

Non Judicial



Indian Non Judicial Stamp  
Haryana Government



Date : 28/03/2023

Certificate No. P0282023C83

\*P0282023C83\*

Stamp Duty Paid : ₹ 184320

GRN No. 100806033

\*100806033\*

Penalty : ₹ 0

(Rs. Euro Only)

Seller / First Party Detail

Name: Meena Sachdeva

H.No/Floor: C33

Sector/Ward: 0

LandMark: Shubham enclave paschim vihar

City/Village: New delhi

District: Delhi

State: Delhi

Phone: 86\*\*\*\*\*00



Buyer / Second Party Detail

Name: Unity Meadows Llp

H.No/Floor: Plotno 195

Sector/Ward: 0

LandMark: Ind area ph 1

City/Village: Panchkula

District: Panchkula

State: Haryana

Phone: 85\*\*\*\*\*00

Purpose: COLLABORATION AGREEMENT

COLLABORATION AGREEMENT

1. TYPE OF AGREEMENT : Collaboration Agreement
2. Village Name : Village Bilha
3. Tehsil & District : Panchkula
4. Unit Land : 16 Kanal 09 Marla (2.05 Acre)

NON JUDICIAL STAMP PAPER WORTH Rs. 1,94,320/- VIDE E-STAMPING CERTIFICATE NO. P0282023C83, GRN NO. 100806033, DATED 28/03/2023

REGISTRATION AND PASTING FEES RS 50003/-  
MUTATION FEES RS 250/-

GRN NO. 99941991,  
GRN NO 100806351.

This deed of agreement is entered into on this the 28 March, 2023.

**BETWEEN**

Smt. Meena Sachdeva (Aadhar No. 4607 1665 4627) W/o N. D. Sachdeva R/o C-33, Shubham Enclave Paschim Vihar, New Delhi, hereinafter referred to as the "Individual Land Owner" hereinafter called owner (which expression shall unless repugnant to the meaning or context hereof be deemed to mean and include his legal heirs, successors, assignees and nominees) of the ONE PART

Hereinafter referred to as the "Individual Land Owner" hereinafter called owner (which expression shall unless repugnant to the meaning or context hereof be deemed to mean and include his legal heirs, successors, assignees and nominees) of the ONE PART.

AND

For Unity Meadows LLP

Auth. Signatory

For Unity Meadows LLP

Auth. Signatory

प्रलेख न:4315

दिनांक:31-03-2023

| डीड संबंधी विवरण        |               |
|-------------------------|---------------|
| डीड का नाम<br>AGREEMENT | COLLABORATION |
| तहसील/सब-तहसील          | पंचकुला       |
| गांव/शहर                | बिल्ला        |

| धन संबंधी विवरण                     |                                     |
|-------------------------------------|-------------------------------------|
| राशि 9716000 रुपये                  | स्टाम्प ड्यूटी की राशि 194320 रुपये |
| स्टाम्प नं : P0282023C83            | स्टाम्प की राशि 194320 रुपये        |
| रजिस्ट्रेशन फीस की राशि 50000 रुपये | EChallan:99941991                   |
|                                     | पेस्टिंग शुल्क 0 रुपये              |
| Drafted By: VED PARKASH GROVER      | Service Charge:0                    |

यह प्रलेख आज दिनांक 31-03-2023 दिन शुक्रवार समय 12:59:00 PM बजे श्री/श्रीमती /कुमारी MEENA SACHDEVA पत्नी N.D.SACHDEVA निवाच NEW DELHI द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/संयुक्त पंजीयन अधिकारी (पंचकुला)

हस्ताक्षर प्रकृतिकता  
MEENA SACHDEVA

उपरोक्त पंजीयन श्री/श्रीमती /कुमारी MS UNITY MEADOWS LLP thru HARSH GUPTA OTHER हाजिर है । प्रतुत प्रलेख के तर्पों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी HARI RAM KESHAV ADV पित्त SAHEJ RAM निवासी 270/12APKL व श्री/श्रीमती /कुमारी NARAYAN DASS SACHDEVA पित्त JIVAN DASS निवासी DELHI ने की । साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा यह साक्षी नं:2 की पहचान करता है ।

दिनांक 31-03-2023

उप/संयुक्त पंजीयन अधिकारी (पंचकुला)

For Unity Meadows LLP

Auth. Signatory

For Unity Meadows LLP

Auth. Signatory

M/s.Unity Meadows LLP, (Pan No. AAHUF14091), is incorporated pursuant to section 12(1) of the Limited Liability Partnership, Act.2008)having its registered office at Plot No. 195, Industrial Area Phase-I, Panchkula, Pincode-134113 acting through Sh. Harsh Gupta CEO of the firm, duly authorized by board of resolution dated 25/03/2023, hereinafter referred to as the "DEVELOPER" (which expression shall unless repugnant to the meaning or context hereof be deemed to mean and include its successors, administrators, assignees, nominees representatives and authority holders) of the OTHER PART.

