

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 28/09/2023

Certificate No. P0282023172



Stamp Duty Paid : ₹ 2588000

GRN No. 107705611



Penalty : ₹ 0

Seller / First Party Detail

Name: Satish Batra

H.No/Floor : 940

Sector/Ward : 9

LandMark : 0

City/Village : Panchkula

District : Panchkula

State : Haryana

Phone: 62*****54



Buyer / Second Party Detail

Name : Sunlit Infracon Llp

H.No/Floor : 406

Sector/Ward : 6

LandMark : 0

City/Village: Panchkula

District: Panchkula

State : Haryana

Phone : 62*****54

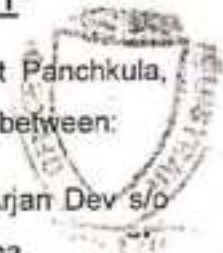
Purpose : COLLABORATION AGREEMENT

2535
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COLLABORATION AGREEMENT

This Collaboration agreement is being executed at Panchkula, Haryana, India on 28th September 2023 by and between:

- 1) Sh.Satish Kumar s/o Late Sh. Arjun Dev @ Arjan Dev s/o H.No.940, Sector-9, Panchkula-134109, Haryana.
PAN-ANXPK8164H, Aadhaar No. 8385 5349 3794;
- 2) Smt.Sunita Batra w/o Sh.Satish Kumar r/o H.No.940, Sector-9, Panchkula-134109, Haryana.
PAN-AJBPB5282H, Aadhaar No. 2027 2827 3803;
- 3) Sh.Pankaj Batra s/o Sh.Satish Kumar, r/o H.No.940, Sector-9, Panchkula-134109, Haryana.
PAN-AJBPB5281E, Aadhaar No. 5815 8535 8096;
- 4) Sh.Monil Kadian s/o Sh.Narender Singh Kadian r/o H.No.53, Block-C, Vipul World, Sector-48, Gurgaon-122001, Haryana.
PAN-BRGPK3234A, Aadhaar No. 2851 6086 2446;
- 5) Sh.Digvijay Singh Kadian s/o Sh.Narender Singh Kadian r/o H.No.8P, Sector-21, Panchkula-134112, Haryana.
PAN-CVHPS6540M, Aadhaar No. 8106 9171 3972;



FOR SUNLIT INFRACON LLP
DESIGNATED PARTNER

FOR SUNLIT INFRACON LLP
DESIGNATED PARTNER

Manjiv Singh

Satish Batra

Sunita Batra
Lata Kadian

प्रलेख क्र.:2535

सूचक दिनांक 28/09/2023 05:53 PM

पंजीकरण दिनांक:04-11-2022

वसीका संबंधी विवरण		
वसीका का नाम SALE OF FLOORWISE DWELLING UNIT IN HSVP (HUDA) AREA		
तहसील/खण्ड-तहसील- पंचकुला	गांव/शहर- पंचकुला	स्थित- Sector 2, 4,15,16,17,18
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		हरियाणा शहरी विकास प्राधिकरण क्षेत्र
पता : 504/TF, Sector 16, Panchkula, Panchkula		
धन संबंधी विवरण		
राशि- 8500000 रुपये		कुल स्टाम्प शुल्क- 595000 रुपये
स्टाम्प नं- P0D2022K455		स्टाम्प का मूल्य- 595000 रुपये
रजिस्ट्रेशन फीस- 45000 रुपये	EChallan-96007416	पेंटिंग शुल्क- 3 रुपये
दस्तावेज तैयार किया गया- JATIN RAJPUT ADV		सेवा शुल्क- 200
भूमि का विवरण		
निवासीय		209 Sq. Meters
भवन का विवरण		
हुड्डा प्लॉट फ्लोरबाईफ्लोर		123.18 Sq.Feet
स्थानीय शहरी निकाय संबंधी विवरण		
प्लॉट नं- 1FMNE4L0	प्लॉट नं- 53M000100188790504	मालिक- PAWAN KUMAR SINGLA
पता- 504, Khasra, PAWAN KUMAR SINGLA, Sector 16, Near Saint Michael School, Near Saint Michael School, 134113		

यह प्रलेख आज दिनांक 04-11-2022 दिन बुधवार समय 4:12:00 PM बजे श्री/श्रीमती/कुमारी PAWAN KUMAR SINGLA पुत्र RAM TEJ SINGLA SHIPRA GARG पत्नी RAVI GARG VINOD KUMAR पुत्र VIJAY SINGH निवास CHD द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

इसकातर पर, तुलकती

संयुक्त उप पंजीयन अधिकारी

PAWAN KUMAR SINGLA SHIPRA GARG VINOD KUMAR

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

या

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

दिनांक 04-11-2022

संयुक्त उप पंजीयन अधिकारी

PAWAN KUMAR SINGLA SHIPRA GARG VINOD KUMAR

उपरोक्त क्षेत्र व श्री/श्रीमती/कुमारी KUSH GUPTA पुत्र RAJEEV GUPTA PRATIBHA JAIN पत्नी KUSH GUPTA हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 8415000 रुपये की राशि जेला में भेजे समस्त विवेका को अदा की तथा प्रलेख में वर्णित अधिनियम अथवा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी HARI RAM KESHAV ADV पता — निवासी PKL व श्री/श्रीमती/कुमारी UMESH KUMAR पता — निवासी PKL ने की।

साक्षी सं. 1 को इस सम्बन्धित/अधिकारता के रूप में जवाब है तथा यह साक्षी सं. 2 की पहचान करता है।

दिनांक 04-11-2022

संयुक्त उप पंजीयन अधिकारी

FOR SUNLIT INFRACON LLP.

DESIGNATED PARTNER

RECEIVED AT THE OFFICE OF THE

REGISTERED ASSISTANT COMMISSIONER

6) Sh.Lalit Nagpal s/o Sh. Chela Ram r/o H.No.2068, Eldeco County, Sector-19, GT Karnal Road, Murthal, Sonipat-131027, Haryana.
PAN-AAHPN9543J, Aadhaar No. 5947 3129 1997.

(Hereinafter referred to as the "Owner/s" which expression repugnant or opposed to the context thereof includes their heirs, successors, representatives, nominees and assigns) being **FIRST PARTY**.

AND

M/s SUNLIT INFRACON LLP INCORPORATED PURSUANT TO SECTION 12(1) OF THE Limited Liability Partnership Act, 2008 with the Govt. Of India, Ministry of Corporate Affairs with LLP Identification No. ACC-8262, PAN No.AFCFS2631C*, TAN No. RTKS42959A* incorporated on 5.9.2009 (issued on 4.9.2023) in the teeth of LLP agreement dated 5.9.2023 executed *between*

1) Ms.Sneha Gupta d/o Sh. Ramesh Gupta, r/o 11 & 12, Upmohal Parwanoo, Sector-1, Solan, Kasauli (T), Parwanoo, Himachal Pradesh-173220.
PAN NO.BCBPG1878G, AADHAAR No.7429 6975 5362;

AND

2) Mr.Harsh Gupta s/o Sh.Ramesh Gupta, r/o H.No. 406, Sector-6, Panchkula-134109, Haryana
PAN NO.CLPPG7536K, AADHAAR No.3419 3975 488

..... **Director's/Partner's**

Whereas Mr.Harsh Gupta s/o Sh.Ramesh Gupta, r/o H.No. 406, Sector-6, Panchkula-134109, Haryana;

PAN NO. CLPPG7536K, AADHAAR No. 3419 3975 4882

Partner has been authorized/empowered to execute this collaboration agreement vide Resolution dated 20.09.2023 (an authenticated copy of the same is attached as **ANNEXURE A-1**).

FOR SUNLIT INFRACON LLP.
DESIGNATED PARTNER

FOR SUNLIT INFRACON LLP.
DESIGNATED PARTNER

Harsh Gupta

at Kadian

Sri Ramesh Gupta
Sri Balraj

प्रलेख नः 2535

दिनांक: 28-09-2023

डीड संबंधी विवरण	
डीड का नाम	COLLABORATION AGREEMENT
तहसील/सब-तहसील	पंचकूला
गांव/थहर	बिल्ला

धन संबंधी विवरण		
राशि 129400000 रुपये	स्टाम्प ड्यूटी की राशि 2588000 रुपये	
स्टाम्प नं : P0382023172	स्टाम्प की राशि 2588000 रुपये	
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan: 107708481	वेस्टिंग शुल्क 0 रुपये
Drafted By: VED PARKASH GROVER		Service Charge: 0

वह एवेज आज दिनांक 28-09-2023 दिन गुरुवार समय 5:52:00 PM बजे श्री/श्रीमती /कुमारी
SATISH KUMAR पुत्र ARJUN DEV SUNITA BATRA पत्नी SATISH KUMAR PANKAJ BATRA पुत्र SATISH KUMAR
MONIL KADIAN पुत्र NARENDER SINGH KADIAN DIGVIJAY SINGH KADIAN पुत्र NARENDER SINGH KADIAN
LALIT NAGPAL पुत्र CHELA RAM निवास SONIPAT द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

James Garna Manufacturing
Satish Kumar
Sunita Batra
हस्ताक्षर प्रस्तुतकर्ता
SATISH KUMAR SUNITA BATRA PANKAJ BATRA MONIL KADIAN DIGVIJAY SINGH KADIAN LALIT NAGPAL

[Signature]
उपरोक्त पंजीकरण अधिकारी (पंचकूला)
[Signature] *[Signature]*
Lalit Nagpal

FOR SUNLIT INFRACON LLP.
उपरोक्त पेशकरी व श्री/श्रीमती /कुमारी MS SUNLIT INFRACON LLP INCORPORATED PURSUANT TO SECTION 14(b)
HARSH GUPTA OTHER इतिरि है। पुराने नंबर के पंजीकरण के पक्षों
ने शुल्क, तथा समझकर स्वीकार किया। दिनांक पक्षों की पहचान श्री/श्रीमती /कुमारी HARI RAM KESHAV पिता . निवासी
PKL व श्री/श्रीमती /कुमारी N S KADIYAN पिता RAM KISHAN
निवासी 8 फ्लोर 21 PKL में की।
साथी नं: 1 को इस नम्बरदार अधिवक्ता के रूप में जानते हैं तथा वह साथी नं: 2 की पहचान करता है।

FOR SUNLIT INFRACON LLP.
[Signature]
DESIGNATED PARTNER

(Hereinafter referred to as the "Developer/s" which expression repugnant or opposed to the context thereof includes their heirs, successors, representatives, nominees and assigns) being **SECOND PARTY**.

