agency and devise strategy for the marketing of the said real estate project.
- c) That the DEVELOPER will maintain complete records for the agreements to sell the developed area in the set real estate project and shall prescribe for the complete documentation of the same and shall have a dedicated office for such sale and marketing.
- d) That the Developer shall from time to time prepare, policy and prescribe the minimum rates and charges for the sale and transfer of the rights in the developed area in the said real estate project.

Amazin

[Signature]



- e) That no sale of the rights in the developed area shall be valid unless the same is as per the uniform policy of the DEVELOPER and unless the same is acknowledged by the DEVELOPER and registered in the records of the DEVELOPER and is as per the terms or costs and charges for the same.

9. TIME PERIOD

- a) That in general the time shall to be the essence of the present agreement, however, the DEVELOPER shall strive for completion of the complete residential project as early as possible and will not in any keep the project in abeyance.
- b) That, the DEVELOPER shall prepare plans for undertaking each and every task for development of the said project in a timely manner and shall strive for achieving the same in the timeframe specified.
- c) That the DEVELOPER shall not be held responsible for delay the occasioned by the government authorities in providing requisite sanctions, permissions or approvals regarding the development of the said real estate project.
- d) That the developer shall meet the deadlines for the execution of the project as per the timeline define under the Affordable Housing Policy 2013.

10. FORCE MAJEURE

- a) That in case of any unexpected event or drastic change in circumstances which could not have been contemplated by the parties and which defeats the very purpose of the present agreement and there happens a force majeure event due to which the complete bargain between the parties is defeated, the present shall stand terminated.
- b) That any judicial or authoritative pronouncement barring the present agreement or estopping the parties from carrying on the objects of the present agreement shall be deemed force majeure event.
- c) That in such a circumstance the parties shall be relegated back to the same position as if the present agreement did not take place and the parties shall return the benefits availed

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for GLS



on the basis of the present agreement and the DEVELOPER shall be entitled to costs and expenses as may be undertaken.

11. IRREVOCABILITY

That the OWNER as very well consented to the development of the above said land into real estate project as per the terms of the present collaboration agreement. The Parties have contemplated the complete bargain between themselves and have validity executed the present collaboration agreement which is irrevocable in nature and the same is in the best interest of the both of the parties and very well backed by consideration and binding.

12. INDEMNIFICATIONS

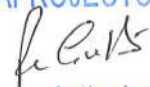
- a) That the OWNER shall at all times keep the DEVELOPER and the said real estate project indemnified due to any defects in their title or any disputes between the OWNER or their heirs or representatives and such disputes shall be settled by the OWNER personally and they shall personally be liable for the same.
- b) That the DEVELOPER shall keep the OWNER indemnified of any liability accruing to them or their share of developed area due to the acts or obligations of the DEVELOPER or any of its agents, contractors or vendors.

13. DIPUTE RESOLUTION

- a) That any disputes occurring between the parties shall firstly be communicated to each other in writing and the same shall be right to be resolved mutually.
- b) That any disputes so remaining and settled between the parties shall be subject to the exclusive jurisdiction of the Courts at Gurugram.

Amr 415

For GLS INFRAPROJECTS PVT. LTD.



Authorised Signatory



IN WITNESS WHEREOF, the parties hereto have signed this Collaboration Agreement on the day, month and year first mentioned above.

Witnesses

Drafted By
SHIV KUMAR SINGH
Advocate
Distt. Courts, Gurugram

Parties



1.


Shiv Kumar Singh
Advocate
Distt. Court, Gurugram

2.



2.
Sakshi Bareth
Advocate
Distt. Court, Gurugram

1. Party of the First Part

Sh. Tilak Raj S/o. Sh. Rishal Singh R/o
Village- Wazirpur, Gurgaon, Haryana-
122505

For GLS INFRAPROJECTS PVT. LTD.


