

ONE HEIGHT COLONIZERS PVT. LTD.


8-D, HANSALYA, 15, BARAKHAMBA ROAD, NEW DELHI-110001.

COPY OF BOARD RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS HELD ON 13TH JANUARY, 2012 AT 10.15 A.M. AT THE REGISTERED OFFICE OF THE COMPANY AT 8-D, HANSALYA, 15, BARAKHAMBA ROAD, NEW DELHI-110001

"RESOLVED that Mr. Ranbir, Project Supervisor be and is hereby authorized to enter into Collaboration Agreement with ONE POINT REALTY PRIVATE LIMITED with regard to develop the 16 acre 15 Marla land of the company bearing Khasra No 7080,7081,7082,7083,7084,7085,15279/6678,6679,18048/7066/1,7060,7062,16145/7037, 7038,7039,16846/16142/7046,7047,7048,17221/7056,7057,7061,13280/7063,13281/7063, 13282/7063,13283/7064,13284/7064,13285/7065,17223/13286/7065,17224/13286/7065, 18049/7066/2,7067,7080,7077,7078,7079,7068,7069min,7070,7071 min,8579/7072 situated at Sector – 37, Gohana Road, Rohtak on the same terms and conditions which were mentioned in original collaboration agreement dated 26-10-2006 to construct various types of Group Housing/ Residential / Commercial on behalf of the company.

RESOLVED FURTHER that he is further authorized to get the collaboration agreement registered with Revenue Authority, Rohtak, Haryana.

FURTHER RESOLVED that he is further authorized to do such acts, matters and things as may be necessary, proper and expedient for execution of Collaboration Agreement."

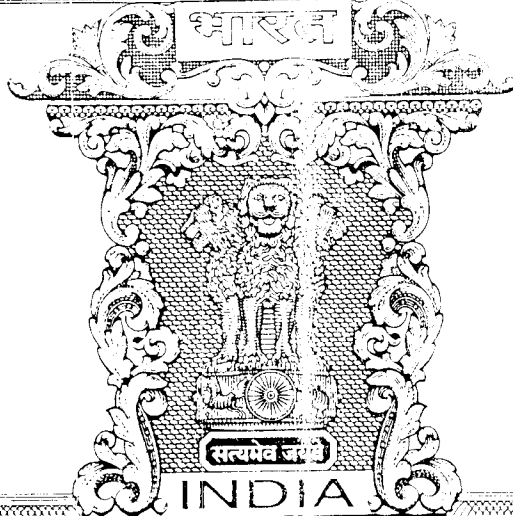
For BOARD OF DIRECTORS

CHAIRMAN

10731

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

हरियाणा HARYANA

A 471921

COLLABORATION AGREEMENT

Stamp Rs. 50 No. 18735

Stamp Vender Harshamand Rohtak



THIS AGREEMENT OF COLLABORATION is made and executed at ROHTAK on this 14th day of JANUARY, 2012, between ONE HEIGHT COLONIZERS PVT. LTD, Regd. Office at 8-D, Hansalya, 15, Barakhamba Road, New Delhi-110001 through its authorized signatory Sh. Ranbir S/o Sh. Jay Singh, duly authorized vide Board of Resolution dt. 13.01.2012 (Hereinafter called THE OWNER OR FIRST PARTY) which expression shall, unless repugnant or opposed to the context hereof includes his respective heirs, legal representatives, administrators, executors and assigns of FIRST PART.

AND

ONE POINT REALTY PVT LTD having its Regd. Office at 8-D, Hansalya, 15, Barakhamba Road, New Delhi-110001 through its authorized signatory Sh. Gaurav Goyal S/o Sh. Rakesh Goyal, duly authorized vide Board of Resolution dt. 13.01.2012 (Hereinafter called THE DEVELOPER) which expression shall, unless repugnant or

2010/12
Director, Haryana

FOR ONE POINT REALTY PVT. LTD.