Note: The partnership firm as afore said is in existence and in currency today the date of execution of this collaboration agreement.

AND WHEREAS:

- i. The First Party/Owners are the lawful joint Owners in possession of land total measuring 23 Acres (as per **Annexure A-2**) situated within the revenue estate of Mouza Billa, Hadbast No. 237, Tehsil & District Panchkula, Haryana (wherein one acre is equivalent to 4840 sq yards), by way of Fard Jamabandi for the Year 2017-2018 (hereinafter to be referred to as the SAID LAND) The details of the said land are reflected in **Annexure A-2** appended to this collaboration agreement besides the jamabandi for the year 2017-2018 appended as **Annexure A-3**. The said land falls in Sector-16, Extension Part-2, Panchkula, Haryana.
- ii. The Second Party/Developers are engaged and holds a good name in the business of developing real estate projects i.e. residential, commercial, institutional etc. in India.
- iii. The First Party/Owners are desirous of developing the said land into a gated plotted colony by entering into a collaboration agreement.
- iv. The Second Party/Developers were also looking for develop an appropriate land parcel into a gated plotted colony.

v. The First Party/Owners have represented and assured that the said Land is free from all/any charges, liens, encumbrances, litigations, notifications, etc. and the First Party/Owners have a perfect legal title to the said land and

FOR SUNLIT INFRACON LLP.
DESIGNATED PARTNER

FOR SUNLIT INFRACON LLP.
DESIGNATED PARTNER

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the First Party/Owners are fully & lawfully entitled to deal with the same.

- vi. The mutual needs and requirements of both the parties have led to various negotiations in context of proposal of the Second Party/Developers to develop the said land as a gated plotted colony.
- vii. That after due deliberations/meetings/negotiations, the parties hereto have agreed to enter upon this collaboration agreement incorporating the terms and conditions relating to the development of the said land as a gated plotted colony under **Deen Dayal Jan Awas Yojna Policy-Affordable Plotted Housing Policy 2016** of Haryana Govt. or municipal and local laws, or any other colony or sector as permissible under the urban and town planning Acts/Rules/Regulations/Bye Laws or any kind of instructions on the subject and for this, the developers would be responsible and liable in regard to the violation of any acts/s, rules, regulations, bye laws etc. on the subject and the land owners will have no responsibility or risk of any kind whatsoever in this regard for any violation under the civil, criminal revenue or any law whatsoever they are absolved of any responsibility or risk.
- viii. The Second Party/Developers have made enquiries from the competent authorities and availed independent legal advice that the said land is defect free and free from all/any charges, liens, encumbrances, litigations, notifications, etc. and the First Party/Owners have a perfect legal title and are in possession the said land and are fully and lawfully entitled to enter upon this collaboration agreement.
- ix. The parties have assured each other that both of them shall be complying with all the obligations which shall be placed upon them through this collaboration agreement and neither of them shall create any circumstances which may cause any obstruction in the development of the said land into a gated plotted colony.

FOR SUNJIT INERACON LLP.

DESIGNATED PARTNER

FOR SUNJIT INERACON LLP.

DESIGNATED PARTNER

adrian *John* *Prakash*
Sunjit Bhatia

NOW, it is hereby agreed, declared, covenanted and recorded by and between the parties as under:

1. The subject matter of this agreement between the First Party/Owners and the Second Party/Developers is the said land admeasuring 23 acres (as per Annexure A-2) situated in revenue estate of Mouza Billa, Tehsil & District Panchkula, Haryana for utilizing the same for developing into a gated plotted colony as permissible under the law on the subject and/or rules/reasons/bye laws, instructions of the Govt or Local Self Govt., by the Second Party/Developers.

2. All the cost and expenses involved in the development of the said project shall be exclusively borne by the Second Party/Developers and at no point of time, after the execution of this collaboration agreement or even after completion of the project, the First Party/Owners shall not be liable to pay or bear any such cost and expenses. These cost and expenses include but are not limited to the following:

- a. Payment of all sorts of development charges i.e. License fee EDC, IDC etc paid to any competent authorities,
- b. Preparation and sanctions of plans as also all other expenses incurred in undertaking development of the project, obtaining occupation/completion/services certificate, payment of compounding fee or any other fee, charges, GST, cess or tax related to the project and complying with conditions contained in applicable policy infrastructure development charges and enhancements thereof shall be borne by the Second Party/Developer

FOR SUNLIT INFRACON LLP.

DESIGNATED PARTNER

FOR SUNLIT INFRACON LLP.
DESIGNATED PARTNER

Manoj Pandey

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Let's Partner

S. P. D. Sharma
100
Amit Bhatia

- c. Bearing the construction/development cost, the expenses of architects, consultants, engineers, contractors etc. or any other professionals etc. which shall be involved in the development of the said land as a gated plotted colony.
- d. Bearing all penalties, compounding fees, taxes etc. as may be levied upon the said project.
- e. Bearing all charges relating to the registration of this collaboration agreement, charges relating to getting the project registered under RERA/HRERA, bearing all miscellaneous charges relating to or ancillary to the development of the said project etc.,
- f. IFMS charges will be liable to be paid by the buyers of the plots and/or will be recovered by the Second Party/Developer from the buyers without interest.
- g. EDC charges will not be paid by the First Party/owners at any point of time. However the Second Party/Developers can recover the same without interest from the buyers of the plots.

3. The Second Party/Developers shall apply for and obtain the requisite license/permission/approvals etc. for developing a gated plotted colony upon the said land from the Town & Country Planning Department Haryana or any other competent authority within one year from the date of the registration of this collaboration agreement. And, if in any case, the Second Party/Developers fails to do the same within the stipulated time period, this collaboration agreement will be deemed to have cancelled/rescinded and consequently, the Second Party/ Developers will forfeit their right, title and interest whatsoever in the project in favour of the First Party/Owners.

4. The Second Party/Developers shall develop (roads, storm water drain, water line, sewers, electricity line, street poles,

OR SUNLIT INFRACON LLP.

DESIGNATED PARTNER

OR SUNLIT INFRACON LLP.

DESIGNATED PARTNER

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Handwritten signature: "Sudhakar"

Handwritten signature: "Sudhakar"

Handwritten signature: "Sudhakar"

walking pathways, parks, community centre, entry gate, boundary wall etc. as prescribed in the license) and obtain Occupation/Completion/Services Certificate of the entire licensed area of the said land within 36 months (including one year of the license period as mentioned in Para no.3 supra and 6 months of grace period). No extension of time will be allowed in any circumstances.

The Second Party/Developers will keep the First Party/Owners informed and apprised of the owners, from time to time regarding the development works of the said project and the interse correspondence between the Developer and Government machinery and officers/officials connected with the project and for and in connection with the project.

5. The Second Party/Developers shall register the said project with RERA/HRERA within 3 months of obtaining the license.
6. In lieu of contribution of the said land by the First Party/Owners for development as a gated plotted colony and in lieu of the Second Party/Developers bearing all cost and expenses relating to the development of the said land as a gated plotted colony, the parties hereto have agreed that they shall share the entire saleable area as may be carved/derived out of the said land.

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DESIGNATED PARTNER

FOR SUNLIT INFRACON LLP.

DESIGNATED PARTNER

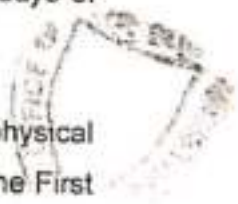
Manoj Khanday

7. The Second Party/Developers will give the First Party/Owners fixed 1500 sq.yards per acre of 4840 sq.yards developed saleable residential area/plots & 100 sq. yards per acre of 4840 sq.yards developed saleable commercial area/plots. This will be out of the entire area. And if the area is less than an acre, the area of the plots would be allotted proportionally. And the remaining balance area/plots whatsoever will be taken by the Second Party/Developers, Irrespective of the total saleable area carved/derived from

at Kadambur, West Bengal. 26/11/2017

per acre of said land after development. The First Party/Owners would be provided by the Second Party/Developers road, & other common areas etc. for the full enjoyment/use & comfort of the share of the plots aforesaid. Balance area after carving out of developed saleable area i.e. residential & commercial of the share of both the parties will be treated as road, parking etc. as per norms/rules/regulations/bye laws etc. of the zoning plan etc. This will have an access to the main road/s as well.