**WHEREAS:-**

A.Smt. Meena Sachdeva W/o N. D. Sachdeva is the sole and absolute owner having land comprised  
Khewat/ Khata No.598/610 Rect. No.98, Killa No. 2 ( 8-0 ), 3/1 ( 4-0 ),12 Kanal 0 Marla.  
Khewat/ Khata No. 424/433,Rect.No.98, Killa No.1/1 (4-9),  
**The Total Land is 16 Kanal 09 Marla (2.05 Acre)**

The Total Land is 16 Kanal 09 Marla (2.05 Acre) owner in possession of Smt. Meena Sachdeva W/o Sh.N.D. Sachdeva situated in revenue estate of Village Bilha Tehsil & Distt. Panchkula Haryana by way of Jamabandi 2017-18, of Village Bilha , Tehsil & Distt. Panchkula (herein after called as "said land" and no person other than the owner has any right title or interest in the said land.

B.The Owner has represented that they have absolute right, title and interest on the said Land free from all claim(s), charge(s), liens), adjustments), loan(s). mortgage(s), lease(s), prior agreements)/arrangement(s)/MOU(s), dispute(s), liability, litigation(s), or notifications under the Land Acquisition Act or any other encumbrance of whatever nature.

C.The Developer is engaged in the business of real estate development and enjoys good reputation and holds sufficient expertise in the development of colonies, group housing schemes, etc.

D.The Developer and Owner have therefore agreed to enter into the present Collaboration Agreement.

**NOW THEREFORE IT IS HEREBY AGREED, DECLARED AND CONVENANTED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-**

1. That the Owner has handed over the vacant peaceful possession of the said land to the Developer.
2. That the Owner's is/are the absolute Owner/s of the said land and no person has any joint or undivided share in the said land under this Collaboration Agreement and that the Owner/s is entitled to enter into this Collaboration Agreement with the Developer and to construct, develop the said land in collaboration with the Developer. This Collaboration Agreement is Irrevocable till the cancellation of the agreement due to any reasons.

For Unity Meadows LLP

Auto Signatory

*meenu*

H.S. For Unity Meadows LLP  
Auth. Signatory

3. That the said collaboration agreement shall be effective for execution till the completion of the project.
4. The Developer has agreed to pay a returnable security advance of rupees 60 Lacs vide Chq. No.011974 Dated 28.03.2023 of Rs.30,00,000/- & Chq. No.011975 Dated 28.03.2023 of Rs.30,00,000/- This amount of advance will be returned by the land owners to developers on allotment of the plots as per this collaboration agreement.
  - a) If the License of the said land cannot be issued in spite of best efforts of the developer, within one year from the date of Collaboration agreement by the Govt. of Haryana for any reason whatsoever and the developer wants to extend the Collaboration Agreement, it can be extended for further period of one year, by paying an additional security deposit of rupees 1.20 Cr to land owners. This additional amount of security deposit of rupees 1.20 Cr is
  - b) required to be paid at least 15 days before completion of 1 year from the date of agreement.
  - c) If the license of the said land is not issued within two years from the date of Collaboration Agreement, by the Govt. of Haryana for any reason, this amount i.e 1.80 Cr will be returned within a period of 6-12 Months by the land owners and only on the return of this amount of Rs.1.80 Cr without interest, this Collaboration Agreement will be cancelled and till that time the land owners cannot sell the said land to anyone else.
5. That the parties have further agreed that Owner shall grant Development rights with respect to the land, which includes apply for approvals, permissions, license etc. For the development of land and the right to plan, develop, construct, marketing, advertise, publicizing, strategizing branding and sale of the project.
6. That on execution of this Agreement, the Developer shall be entitled to enter upon the Said Land for survey of the same, prepare the layout and service plans and development scheme for submission to the Town and Country Planning Department, Haryana and/or such other authority(s) as may be concerned in the matter for sanctions and approvals for development, construction and completion of the proposed Project on the Said Land.
7. That the Developer shall develop plotted colony on the said land at its costs, expenses and resources after procuring the requisite permissions, sanctions and approvals of all competent authorities and the Owner/s shall sign and execute the requisite plans, papers, documents, undertakings, affidavits, etc., and shall render all assistance as may be required by the Developer to obtain such permissions sanctions and approvals. The Owner/s shall sign all requisite letters, undertaking(s) and related documents and render all possible cooperation to the Developer to procure such permissions as may be required. All costs and expenses involved in obtaining the requisite permissions, sanctions and approval from Director Town and Country Planning, Haryana, Chandigarh (hereinafter referred to as "DTCP") and other concerned authorities shall be borne and paid by the Developer. The Bank

For Unity Meadows LLP

Auth. Signatory

*Meesu*

For Unity Meadows LLP  
Auth. Signatory

Guarantee etc. for the payment of External Development Charges and internal Development Charges shall be furnished by the Developer from its own sources without claiming any charge or liability from the Owner/s.

