

Non Judicial



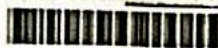
**Indian-Non Judicial Stamp  
Haryana Government**



Date : 25/05/2021

Certificate No. R0Y2021E259

GRN No. 77162691



Stamp Duty Paid : ₹ 529450

Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: One Heightdeveloper Pvttd

H.No/Floor : 8d

Sector/Ward : 0

LandMark : Barakhamba road

City/Village : Rohtak

District : Rohtak

State : Haryana

Phone: 87\*\*\*\*\*26



**Buyer / Second Party Detail**

Name : Spice Onebuilders Pvttd

H.No/Floor : 8d

Sector/Ward : 0

LandMark : Barakhamba road

City/Village: New delhi

District : Delhi

State : Delhi

Phone : 87\*\*\*\*\*26

Purpose : Collaboration Agreement Stamp paper

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

**COLLABORATION AGREEMENT**

Value – Rs. 26472500/-  
Stamp duty – Rs. 529450/-  
Receipt No. / Dated -  
Issued by –

THIS COLLABORATION AGREEMENT ("Agreement") is made at Sampla on this \_\_ day of May, 2021 ("Execution Date"):

**BY AND BETWEEN:**

One Height Developers Private Limited, a company duly incorporated in accordance with the provisions of the Companies Act, 1956 having its registered office at 8-D, Hansalaya, 15, Barakhamba Road, New Delhi – 110001 through its Authorised signatory Mr. Harshdeep Singh (Aadhar no. 3548-0553-2436) authorized vide Board Resolution dated 02<sup>nd</sup> March 2021 (hereinafter called the "One Height", which expression shall mean and include its successors, nominees and permitted assigns) of the **FIRST PART**;

AND

1

For One Height Developers Pvt. Ltd

Auth. Sign./Director

For Spice One Builders Pvt. Ltd

Auth. Sign./Director

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## डीड संबंधी विवरण

डीड का नाम COLLABORATION  
AGREEMENT

तहसील/सब-तहसील सांपला

गांव/शहर खेडी साध

## धन संबंधी विवरण

राशि 26472500 रुपये

स्टाम्प ड्यूटी की राशि 529450 रुपये

स्टाम्प नं : R0Y2021E259

स्टाम्प की राशि 529450 रुपये

रजिस्ट्रेशन फीस की राशि 50000  
रुपये

EChallan:0077166666

पेस्टिंग शुल्क 0 रुपये

Drafted By: Vivan Advocate

Service Charge:0

यह प्रलेख आज दिनांक 27-05-2021 दिन गुरुवार समय 12:16:00 PM बजे श्री/श्रीमती /कुमारी

One Height Developers Pvt Ltd thru Harshdeep Singh कम्पनी . निवास 8-D Hansalaya 15, Barakhamba Road, New Delhi  
द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।



उप/संयुक्त सब रजिस्ट्रार  
पंजीयन अधिकारी (सांपला)  
सांपला (रोहतक)

हस्ताक्षर प्रस्तुतकर्ता

One Height Developers Pvt Ltd thru Harshdeep Singh

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Spice One Builders Pvt Ltd thru Ranbir कम्पनी . हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी Wazir Singh Lambardar पिता — निवासी Kheri Sadh व श्री/श्रीमती /कुमारी Dhan Singh पिता Shri Bhagwan

निवासी Chamarla District Rohtak 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 (सांपला)  
सांपला (रोहतक)



**Spice One Builders Private Limited**, a company duly incorporated and existing under the provisions of the Companies Act, 1956 of India, having its registered office at 8-D, Hansalaya, 15, Barakhamba Road, New Delhi – 110001 through its Authorised signatory Mr. Ranbir (aadhar no. 9197-1525-3213) authorized vide Board Resolution dated 02<sup>nd</sup> March 2021 (hereinafter called "**Developer**", which expression shall mean and include its successors, nominees and permitted assigns) of the **SECOND PART**.

The Developer and One Height may hereinafter also be individually referred to as a "**Party**" and jointly as the "**Parties**".