8. The share of the plots of the First Party/Owners shall be delivered by the Second Party/Developers, in terms of the present collaboration agreement, in the shape of fully developed and demarcated plots along with numbers. The allotment of the said plots i.e. preferential location plots, plots falling in corner areas, A road, 24 meter road plots, East West North South facing plots etc. will be done in the same ratio as per the division of developed saleable area/plots mentioned in Para No.7 ibid.
9. The Second Party/Developers will allot and issue allotment letters of the plots of the share of the First Party/Owners as mentioned in Para 7 & 8 aforementioned within 30 days of getting the license.
10. The offer of possession and delivery of actual physical possession / hand over of the plots will be given to the First Party/Owners & buyers only after development of the said gated plotted colony and demarcation of plot with numbering, roads, sewers, street lights etc. as per prescribed in the license from the competent authorities.



FOR SUNLIT INFRACON LLP.
[Signature]
DESIGNATED PARTNER

FOR SUNLIT INFRACON LLP.
[Signature]
DESIGNATED PARTNER

11. The Second Party/Developers will not be entitled to sell the plots or bargain with anybody of the area to the extent of 5000 sq.yards (3000 sq. yards of developed saleable area/plots i.e. in the first phase for which license for

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development will be applied and obtained for 15 acres & 2000 sq. yards of developed saleable area/plots i.e. in the second phase for which license for development will be applied and obtained for remaining 8 acres of land till the issuance of Occupation/Completion/services Certificate from the competent authorities. However they can sell the area over and above the aforesaid area.

12. That the First Party/Owners would be entitled to and will have full right to sell their respective share of the plots and the developer shall not raise any kind of obstacles and objections and they undertake to be bound by it.

13. That at the time of execution of the present collaboration agreement, the Second Party/Developers have made payment of following amounts to the First Party/Owners:

Amount paid to First Party/Owners: Rs.3,25,00,000/- (Rupees Three Crores Twenty Five Lac Only) for the first phase i.e. 15 acres and Rs. 2,00,00,000 (Rupees Two Crore Only) for the second phase i.e. 8 acres

In the following manner.

- 1. INR 25,00,000 fvg-PANKAJ BATRA- UTR- HDFCR52023092690620270
- 2. INR 50,00,000 fvg-DIGVIJAY SINGH KADIAN- UTR-HDFCR52023092690619445
- 3. INR 50,00,000 fvg-SATISH KUMAR-UTR-HDFCR52023092690633538
- 4. INR 25,00,000 fvg-SUNITA BATRA-UTR-HDFCR52023092690619574
- 5. INR 25,00,000 fvg-LALIT NAGPAL-UTR-HDFCR52023092891173513
- 6 Rs 40,00,000/- Cheque No 000006 Dated 28/09/2023 HDFC Bank Monil Kadian
- 7 Rs 40,00,000/- Cheque No 000008 Dated 28/09/2023 HDFC Bank Monil Kadian
- 8 Rs 38,75,000/- Cheque No 000009 Dated 28/09/2023 HDFC Bank Monil Kadian
- 9 Rs 50,00,000/- Cheque No 000010 Dated 28/09/2023 HDFC Bank Satish Kumar
- 10 Rs 50,00,000/- Cheque No 000011 Dated 28/09/2023 HDFC Bank Sunita Batra
- 11 Rs 37,50,000/- Cheque No 000012 Dated 28/09/2023 HDFC Bank Pankaj Batra
- 12 Rs 40,00,000/- Cheque No 000013 Dated 28/09/2023 HDFC Bank Digvijay Singh
- 13 Rs 28,75,000/- Cheque No 000014 Dated 28/09/2023 HDFC Bank Digvijay Singh
- 14 Rs 6,25,000/- Cheque No 000015 Dated 28/09/2023 HDFC Bank Monil Kadian
- 15 Rs 6,25,000/- Cheque No 000016 Dated 28/09/2023 HDFC Bank Digvijay Singh
- 16 Rs 12,50,000/- Cheque No 000017 Dated 28/09/2023 HDFC Bank Satish Kumar

SUNLIT INFRACON LLP.
DESIGNATED PARTNER

SUNLIT INFRACON LLP.
DESIGNATED PARTNER

Monil Kadian *Lalit Nagpal* *Satish Kumar* *Sunita Batra*

The aforementioned amounts have been paid to the First Party/Owners towards interest free refundable security deposit (IFRSD).

14. The IFRSD will only be refunded by the First Party/Owners to the Second Party/Developers within 09/Nine months after the actual physical possession of the plots has been delivered or handover of the plots to the First Party/Owners i.e. only after development of the said gated plotted colony and demarcation of plot with numbering, roads, sewers, street lights etc. as per prescribed in the license from the competent authorities. The First Party/Owners will be at the liberty to return the amount as it is or would have an option to adjust in the shape of plots of the market value at that time.

15. The First Party/Owners shall execute and get registered a Special Power of Attorney (SPA) in favour of the Second Party/Developers/nominee of the Second Party/Developer, simultaneously with the execution of this collaboration agreement, authorizing the Second Party/Developers not only to apply for and obtain the requisite license for development of the said land but also to develop the said project and to undertake further steps as may be necessary for development of the said project. In case the Second Party/Developers fails to comply with the condition mentioned in Para 3 of this collaboration agreement, the said SPA would automatically stands cancelled. It will be co terminus with that.

16. Once the license for development of the said land has been obtained by the Second Party/Developers within stipulated time period as mentioned in Para 3 on this

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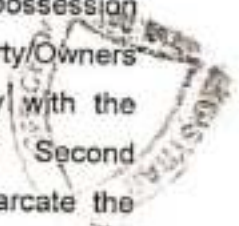
collaboration agreement, the First Party/Owners shall execute and get registered a General Power of Attorney (GPA) in favour of the Second Party/Developers or the nominee of the Second Party/Developers authorizing the Second Party/Developer to create third-party interest in the developed areas of the said project only limited to the share of the Second Party/Developers and not with the share of the First Party/Owners that too after the fulfilling of the conditions thereof as enumerated above. This will be subsequent to the approval/registration of the project with RERA/HRERA.

17. The Second Party/Developers undertakes to procure/obtain at its own cost and expense and with its own resources the requisite licenses, permissions, sanctions and approvals of all competent authorities for developing of gated plotted colony. The First Party/Owners agree in accordance with the terms and conditions herein recorded, to place at the complete disposal of the Second Party/Developers as may be necessary in the discretion of the Second Party/Developers for the purposes of obtaining the requisite license, permissions, sanctions and approvals for development and completion of the proposed colony on the said land. All expenses involved in and for obtaining license, clearances, permissions or sanctions etc. from the competent authorities and development, and completion of the proposed project shall be incurred/met and paid by the Second Party/Developers. The actual physical possession of the said land shall be delivered by the First Party/Owners to the Second Party/Developers simultaneously with the receipt of license for the project. The Second Party/Developers shall be fully entitled to demarcate the said land, to survey the same, to raise temporary structures upon the same, to place its guards upon the same etc. Once the possession has been delivered, the First Party/Owners

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DESIGNATED PARTNER
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shall not disturb or interfere with the possession of the Second Party/Developers till the purposes of the present collaboration agreement are fully achieved.

18. The Zoning Plans for the proposed gated plotted colony shall be in accordance with conformity with the Zonal Plan and the Rules and bye-laws of the Town and Country Planning Department, Haryana, and/or any other competent authority as may be prescribed /applicable pertaining to the said land as may be in force in the area. This will be ensured by the Second Party/Developers. The Second Party/Developers will discuss with the First Party/Owners and prepare the zoning plans. The Second Party/Developers shall also be entitled to seek modification or alteration or substitution of the zoning plans before the competent Department only after discussing the same with the First Party/Owners. Once the zoning plans of the gated plotted colony have been sanctioned, the First Party/Owners and the Second Party/Developers shall proceed to demarcate their respective shares of plots in the colony. The residential plots and commercial plots falling to the share of the First Party/Owners shall be duly identified & depicted in the copies of the zoning plans. There shall be no liability of the First Party/Owners of any kind whatsoever in regard with carrying out of works undertaken as assured by the Second Party/Developer qua the respective shares of the First Party/Owners in the land/plots/raasta.

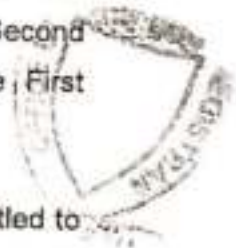
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DESIGNATED PARTNER

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19. The Second Party/Developers shall be fully entitled to all rights, title and interest in context of the area falling to its share. The Second Party/Developers shall also be entitled to create third-party interest, book, allot, agreement for sale and allotment letters, conveyance deed, and sale deed with regard to the area falling to their share only. However this will be subject to condition as mentioned in Para 11 of this collaboration agreement. All necessary powers on the basis

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of which Second Party/Developers may deal with its share in the project shall be duly granted by the First Party/Owners in the power of attorneys to be executed by them.

20. The Second Party/Developers shall abide by the terms of the license, approvals, permissions, RERA/HRERA and all other policies as may be applicable to the project.