Authorised Signatory

2. Party of the Second Part

M/s GLS Infraprojects Pvt
Ltd., having its office at 707, 7th Floor,
JMD Pacific Square, Sector 15 Part II,
Gurugram, Haryana. Through its
Authorized Signatory Sh. Rakesh
Gupta S/o. Sh. Late B.D. Gupta, R/o.
H.No. 118, Housing Board Colony,
Jharsa Road Gurgaon (Hr)





Certificate No. G0C2021L3207

GRN No. 84736096

Stamp Duty Paid : ₹ 389000
(Rs. Only)Penalty : ₹ 0
(Rs. Zero Only)**Seller / First Party Detail**

Name: Tilak raj

H.No/Floor : Na

Sector/Ward : Na

LandMark : Wazirpur

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 81*****81

**Buyer / Second Party Detail**

Name : GLS infraprojects pvt ltd

H.No/Floor : 707/7th

Sector/Ward : 15

LandMark : Part ii jmd pacific square

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 88*****81

Purpose : Collaboration Agreement

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

- | | |
|---|---------------------------------|
| 1. Nature of Document | : Collaboration Agreement |
| 2. Village | : Wazirpur |
| 3. Tehsil | : Harsaru |
| 4. District | : Gurugram |
| 5. Area | : 7 Kanal 1 Marla 2 Sarsai |
| 6. Stamp duty | : Rs.389000/- |
| 7. GRN No. | : 84736096 |
| 8. Stamp Certificate No | : G0C2021L3207 Dated 03.12.2021 |
| 9. Registration & Pasting Fees | : Rs.50010/- |
| 10. Registration & Pasting Fees GRN No. | : 84736306 dated 01.12.2021 |

COLLABORATION AGREEMENT

This Collaboration agreement, is herein executed on this 10 day of December, 2021, at Gurugram between:

For GLS INFRAPROJECTS PVT LTD

Page 1 of 11

Authorised Signatory

डीड संबंधी विवरण

डीड का नाम COLLABORATION
AGREEMENT

तहसील/सब-तहसील हरसरु

गांव/शहर वजीरपुर

धन संबंधी विवरण

राशि 19418056 रुपये

स्टाम्प ड्यूटी की राशि 388361.125 रुपये

स्टाम्प नं : G0C2021L3207

स्टाम्प की राशि 389000 रुपये

रजिस्ट्रेशन फीस की राशि 50000
रुपये

EChallan:84736306

पेस्टिंग शुल्क 0 रुपये

Drafted By: TC KHATANA ADV

Service Charge:0

यह प्रलेख आज दिनांक 10-12-2021 दिन शुक्रवार समय 3:06:00 PM बजे श्री/श्रीमती /कुमारी
TILAK RAJ पुत्र RISHAL SINGH निवास WAZIRPUR GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/संयुक्त पंजीयन अधिकारी (हरसरु)

हस्ताक्षर प्रस्तुतकर्ता
TILAK RAJ

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Ms GLS INFRAPROJECTS PVT LTD thru RAKESH KUMAROTHER हाजिर है
। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी TC KHATANA पिता --- निवासी ADV
GGM व श्री/श्रीमती /कुमारी DEEPAK KUMAR पिता ---
निवासी ADV GGM 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 (हरसरु)

दिनांक 10-12-2021

Sh. Tilak Raj (Aadhar No.336094022289) S/o Rishal Singh R/o Village Wazirpur, Tehsil and District Gurugram, as party of the FIRST PART, hereinafter referred to as the Owner, (which expression shall mean and include its successors, legal heirs, liquidators, executors, legal representatives, administrators, agents, assignees and nominees etc.)

And

M/s GLS Infraprojects Private Limited, a company incorporated under the Companies Act, 1956, having CIN No. U70102HR2013PTC051335 and its registered office at 707, JMD Pacific Square, Sector 15, Part II, Gurugram – 122001(Haryana) through Mr. Rakesh Kumar, authorized to execute the present agreement vide Board Resolution dated 18.10.2021, as party of the OTHER PART, hereinafter referred to as the DEVELOPER, (which expression shall mean and include its successors, legal heirs, liquidators, executors, legal representatives, administrators, agents, assignees and nominees etc.)

Together the parties to the present Collaboration Agreement are referred to as **Parties**

And whereas the Owner is the owner of the land admeasuring Rectangle No. 81, Killa No. 22/3(3-14), 23(7-8) situated within the revenue estate of Village Wazirpur, Sub-Tehsil Harsaru, District Gurugram.