**WHEREAS:**

- A. **One Height** is the absolute owner of land measuring 61 Kanal 18 Marla situated at Sector 27A, Village Kheri Sadh, Tehsil Sampla, Rohtak as more particularly described in **Part A of Schedule I** ("**One Height's Land**");
- B. The Developer and **One Height** have agreed to develop *an affordable residential plotted colony* under **Deen Dayal Awas Yojana** or any other project as approved by Director, Town & Country Planning / Urban Local Bodies / any Government Authority ("**Project**") on the **One Height's Land**.
- C. That the objective of this Agreement is to develop the Project on the **One Height's Land** by granting development rights onto the Developer, on terms and conditions set forth herein.
- D. That the developer is free to add more land to the project by purchasing its own land and/or entering into Collaboration agreements with other land owners.

**NOW THEREFORE**, in consideration of the mutual covenants, terms and conditions and understandings set forth in this Agreement and other good and valuable consideration (the receipt and adequacy of which are hereby mutually acknowledged), the Parties with the intent to be legally bound, hereby agree as follows:

**ARTICLE 1  
DEFINITIONS AND INTERPRETATIONS**

**1.1 Definitions**

"**Agreement**" shall mean this Collaboration Agreement, its schedules and annexures annexed hereto and any amendments from time to time as may be mutually agreed to by and between the Parties hereto in writing.

"**Applicable Laws**" shall mean any statute, law, regulation, ordinance, rule, judgment, rule of law, order, decree, ruling, bye-law, approval of any statutory or Government Authority, directive, guideline, policy, clearance, requirement or other governmental restriction or any similar form of decision of or determination by, or any interpretation or administration having the force of law of any of the foregoing by any Government Authority having jurisdiction over the matter in question, whether in effect as of the Effective Date or at any time thereafter.

"**Approvals**" shall mean any permission, approval, sanction, clearance, consent, license, layout plans, building plans, order, decree, authorization, authentication of, or registration, qualification, declaration or filing with or notification, exemption or ruling to or from any Government Authority required under any statute or regulation for designing, planning, construction, development, marketing and sale of the Project as contemplated under this Agreement, including the relevant sanction plan.

"**Development**" shall in addition to its natural grammatical meaning of the expression also include any work of permanent character or otherwise created on the Project Land for any permissible purpose as per Applicable Laws, and includes design and planning, construction and development of structures, roads, infrastructure and provisions for water, electricity, sewage, communication, safety,



parking and future maintenance of the same and all such work that is permitted and/or required under the acquired licence.

**"Effective Date"** shall mean the date of execution of this Agreement.

**"Encumbrance"** shall mean any right, title or interest existing by way of, or in the nature of sale, agreement to sell, gift, title retention, including without limitation any claim, mortgage, collaboration, development, pledge, charge, security right, security interest, lien, hypothecation, deposit by way of security, bill of sale, option or right of pre-emption, beneficial ownership (including usufruct and similar entitlements), any provisional or executable attachment, non-disposal undertaking, right of first offer or first refusal, tenancy, co-ownership, disposal of beneficial interest or any other interest held by a third party.

**"Government Authority"** shall mean any government or political subdivision thereof, or any ministry, department, board, authority, instrumentality, forum, agency, corporation, commission, court or tribunal whether central, state, local, municipal, judicial, quasi-judicial or administrative of the Government of India or Government of Haryana, any other state government and/or statutory/non-statutory authority.

## 1.2 Interpretations:

In this Agreement, unless the context otherwise requires:

- (i) Unless the context clearly indicates a contrary intention, a word or an expression, which denotes a natural person shall include an artificial person (and *vice versa*), any one gender shall include all other genders and the singular shall include the plural (and *vice versa*);
- (ii) Reference to any individual shall include his/her legal representatives, successors, legal heirs, executors and administrators;
- (iii) Reference to any article, clause, section, schedule or annexure shall be deemed to be a reference to an article, a clause, a section, a schedule or an annexure of this Agreement;
- (iv) Headings in this Agreement are inserted for convenience only and shall not be used in its interpretation;
- (v) The recitals, schedules and annexures to this Agreement shall be deemed to be incorporated in and form an integral part of this Agreement;
- (vi) References to the words "include" or "including" shall be construed as being suffixed by the term "without limitation";
- (vii) Reference to a law shall be a reference to that law as amended, re-enacted, consolidated, supplemented or replaced;
- (viii) Reference to any agreement, deed, document, instrument, rule, regulation, notification, statute or the like shall mean a reference to the same as may have been duly amended, modified or replaced; and
- (ix) The Parties acknowledge that they and their respective counsel have read and understood the terms of this Agreement and have participated equally in the negotiation and drafting. Accordingly, no court or arbitrator construing this Agreement shall construe it more stringently against one Party than against the other.