8. The Developer shall file appropriate application with the Director, Town & Country Planning-Haryana(Chandigarh) subject to the Owner/s signing all the applications, undertakings, affidavits and power of attorneys in favour of the nominee of Developer to pursue the said applications and represent the Owner/s at all forums and offices including DTCP, HUDA & HRERA and Haryana Govt.& Central Govt. The Owner/s also agrees to execute SPA in favour of the Developer.

9. Anirrevocable attorney (Registered) vested in favour of the Developer with all the powers & authority of the owner's as may be necessary for the said land will be provided to developer with this collaboration agreement, except the sale of plots allocated to owner in this agreement. Irrevocable attorney will be cancelled in case of cancellation of this agreement.

10. That the Developer shall for and on behalf of and in the name of the Owner/s/s apply to such authorities, Government or otherwise, State or Central, and / or such other authorities as may be concerned in the matter for requisite permissions, sanctions and approvals for the development on the said land in accordance with the applicable Zonal/Municipal plans. However, the Developer shall be entitled to make or agree to make such variations, alterations, modifications, deletions and / or additions in the plans as may be required or considered by the Developer described as necessary.

11. That the entire amount required for carrying out development, infrastructure work including the charges and fees of the architect for preparation of plans and all other statutory and other fees, charges and/or demands shall be wholly to the account of the Developer, the Owner/s shall not be responsible for any dues, fees, charges and / or demands in this respect.

12. That all the rates, cesses, taxes and demands due and payable to Revenue or any other authority, upto the date of this agreement, shall be the exclusive responsibility/liability of the Owner/s, after this date the same shall be the exclusive responsibility of the Developer till the completion of development. Thereafter, the same shall be borne by Developer.

13. That the Developer shall complete the development of the Project within thirty six months from the date of license. All the additional liabilities/penalties emerged due to the delay in the completion of development before the stipulated period shall be borne by developer alone. The Developer is responsible for getting all necessary license within the period of One year after execution of this agreement else this agreement deemed to be cancelled after return of advance of Rs. 60 Lacs

to the developer. The developer is responsible for any delay in execution of the development after thirty six months.

~~For Unity Meadows LLP  
Auth. Signatory~~

*neeraj*

*H. J.* For Unity Meadows LLP  
Auth. Signatory

14. That the Developer shall allot to the Owner/s fully developed area in the said Land to the Second Party equivalent to 1450 (one thousand four hundred fifty) sq.yds. of fully developed saleable residential plotted area per licensed acre land considered/allowed by DGTCP/Government of Haryana out of the said land hereinafter referred to as owners' allocation". Therequisite EDC& IDC for the owner's allocation of 1450sqyards per acre will be paid by land owners themselves to the developer within one Year from the date of Grant of HRERALicense or sale of plots by owner's whichever is earlier after allotment of the plots to owner. The Developer is entitled to sell the balance area and collect payment for the same, herein after referred to as developer Allocation.
15. That the Owner/s has undertaken to execute all documents, agreements and assurances after the license as may be necessary and requisite to be given in favor of the Developer. The Developer shall always be fully competent to negotiate and transfer any part or portion of any area, in the aforesaid share allocated to the Developer, to any person or Govt Authority DGTCP as gift or by any other way for statutory and legal requirement under license granted. Developer shall be fully competent to enter into any Agreement and accept cash, cheques, pay order, draft, etc. from all such transferees in its own name and can issue receipts for all such payments in its own name for its own share after obtaining license.
16. That the Owner/s declares and assures the Developer that the said land is absolutely free from all encumbrances, injunctions, charges, gifts, liens, attachments, liabilities, tenancies, unauthorized occupants, claims and litigations, whatsoever. The Owner/s has not received any notice from any authority in respect of the said land. The Owner/s further agrees and undertakes to keep the said land free from all encumbrances and shall keep the title thereof absolutely free.
17. That in case the said land or any part thereof now declared to be belonging to the Owner/s is lost or found wanting on account of any defect in the title of the Owner/s or right of the Owner/s to transfer the same or any other person claiming title paramount to the Owner/s, on account of any cause whatsoever, relating to any outstanding claims and demands or taxes payable by the Owner/s, the Owner/s shall be liable.
18. That all costs of stamping, engrossing, and registration of this Agreement and any other paper pertaining to this Agreement shall be borne by the Developer.
19. That the Parties individually shall be liable in respect of Income Tax and other fiscal liabilities for their respective shares in the developed area and / or proceeds thereof under this agreement.
20. That after the development of the colony, Sale Deeds or such other documents effecting the transfer of the Developer's share of the developed property, or any part thereof, shall be executed and duly registered in the name of the Developer or its nominee which may include the intending Buyers) as may be desired by the Developer for the developer's share and the Owner/s shall sign all such documents without any demur or protest. The stamp duty and other expenses on execution and Registration of the Deeds of transfer shall, however, be borne entirely by the Developer or by intending buyer(s). The developer shall have the right to accept the