And whereas the Developer has been in the process of developing an affordable residential colony under Deen Dayal Jan Awas Yojana – Affordable Plotted Housing Policy, 2016 of the Government of Haryana on the southern side of the above noted land and now the Owner desirous of having 7 Kanal 1 Marla 2 Sarsai out of the above noted land also to be included in the development of the affordable residential colony under Deen Dayal Jan Awas Yojana or any other real estate project or any other purpose has offered 7 Kanal 1 Marla 2 Sarsai contiguous land on the southern side i.e.

- i) **2 kanal 10 Marla 7 Sarsai out of Land bearing rectangle No. 81 Killa No. 22/3 min south**
- ii) **4 Kanal 10 Marla 4 Sarsai out of Land bearing rectangle No. 81 Killa No. 23 min south**

Both situated at village Wazirpur, Sub Tehsil Harsaru, District Gurugram. The land so being offered for development along with all rights, title, interests, easements etc. is herein after referred to as “Said Land” and is depicted in colour ‘Green’ of the site plan annexed as Annexure A to the present Collaboration which forms part and parcel of the present Collaboration Agreement.

am 24/11

Page 2 of 11
For GLS INFRAPROJECTS PVT LTD

[Signature]

Authorised Signatory



पेशकर्ता



दावेदार




गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- TILAK RAJ दावेदार :- thru RAKESH KUMAR OTHERMS GLS INFRAPROJECTS PVT LTD गवाह 1 :- TC KHATANA गवाह 2 :- DEEPAK KUMAR प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6911 आज दिनांक 10-12-2021 को बही नं 1 जिल्द नं 38 के पृष्ठ नं 139.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 855 के पृष्ठ संख्या 37 से 38 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 10-12-2021

उप/सयुक्त पंजीयन अधिकारी (हरसरु) 

And whereas the DEVELOPER believing the representations of the OWNER as true and being involved in the business of real estate development has accepted the proposal for development of an affordable residential colony under Deen Dayal Jan Awas Yojana – Affordable Plotted Housing Policy, 2016 (DDJAY) or any other real estate project or any other purpose over the said land in conjunction with the other lands under development on the terms and conditions hereinafter appearing: -

NOW THIS AGREEMENT WITNESSTH and it is hereby agreed, declared and covenanted:

1. SUBJECT MATTER

- a) That the subject matter of this Agreement comprises the development of the land of the OWNER by the DEVELOPER into an affordable residential colony under Deen Dayal Jan Awas Yojana – Affordable Plotted Housing Policy, 2016 in conjunction with other available lands so organized by the Developer in accordance with the approvals, sanctions and permissions by the Town and Country Planning department, Haryana and all other applicable statutory or other authorities as the case may be and to share the ownership of the saleable developed area over the said land between the parties as agreed.
- b) That the DEVELOPER shall develop the said land into an affordable residential colony under Deen Dayal Jan Awas Yojana – Affordable Plotted Housing Policy, 2016 in the best interests of the parties and in the best utilization of the said land along with other lands in contiguity with the said land.
- c) That the OWNER shall cease all rights in the said land against consideration herein agreed and handover physical possession of the said land free from all encumbrances for the development of the said real estate project and the DEVELOPER shall at its own costs and expenses and responsibilities develop the said affordable plotted housing colony over the said land along with other lands and the parties shall share the rights and ownership in the developed saleable area as herein agreed.

2. CONSIDERATION

- a) That the OWNER shall as an all inclusive consideration of the said land going into the said Affordable Plotted Group Housing Colony, shall get the exclusive and absolute right, title and interest in the achieved saleable residential plotted area proportionate to the said land.