## ARTICLE 2

### PURPOSE AND OBJECTIVE

For One Height Developers Pvt. Ltd.

Auth. Sign./Director

For Spice One Builders Pvt. Ltd.

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Auth. Sign./Director



- 2.1 That the objective of this Agreement is to develop the Project Land within a period of 7 years, extendable by mutual consent, by developing there upon the Project with such common amenities and facilities, as stated hereinafter, as per the requisite permissions and Approvals, no objection and sanctions etc. which shall be procured by the Developer on its behalf and that of **One Height** from the Director, Town & Country Planning, Haryana or any other such Government or Statutory Authority. The time period may be extended through a written addendum.
- 2.2 That as a result of this Agreement as agreed herein, the Parties shall be entitled to area sharing as specified in Article 3. For purposes of clarity, it is hereby agreed and understood by both Parties that the Developer and **One Height** shall at all times remain the owners of Developer's Land and **One Height's** Land, respectively.

### ARTICLE 3 AREA SHARING

- 3.1 It has been agreed between the Developer and **One Height** that the basis of sharing the saleable residential plotted area from the Project shall be as under:
- a. **Developer's Share:** 10% of the saleable residential plotted area of One Heights land.
  - b. **One Height's Share:** 90% of the saleable residential & 100% commercial plotted area from his land in the project.

### ARTICLE 4 COVENANTS AND UNDERTAKINGS

- 4.1 That the Developer shall only be responsible to comply with the provisions of the Applicable Law and also for development of the project.
- 4.2 That the layout plan for the Project shall be in accordance, and in conformity, with the zonal plan and the bye laws of the Town and Country Planning Department, Haryana and/or such other Government Authority as may be prescribed thereof pertaining to the said Project Land as may be enforced in the area.
- 4.3 That the Developer will develop the proposed Project on the Project Land as and when it is mutually decided by the Parties keeping in view the market conditions at its own cost and expense however it is specifically agreed between the Parties.
- 4.4 That all Approvals, sanctions, no objections, wherever required for the Development of the Project Land will be obtained by the Developer at its own cost and expense subject to That the **One Height** shall pay its share of charges directly to Governmental agencies such as towards External Development Charges, Infrastructure Development Charges, Scrutiny fees, License Fees, RERA etc. However, **One Height** has agreed to fully cooperate with the Developer in this regard and to sign/execute (and to get registered, if necessary) all papers, application, documents, petitions, indemnities, undertakings, affidavits, plans, General/Special Power of Attorney as the Developer may require in its name or in the name of its nominee(s) to represent **One Height** before the concerned Government/ Statutory Authority/ Revenue / Sub-Registrar and to enable the Developer to obtain necessary permissions and Approvals in connection with the Development of the Project Land and to commence and completion of the Project on the Project Land including applications for obtaining the licences and sanction plans, zonal plans, layout plans and any modifications or amendment thereof, including for obtaining water, electricity, sewerage connections etc. and for fully effectuating the terms and conditions of this Agreement and also empowering such attorneys to sell the plotted area in the proposed Project and any other units as approved by any Government Authority.
- 4.5 That on the requisite license being granted, **One Height** shall apply to the concerned Government/ Statutory Authorities for grant of no objection certificate/permissions (if required) in favour of the Developer and or its nominees for Development and completion of the Project on the Project Land.

For One Height Developers Pvt. Ltd.

Auth. Sign./Director

For Spice One Builders Pvt. Ltd.