21. The Second Party/Developers shall be bound to develop the said land in a time bound manner. In case, the license is not obtained in the aforementioned time period, the First Party/Owners shall be entitled to terminate this agreement by issuing a legal notice and no other legal proceedings shall be required in this regard and if there is an inordinate delay in the completion of the project or the Second Party/Developers fails to do the needful then the First Party/Owners shall have a right to terminate this agreement and to reclaim the said land. If the aforementioned occasion so arises then the IFRSD paid to the First Party/Owners shall stand forfeited for all intents and purposes. In case any dispute arises in regard to the title & ownership of the or a part of the land subject matter of this collaboration at any stage before obtaining of the license or at any other subsequent stage the total time of the project would be proportionally extended.

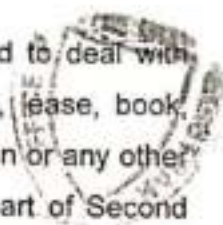
JR SUNLIT INFRACON LLP.
[Signature]
DESIGNATED PARTNER

22. The First Party/Owners shall be entitled to deal with the area falling to its share including to sell, lease, book, alienate it and if any paperwork, documentation or any other sort of assistance and co-operation on the part of Second Party/Developers is required by the First Party/Owners then the Second Party/Developers shall duly oblige them. The Second Party/Developers shall acknowledge the purchasers of the sales made by the First Party/Owners of their share as valid allottees of the project.

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DESIGNATED PARTNER

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23. The Second Party/Developers shall advertise the project at its own costs and expenditure by distributing pamphlets, brochures, advertise the same in newspapers, magazines, radio, social media, or by putting sign boards or through any other mode of advertisement, the Second Party/Developers deems fit. The Second Party/Developers shall name the project only after discussing the same with the First Party/Owners.

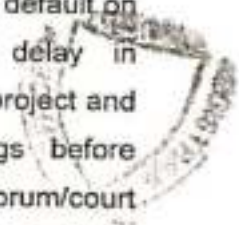
24. The Directors of the partnership firm i.e. the Second Party/Developers would not be changed at any point of time during the development of the project and even after the completion of the project. However at any point of time anything is to be done in this regard that would be done with the prior approval/consent of the First Party/Owners.

25. The Second Party/Developers shall be exclusively liable for making all compliances as required or as may be required under RERA/HRERA. The defaults if any committed in this regard shall be the sole liability of the Second Party/Developers and the Second Party/Developers shall keep the First Party/Owners saved and indemnified in this regard. The Second Party/Developers shall ensure that the project account as opened under RERA/HRERA is properly utilized as per rules. In case there is any default on the part of the Second Party/Developers, delay in completion of the project or abandonment of the project and such circumstances lead to legal proceedings before RERA/HRERA, consumer court or any other forum/court, then the Second Party/Developers shall be exclusively liable for the same including the cost of litigation, result of litigation, refunds if any to be made, delayed payment interest/penalty if any to be made and the Second Party/Developers shall keep the First Party/Owners saved and indemnified in this regard.

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OR SUNLIT INFRACON LLP.
DESIGNATED PARTNER
H. S. Jindani

Signature of Sunlit Infracon LLP
Signature of First Party/Owners
Signature of H. S. Jindani



26. All rates, cesses and taxes due and payable in respect of the said land upto the date of this collaboration agreement shall be the exclusive liability of the First Party/Owners.

27. The First Party/Owners covenant with the Second Party/Developers that they shall provide all documentary evidence, support, sign and execute necessary and such other documents, letters etc. as may be required to be submitted to the Town and Country Planning Department, Haryana and/or any other competent authority for the development and completion of the said gated plotted colony.

28. The First Party/Owners and Second Party/Developers shall be responsible and liable in respect of income-tax and/or other statutory liabilities as far as respective sale proceeds from the project are competent.

29. The First Party/Owners shall not interfere with or obstruct in any manner with the execution and completion of the work of development of the said gated plotted colony subject to the fulfilling of the pre-conditions thereof.

30. On execution of this collaboration agreement, the Second Party/Developers shall be entitled to enter upon the entire said land, 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 competent in the matter for change of land use and obtaining of requisite licenses, permissions, sanctions and approvals for development, and completion of the proposed gated plotted colony on the said land. The Second Party/Developers shall be at liberty to put up its sign boards at the premises of the said land of the gated plotted

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colony and that would be raised as per the zoning plans wherein the public would be free to book the areas/spaces in conformity with applicable policies.

31. The common areas i.e. parks, green belts, trees, plantations, security, STP etc. of the said project shall be maintained by professional maintenance company appointed by the Second Party/Developer for a period Five years from the date of grant of occupation/completion/services certificate.
32. If the First Party/Owners sell/transfer their respective share of plots before conveyance deed then the Second Party/Developers will not claim/charge any transfer charges/fee etc. from the First Party/Owners or any buyer. The Second Party/Developers will be responsible for getting the Property ID of the project as well as individually of the residential and commercial plots of the First Party/Owners also.
33. The Second Party/Developers will not claim/charge any maintenance charges/fee etc. from the First Party/Owners after hand over of the plots of their respective shares. However, the Second Party/Developers will be at the liberty to claim/charge the same from the buyers from the date of hand over of the plots to the buyers only.
34. In case any accident/incident occurs or happens with any person or entity during the process or course of development of the said project then the Second Party/Developers shall be wholly & solely responsible and liable for the same and shall meet all kinds of claims/expenses for the same and shall keep the First Party/Owners indemnified in this regard.

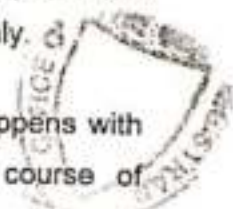
FOR SUNLIT INFRACON LLP.

DESIGNATED PARTNER

FOR SUNLIT INFRACON LLP.
DESIGNATED PARTNER

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Handwritten signatures and notes: "Lalit Kumar", "Pankaj", "Mishra", "Babu"



35. If any provision of this collaboration agreement shall be determined to be void or unenforceable under applicable law, such provisions shall be deemed to be amended or deleted in so far as reasonably inconsistent with the purpose of this collaboration agreement and to the extent necessary to conform to applicable law and remaining provision of this agreement shall remain valid and enforceable in accordance with their terms. However the parties would be bound by it.
36. This agreement is subject to force majeure which would be beyond control of the Second Party/Developers & First Party/Owners or change of any Govt. policies etc.
37. This collaboration agreement is irrevocable till the cancellation/rescinding of the collaboration agreement due to any reason.
38. The Courts of District Panchkula, Haryana will have the jurisdiction, if any dispute arises out or crops up in connection of the present agreement or relating to the project between the parties.
39. That all costs stamping, engrossing and registration of this collaboration agreement shall be borne by the Second Party/Developer only.

Newfading

Chandian

*Shiv Kumar
Ramesh Kumar*

Jala Nishu

Mansi Bhatnagar

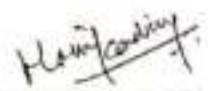
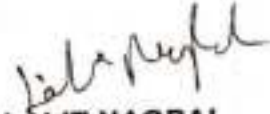


FOR SUNLIT INFRACON LLP.
[Signature]
DESIGNATED PARTNER

FOR SUNLIT INFRACON LLP.
[Signature]
DESIGNATED PARTNER

In witness whereof, the parties hereto have signed this Collaboration Agreement in the day, month and year first mentioned above

  
SATISH KUMAR , SUNITA BATRA , PANKAJ BATRA ,

  
MONIL KADIAN , DIGVIJAY SINGH KADIAN , LALIT NAGPAL.

(FIRST PARTY/OWNERS)

FOR SUNLIT INFRACON LLP.


DESIGNATED PARTNER


HARSH GUPTA

(FOR M/S SUNLIT INFRACON LLP)

(SECOND PARTY/DEVELOPER)

WITNESS NO.1


SUNLIT INFRACON LLP
DESIGNATED PARTNER


WITNESS NO.2

Narender Singh Kadiyan
S/o Ram Kishan
R/o 8P Sector 21 Panchkula
Aadhar No 4392 0060 869
Mob 9215214214

FOR SUNLIT INFRACON LLP.

DESIGNATED PARTNER

FOR SUNLIT INFRACON LLP.

DESIGNATED PARTNER

ANNEXTURE-1

Schedule of Land Village Billa Teh & Distt. Panchkula
 Hadbast No. 237 Year of Jamabandi 2017-2018

Khewat No.	Khatoni No.	Rect. No.	Killa No.	Area		Owner's Name with Share
				K	M	
62	62	100	9	8	0	Sunita W/o Satish Kumar S/o Arjun Dev 80/267 Share Monil & Digvijay Singh Sons of Narender Singh S/o Ram Kishan 187/267 Share
185	187	92	23	8	0	Satish Kumar Batra s/o Arjun Dev S/o Tirath Dass 1/2 Share Digvijay Singh & Monil sons of Narender Singh S/o Ram Kishan 1/2 Share
367	373	100	2 8/2/1	8 3 12	18 2 0	Digvijay Singh & Monil sons of Narender Singh S/o Ram Kishan 4/5 Share Mutation No. 5379 Sunita W/o Satish Kumar S/o Arjun Dev 1/5 Share
368	374	100	8/2/2	1	12	Sunita W/o Satish Kumar S/o Arjun Dev 80/267 Share Monil & Digvijay Singh Sons of Narender Singh S/o Ram Kishan 187/267 Share
376	382	92	24 25	8 8	0 0	Satish Kumar Batra s/o Arjun Dev S/o Tirath Dass 9/40 Share Mutation No. 5362 Sunita W/o Satish Kumar S/o Arjun Dev 9/40 Share Lalit Kumar S/o Chella Ram 1/10 Share Digvijay Singh & Monil sons of Narender Singh S/o Ram Kishan 9/20 Share Mutation No 5379
377	383	92	16/2 17/2	5 5 10	7 7 14	Monil & Digvijay Singh Sons of Narender Singh S/o Ram Kishan 9/20 Share Mutation No 5379 Lalit Kumar S/o Chella Ram 7/160 Share Satish Kumar Batra s/o Arjun Dev S/o Tirath Dass 9/40 Share Mutation No 5362 Sunita W/o Satish Kumar S/o Arjun Dev 9/32 Share