For Unity Meadows LLP

Auth. Signatory

*Meadows*

*H. G. S.*

For Unity Meadows LLP

Auth. Signatory

Financial consideration and issue receipts thereof from the intending buyer(s) in its own name without any claim for its own share after license.

21. That the Owner/First Party categorically agree and hereby declare that the Developer/Second Party shall have absolute right, to Develop, Advertise, Sell and execute the Sale/Conveyance Deed and get registered the Sale/Conveyance deed with respect to the various salable units/components, falling under developer's allocation as per Para 14 of this agreement to the developer in the said Project in favour of Prospective allottee(s) and admit the execution of such Sale/Conveyance Deed by presenting itself before the Office of concerned Joint/Sub Registrar on the behalf of the Owner/First Party.
22. That the Developer shall be entitled to advertise the project at its cost by distributing pamphlets, brochures, publishing advertisements in newspapers, magazine and/or by putting sign-boards, neon-signs or such other modes of advertisement, as the Developer may deem fit, on the said land or at other places, in any manner and thus its shall be entitled to invite prospective buyers/customers to the site.
23. That it is a condition of this agreement that the work of development and or other matters incidental to this Agreement shall not at any time during or after the completion be stopped, prevented, obstructed or delayed in any manner whatsoever by the Owner/s or any other person claiming rights under him, if there are any claims, demands, tax liabilities or any other court order whatsoever against the Owner/s. the same will be borne/cleared by the owner.
24. That the Owner/s shall be bound to comply with all the terms and conditions of License and the terms and conditions of the DTCP or any other authority.
25. In case any dispute arises out of this agreement or in relation with this agreement same shall be referable to Arbitrator to be appointed by the mutual consent of the parties, failing which it will go to the civil court. The decision of the arbitrator shall be final & binding upon the parties.
26. That the Owner/s and Developer 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 own freewill.
27. No changes, modification or alterations to this Agreement shall be done without consent of the Parties hereto.
28. That this Agreement shall not create the relationship of the partnership between the Owner/s and Developer.

~~For Unity Meadows LLP~~

~~Auth. Signatory~~

*Meena*  
~~For Unity Meadows LLP~~

*H. 184*  
Auth. Signatory

IN WITNESS WHEREOF the parties have signed this Collaboration Agreement at Panchkula on the date, month and year first above written in the presence of witnesses.

*Meena*  
(Smt. Meena Sachdeva W/o N. D. Sachdeva)

*H D S*  
For Unity Meadows LLP  
M/s Unity Meadows LLP  
Auth. Signatory

WITNESSES:

1. *Hari Ram Kashav*  
HARI RAM KASHAV  
Advocate  
Dist. Courts Panchkula

*Sachdeva*  
2. Narayan Dass Sachdeva son of Jivan Dass  
Resident of C-33, Shubham Enclave  
Paschim Vihar, New Delhi  
Mob 8700835202  
*Sachdeva*  
Aadhar No 5963 0373 0280

*V.P. Grover*  
V.P. GROVER  
DOCUMENT WRITER  
PANCHKULA  
Mob: 9417416868

For Unity Meadows LLP

*[Signature]*  
Auth. Signatory



Reg. No.

Reg. Year

Book No.

4315

2022-2023

1



पेशकर्ता



दावेदार



गवाह



उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- MEENA SACHDEVA Meena

दावेदार :- thru HARSH GUPTA OOTHERMS UNITY MEADOWS  
LLP Harsh

गवाह 1 :- HARI RAM KESHAV ADV Hari Ram

गवाह 2 :- NARAYAN DASS SACHDEVA Narayan

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4315 आज दिनांक 31-03-2023 को बही नं 1 जिल्द नं 17 के पृष्ठ नं 33.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 328 के पृष्ठ संख्या 10 से 12 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 31-03-2023

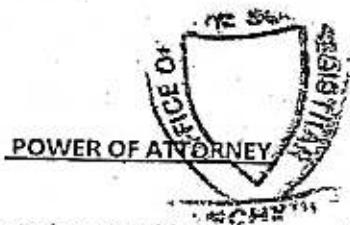
उप/सयुक्त पंजीयन अधिकारी (पंचकूला)