Amal

Page 3 of 11

For GLS INFRAPROJECTS PVT LTD

Authorised Signatory



- b) That the DEVELOPER shall allot to the Landowner and or its nominees the said saleable residential plotted area achieved for the Said Land upon approval of the site plans. The said area shall be preferably allotted within the said land itself and thereafter in other part of the land of the project as per availability and discretion of the Developer to which there shall be no objection on the part of the Owner.
- c) That the DEVELOPER shall as consideration of developing the said Affordable plotted Housing Colony by amalgamating the said land along with other available lands shall get the entire exclusive and absolute ownership rights in the Commercial area achieved by the addition of the said land into the project and all other available rights in other sites and complete right to management of the developed affordable plotted housing colony and rights to maintenance & security of the said housing colony against consideration including the residential plotted area of the Owner's share.
- d) That it is agreed between the parties that the Owner's entitlement to the developed residential plotted area shall be reduced proportionately to the extent of the area transferred to the Government for provision of community facilities.
- e) That the Developer shall endeavor to achieve the maximum developed plotted area qua the said land, however the Owner shall have no objection in case of roads or other common facilities being developed on their land and the Owner's share in the developed residential area shall be closest possible proportionate to the total residential area achieved in the entire affordable group housing policy as per the size of the plots.
- f) That it is agreed between the parties that the Developer shall bear all costs and expenses incurred in procuring license for the said affordable plotted housing, RERA registration and all other requisite sanctions and permissions necessary for the development of the said affordable plotted housing. However, the EDC/IDC cost shall be borne by the Owner proportionate to the said land out of the total project and the Developer shall provide true and fair accounts and assistance in all documentation and formalities for the said purpose. The said cost of EDC/IDC shall initially be borne by the Developer and thereupon the said cost shall be reimbursed to the Developer within 30 days on demand failing which the same shall be payable along with interest @ 18% p.a.
- g) If in any circumstances the said land developed into an any other real estate project or any other purpose other than Deen Dayal Jan Awas Yojana – Affordable Plotted Housing Policy, 2016, then the consideration or share shall be review by the written mutual consent of both the parties.

Amal Kumar

Page 4 of 11

For GLS INFRAPROJECTS PVT LTD

Amal Kumar
Authorised Signatory



THE SUB REGISTRAR

HARSARU

3. OBLIGATIONS OF THE OWNER

- a) That the OWNER shall be obliged to provide the complete set of original documents qua the said land and complete revenue record of the said land for a period of 30 years here-from with 7 days of the execution of the present agreement.
- b) That the OWNER shall be obliged to assist the DEVELOPER in demarcation of the said land and its survey and to demarcate the said land from its other land holding.
- c) That the OWNER shall be obliged to hand over the actual physical possession of the said land to the DEVELOPER for the development of the said affordable plotted housing project and for doing all necessary and ancillary acts for the same.
- d) That the OWNER shall as and when called by the DEVELOPER, without any further considerations, jointly or individually be obliged to execute the General Power of Attorney, Special Power of Attorney, or any kind of authorization or Deed as is required by the DEVELOPER for the performance of the terms of the present agreement and for the effective development of the said land into an affordable plotted housing along with other lands & transfer of complete ownership of the Developer's share, including for obtaining permission for change of land use, procuring license / CLU, for getting sanctioned site plans and for obtaining all such approvals as may be required to be obtained from any authority for the purpose of development and sale of developed portions of the said affordable plotted housing project.
- e) That the OWNER shall be liable to pay all charges, taxes or other recoveries or encumbrances against the said land up to the date of the present agreement.
- f) That the OWNER shall be estopped from creating any encumbrance or third party rights in the said land after the execution of the present agreement.
- g) That the OWNER shall not interfere with or obstruct in any manner with the execution and completion of the work of development of the said real estate project.
- h) That the OWNER shall be responsible and be liable for their personal tax obligations.
- i) That the OWNER shall be liable to pay the maintenance, power back up and other service charges as may be applicable respectively qua his share of developed plotted land.

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[Signature]