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- 4.6 That since considerable expenditure, efforts and expertise are involved in getting the Licenses, permissions, sanctions for developing the Project Land, **One Height** specifically agrees that it shall not rescind from the terms of this Agreement at any stage. In the event of **One Height** backing out or resigning from this Agreement, at any stage besides other rights, the Developer shall be entitled to get the said Agreement specifically enforced and claim damages at the risk and cost of **One Height**.
- 4.7 That **One Height** hereby declares and assures that the **One Height**'s Land is free from Encumbrances, court decree, stay, attachment order/litigation and **One Height** has a clear marketable title to **One Height**'s Land.
- 4.8 That **One Height** further undertakes that it shall not deal with **One Height**'s Land in any manner whatsoever and shall henceforth keep the said land free from any Encumbrance and shall not create any obstruction or impediment on any ground whatsoever, in the Development of the Project/Project Land by the Developer.
- 4.9 That as stated above the entire expenses for carrying on the Development of the Project on the Project Land including preparation of plans, architect's fee, contractors bill, development expenses etc. shall be wholly to the account of the Developer. Any tax charged levy or liability accrued/accruable till the date of handing over vacant possession of the **One Height**'s Land to the Developer to be borne and satisfied by **One Height**, and for Developer's Land by the Developer itself.
- 4.10 That the proposed development of the Project on the Project Land shall be uniformly of good quality. However, **One Height** shall be precluded from questioning the quality of workmanship during Development of the Project Land thereupon or after the same is complete.
- 4.11 That **One Height** shall be bound by all terms and conditions such as layout, height, usage finish exterior/interior, nomenclature and maintenance as may be prescribed by the Developer in respect of the proposed Project.
- 4.12 That the Developer, vide power of attorney granted by **One Height** appointing and constituting the Developer as its attorney irrevocably, shall be fully empowered to deal and act upon the license and sanctions that may be granted by the Government/ Statutory Authorities for Development of the Project Land and **One Height** shall extend all assistance and cooperation for smooth completion of the proposed Project.
- 4.13 That the Developer shall be fully entitled to sell, transfer, convey and/or assign or agree to sell its share of saleable plotted area without any interference from **One Height** at any point of time and through the irrevocable power of attorney granted by **One Height**. The entire general marketing of the saleable area in the proposed Project can be done by the Developer. That all funds received in consideration by the Developer for sale of the area of **One Height** shall be transferred to **One Height**.
- 4.14 That simultaneously with the execution of this Agreement, **One Height** has granted rights to enter upon **One Height**'s Land to the Developer after removing tube wells, sheds, structures, houses, places of worship, trees, gardens, crops etc. on the spot hereof and from now on, the Developer shall be fully entitled to measure and fence the same and carry-on development activities over the same and such other activities as set out herein. In the event **One Height** fails to remove all or any of the structure, the Developer may remove the same without any liability on its part and without any reference to **One Height**. That the Developer shall be at liberty to utilize the plots allotted to it under the area-sharing clause at its own will, but shall be as per the approvals granted by Director, Town & Country Planning / District Town Planner or any Local Authority.
- 4.15 That the Developer will be entitled to advertise the Project at its cost through pamphlets, brochures, advertisement in print and electronic media, sign boards, neon signs on the Project Land or other places or in any manner as the Developer may deem fit and proper and thus it shall be entitled to invite buyers/customers to the site.

For **One Height Developers Pvt. Ltd.**

Auth. Sign./Director

For **Spice One Builders Pvt. Ltd.**

Auth. Sign./Director



- 4.16 That the Developer shall have the rights to transfer all its rights and obligations under this Agreement in part or in whole to any other Person, company or entity without affecting the rights of **One Height** contained in this Agreement. The Developer shall be entitled to sell its share of the saleable area 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 off its share in any other manner, to receive the payments and to execute the necessary documents in favour of the purchasers. If required, **One Height** shall join hands with the Developer in executing such documents in favour of such purchasers and to do all other acts, deeds and things which may be required or necessary to be done in order to confer legal and perfect title in favour of such purchasers.
- 4.17 That the Parties hereto shall be liable in respect of income tax and other fiscal liabilities for their respective shares under Article 3. The Developer shall also provide necessary information documents on demand by **One Height** for income tax purposes in order to determine income tax liability of **One Height**.
- 4.18 That the Developer will be entitled to name the proposed Project as it deems fit and **One Height** shall not object to the same. The Developer shall also be entitled to advertise/publicize the proposed building through newspapers and other forms of print and electronic media.