12/1/12

one joint deed V.T. UD : Delhi

प्रलेख नः 10731

दिनांक 20/01/2012

डीड का नाम AGREEMENT		डीड संबंधी विवरण
तहसील/सब-तहसील रोहतक	गांव/शहर रोहतक	H-100 NO STAMP DUTY ROHTAK
भवन का विवरण		
भूमि का विवरण		
धन संबंधी विवरण		
राशि 0.00 रुपये	रजिस्ट्रेशन फीस की राशि 0.00 रुपये	स्टाम्प ड्यूटी की राशि 50.00 रुपये
		पेस्टिंग शुल्क 3.00 रुपये

Drafted By: राजबीर

यह प्रलेख आज दिनांक 20/01/2012 दिन शुक्रवार समय बजे श्री/श्रीमती/कुमारी One Height Col P पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी जय सिंह निवासी बारह खम्बा रोड नई दिल्ली द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता



श्री One Height Col P L T द्वारा बर्मायुक्त नम्वर ओ0 सि0

श्री/पंजीयन अधिकारी
रोहतक रोहतक

उपरोक्त प्रथम पक्ष व श्री/श्रीमती/कुमारी One Point P L बजरिये द्वारा गोरख गोयल द्वितीय पक्ष हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि द्वितीय पक्ष ने मेरे समक्ष प्रथम पक्ष को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी जयबीर नम्वर पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी रोहतक व श्री/श्रीमती/कुमारी नरेन्द्र सिंह पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी रामपत निवासी रोहतक ने की। साक्षी नः 1 को हम नम्वरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 20/01/2012

श्री/पंजीयन अधिकारी
रोहतक रोहतक

opposed to the context hereof includes its nominees, successors in interest, liquidators and permitted assigns) of the SECOND PARTY.

WHEREAS both the party of FIRST PART and party of SECOND PART had entered into collaboration agreement on 26-10-2006 on the terms and conditions as appearing hereinafter. Now for the purpose of registering collaboration agreement with Revenue Authority, Rohtak, Haryana, both the parties have again entered into this collaboration agreement on same terms and conditions as appearing in collaboration agreement dated 26-10-2006 effective from 26.10.2006.

WHEREAS the FIRST PARTY is the lawful owner in possession and otherwise well and sufficiently entitled to all that piece and parcel of agricultural land total measuring area 25 Bighas 15 Bishwa (16 Acres 00 Kanal 15 Marla) situated within the revenue estate of village Rohtak, Tehsil & Distt. Rohtak, Haryana (as per Schedule of Land) hereinafter referred to as the " said land".

AND WHEREAS the developer contemplate to develop the said land for constructing Group Housing / Residential / residential / commercial colony thereon after obtaining the requisite license from the concerned authorities and getting the plans sanctioned/ approved from the competent authority.

AND WHEREAS the owner is not fully equipped to execute and complete the work of development of proposed residential colony and has requested the developer who is engaged in the development and construction of various type of Group Housing / Residential / Commercial, is well reputed and experienced in the line of business and is confident, know the procedure, having a team of experienced person to obtain permission for Change of Land Use/ Obtain license etc. to Collaborate with them in the execution and completion of the development work on the said land.

For One Height Colonizers (P) Ltd

20/11/12

Director/ Auth. Sign.

For ONE POINT REALTY (P) Ltd

[Signature]

Authorised Signatory

AND WHEREAS the developer has agreed to undertake the execution and completion of said development work on the said land on the term and conditions hereinafter appearing.

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

1. That the subject matter of this deed of collaboration between the owner and the developer is the said agricultural land total measuring area 25 Bighas 15 Bishwa (16 Acres 00 Kanal 15 Marla) situated within the revenue estate of village Rohtak, Tehsil & Distt. Rohtak, Haryana (as per Schedule of Land) hereabout for utilizing the same for construction for development of a Group Housing / Residential / commercial colony.
2. That the owner assures and declare that he is the absolute owner of the said land and is entitled to develop the said along with adjacent land in Collaboration with the developer.
3. That the owner 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 property is free from all encumbrances, mortgage, charges, gifts, liens, hypothecation, attachments, liabilities, tenancy, un-authorized occupation, claims and litigations, agreement to sell and that the owner shall keep the title of the said land absolutely free and saleable till the duration and performance by discharging obligation of this agreement in all respects and the developer has entered into this agreement relying / acting upon these declaration and representations / undertaking of the owner.
4. That in case the said property or any part thereof comprised in and subject matter of this agreement declared to be belonging to the owner, is lost or account of any defect in the owner's title or any litigation started by any one claiming through the owner or any one claiming title paramount to the owner on account of any cause or causes whatsoever including relating to any

For One Height Colonizers (P) Ltd

20/11/2

Director/ Auth. Sign.