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 DESIGNATED PARTNER

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Handwritten signatures: S/o Arjun Dev, Ram Kishan, Anil Bhatia

Handwritten signatures: Anil Bhatia, Ram Kishan

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 DESIGNATED PARTNER

Khevat No.	Khatoni No.	Rect. No.	Killa No.	Area		Owner's Name with Share
				K	M	
517	529	93 101	23 2/2 3/1 9/1 9/2	8 6 0 2 5 <u>23</u>	0 18 12 8 12 <u>10</u>	Monil & Digvijay Singh Sons of Narender Singh S/o Ram Kishan Equal Share
525 Min	537 Min	93	18	8	0	Lalit Kumar S/o ChellaRam 1/3 Share Satish Kumar S/o Arjun Dev S/o Tirath Ram 1/3 Share Monil & Digvijay Singh Sons of Narender Singh S/o Ram Kishan 1/3 Share
551	563	93	16/3/2/1 17/2/1 24/1	1 6 2 <u>10</u>	2 12 12 <u>6</u>	Satish Kumar S/o Arjun Dev S/o Tirath Ram 76/263 Share Pankaj Batra S/o Satish Kumar S/o Arjun Dev 187/263 Share Mutation No. 5305
570	582	93	22	7	4	Satish Kumar Batra s/o Arjun Dev S/o Tirath Dass 1/2 Share Mutation No. 5362 Monil & Digvijay Singh Sons of Narender Singh S/o Ram Kishan 1/2 Share
571	583	93	19 20 21	7 8 8 <u>23</u>	4 0 0 <u>4</u>	Satish Kumar Batra s/o Arjun Dev S/o Tirath Dass 9/20 Share Lalit Kumar S/o ChellaRam 1/10 Share Digvijay Singh & Monil sons of Narender Singh S/o Ram Kishan 9/20 Share Mutation No. 5379
828	845	92	18/2	2	0	Satish Kumar Batra s/o Arjun Dev S/o Tirath Dass 1/2 Share Monil & Digvijay Singh Sons of Narender Singh S/o Ram Kishan 1/2 Share
Khevat	Khatoni	Rect.	Killa	Area		Owner's Name with Share

FOR SUNLIT INFRACON LLP.
DESIGNATED PARTNER

Monil Parkhi

Satish Kumar
Pankaj Batra
Anubh Bhatia

Infracon
Lalit 00217

2

FOR SUNLIT INFRACON LLP.
DESIGNATED PARTNER

Reg. No.

Reg. Year

Book No.

2535

2023-2024

1



पेशकती



दावेदार



गवाह



पेशकती :- SATISH KUMAR, SUNITA BATRA, PANKAJ BATRA, MONIL KADIAN
 DIGVIJAY SINGH KADIAN, LALIT NAGPAL
 दावेदार :- thru HARSH GUPTA OTHERMS SUNLIT INFRACON LLP INCORPORATED
 PURSUANT TO SECTION _____
 गवाह 1 :- HARI RAM KESHAV
 गवाह 2 :- N S KADIYAN
 प्रमाण पत्र

उप/संयुक्त पंजीयन अधिकारी(DRO)
 Panchkula

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2535 आज दिनांक 28-09-2023 को बही नं 1 जिल्द नं 20 के पृष्ठ नं 71.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 411 के पृष्ठ संख्या 84 से 87 पर विपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्तक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 28-09-2023

उप/संयुक्त पंजीयन अधिकारी DRO Panchkula

FOR SUNLIT INFRACON LLP.

DESIGNATED PARTNER

No.	No.	No.	No.	K	M	
873	890	100	1/1	5	2	Sunita W/o Satish Kumar S/o Arjun Dev 1/5 Share Monil & Digvijay Singh Sons of Narender Singh S/o Ram Kishan 4/5 Share
979	1008	101	11/1 16/2 17 18 20 22 23	6 1 8 8 8 8 8	16 12 0 0 0 0 0	Satish Kumar Batra s/o Arjun Dev S/o Tirath Dass 375/968 Share Mutation No 5362 Sunita Batra W/o Satish Kumar S/o Arjun Dev 1/4 Share Digvijay Singh & Monil sons of Narender Singh S/o Ram Kishan 153/968 Share Mutation No. 5379 Satish Kumar Batra s/o Arjun Dev S/o Tirath Dass 7/88 Share Monil & Digvijay Singh Sons of Narender Singh S/o Ram Kishan 1/8 Share
				48	8	

Total Land:- 184 Kanal ² Marie
Land in Acre:- 23.0000



Mainly Punjab
Shiv Kumar
Ramesh Kumar

Anish Bahar
Hardeep Singh

FOR SUNLIT INFRACON LLP.
[Signature]
DESIGNATED PARTNER

FOR SUNLIT INFRACON LLP.
[Signature]
DESIGNATED PARTNER

Reg. No.

Reg. Year

Book No.

2535

2022-2023

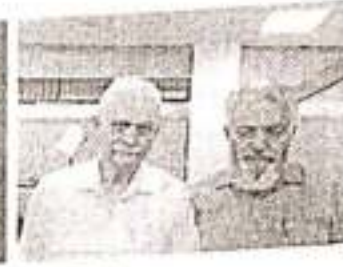
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विक्रेता



क्रेता



गवाह



उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- PAWAN KUMAR SINGLA SHIPRA GARG VINOD
KUMAR

क्रेता :- KUSH GUPTAPRATIBHA JAIN

गवाह 1 :- HARI RAM KESHAV ADV

गवाह 2 :- UMESH KUMAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2535 आज दिनांक 04-11-2022 को बही नं 1 जिल्द नं 14 के पृष्ठ नं 188.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 255 के पृष्ठ संख्या 63 से 68 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 04-11-2022

उप/संयुक्त पंजीयन अधिकारी NT पंचकूला

FOR SUNLIT INERACON LLP.

DESIGNATED PARTNER



Certificate No. P0W2023J292



Stamp Duty Paid : ₹ 101

GRN No. 108611942



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Satish Kumar Batra

H.No/Floor: 940

Sector/Ward: 9

LandMark: 0

City/Village: Panchkula

District: Panchkula

State: Haryana

Phone: 62*****54

Others: Sunita batra pankaj batra monil kadian d... kadian lalit nagpal

**Buyer / Second Party Detail**

Name: Sunlit Infracon Llp

H.No/Floor: 406

Sector/Ward: 6

LandMark: 0

City/Village: Panchkula

District: Panchkula

State: Haryana

Phone: 62*****54

Purpose: TATIMA DEED

2848

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

ADDENDUM / CORRIGENDUM / AMENDMENT TO THE
COLLABORATION AGREEMENT DATED 28.09.2023 BEARING
DOCUMENT NO.2535 REGISTERED WITH SUB REGISTGAR,
PANCHKULA.

This addendum/ corrigendum/ amendment agreement is being executed to
the aforesaid collaboration agreement dated 28.09.2023 at Panchkula,
Haryana, India today 25th October 2023 by and between:

- 1) Sh.Satish Kumar s/o Late Sh. Arjan Dev s/o H.No.940, Sector-9,
Panchkula-134109, Haryana.
PAN-ANXPK8164H, Aadhaar No. 8385 5349 3794;
- 2) Smt.Sunita Batra w/o Sh.Satish Kumar r/o H.No.940, Sector-9,
Panchkulā-134109, Haryana.
PAN-AJBPB5282H, Aadhaar No. 2027 2827 3803;
- 3) Sh.Pankaj Batra s/o Sh.Satish Kumar, r/o H.No.940, Sector-9,
Panchkula-134109, Haryana.
PAN-AJBPB5281E, Aadhaar No. 5815 8535 8096;

FOR SUNLIT INFRACON LLP
DESIGNATED PARTNER

FOR SUNLIT INFRACON LLP.