For Unity Meadows LLP

Auth. Signatory

|  |                |  |  |
|--|----------------|--|--|
| Bond   |                |  <b>Indian-Non Judicial Stamp<br/>Haryana Government</b>  | Date : 28/03/2023  |
| Certificate No.  | P0282023C86    | *P0282023C86*  | Stamp Duty Paid : ₹ 1000   |
| GRN No.  | 100542018      | *100542018*  | Penalty : ₹ 0  |
| <b>Deponent</b>  |                |  |  |
| Name :   | Meena Sachdeva |  |  |
| H.No/Floor :   | C33            | Sector/Ward :  | 0  |
| City/Village :   | New delhi      | District :   | Delhi  |
| Phone :  | 86*****00      | Landmark :   | Shubham enclave paschim vihar  |
|  |                | State :  | Delhi  |
| Purpose : POWER OF ATTORNEY to be submitted at Concerned |                |  | <br>536 |

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



This Power of Attorney is executed at Panchkula, Haryana today i.e. on 28 March, 2023 (28/03/2023).

Smt. Meena Sachdeva (Aadhar No. 4607 1665 4627) W/o N. D. Sachdeva R/o C-33, Shubham Enclave Paschim Vihar, New Delhi

(hereinafter collectively referred to as the "Owner"/"Executants" (which term or expression shall unless repugnant to context hereof mean and include each of them, their respective legal heirs, legal representatives, executors, successors, administrators, nominees, permitted assigns and all those claiming through or under each of them) which term or expression shall unless excluded by or it be repugnant to the subject or context of the FIRST PART.

**IN FAVOUR OF**

M/s. Unity Meadows LLP (Pan No. AAHUF1409L), Plot No. 195, Industrial Area Phase-1, Panchkula Haryana is incorporated pursuant to section 12 (1)(hereinafter referred to as the "Developer" / "Attorney", which term or expression shall unless excluded by or it be repugnant to the subject or context or meaning thereof be deemed to mean and include its successors-in-interest, affiliates, nominees and permitted assigns of the OTHER PART.

Capitalized words and expressions used but not defined herein shall carry the same meaning as ascribed to them in the Development Agreement /Collaboration Agreement dated. 28..... Mar 2023.

WHEREAS:

1/rogs

*Meena*

For Unity Meadows LLP

*H. J. G.* Auth. Signatory

For Unity Meadows LLP  
Auth. Signatory

प्रलेख नं:536

दिनांक:28-03-2023

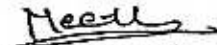
| डीड संबंधी विवरण |         |
|------------------|---------|
| डीड का नाम       | GPA     |
| तहसील/सब-तहसील   | पंचकूला |
| गांव/शहर         | बिल्सा  |

| धन संबंधी विवरण                   |                                   |
|-----------------------------------|-----------------------------------|
| राशि 0 रुपये                      | स्टाम्प ड्यूटी की राशि 1000 रुपये |
| स्टाम्प नं : P0282023C86          | स्टाम्प की राशि 1000 रुपये        |
| रजिस्ट्रेशन फीस की राशि 100 रुपये | Ehallan:100857514                 |
|                                   | पेंटिंग शुल्क 3 रुपये             |
| Drafted By: VED PRAKASH GROVER    | Service Charge:200                |

यह प्रलेख आज दिनांक 28-03-2023 दिन मंगलवार समय 4:46:00 PM बजे श्री/श्रीमती /कुमारी MEENA SACHDEVA पत्नी N.D. SACHDEVA निवास NEW DELHI द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (पंचकूला)

  
हस्ताक्षर प्रस्तुतकर्ता  
MEENA SACHDEVA

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MS UNITY MEADOWS LLP thru HARSH GUPTA OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी HARI RAM KESHAV ADV पिता SAHEJ RAM निवासी PKL व श्री/श्रीमती /कुमारी N.D. SACHDEVA पिता JIWAN DASS निवासी DELHI 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 (पंचकूला)

दिनांक 28-03-2023

पंजीयन अधिकारी  
पंचकूला

For Unity Meadows LLP

Authorized Signatory

- A. The constituents of the Owner's are the absolute and legal lawful and recorded owner and hold peaceful and vacant physical and legal unencumbered possession of land village Bilha, Tehsil & Distt Panchkula, Haryana.

Khewat/ Khata No. 598/610 Rect. No.98, Killa No. 2 (8-0), 3/1 (4-0)  
12 Kanal 0 Marla.