FOR ONE POINT REALTY (P) LTD

Signature

Authorized Signatory

outstanding (s), claim(s) taxes (s) etc. on the owner the owner shall be liable for the damages, losses, costs and expenses sustained by the developer.

The owner expressly agree to keep the developer harmless and indemnified against all claims and demands for damages, losses costs and expenses which the developer may sustain or incur by reason of any cause or causes whatsoever.

5. That the owner covenant with the developer that will extended constructive co-operation and supply provide all documentary evidence as may be required to be submitted to the Director Town and County Planning Haryana, Haryana Urban Development Authority and / or such other authority concerned with the matter and further that the owner shall sign and execute all such other documents, letters etc. as may be necessary for the development, and completion of the said residential colony and for giving effect to the terms of this agreement.
6. That owner shall render to the developer all assistance necessary and sign all applications, representations, petitions, indemnity, affidavits, plans and all such other documents including power of attorney as the developer may require in its name or in the name of its nominee from time to time for the purposes of getting the land released from acquisition to enable them to obtain necessary sanctions, permission and approvals from all or any of the said authorities in connection with the obtaining the licenses and sanctioned plans and or to carry out any modification or amendment therefore for obtaining controlled material, if any, for providing electric installations, water and in general for fully effecting the terms and conditions of this agreement and also empowering such attorney(s) to sell the developed area of the developer's share. The developer shall be entitled to obtain all licenses etc. as per the requirement of law and status as the case may be for all / any

applicable licenses.
for (Mr) Height Colonizers (P) Ltd
2019/2
Director/ Auth. Sign

ONE POINT REPLY
Signature
Authorized Signatory

7. That owner in addition to , shall assist the developers to defend and otherwise respond to any proceeding that may be initiated by any person in regard to the said portion of the said land which may be instituted at any time hereafter before any court or other authority and all costs in regard thereto shall be borne by the owner.
8. That owner handed over the actual, peaceful, vacant physical possession of the said land to the developer for its development agreed to be developed after receiving the LOI/ License and to enable the developer to discharge its part of obligations.
9. That the developer undertake to develop the said land at its own cost and expenses and with its own resources after procuring / obtaining the requisite licenses, permissions, sanctions and approvals of all competent authorities. The owner agree in accordance with the terms and conditions herein recorded, to place at the complete disposal of the developers, the said land and to irrecoverably vest in the developer all the powers of owner as also all the authority of the owner as may be necessary in the discretion of the developer for obtaining the requisite licenses, permission sanction and approval for development, construction and completion of the proposed residential colony on the said land. All expenses involved in and for obtaining licenses, tax clearances, permissions or sanctions from the concerned authorities shall be incurred and paid by the developer.
10. That the developer shall proceed to have suitable design, model and / or plans prepared for the proposed Group Housing / Residential / Commercial colony and get them approved/ sanctioned from the competent authorities. For this purpose the developer undertake to engage and employ reputable architect at its own cost, expenses. The developer shall apply to the Director, Town & Country Planning Haryana, Haryana Urban Development Authority and / or such other authorities as may be concerned in the matter for getting the above mentioned land released, obtaining the requisite licenses, permissions,

sanctions and approvals for the construction on the said land, the proposed residential colony, in accordance with the applicable Zonal plans. However, the developer shall be entitled to make or agree to such variations in the design of the plans as may be required or considered by the developer desirable or necessary.