DESIGNATED PARTNER

of kadian

Sh. Arjan Dev s/o
Sunita Batra

Monil Kadian

-2-
Sunita Batra
Lalit Nagpal

डीड संबंधी विवरण

डीड का नाम TARTIMA
 तहसील/सब-तहसील पंचकूला
 गांव/शहर बिल्ला

धन संबंधी विवरण

राशि 10 रुपये स्टाम्प ड्यूटी की राशि 3 रुपये
 स्टाम्प नं : POW2023J292 स्टाम्प की राशि 101 रुपये
 रजिस्ट्रेशन फीस की राशि 100 रुपये EChallan:108690733 पेस्टिंग शुल्क 3 रुपये

Drafted By: VED PARKASH GROVER

Service Charge:200

यह प्रलेख आज दिनांक 25-10-2023 दिन बुधवार समय 3:58:00 PM बजे श्री/श्रीमती /कुमारी

SATISH KUMAR पुत्र ARJAN DEV SUNITA BATRA पत्नी SATISH KUMAR PANKAJ BATRA पुत्र SATISH KUMAR MONIL KADIAN पुत्र NARENDER SINGH KADIAN DIGVIJAY SINGH KADIAN पुत्र NARENDER SINGH KADIAN LALIT NAGPAL पुत्र CHELA RAM निवास्त MURTHAL SONIPAT द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (पंचकूला)

हस्ताक्षर प्रस्तुतकर्ता SATISH KUMAR SUNITA BATRA PANKAJ BATRA MONIL KADIAN DIGVIJAY SINGH KADIAN LALIT NAGPAL

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MS SUNLIT INFRACON LLP INCORPORATED PURSUNAT LTD thru SNEHA GUPTA AND HARSH GUPTA OTHER हाजिर है। प्रतुत प्रलेख के तर्जुमों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी HARI RAM KESHAV ADV पिता SEHAJ RAM निवासी PKL व श्री/श्रीमती /कुमारी RAMESH KUMAR GUPTA पिता CHANAN MAL निवासी 406/6 PKL ने की।

साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

FOR SUNLIT INFRACON LLP
 FOR SUNLIT INFRACON LLP
 TITR
 31 10 2023

FOR SUNLIT INFRACON LLP

- 4) Sh.Monil Kadian s/o Sh.Narender Singh Kadian r/o H.No.53, Block-C, Vipul World, Sector-48, Gurgaon-122001, Haryana.
PAN-BRGPK3234A, Aadhaar No. 2851 6086 2446;
- 5) Sh.Digvijay Singh Kadian s/o Sh.Narender Singh Kadian r/o H.No.8P, Sector-21, Panchkula-134112, Haryana.
PAN-CVHPS6540M, Aadhaar No. 8106 9171 3972;
- 6) Sh.Lalit Nagpal s/o Sh. Chela Ram r/o H.No.2068, Eldeco County, Sector-19, GT Karnal Road, Murthal, Sonipat-131027, Haryana.
PAN-AAHPN9543J, Aadhaar No. 5947 3129 1997.

(Hereinafter referred to as the "Owner/s" which expression repugnant or opposed to the context thereof includes their heirs, successors, representatives, nominees and assigns) being **FIRST PARTY**.

AND

M/s SUNLIT INFRACON LLP INCORPORATED PURSUANT TO SECTION 12(1) OF THE Limited Liability Partnership Act, 2008 with the Govt. Of India, Ministry of Corporate Affairs with LLP Identification No. ACC -8262, PAN No.AFCFS2631C*, TAN No. RTKS42959A* incorporated on 5.9.2009 (issued on 4.9.2023) in the teeth of LLP agreement dated 5.9.2023 executed *between*

- 1) Ms.Sneha Gupta d/o Sh. Ramesh Gupta, r/o 11 & 12, Upmohal Parwanoo, Sector-1, Solan, Kasauli (T), Parwanoo, Himachal Pradesh-173220.
PAN NO.BCBPG1878G, AADHAAR No.7429 6975 5362;

AND

- 2) Mr.Harsh Gupta s/o Sh.Ramesh Gupta, r/o H.No. 406, Sector-6, Panchkula-134109, Haryana
PAN NO.CLPPG7536K, AADHAAR No.3419 3975 488 2

..... Director's/Partner's

FOR SUNLIT INFRACON LLP.

FOR SUNLIT INFRACON LLP.
DESIGNATED PARTNER

[Signature]
DESIGNATED PARTNER

[Signature]
Kadian

[Signature]
Ramesh Gupta

[Signature]
Mainfanding

-3-
[Signature]
Chali Badi
kalk

Whereas Mr. Harsh Gupta s/o Sh. Ramesh Gupta, r/o H.No. 406, Sector-6, Panchkula-134109, Haryana;

PAN NO. CLPPG7536K, AADHAAR No. 3419 3975 4882

Partner has been authorized/empowered to execute this collaboration agreement vide Resolution dated 20.09.2023 (an authenticated copy of the same is attached as **ANNEXURE A-1**).

(Hereinafter referred to as the "Developer/s" which expression repugnant or opposed to the context thereof includes their heirs, successors, representatives, nominees and assigns) being **SECOND PARTY**.

--

The following clauses would take the place of the original clauses No.3 and 4 as substitution.

3. The Second Party/Developers shall apply for and obtain the requisite license/permission/approvals etc. for developing a gated plotted colony upon the said land from the Town & Country Planning Department Haryana or any other competent authority.

4. The Second Party/Developers shall develop (roads, storm water drain, water line, sewers, electricity line, street poles, walking pathways, parks, community centre, entry gate, boundary wall etc. as prescribed in the license) and obtain Occupation/Completion/Services Certificate of the entire licensed area of the said land. The Second Party/Developers shall keep the First Party/Owners informed and apprised of the owners, from time to time regarding the development works of the said project and the inter se correspondence between the

-4-

of Jodhan

*Shri M. K. Singh
Ramesh Gupta*

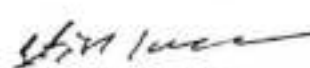
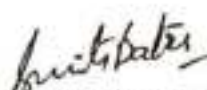
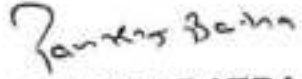



*Navajyoti Singh
J. Shri B. Singh*

Self

FOR SUNLIT INFRACON LLP.
DESIGNATED PARTNER
FOR SUNLIT INFRACON LLP.
DESIGNATED PARTNER


Developer and Government machinery and officers/officials connected with the project and for and in connection with the project.

In witness whereof, the parties hereto have signed this Collaboration Agreement in the day, month and year first mentioned above


SATISH KUMAR , 
SUNITA BATRA , 
PANKAJ BATRA ,

MONIL KADIAN , 
DIGVIJAY SINGH KADIAN , 
LALIT NAGPAL .

(FIRST PARTY/OWNERS)



FOR SUNLIT INFRACON LLP,


 DESIGNATED PARTNER
HARSH GUPTA

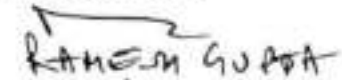
(FOR M/S SUNLIT INFRACON LLP)

(SECOND PARTY/DEVELOPER)

WITNESS NO.1


 H. R. Kashyap
 FOR M/S SUNLIT INFRACON LLP
 Advocate


WITNESS NO.2


 V.P. GROVER
 DOCUMENT WRITER
 PANCHKULA
 Mob. 9417416868
 RANESH GUPTA
 90 Late in Chander Moh
 No 406 Sector 1
 Panchkula.

FOR SUNLIT INFRACON LLP,


 DESIGNATED PARTNER



पेशकर्ता



दावेदार



गवाह



उप पंजीयन अधिकारी SDM
Panchkula

पेशकर्ता :- *Satish Kumar Sunita Batra Pankaj Batra*
SATISH KUMAR SUNITA BATRA PANKAJ BATRA MONIL KADIAN *Monil Kadian*
DIGVIJAY SINGH KADIAN LALIT NAGPAL *Lalit Nagpal*
दावेदार :- thru SNEHA GUPTA AND HARSH GURTAOTHERMS SUNLIT INFRACON LLP
INCORPORATED PURSUNAT LTD *Harsh Gurta*
गवाह 1 :- HARI RAM KESHAV ADV *Hari Ram Keshav*
गवाह 2 :- RAMESH KUMAR GUPTA *Ramesh Kumar Gupta*

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2848 आज दिनांक 25-10-2023 को बही नं 1 जिल्द नं 20 के पृष्ठ नं 148 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 421 के पृष्ठ संख्या 88 से 91 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 25-10-2023

mas
उप पंजीयन अधिकारी SDM Panchkula

FOR SUNLIT INFRACON LLP.

Harsh Gurta
DIRECTOR PARTNER

INFRACON LLP

DIRECTOR PARTNER

ANNEXTURE-1
Schedule of Land Village Billa Teh & Distt. Panchkula
Hadbast No. 237 Year of Jamabandi 2017-2018

Khewat No.	Khatoni No.	Rect. No.	Killa No.	Area		Owner's Name with Share
				K	M	
62	62	100	9	8	0	Sunita W/o Satish Kumar S/o Arjun Dev 80/267 Share Monil & Digvijay Singh Sons of Narender Singh S/o Ram Kishan 187/267 Share
185	187	92	23	8	0	Satish Kumar Batra s/o Arjun Dev S/o Tirath Dass 1/2 Share Digvijay Singh & Monil sons of Narender Singh S/o Ram Kishan 1/2 Share
367	373	100	2 8/2/1	8 3 12	18 2 0	Digvijay Singh & Monil sons of Narender Singh S/o Ram Kishan 4/5 Share Mutation No. 5379 Sunita W/o Satish Kumar S/o Arjun Dev 1/5 Share
368	374	100	8/2/2	1	12	Sunita W/o Satish Kumar S/o Arjun Dev 80/267 Share Monil & Digvijay Singh Sons of Narender Singh S/o Ram Kishan 187/267 Share
376	382	92	24 25	8 8	0 0	Satish Kumar Batra s/o Arjun Dev S/o Tirath Dass 9/40 Share Mutation No. 5362 Sunita W/o Satish Kumar S/o Arjun Dev 9/40 Share Lalit Kumar S/o ChellaRam 1/10 Share Digvijay Singh & Monil sons of Narender Singh S/o Ram Kishan 9/20 Share Mutation No 5379
377	383	92	16/2 17/2	5 5 10	7 7 14	Monil & Digvijay Singh Sons of Narender Singh S/o Ram Kishan 9/20 Share Mutation No 5379 Lalit Kumar S/o ChellaRam 7/160 Share Satish Kumar Batra s/o Arjun Dev S/o Tirath Dass 9/40 Share Mutation No 5362 Sunita W/o Satish Kumar S/o Arjun Dev 9/32 Share

DESIGNATED PARTNER

FOR SUNLIT INFRACON LLP

FOR SUNLIT INFRACON LLP.