Khewat/ Khata No. 424/433, Rect.No. 98, Killa No. 1/1 (4-9)  
The Total Land Is 16 Kanal 09 Marla (2.05 Acre)

- A. approximately 16 Kanal 09 Marlas (02.05acres) of land situated in the revenue estate of Village Bilha, Tehsil & Distt Panchkula, Haryana, as more particularly described hereunder alongwith all easements, privileges and appurtenant thereto:(hereinafter referred to as the "Owner's Land"), by way of Jamabandi for the Year 2017-18.The Owner-acquired the ownership of the Owner's Land by virtue of sale deeds/title deeds duly registered in the office of the concerned sub-registrar, which sale deeds/title deeds are legally valid.
- B. The Executant and Developer have entered into a Collaboration Agreement dated 28/03/2023 registered at the office of the Sub-Registrar of Assurances under Document / Vasika No. 536/1/2023 dated 28/03/2023 ("Collaboration Agreement") for the execution, implementation and development of a Project as per the terms thereof ("Project"). The Project (as more particularly described in the "Collaboration Agreement") is to be executed, implemented, developed, and Marketed on the Owner's Land (as more particularly described in the "Collaboration Agreement") either singly on the Owner's Land and/or by collating other land parcels which are contiguous to or adjoining the Owner's Land. Accordingly, the term Project shall vary and be construed accordingly. However, the scope of this POA is limited to the Owner's Land and any reference in so far as the rights and interests of the Executant and each of the constituents of the Owner is concerned shall be limited to and be interpreted to the extent of the project as emanating from the Owner's Land.
- C. The Executant recognizes and acknowledges that the Developer has agreed to invest substantial amount of money alongwith its expertise and skills for the development, implementation and Marketing of the Project on the Owner's Land as contemplated under the "Collaboration Agreement" and requires enabling powers to perform its functions, obligations and avail the rights under the "Collaboration Agreement".
- D. In furtherance of the understanding in the "Collaboration Agreement", the Executant and each of its constituents hereby appoint, nominate and constitute the Developer/the Attorney and the person so nominated and/or authorised and/or empowered by the Developer / the Attorney as its true and lawful attorney in respect of undertaking any such actions as may be required for the development and the purposes of the Project, as mentioned in the "Collaboration Agreement".

NOW THESE PRESENTS WITNESSETH THAT, the Executant and each of its constituents jointly and severally, does hereby Irrevocably nominate, constitute and appoint Unity Meadows LLP as its true and lawful attorney in respect of undertaking any such actions as may be required for the development and the purposes of the Project, as mentioned in the "Collaboration Agreement".

21/03/2023  
For Unity Meadows LLP

Auth. Signatory

Auth. Signatory

Auth. Signatory

Developer M/s Unity Meadows LLP acting through Sh. Harsh Gupta (CEO) and/ or any other person authorized by the Developer from time to time under a Board Resolution / Letter of Authority / Power of Attorney in terms of the Board Resolution / any other form of authorization in terms of Board Resolution, Sh. Harsh Gupta, CEO of the firm (Aadhaar No. 3419 3975 4882) S/o Sh. Ramesh Gupta, resident of house no-406, Sector-6, Panchkula, Haryana 134109 (hereinafter jointly and severally referred to as the "Attorney" which expression shall, wherever the context permits, mean and include its directors, authorized employees, authorized representatives, successors, nominees and permitted assigns) to be the true and lawful attorney in our name and on our behalf to do, execute, perform or cause to be done, executed and performed from time to time, at its sole discretion all or any of the following acts, deeds, matters or things in its name and on its behalf in terms of the "Collaboration Agreement" in relation the Owner's Land and the Project to be Implemented, and developed on the Owner's Land namely:

1. To enter upon the Owner's Land, take possession of the Owner's Land, survey the same, prepare layout and plans, drawings etc. and to sign and apply and follow up with all the concerned Government Authority(ies)/Competent Authority(ies)/Statutory Authority(ies) / regulatory authorities, the matters relating to grant of Approvals (including without limitation approvals, LOI, Development License, sanctions, consents, lay out plans, permits, and registrations etc.) under Applicable Laws for and in respect of the Project and the Owner's Land or any part thereof which forms an integral part of the Owner's Land, to obtain sanctions and approvals of modifications to the sanctioned plans, lay out plans, zoning plans, completion certificates, or part thereof, if permitted under Applicable Law(s) for the Project or any part thereof, as required under Applicable Laws, rules, regulations, orders, notifications from time to time, all in terms of and as per the provisions of the "Collaboration Agreement".
2. To sell, lease, book, transfer or assign the plots, Plots, villas, spaces, floors, commercial area etc. and block sale for that purpose to sign/execute registration form, application for allotment, booking, agreement to lease, lease deed, agreement for sale, sale deed, transfer deed and any other documents as may be required in this regard, to receive advance sale consideration/bayana, booking amount, full and final sale price, earnest money etc. from/with prospective buyers, allottee etc. and to present the same for registration before the concerned registering authority and to admit execution thereof, after obtaining license and HRERA registration and specified plots of developers share only after allotment of owner's plots as per collaboration agreement.
3. To take all actions for the execution, implementation, development and Marketing of the Project on the Owner's Land including the power to apply for Change of Land Use for the Owner's Land along with other land parcels for which the Developer holds valid rights and/or over a period of time acquires rights, title and interest in various parcels of land and procure license for the development of a Project on the Owner's Land and / or other land parcels which are adjoining to / contiguous to the Owner's Land or any part thereof.
4. To sign and apply and follow-up with all the concerned Governmental Authorities (as defined in the Collaboration Agreement), regulatory authorities, Statutory Authorities, competent authorities including but not limited to the Ministry of Urban Affairs, Punjab, India and the Ministry of Urban Affairs, Haryana, India, for the Project to be Implemented, and developed on the Owner's Land and / or other land parcels which are adjoining to / contiguous to the Owner's Land or any part thereof.