11. That the entire amount required for the development including the charges and fees of the Architect, preparation of plans as also all other statutory fees and charges, incidentals including scrutiny fees, license fees, conversion charges, internal / external development charges. Electricity and water security charges, any type of renewal charges payable now or in future to the Government for any other authority for provision if required mandatory of peripheral or external service of the said land, fire fighting equipment/ arrangements, as may be prescribed by the concerned authority, shall be wholly to the responsibility of the developer. The developer shall complete the development work within period of five years from the date of sanction of building plans from the Government of Haryana subject to force majeure circumstances.
12. That the part consideration paid by the developer to the owner in respect of the rights conveyed in favour of the developer shall be subject to adjustment or remaining consideration. If owner wants to sell its part of area then the first option to buy would be with developer. EDC if received by owner by sale of its area, the same has to be returned to the developer on the same day.
13. In consideration of the owner providing the land and developer developing a Group Housing/ Residential / Commercial Colony on the said land, the parties have agreed to divide the plotted area among themselves in the following ratio:-

DEVELOPER SHARE	40 %
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OWNER SHARE	60 %
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For One Point Real Estate Pvt. Ltd.
20/11/20
Director/Authorized Signatory

For One Point Real Estate Pvt. Ltd.

14. The license would be got from the Haryana Government within three years of signing this agreement and / or extended period if mutually agreed months thereof as mutually agreed between the parties. Development will be completed within five years from the date of sanctions of plans or such extended period as may be mutually agreed between the parties exception as a result of earthquake, lightening or any order or notification or any action by Government or any Statutory Authority or Courts order which prevents the progress of the development or by reason of war or enemy action or act of God or for any reason beyond the control of the developers, in such case the developer shall be entitled to a reasonable of time for completing the said development and shall apply for necessary certificate/ completion certificate from the concerned authorities. Since considerable expenditure, efforts and expertise are involved in getting the land use changed, obtaining the license for the proposed residential colony it is the condition of this agreement that after obtaining the license and the required permissions from the concerned authorities for the residential colony, the owner/ or his nominee or his legal heirs will not cancel or back out from this agreement under any circumstances. The Possession of owner's share in the proposed Residential Project would be delivered to the owner within the specified period of five years.

After receiving LOI or releasing the land from the notification under the land acquisition Act shall execute the transfer deed in favour of the developer immediately from the expenses to be borne by the developers. In case land could not be released or permission is not granted in that eventuality the developer shall returned back the possession of the land to the owner by setting the consideration mutually.

15. The owner shall not interfere with or obstruct in any manner with the execution and completion of the development work for booking and sale of developer's share. However if any defect is pointed out in the development

For One Height Colonizers (P) Ltd
20/11/12

Director, One Height

For ONE POINT REALTY (P) Ltd

Signature
Authorized Signatory

while the works in the progress by the owner, the same will be removed and rectified by the developer.

16. That the owner shall not neither disturbed nor caused, any interference in the physical possession upon the land of developer till the completion of the development work.
17. The owner shall execute power of Attorney in favour of the developer and / or its agents, nominees of the developer to enable the developer to obtain necessary sanctions, permission, approvals, connections, raw materials etc. and also to enable the developer to discharge its part of obligation under this Collaboration Agreement and getting the land released from acquisition.
18. The owner and the developer shall be bound to comply with all the terms and conditions of Licenses and agreement with Town & Country Planning Department in respect of the Group Housing / Residential/ Commercial colony sought to be developed, which have been duly seen and examined by developer.
19. This agreement merges and supersedes all prior discussions and correspondence between the parties and contains the entire agreement between them. No charges modifications or alterations to this agreement shall be done without consent of the parties hereto.
20. In pursuance of the due performance of the obligations and parties hereto duly performing and observing all the covenants herein contained this agreement shall not be revoked or cancelled and shall be binding on both the parties and their successors, administrators, legal heirs, executors, liquidators and assigns.
21. That this agreement is not and shall not, however be deemed to be construed as a partnership between the parties hereto nor will the same be ever deemed to constitute one as the agent of the other, except to the extent specifically

recorded herein.