DESIGNATED PARTNER

Madan

*Sri 1000
Ramesh 3000*

Moufending

*Sunita Batra
1
K*

Khewat No.	Khatoni No.	Rect. No.	Killa No.	Area		Owner's Name with Share
				K	M	
517	529	93 101	23 2/2 3/1 9/1 9/2	8 6 0 2 5 <u>23</u>	0 18 12 8 12 <u>10</u>	Monil & Digvijay Singh Sons of Narender Singh S/o Ram Kishan Equal Share
525 Min	537 Min	93	18	8	0	Lalit Kumar S/o ChellaRam 1/3 Share Satish Kumar S/o Arjun Dev S/o Tirath Ram 1/3 Share Monil & Digvijay Singh Sons of Narender Singh S/o Ram Kishan 1/3 Share
551	563	93	16/3/2/1 17/2/1 24/1	1 6 2 <u>10</u>	9 12 12 <u>13</u>	Satish Kumar S/o Arjun Dev S/o Tirath Ram 76/263 Share Pankaj Batra S/o Satish Kumar S/o Arjun Dev 187/263 Share Mutation No. 5305
570	582	93	22	7	4	Satish Kumar Batra s/o Arjun Dev S/o Tirath Dass 1/2 Share Mutation No. 5362 Monil & Digvijay Singh Sons of Narender Singh S/o Ram Kishan 1/2 Share
571	583	93	19 20 21	7 8 8 <u>23</u>	4 0 0 <u>4</u>	Satish Kumar Batra s/o Arjun Dev S/o Tirath Dass 9/20 Share Lalit Kumar S/o ChellaRam 1/10 Share Digvijay Singh & Monil sons of Narender Singh S/o Ram Kishan 9/20 Share Mutation No. 5379
828	845	92	18/2	2	0	Satish Kumar Batra s/o Arjun Dev S/o Tirath Dass 1/2 Share Monil & Digvijay Singh Sons of Narender Singh S/o Ram Kishan 1/2 Share

FOR SUNLIT INFRACON LLP.
 DESIGNATED PARTNER

FOR SUNLIT INFRACON LLP.

DESIGNATED PARTNER

Handwritten signatures and notes:
 Adar Singh
 Kamlesh Batra
 Mainpuri
 3
 K. N. A.

Khewat No.	Khatoni No.	Rect. No.	Killa No.	Area		Owner's Name with Share
				K	M	
873	890	100	1/1	5	2	Sunita W/o Satish Kumar S/o Arjun Dev 1/5 Share Monil & Digvijay Singh Sons of Narender Singh S/o Ram Kishan 4/5 Share
979	1008	101	11/1	6	16	Satish Kumar Batra s/o Arjun Dev S/o Tirath Dass 375/968 Share Mutation No 5362 Sunita Batra W/o Satish Kumar S/o Arjun Dev 1/4 Share Digvijay Singh & Monil sons of Narender Singh S/o Ram Kishan 153/968 Share Mutation No. 5379 Satish Kumar Batra s/o Arjun Dev S/o Tirath Dass 7/88 Share Monil & Digvijay Singh Sons of Narender Singh S/o Ram Kishan 1/8 Share
			16/2	1	12	
			17	8	0	
			18	8	0	
			20	8	0	
			22	8	0	
			23	8	0	
				48	8	

Total Land: - 184 Kanal 0 Marla

Land in Acre: - 23.04000

FOR SUNLIT INFRACON LLP.

[Signature]
DESIGNATED PARTNER

Medion Satish Kumar
Ranvijay Manufacturing

Sunita Batra
Part

FOR SUNLIT INFRACON LLP.

[Signature]
DESIGNATED PARTNER

Owner Detail

Name	Area			Acre
	K	M	S	
Sunita	25	0	0	3.125
Monil	45	12	0	5.7
Digvijay	45	12	0	5.7
Satish Kumar	53	11	0	6.69375
Purshotamdas	39	14	1	4.9625
Pankaj	7	11	5	0.94375
Lalit Kumar	7	1	0	0.88125

Total Land 184 Kanal 0 Marla (23.00000 Acre)

FOR SUNLIT INFRACON LLP.

DESIGNATED PARTNER

Madan Satish Kumar
Ranjay Bahra

Lal

Manufacturing
Mit Bahra

FOR SUNLIT INFRACON LLP.

DESIGNATED PARTNER

Non-Judicial



Indian-Non Judicial Stamp
Haryana Government



Date: 28/09/2023

Certificate No. P0262023109

QRN No. 107649566



Stamp Duty Paid: ₹ 1000

Penalty: ₹ 0

(In Rupees)

Seller / First Party Detail

Name: Satish Batra

H.No/Floor: 940

Sector/Ward: 9

LandMark: 0

City/Village: Panchkula

District: Panchkula

State: Haryana

Phone: 62*****54



216
5

Buyer / Second Party Detail

Name: Sunlit Infracon Llp

H.No/Floor: 406

Sector/Ward: 6

LandMark: 0

City/Village: Panchkula

District: Panchkula

State: Haryana

Phone: 62*****54

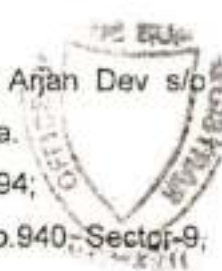
Purpose: S.P.A

SPECIAL POWER OF ATTORNEY

This Deed of Power of Attorney is executed at Panchkula, Haryana, India on 28th September 2023 by and between;

BY

- 1) Sh.Satish Kumar s/o Late Sh. Arjun Dev @ Arjun Dev s/o H.No.940, Sector-9, Panchkula-134109, Haryana. PAN-ANXPK8164H, Aadhaar No. 8385 5349 3794;
- 2) Smt.Sunita Batra w/o Sh.Satish Kumar r/o H.No.940, Sector-9, Panchkula-134109, Haryana. PAN-AJBPB5282H, Aadhaar No. 2027 2827 3803;
- 3) Sh.Pankaj Batra s/o Sh.Satish Kumar, r/o H.No.940, Sector-9, Panchkula-134109, Haryana. PAN-AJBPB5281E, Aadhaar No. 5815 8535 8096;
- 4) Sh.Monil Kadian s/o Sh.Narender Singh Kadian r/o H.No.53, Block-C, Vipul World, Sector-48, Gurgaon-122001, Haryana. PAN-BRGPK3234A, Aadhaar No. 2851 6086 2446;



FOR SUNLIT INFRACON LLP.
DESIGNATED PARTNER

Handwritten signatures and names:
Sunita Batra
Pankaj Batra
Monil Kadian
Satish Kumar
Late Arjun Dev

पत्र सं: 216

दिनांक: 28-09-2023

डीड संबंधी विवरण	
डीड का नाम	SPA
तहसील/सब-तहसील	पंचकुला
गांव/शहर	पंचकुला
धन संबंधी विवरण	
राशि 0 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं: P0287013189	स्टाम्प की राशि 1000 रुपये
इजिस्ट्रेशन फीस की राशि 100 रुपये	EC Number: 107709812
	पेंटिंग शुल्क 3 रुपये
Dr. Issued By: VED PARKASH GROVER	Service Charge: 200

वह पत्र संख्या आज दिनांक 28-09-2023 दिन बुधवार समय 6.00.00 PM बजे श्री/श्रीमती /कुमारी SATISH KUMAR पुत्र AJJUN DEV SUNITA BATRA पत्नी SATISH KUMAR PANKAJ BATRA पुत्र SATISH KUMAR MINDIL KADIAN पुत्र NARENDER SINGH KADIAN DIGVIJAY SINGH KADIAN पुत्र NARENDER SINGH KADIAN LALIT NAGPAL पुत्र CHELA RAM निवास SONBET द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Satish Kumar
Ajjun Dev
Sunita Batra
Mindil Kadian
Narender Singh
Digvijay Singh
Lalit Nagpal
 स्वतंत्र प्रत्यक्षकारी
 SATISH KUMAR SUNITA BATRA PANKAJ BATRA MINDIL KADIAN DIGVIJAY SINGH KADIAN LALIT NAGPAL

[Signature]
 उपरोक्त पंजीकरण अधिकारी (पंचकुला)

उपरोक्त पत्रकारी व श्री/श्रीमती /कुमारी SUNEET INFRACON LLP INCORPORATED PURSUANT thru HARSH GUPTA OTHER हाजिर है। प्रस्तुत प्रवेश के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी HARI RAM KASHYAP ADV पित्त SAHEJ RAM निवासी 276/12A PSE 1 व श्री/श्रीमती /कुमारी NARENDER SINGH KADIYAN पित्त RAM KISHAN निवासी 276/12A PSE 1 ने की।
 राश्री नं:1 को हम सम्बरदार /अधिकृत के रूप में जानते हैं तथा वह राश्री नं:2 की पहचान करता है।

[Signature]
[Signature]
[Signature]
[Signature]

FOR SUNEET INFRACON LLP.
 DESIGNATED PARTNER

5) Sh.Digvijay Singh Kadian s/o Sh.Narender Singh Kadian r/o
H.No.8P, Sector-21, Panchkula-134112, Haryana.
PAN-CVHPS6540M, Aadhaar No. 8106 9171 3972;

6) Sh.Lalit Nagpal s/o Sh. Chela Ram r/o H.No.2068, Eldeco
County, Sector-19, GT Karnal Road, Murthal, Sonipat-131027,
Haryana.
PAN-AAHPN9543J, Aadhaar No. 5947 3129 1997.