DR. H. S. SINGH

Sub Registrar

4. OBLIGATIONS OF THE DEVELOPER

- a) That the DEVELOPER shall on execution of the present agreement shall be obliged to prepare all documentation for arranging all requisite licenses, permissions and sanctions from all concerned authorities for development of the said land along with other lands into an affordable plotted housing project.
- b) That the DEVELOPER shall at its own costs and expenses shall be obliged to prepare the best layout/site plan for the development of the said land.
- c) That the DEVELOPER shall at its own costs and expenses shall be obliged to apply to the concerned authorities for grant of Letter of Intent and License for such development.
- d) That the Developer shall at its own costs and expenses shall be obliged to procure all necessary and requisite permissions, sanctions and approvals from the concerned Ministry, Department, or Local or other Authorities, as are required for the development of the said real estate project over the said land.
- e) That the DEVELOPER shall at its own costs and expenses shall be involved in payments for security deposits/fees, labour or other cesses, conversion charges, electric and other utility installations charges and and all other charges as applicable for such development, develop and carve out a developed affordable residential plotted colony under the Deen Dayal Jan Awas Yojana of the Government of Haryana. However, the EDC/IDC cost shall be borne by the Owner proportionate to the said land out of the total project.
- f) That the DEVELOPER shall at its own costs and expenses through itself or through its agents, contractors or representatives, be obliged to execute the development work as per the specifications devised, of the said affordable residential plotted colony in a timely manner.
- g) That the DEVELOPER shall be obliged to complete the development with all amenities and facilities in place and complying with all regulations and rules as in force in all respects and obtain Occupation Certificate for the same.
- h) That the DEVELOPER shall be obliged to take up the construction of the said real estate project as per the recognized standards of the industry.
- i) That as soon as possible and on finalization of the layout plan of the said real estate project, the Developer shall be obliged to demarcate the plotted residential area of the OWNER's share proportionate to the said land out of the total project.

For & on behalf of

For GLS INFRAPROJECTS PVT LTD



Authorised Signatory



- j) That the DEVELOPER shall bear the complete costs stamp duty and registration charges for the execution and registration of the present agreement.
- k) That the DEVELOPER shall be obliged to undertake the development as the per all laws and rules and regulations in force and as applicable and shall be obliged to comply with all conditions of licenses and permissions and put in place all implements and infrastructure as applicable and specified for the purposes of safety and security or other conditions specified by any authority as seized of jurisdiction.

5. RIGHTS OF THE OWNER

- a) That the OWNER shall have the complete right, title and interest in the saleable residential area proportionate to the said land in the affordable residential plotted colony. However, OWNER wants to sell his share/plot to the third party, then he will be sold only through the DEVELOPER and the cost of marketing/selling shall be borne by the OWNER proportionate to the said land/plot out of the total project. In case if the OWNER wants to sell his share of the said land by his own means/channel then the OWNER would only sell his share after complete sold of DEVELOPER's inventory of the total project.
- b) That subject to the conditions regarding marketing and selling stated herein, the OWNER shall also oblige the general conditions of transfer, maintenance and management of the said project and the costs and expenses related thereto.
- c) That the OWNER shall be entitled to fully paid allotment letters regarding their respective share of the developed area as and when the same are being issued by the Developer.
- d) That OWNER shall be liable to pay the EDC or IDC charges qua his land.

6. RIGHTS OF THE DEVELOPER

- a) That the Developer shall be entitled to take over the actual physical possession of the said land for the development of the said real estate project.
- b) That the DEVELOPER shall have the right and prerogative to choose the project name, layout plans, and internal layouts and designs, facilities and services to be provided and all other development plans for the said land and the project without any objection of the Owner whatsoever.

Am 2-4-20

[Signature]



THE REGISTRAR OF COMPANIES

Madras

- c) That the DEVELOPER shall have the right and prerogative to choose the architects, designers, contractors and other service providers for the best development of the said project.
- d) That the DEVELOPER shall have the right and prerogative to prepare and plan the budget of the whole project and the same shall be the concern of the Developer only.
- e) That the DEVELOPER shall have the right and prerogative to choose the kind and grade of materials used for construction, however the same shall in no manner be lesser than the Government recognized standards and the DEVELOPER shall also be rightfully entitled to choose any of the vendors for the same.
- f) That the DEVELOPER shall have the right and prerogative to prepare the marketing and advertising schemes of the said project and to appoint the Authorized Brokers and Dealers for the said project as permitted under the policy.
- g) That the DEVELOPER shall be rightfully entitled to the entire management of the said project from the inception to the completion and thereafter for the efficient maintenance of the services being provided therein against consideration and shall be rightfully entitled to the security deposit against the same.
- h) That the DEVELOPER shall be entitled to raise finance against the said project as it may deem fit and proper, however the share of the OWNER shall not be encumbered.
- i) That subject to the applicable Policy and rules and regulations in force, the DEVELOPER shall without any further authorization from the OWNER have rights to market and sell the rights in the to be developed area in the said real estate project through any manner and scheme as it may deem fit and to receive money against the same and execute receipts and other agreements for the same.
- j) That the DEVELOPER shall have complete authority to represent the OWNER and to execute, file or deposit any document, application, pleading, representation, costs and fees etc. and to appear before any authority, or Government or Statutory body regarding the said land or the said real estate project for and on behalf of the OWNER as may deemed necessary for the purposes of the present agreement and development of the said real estate project.
- k) That the DEVELOPER shall be entitled to the refund of all fees, security deposit and other charges of whatsoever nature deposited by the DEVELOPER with