Departments and offices of Government of India and / or State Government; Department of Town and Country Planning, Haryana, the Haryana Real Estate Regulatory Authority (HRERA), Panchkula, Haryana, on all matters relating to the grant of licenses and Approvals, the sanctions and Approvals of layout plan, building plans, zoning plans, completion certificates or part thereof, etc., under the Applicable Law including without limitation The Haryana Development & Regulation of Urban Areas Act, 1975, The Real Estate (Regulation and Development) Act, 2016, the rules made thereunder and/or any other law or departmental order/notification/policy having the force of law, for the time being in force, for and in respect of the Project and/or the Owner's Land and as may be generally required under the law for the Implementation, execution, development, Marketing and completion of Project on the Owner's Land or otherwise and to sign, execute, deliver and submit all undertakings, agreements, affidavits, declarations, applications, bonds, etc., for and on behalf of and in the name of the Executant and each of its constituents, as required from time to time in connection therewith.

5. The attorney has invested and shall be further investing huge money in the project and shall carry out large construction thereupon and as such therefore this Power of Attorney is irrevocable since the parties are advised regarding the terms of the said collaboration agreement and in pursuance thereof this Power of Attorney is executed which shall not be cancelled under any circumstances.
6. To appear before the Collector of Stamps, HUDA, Department of Town and Country Planning, Municipal Corporation Panchkula, HSIIDC, Local Bodies and all other Departments affecting the rights of the Promoter for the purpose of setting up of a real estate project on the said Owner's Land and also to appear before the Sub Registrar of Assurances for presentation of various Agreements, Sale Deeds, Deeds & documents for registration, to admit execution thereof and to do all matters incidental to getting the said deeds etc., duly registered of developer's share only. Also, the attorney / Developer shall be fully entitled to appear before Real Estate Regulatory Authority (RERA) for both registration of project and otherwise.
7. To apply for and obtain requisite permissions, registrations, approvals, commencement certificate and/or occupation certificate and/or completion certificate (including part thereof) and any other Gift deed to Govt ( DGTCP ) certificates, NOCs and/or any renewals or extensions thereof, from concerned regulatory authorities, Governmental Authorities (as defined in the Collaboration Agreement), Statutory Authorities, competent authorities including but not limited to the Ministries, Departments and offices of Government of India and / or State Government, DTCP, HUDA, HRERA, Fire Department, Public Works Department ("PWD"), HSIIDC, Licensing Authorities, Municipal Authorities and /or authorities in charge of sewer, roads, water, electricity, highways any other concerned authorities connected with sanction of lay out plans in relation to the Project (in consultation with the Owner) and/or the Owner's Land, and / or for the due execution, implementation, development and completion of the Project, under the State Government of Haryana as well as Central Government of India and that to sign, file and execute all applications, representation, affidavit, undertaking, indemnity, indemnity bond, declarations, and such other papers and documents as may be required by these authorities from time to time.
8. To issue allotment letters and execute and sign all and every kind of apartment/plot/space buyer agreements and execute sale deeds of the inventory of the

plots which shall be developed on the said developer's share land only. Also our attorney shall be fully entitled to issue permission to mortgage/letter of lien marking in respect of the Plots being developed/constructed on the said Owner's Land of developer's share only after obtaining license and HRERA registration after allotment of owners plots as per collaboration agreement in favour of various banks and financial institutions on case to case basis and lien of the bank shall be treated as paramount charge on the respective plots mortgaged with them.