## ARTICLE 5 TERMINATION

That **One Height** realises that the Development of the Project is subject to receipt of licence/ Approval from the concerned Government/ Statutory Authority and agrees not to hold the Developer liable responsible in any manner whatsoever for non-receipt/refusal of permission. That in case license is not granted by the appropriate Government Authority with respect to the Project Land within 24 months from the date of all the compliance being done by both the Parties under this Agreement or the Project Land becoming ineligible for grant of licence or within such period as extended by the mutual consent of the Parties, this Agreement may become unenforceable and come to an end.

## ARTICLE 6 INDEMNIFICATION

Each Party ("**Indemnifying Party**") hereby agrees and undertakes that from the Effective Date and thereafter, it shall indemnify and keep indemnified and otherwise save harmless, the other Party ("**Indemnified Party**"), its officers, employees, shareholders, directors and affiliates, from and against all claims, demands made against and/ or loss caused and/ or damages suffered and/ or cost, charges/ expenses incurred or put to and/ or penalty levied and/ or any claim due to injury to or death of any person and/ or loss or damage caused or suffered to property owned or belonging to the Indemnified Party, its officers, employees, shareholders, directors and affiliates or third party as a result of or in connection with the following:

- (i) Any acts, deeds or thing done or omitted to be done by the Indemnifying Party or as a result of failure on the part of the Indemnifying Party to perform any of its obligations under this Agreement and/or Applicable Laws; or
- (ii) Upon the Indemnifying Party committing any material breach, misrepresentation or misconduct, as the case may be, of any of the terms and conditions, representation, warranty or other obligations contained in this Agreement; or
- (iii) Upon the failure of the Indemnifying Party to perform any of its statutory duty and/ or obligations or failure or negligence on the part of the Indemnifying Party to comply with any Applicable Law or as a consequence of any notice, show cause notice, action, suit or proceedings, given, initiated, filed or commenced by any third party or Government Authority or as a result of any failure or negligence.

For **One Height Developers Pvt. Ltd.**

Auth. Sign./director

For **Spice One Builders Pvt. Ltd.**

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**ARTICLE 7**  
**DISPUTE RESOLUTION AND APPLICABLE LAW**

**8.1 Amicable Settlement**

Any and all disputes or differences between the Parties arising out of or in connection with this Agreement or its performance shall first be resolved by the authorized representatives of the Parties amicably.

**8.2 Arbitration**

- (i) In the event, the Parties fail to resolve any dispute amicably within 30 (thirty) days after one Party has served a written notice on the other Party requesting the commencement of discussions, then such dispute shall be referred to arbitration by a sole arbitrator mutually appointed by the Parties. The arbitration proceedings shall be conducted in accordance with the Arbitration and Conciliation Act, 1996 and any amendment/ modification thereof.
- (ii) All arbitration proceedings shall be conducted in the English language and the venue and seat of arbitration shall be [Delhi]. The arbitral award shall be final and binding on the Parties and the Parties agree to be bound thereby and to act accordingly. The Parties shall continue to perform such of their respective obligations under this Agreement that do not relate to the subject matter of the dispute, without prejudice to the final determination in accordance with the provisions under this Article.

**8.3 Governing Law and Jurisdiction**

This Agreement shall be governed by and interpreted in accordance with the laws of India and subject to dispute resolution mechanism mentioned, the courts of Delhi alone shall have exclusive jurisdiction in respect of all matters arising in respect of this Agreement.

**ARTICLE 8**  
**FORCE MAJEURE**

- 9.1 The Parties shall be entitled to suspend or excuse performance of its respective obligations under this Agreement to the extent that the respective Party is unable to render such performance by an event of Force Majeure.
- 9.2 Should either Party be affected by a Force Majeure Event, it will notify the same to the other Party within 2 (two) days of the occasion of the Force Majeure Event, in writing and also notify the steps it has taken or intends to take to mitigate the consequences of such Force Majeure Event and, to the fullest extent possible, will continue to perform all other obligations under this Agreement that are unaffected by a Force Majeure Event.
- 9.3 For the purpose of this Agreement, a "Force Majeure" shall mean, any event that cannot reasonably be anticipated by the Parties and which is beyond the control of the Parties, such as act of God (like earthquake, floods, storms etc.), disaster, fire, act of state, war declared by the Indian Government, national emergencies declared by a Government, terrorist act, civil commotion, epidemics and pandemics that impacting the performance of their obligations under this Agreement.