Amal

[Signature]



any Statutory Authorities for seeking various approvals etc. for the said residential plotted colony/Group Housing Project/commercial project and/or any other planned project.

7. ASSIGNMENT

That the DEVELOPER shall be rightfully entitled to assign its rights, completely or partially, created herein to any party or its own concern or company specifically created for the purpose and may enter into further agreements for the same.

8. DEMARCATION OF DEVELOPED AREA

- a) That on finalization of the layout plans of the said real estate project, the DEVELOPER shall demarcate the respective residential plotted areas coming to the share of the OWNER.
- b) That the area shall as far as possible to be distributed as per the proportion of the said land to the total project land.
- c) That all rights and interests apart from the residential plotted area falling to the share of the OWNER including commercial areas, other sites, management rights, rights to recover maintenance and security services etc. shall vest exclusively and absolutely in the Developer.

9. TIME PERIOD

- a) That in general the time shall to be the essence of the present agreement, however, the DEVELOPER shall strive for completion of the complete residential project as early as possible and will not in any keep the project in abeyance and subject to factors beyond its control shall strive to complete the project as per DDJAY policy.
- b) That, the DEVELOPER shall prepare plans for undertaking each and every task for development of the said project in a timely manner and shall strive for achieving the same in the timeframe specified.
- c) That the DEVELOPER assures that the development work of the said land shall start within 4 months of getting LOI/Licenses/Any other prerequisite NOC's/any other Govt. approvals.

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For GLS INFRAPROJECTS PVT LTD Page 9 of 11

[Signature]
Authorised Signatory



पञ्जाब प्रान्त, लुधियाना - १४१००५

पञ्जाब प्रान्त, लुधियाना

- d) That the DEVELOPER shall not be held responsible for delay the occasioned by the government authorities in providing requisite sanctions, permissions or approvals regarding the development of the said real estate project or for any factor beyond the control of the DEVELOPER.

10. FORCE MAJEURE

- a) That in case of any unexpected event or drastic change in circumstances which could not have been contemplated by the parties and which defeats the very purpose of the present agreement and there happens a force majeure event due to which the complete bargain between the parties is defeated, the present shall stand terminated.
- b) That any judicial or authoritative pronouncement barring the present agreement or estopping the parties from carrying on the objects of the present agreement shall be deemed force majeure event.
- c) That in such a circumstance the parties shall be relegated back to the same position as if the present agreement did not take place and the parties shall return the benefits availed on the basis of the present agreement and the DEVELOPER shall be entitled to costs and expenses as may be undertaken.

11. INDEMNIFICATIONS

- a) That the OWNER shall at all times keep the DEVELOPER and the said real estate project indemnified due to any defects in their title or any disputes between the OWNER or their heirs or representatives and such disputes shall be settled by the OWNER personally and they shall personally be liable for the same.
- b) That the DEVELOPER shall keep the OWNER indemnified of any liability accruing to them or their share of developed area due to the acts or obligations of the DEVELOPER or any of its agents, contractors or vendors.

12. IRREVOCABILITY

- a) That the present Agreement is of an irrevocable in nature and the OWNER shall not have any right to revoke the same.

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For GLS INFRAPROJECTS PVT LTD

Page 10 of 11


Authorised Signatory

- b) That the OWNER shall be estopped to do any act or omission which shall frustrate the object of the present Agreement and the development of the said agreed project.