9. To accept the payments from the allottees of the said Plots from the banks/financial institutions from which the allottees of the Project might be obtaining loan of developer's share only.
10. To commence, prosecute, institute, defend, oppose, appear or represent in all actions and other legal proceedings in respect of the said Owner's Land including the appeals, revisions whether civil or criminal, original or appellate before any court, tribunal, quasi-judicial authority or before any kind of arbitration proceedings including before all and every kind of taxation authorities etc. for any / all issue related to the said Owner's Land or the units developed on the said Owner's Land.
11. To apply for and obtain licenses, permissions, NOC from all the concerned / competent authorities like HUDA/DTCP, MC, Town Planning Department, Police Authorities, NHAI, RERA, Fire department, Licensing authorities, municipal authorities and authorities in charge of sewer, water, electricity, highway, CC, OC or from any other concerned authorities under Local/State / Central Government including Income Tax Department, and any other concerned department for developing of the said land under the provisions of applicable laws, Rules etc. and for that purpose to sign the all necessary Applications, Drawings, Undertakings, Agreements, Affidavits, Bank Guarantees, Indemnity Bonds and/or all other papers and documents as may be required from time to time by the concerned authority/authorities and issue valid receipts with respect thereto.
12. To authorize any individual through valid board resolution to act on behalf of attorney and confer upon the said appointed attorney all or any of the powers as conferred herein by us in respect of the said Owner's Land.
13. To appear before any Land Acquisition officer or similar authorities and defend, prosecute their cause in respect of the said Owner's Land in their own name as the same may be sufficed and also to pay and / or receive all and kind of compensation in respect of the said Owner's Land in case of any acquisition or the said Owner's Land or any part thereof in their own name as the case may be, as per their own choice and utilise the same for their own benefit

AND the Owner do hereby agree & represent that it is fully empowered and authorized to issue/execute this Power of Attorney. And it has been understood between the parties hereto that this attorney is not revocable since the attorney herein has invested and shall be further investing huge money in the development and shall carry out vast construction on the said land and as such therefore this Power of Attorney shall be irrevocable which shall not be cancelled under any circumstances without written consent of both the parties except in case of breach of the terms and conditions of the said collaboration agreement and/ or its termination thereof.

For Unity Meadows LLP

5/17/2022

Auth. Signatory

*Mehy*

For Unity Meadows LLP

*H-151* Auth. Signatory

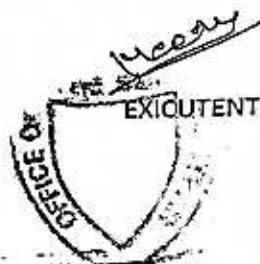
AND the Owners hereby authorize the Attorney generally to do, perform and execute all acts, deeds, matters and things relating or ancillary to or connecting or touching this POWER OF ATTORNEY as fully and effectually as if they could do if they were personally present and had been done, performed or executed by the Owners themselves. AND the Owners hereby ratify all acts and things done or to be done by the said Attorney in pursuance of the powers herein contained. 1234567890

AND the Owners acknowledge that they shall be liable for any and all acts, deeds and things done or executed by the Attorney for and on their behalf, under the powers granted to it under this Power of Attorney.

WITNESSES:

1. HARI RAM KASHYAP  
Advocate  
Dist. Courts Panchkula

2. Saundhu  
N.D. Saundhu  
S/o Sh. Jivon Datta  
C-33 Shubham Enclave  
Panchkula Vihar, N.D. 63



For Unity Meadows LLP

Auth. Signatory

H. G. S.  
GPA HOLDER

For Unity Meadows LLP

[Signature]  
Auth. Signatory



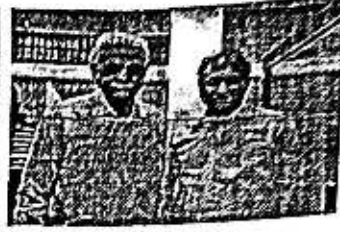
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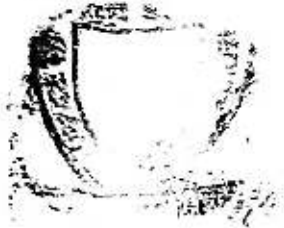
पेशकर्ता



प्राधिकृत



गवाह



पंजीयन अंक 536  
पंजीयन वर्ष 2022-2023



उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- MEENA SACHDEVA Meena  
प्राधिकृत :- thru HARSH GUPTA OOTHERMS UNITY MEADOWS  
LLP Harsh Gupta  
गवाह 1 :- HARI RAM KESHAV ADV Hari Ram Keshav Adv  
गवाह 2 :- N.D. SACHDEVA N.D. Sachdeva

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 536 आज दिनांक 28-03-2023 को बही नं 4 जिल्द नं 32 के पृष्ठ नं 105 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 40 के पृष्ठ संख्या 89 से 91 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षरनिशान अंगूठा मेरे सामने किये हैं।

दिनांक 28-03-2023

उप/संयुक्त पंजीयन अधिकारी (पंचकूला)

For Unity Meadows LLP

Auth. Signatory