**ARTICLE 9**  
**MISCELLANEOUS PROVISIONS**

**10.1 No Partnership**

The Parties have entered into this Agreement on principal to principal basis and that nothing stated herein shall be deemed or construed as a partnership between them, nor shall it be construed as association of persons in any manner, nor will the same bind them except to the extent specifically stipulated herein.

For Spice One Builders Pvt. Ltd.

2019/12

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Auth. Sign./Director

cc. One Height Developers Pvt. Ltd.

Auth. Sign./director



## 10.2 Amendment

This Agreement may not be amended, modified or supplemented except by a written instrument executed by each of the Parties.

## 10.3 Waiver

No waiver of any of the terms of this Agreement shall be effective unless made in writing and no waiver of any particular term shall be deemed to be a waiver of any other term.

## 10.4 Taxes

Each Party hereto shall pay and discharge their respective tax liabilities under the Income Tax Act, 1961, Central goods and Services Tax Act 2017, State goods and Services Tax Act 2017, Integrated goods and Services Tax Act 2017, Compensation goods and Services Tax Act 2017 wherever applicable and all their personal debts and shall indemnify and keep indemnified and harmless the other from and against all claims, charges, proceedings, penalties in respect of any default or failure to pay or discharge such liabilities and debts.

## 10.5 Stamp Duty & Registration

The Parties shall get this Agreement duly registered. The cost of registration and stamp duty payable shall be borne and paid by the Developer.

## 10.6 Entire Agreement

This Agreement sets forth the entire Agreement and understanding between the Parties relating to the subject matter herein and supersede any and all prior discussions, communications, negotiations, understanding, agreements, or contracts, whether written or oral.

## 10.7 Notice

Except as may be otherwise provided herein, all notices, requests, waivers and other communications made pursuant to this Agreement shall be in writing and signed by or on behalf of the Party giving it. Such notice shall be served by sending it by email, hand, mail or courier to the address set forth below. In each case it shall be marked for the attention of the relevant Party set forth below. Any notice so served shall be deemed to have been duly given (i) in case of delivery by hand, when hand delivered to the other Party; or (ii) when sent by mail, where 3 days have elapsed after deposit in the mail with certified mail receipt requested postage prepaid; or (iii) when delivered by courier, on the next day after deposit with an overnight delivery service, postage prepaid, with next day delivery guaranteed; or (iv) for electronic mail notification, next day from the date the delivery receipt is received.

### To Developer:

Attention: Mr. Sunil kumar jain  
Address: 8D, Hansalya, 15, Barakhambha Road, New Delhi - 110001  
Telephone: 011-23358617  
Email: info@onecity.in

### To Spice One:

Attention: Mr. Vikas Hooda  
Address: 8D, Hansalya, 15, Barakhambha Road, New Delhi - 110001  
Telephone: 011-23358616  
Email: info@onecity.in

## 10.8 Severability

Each and every obligation under this Agreement shall be treated as a separate obligation and shall be severally enforceable as such and in the event of any obligation or obligations being or becoming unenforceable in whole or in part shall not affect the validity of the balance Agreement, provided the fundamental terms of the Agreement are not altered. If any requirement, restriction or undertaking herein is (i) found by any court or other competent authority to be void or unenforceable; or (ii) requires any authorization, Approval or consent which is not granted, the Parties shall negotiate in good faith to replace such void or unenforceable requirement, restriction, undertaking or lack of



Approval, consent or authorization with a valid provision which, as far as possible, has the same commercial effect as that which it replaces.

#### 10.9 Confidentiality

That the Parties undertake to keep confidential and not to divulge or communicate to any person except in the performance of its obligations under this Agreement, or use for its own purposes, trade secrets, confidential commercial information, financials, operations, plans know how or any other information concerning the Parties or any of its affiliates which is not in public domain.

#### 10.10 Time

Any date or period as set out in any Article/Clause of this Agreement may be extended with the written mutual consent of the Parties, failing which time shall be of the essence of this Agreement.