13. DIPUTE RESOLUTION

- a) That any disputes occurring between the parties shall firstly be communicated to each other in writing and the same shall be right to be resolved mutually.
b) That any disputes so remaining and settled between the parties shall be subject to the exclusive jurisdiction of the Courts at Gurugram.

IN WITNESS WHEREOF, the parties hereto have signed this Collaboration Agreement on the day, month and year first mentioned above.

Witnesses

1.

T.C. KHATANA
Advocate
Distt. Court, Gurugram

Drafted By
T.C. KHATANA
Advocate
Distt. Court, Gurugram

10/12/21

2.

Deepak Kumar
Advocate
Distt. Court, Gurugram

Parties

OWNER
Sh. Tilak Raj

For GLS INFRAPROJECTS PVT LTD

Authorised Signatory

DEVELOPER

M/s GLS Infraprojects Private
Limited, through its AR Mr.
Rakesh Kumar



Non Judicial



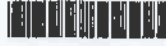
**Indian-Non Judicial Stamp
Haryana Government**



Date : 03/12/2022

Certificate No. G0C2022L998

GRN No. 96871017



Stamp Duty Paid : ₹ 101

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Tilak Raj

H.No/Floor : 0

Sector/Ward : Na

LandMark : Wazirpur

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 95*****66



Buyer / Second Party Detail

Name : GLS Infraprojects PvtLtd

H.No/Floor : 707

Sector/Ward : 15

LandMark : Jmd pacific square

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 97*****92

Purpose: ADDENDUM AGREEMENT

11018
7/12/22

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

ADDENDUM TO COLLABORATION AGREEMENT

THIS ADDENDUM AGREEMENT is made on this 7th day of December' 2022 in continuation OF Collaboration Agreement dated 10th of December' 2021

BETWEEN

Sh. Tilak Raj (Aadhar No.336094022289) S/o Rishal Singh R/o Village Wazirpur, Tehsil and District Gurugram, as party of the FIRST PART, hereinafter referred to as the Owner, (which expression shall mean and include its successors, legal heirs, liquidators, executors, legal representatives, administrators, agents, assignees and nominees etc.)

And

M/s GLS Infraprojects Private Limited, a company incorporated under the Companies Act, 1956, having CIN No. U70102HR2013PTC051335 and its registered office at 707, JMD Pacific Square, Sector 15, Part II, Gurugram – 122001(Haryana) through Mr. Rakesh Kumar, authorized to execute the present agreement vide Board Resolution dated 22.01.2022, as party of the OTHER PART, hereinafter referred to as the DEVELOPER, (which expression shall mean and include its successors, legal heirs, liquidators, executors, legal representatives, administrators, agents, assignees and nominees etc.)

Rakesh Kumar

Page 1 of 3

For GLS INFRAPROJECTS PVT. LTD.

Authorised Signatory

प्रलेख न:11018

दिनांक:07-12-2022

डीड संबंधी विवरण

डीड का नाम TARTIMA
तहसील/सब-तहसील हरसरु
गांव/शहर हुड्डा के सैंक्टर

धन संबंधी विवरण

राशि 10 रुपये

स्टाम्प ड्यूटी की राशि 3 रुपये

स्टाम्प नं : g0c20221998

स्टाम्प की राशि 101 रुपये

रजिस्ट्रेशन फीस की राशि 100 रुपये

EChallan:96998088

पेस्टिंग शुल्क 3 रुपये

Drafted By: Deepak Kumar adv

Service Charge:200

यह प्रलेख आज दिनांक 07-12-2022 दिन बुधवार समय 3:26:00 PM बजे श्री/श्रीमती /कुमारी
Tilak Raj पुत्र Rishal Singh निवास Village Wazirpur, Ggm द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (हरसरु)

हस्ताक्षर प्रस्तुतकर्ता
Tilak Raj

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी GLS Infraprojects Pvt. Ltd. thru Rakesh Kumar OTHER हाजिर हैं। प्रतुत प्रलेख के
तथ्यों को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी Deepak Kumar पिता --- निवासी Adv
Gurugram व श्री/श्रीमती /कुमारी Shiv Kumar पिता ---
निवासी Adv Gurugram 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 (हरसरु)

दिनांक 07-12-2022

THE SEAL OF THE SUB REGISTRAR
HARSARU

(hereinafter the OWNER and the DEVELOPER are collectively referred to as "Parties" and the individually "Party" as the context demands)

And whereas the Owner is the owner of the land admeasuring Rectangle No. 81, Killa No. 22/3(3-14), 23(7-8) situated within the revenue estate of Village Wazirpur, Sub-Tehsil Harsaru, District Gurugram.