For One Height Colonizers (P) Ltd

20/11/2

Director/Authorized Signatory

For ONE POINT REALTY (P) LTD

[Signature]

Authorized Signatory

22. It is integral and essential term of this agreement that the said residential colony shall be named as decided by the developer without any objection whatsoever from the owner.
23. Both the parties have represented to each other that they are duly authorized and competent to enter into this agreement and this agreement has been duly entered into between them of their free will, the developer has been duly authorized by the Board of Directors of the company to enter into the present agreement.
24. All costs of stamping engrossing and registration of this agreement shall be borne by the developer

Rajvir Document writer

Tehsil office Rohtak

Reg No. 66

One Height Colonizers (P) Ltd

20/1/12
Director, Auth. Sign
OWNER

For ONE POINT REALTY (Rohtak)

Authorised Signatory

DEVELOPER

In witness whereof both the parties joined their hand together on this 14th day of JANUARY, 2012 in presence of the following witnesses

WITNESSES

1. 1205 सिटि 87 रामधन

110 राजेश नगर रोड रोहताक

2. 1205 सिटि 87 रामधन

20 Sec-32 सिटि 87 रोड रोहताक

Reg. No.	Reg. Year	Book No.
10731	2011-2012	1



प्रथम पक्ष



द्वितीय पक्ष



गवाह

प्रथम पक्ष

One Height Col P L T द्वारा बजरिये रणबीर ओ0 सि0



द्वितीय पक्ष

One Point P L बजरिये द्वारा गौरव गोयल



गवाह 1:- जयबीर नम्बरदार

गवाह 2:- नरेन्द्र सिंह



Handwritten signature
पंजीयन अधिकारी
रोहतक

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 10,731 आज दिनांक 20/01/2012 को बही न: 1 जिल्द न: 13 के पृष्ठ न: 167 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 221 के पृष्ठ सख्या 89 से 90 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 20/01/2012

Handwritten signature
उप/सय्यत पंजीयन अधिकारी
रोहतक

ONE HEIGHT COLONIZERS PRIVATE LIMITED
SCHEDULE OF LAND

Agriculture Land total measuring 25 Bighas 15 Biswa (16 Acres 00 Karal 15 Marla) situated within the revenue estate of village Rohtak. Tehsil & Distt. Rohtak, Haryana vide Jamabandi for the year 1997-98 is as under:-

S	Detail of Land				Area Purchase				Sale Deed No.	Intkal No.
No	Khawat No	hatta No	Share	Rect No	Khashra	Area	Bigha	Bishwa		
1	786/673	1077	F		7080	0-6	0	6		
					7081	1-6	1	6		
					7082	0-17	0	17		
					7083	0-8	0	8	5319	12318
					7084	0-9	0	9		
					7085	1-1	1	1		
	1493/1409	2232	1/5	15279	6678	0-16				
					6679	0-17	0	6		
2	740/685	M1092	F	18048	7066/1	0-7	0	7	5325	13108
3	801/739	1168	F	17221	7056	0-4	0	4		
					7057	0-12	0	12	5339	13106
					7060	1-2	1	2		
					7062	1-5	1	5		
4	1493/1409	2232	1/5	15279	6678	0-16			5338	12322
					6679	0-17	0	7		
5	801/739	1168	F	16145	7037	1-8	1	8		
					7038	0-19	0	19		
					7039	0-2	0	2		
				16846/16142	7046	0-3	0	3		
					7047	0-11	0	11		
					7048	0-12	0	12		
					7061	1-1	1	1	5340	13105
				13280	7063	0-10	0	10		
				13281	7063	0-4	0	4		
				13282	7063	0-5	0	5		
				13283	7064	0-10	0	10		
				13284	7064	0-6	0	6		
				13285	7065	0-13	0	13		
				17223/13286	7065	0-5	0	5		
6	739/685	M1091	F	17224/13286	7065	0-5	0	5		
				18049	7066/2	0-7	0	7		
	808/746	M1176			7067	0-18	0	18	5343	13104
					7080	0-16	0	16		
		1177			7077	1-2	1	2		
					7078	1-2	1	2		
					7079	1-0	1	0		
7	1493/1409	2232	1/5	15279	6678	0-16			5352	12325
					6679	0-17	0	6		
8	1493/1409	2232	1/5	15279	6678	0-16				
					6679	0-17	0	6	5354	12327
9	1493/1409	2232	1/5	15279	6678	0-16				
					6679	0-17	0	7	5880	12305
10	544/503	847	F		7068	1-7	1	7		
					7069M	0-11	0	11		
					7070	0-4	0	4	5883	13089
					7071M	0-4	0	4		
		847/1		8579	7072	1-1	1	1		

For One Height Colonizers (P) Ltd

20/11/2

Director/Auth. Sign

For ONE POINT READY