#### 10.11 Independent Rights

Each of the rights of the Parties hereto under this Agreement are independent, cumulative and without prejudice to all other rights available to them, and the exercise or non-exercise of any such rights shall not prejudice or constitute a waiver of any other right of the Party, whether under this Agreement or otherwise.

#### 10.12 Specific Performance

This Agreement shall be specifically enforceable in accordance with the terms hereof, at the instance of either of the Parties.

#### 10.13 Language

If this Agreement is translated into any language other than English, the English language text shall always prevail.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed and delivered as of the date set forth above.

*Drafted by Advocate Vivan Rastogi*

Signed and delivered by within named

One Height

One Height Developers Pvt Ltd

For One Height Developers Pvt. Ltd

*[Signature]*  
Auth. Sign./Director  
Through Mr. Harshdeep singh

*VIVAN*  
Advocate  
**VIVAN**  
Enrollment No. P/6736/2018

Signed and delivered by within named  
Developer

Spice One Builders Private Limited

For Spice One Builders Pvt. Ltd.

*[Signature]*  
Through Mr. Ranbir Auth. Sign./Director

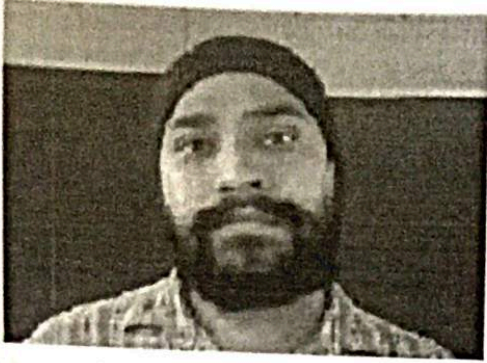
Witness:

1 *[Signature]* *[Signature]* *[Signature]* *[Signature]*

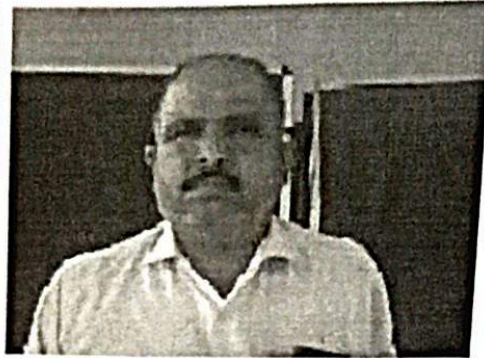
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*[Signature]* *[Signature]*  
*[Signature]* *[Signature]*  
*[Signature]*





पेशकर्ता



दावेदार



गवाह



उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- One Height Developers Pvt Ltd thru Harshdeep Singh \_\_\_\_\_

दावेदार :- Spice One Builders Pvt Ltd thru Ranbir \_\_\_\_\_

गवाह 1 :- Wazir Singh Lambardar \_\_\_\_\_

गवाह 2 :- Dhan Singh \_\_\_\_\_

### प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 273 आज दिनांक 27-05-2021 को बही नं 1 जिल्द नं 1 के पृष्ठ नं 69.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 9 के पृष्ठ संख्या 76 से 85 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 27-05-2021

उप/सयुक्त पंजीयन अधिकारी (सांपला )  
सब रजिस्ट्रार  
सांपला (रिहतक)



**SCHEDULE I  
DETAILS OF THE SAID PROPERTY**

**PART A**

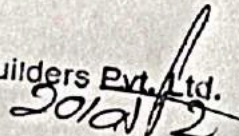
**Property held by One Height  
Schedule of Land at Sector 27A, Village Kheri Sadh, Tehsil Sampla, Rohtak**

Khewat No	Khatoni No	Rectangle Number	Killa No.	Area		
				Kanal	Marla	
259	286	37	8/2	2	14	
252	278		13/2	0	7	
252	278		13/3	1	13	
316	345		14/3	0	8	
267	294		9	8	0	
252	278		10	8	0	
252	278		11/1	6	4	
267	294		12/1	6	4	
259	286		38	6	8	0
259	286			7	8	0
259	286	14/1		6	4	
259	286	15/1		6	4	
		Total			61	18

For One Height Developers Pvt. Ltd

  
Auth. Sign./Director

For Spice One Builders Pvt. Ltd.

  
Auth. Sign./Director