And whereas the Developer has been in the process of developing an affordable residential colony under Deen Dayal Jan Awas Yojana – Affordable Plotted Housing Policy, 2016 of the Government of Haryana on the southern side of the above noted land and the Owner desirous of having 7 Kanal 1 Marla 2 Sarsai out of the above noted land also to be included in the development of the affordable residential colony under Deen Dayal Jan Awas Yojana or any other real estate project or any other purpose has offered 7 Kanal 1 Marla 2 Sarsai contiguous land on the southern side i.e.

- i) **2 kanal 10 Marla 7 Sarsai out of Land bearing rectangle No. 81 Killa No. 22/3 min south**
- ii) **4 Kanal 10 Marla 4 Sarsai out of Land bearing rectangle No. 81 Killa No. 23 min south**

Both situated at village Wazirpur, Sub Tehsil Harsaru, District Gurugram. The land so being offered for development along with all rights, title, interests, easements etc. is herein after referred to as **"Said Land"**

And whereas the parties to develop the said land into a real estate project had executed into a registered Collaboration Agreement dated 10.12.2021 registered vide Vasika no. 6911 dated 10.12.2021 in the office of Sub-Registrar, Harsaru, Gurugram.

And whereas the Developer in pursuance of the said Collaboration Agreement had applied to the Department of Town and Country Planning, Chandigarh, for grant of License for Development of land into real estate project.

And whereas for the sake of clarification and supplementing the said Collaboration Agreement dated 10.12.2021, both the Parties herein agreed that the Collaboration Agreement dated 10.12.2021 shall remain irrevocable and no alteration/modification can be made out without prior permission of DTCP and same will remain binding on both the Parties and the Owner have very well consented to the development of the said land into a real estate project as per the terms of the Collaboration Agreement dated 10.12.2021 so executed between the Parties .

Now this Addendum to the Collaboration Agreement dated 10.12.2021 witness as under:

1. That the Collaboration Agreement dated 10.12.2021 shall remain irrevocable and no alteration/modification can be made out without prior permission of DTCP and same will remain binding on both the Parties.



Page 2 of 3

For GLS INFRAPROJECTS PVT. LTD.



Authorised Signatory

Reg. No.

Reg. Year

Book No.

11018

2022-2023

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- Tilak Raj Tilak Raj

दावेदार :- thru Rakesh Kumar OTHERGLS Infraprojects Pvt. Ltd. Rakesh Kumar

गवाह 1 :- Deepak Kumar Deepak Kumar

गवाह 2 :- Shiv Kumar Shiv Kumar

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11018 आज दिनांक 07-12-2022 को बही नं 1 जिल्द नं 57 के पृष्ठ नं 50.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1154 के पृष्ठ संख्या 11 से 12 पर छिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 07-12-2022



उप/सयुक्त पंजीयन अधिकारी(हरसरु)

2. That the Owner give their unequivocal consent to the development of the said land into a real estate project in terms of the Collaboration Agreement dated 10.12.2021 to be developed by the Developer and this Addendum shall be read as part and parcel of the Collaboration Agreement dated 10.12.2021.

IN WITNESS WHEREOF, the parties hereto have signed this Addendum to Collaboration Agreement on the day, month and year first mentioned above.


Witnesses

1. 
.....
Deepak Kumar
Advocate
Distt. Court, Gurugram


2.

SHIV KUMAR SINGH
Advocate
Distt. Courts, Gurugram

Parties

OWNER
Sh.Tilak Raj


DEVELOPER

M/s GLS Infraprojects Private Limited, through its AR Mr. Rakesh Kumar
For GLS INFRAPROJECTS PVT. LTD.


Authorised Signatory