(hereinafter referred to as the "Executants"), being **FIRST
PARTY**.

IN FAVOUR OF

M/s SUNLIT INFRACON LLP INCORPORATED PURSUANT TO
SECTION 12(1) OF THE Limited Liability Partnership Act, 2008 with
the Govt. Of India, Ministry of Corporate Affairs with LLP Identification
No. ACC-8262, PAN No.AFCFS2631C*, TAN No. RTKS42959A*
incorporated on 5.9.2009 executed between

Ms.Sneha Gupta d/o Sh. Ramesh Gupta, r/o 11 & 12, Upmohal
Parwanoo, Sector-1, Solan, Kasauli (T), Parwanoo, Himachal
Pradesh-173220.

PAN NO.BCBPG1878G, AADHAAR No.7429 6975 5362;

AND

Mr.Harsh Gupta s/o Sh.Ramesh Gupta, r/o H.No. 406, Sector-6,
Panchkula-134109, Haryana

PAN NO.CLPPG7536K, AADHAAR No.3419 3975 4882

..... **Director's/Partner's**

Whereas **Mr.Harsh Gupta s/o Sh.Ramesh Gupta** has been
authorized/empowered to execute this Special Power of Attorney vide
Resolution dated 20.09.2023 (an authenticated copy of the same is
attached as **ANNEXURE A-1**).

(Hereinafter referred to as the "Attorney"), being the **SECOND
PARTY**

Sh. Digvijay Singh Kadian
Sh. Lalit Nagpal
Sh. Sneha Gupta
Sh. Harsh Gupta

FOR SUNLIT INFRACON LLP.
DESIGNATED PARTNER

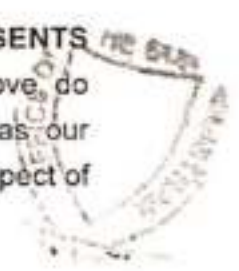
WHEREAS the First Party/Executants are the lawful joint Owners in possession of land total measuring 23 Acres (as per Annexure A-2) situated within the revenue estate of Mouza Billa, Hadbast No. 237, Tehsil & District Panchkula, Haryana (wherein one acre is equivalent to 4840 sq yards), by way of Fard Jamabandi for the Year 2017-2018. The details of the said land are reflected in Annexure A-2 appended to this besides the jamabandi for the year 2017-2018 appended as Annexure A-3. The said land falls in Sector-16, Extension Part-2, Panchkula, Haryana.

(hereinafter to be referred to as the SAID LAND).

AND WHEREAS the Executants have executed a Collaboration Agreement dated 22-09-2023 duly registered vide document no. 2535 with the Sub-Registrar, Panchkula, Haryana. The Executants are therefore desirous to appoint The Director Mr. Harsh Gupta s/o Sh. Ramesh Gupta of M/s SUNLIT INFRACON LLP fully particularized above as their Attorney to deal with said Land in terms of the Collaboration Agreement and to do various acts, deeds and things as stated hereunder for and in connection with the carrying out the collaboration agreement & not inconsistent and over & above the collaboration agreement thereto.

NOW, THEREFORE KNOW ALL AND THESE PRESENTS WITNESSTH THAT WE, the First Party/Executants named above, do hereby constitute, nominate and appoint the said Attorney as our lawful attorney to do the following acts, deeds and things in respect of the said Land in our name and on our behalf:

1. To apply for and obtain licenses, permissions, NOC from the competent authorities including Director Town & Country Planning, Haryana (DTCP), Haryana Shehri Vikas Pradhikaran (HSVP), National Highway Authority of India (NHAI), RERA/HRERA, Electricity Board, Pollution Control Department, Forest Department, PWD, Fire Department, Water and Sewerage Works and/or any other competent authorities under Local/State/Central Government for developing of the said land under the provisions of Haryana Development & Regulation of Urban Areas Act, 1975 or any other applicable Laws, Rules, etc. and for that purpose, to sign, file all necessary applications,

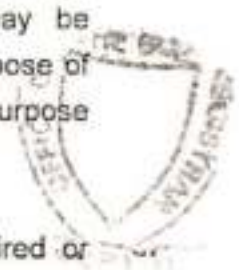


FOR SUNLIT INFRACON LLP.
DESIGNATED PARTNER

Handwritten signatures and dates:
Sub Registrar 20/9/23
Main Kauling 5/17/2023
5/17/2023

undertakings, agreements, affidavits, indemnity bonds and/or all other papers and documents as may be required from time to time by the concerned authorities.

2. To represent the First Party/Executants and appear before any and all competent authorities including the Municipal Authorities, Director Town & Country Planning, Haryana (DTCP), Haryana Shehri Vikas Pradhikaran (HSVP), National Highway Authority of India (NHAI), RERA/HRERA, Electricity Board, Pollution Control Department, Forest Department, PWD, Fire Department, Water and Sewerage Works and/or any other competent authorities under Local/State/Central Government for & in connection with the development and completion of project on the said land or under the Collaboration Agreement and for the aforesaid purpose to sign all applications, objections, representations and undertakings, affidavit, Indemnity Bond etc. as may be required from time to time.
3. To make and prepare and/or cause to be made and prepared all such plans, specifications, maps and designs and/or any alterations in the plans and/or specifications as may be necessary, required and advisable including for the purpose of sanction of layout, Building Plan and/or for the purpose specified under the Collaboration Agreement.
4. To make all payments and deposits as may be required or necessary and to apply for and obtain refund thereof and to give proper receipt and discharge for the same on our behalf or by themselves, in its own name.
5. To apply to and receive from and/or adjust with all refund/adjustment of any dues, fee, including license fee in respect of the said Land from Municipal Authorities, Director Town & Country Planning, Haryana (DTCP), Haryana Shehri Vikas Pradhikaran (HSVP), National Highway Authority of India (NHAI), RERA/HRERA, Electricity Board, Pollution Control Department, Forest Department, PWD, Fire Department, Water and Sewerage Works and/or any other competent authorities



FOR SUNIL INFRACON LLP.
DESIGNATED PARTNER

James Sunil
Mediam
Nakul Khandelwal
Shubhankar
15/10/2018
10/10/2018

under Local/State/Central Government and to give the valid receipt thereof.

6. To pay all taxes, assessments, levies, rates, charges, expenses, to appear and represent the First Party/Executants before any and all competent authorities and parties as may be necessary or required or advisable in connection with the development of the said Land, under the Collaboration Agreement and/or for the purposes mentioned in these presents and to make such agreements and arrive at such arrangements as may be conducive to the development of the said Land in accordance with the permission of the competent authorities.
7. In any case the license is not obtained by the attorney within the stipulated time period as specified in the collaboration agreement mentioned above; this Special Power of Attorney will be co terminus & will be deemed to have been cancelled/ rescinded in violation of the terms and conditions of the collaboration agreement.

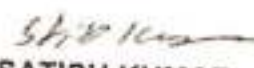
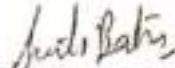
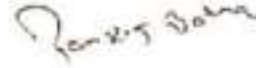
IN GENERAL to do all other acts, deeds, matters and things whatsoever in or about the said Land in terms of the Collaboration Agreement, estates, property and affairs herein either particularly or generally described as amply and effectually to all intents and purposes as the First Party/Executants could do in their own names.

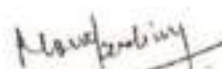

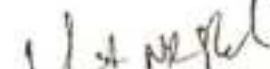
AND WE DO HEREBY agree and undertake to allow, ratify and confirm all and whatever the said Attorneys or cause to be done in respect of said Land and under the Collaboration Agreement by virtue of these presents provided the same are legally valid. The attorney shall not do anything which would be in the adverse interest of the First Party/Executants & would be answerable and responsible for their acts & deed etc. to the First Party/Executants and would not create any third party interest qua the said land subject matter of the collaboration agreement.

FOR SUNLIT INFRACON LLP.
DESIGNATED PARTNER

Sanjiv Bhatnagar
Sanjiv Bhatnagar
Sanjiv Bhatnagar


IN WITNESS WHEREOF the Executants hereto have hereunto set and subscribed their hands / signatures on this Special Power of Attorney on the day, month and year first above mentioned in the presence of the following witnesses.

  
SATISH KUMAR , SUNITA BATRA , PANKAJ BATRA ,

  
MONIL KADIAN , DIGVIJAY SINGH KADIAN , LALIT NAGPAL.

(FIRST PARTY/EXECUTANTS)

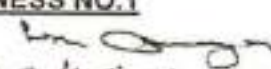
FOR SUNLIT INFRACON LLP.


DESIGNATED PARTNER
HARSH GUPTA

(FOR M/S SUNLIT INFRACON LLP)

(SECOND PARTY/ATTORNEY)

WITNESS NO.1


H.R. Kashav
Advocate
PW

WITNESS NO.2


Narender Singh Kadiyan
S/o Ram Kishan
R/o 8P Sector 21 Panchkula
Aadhar No 4392 0060 8697
Mob 9215214214


V.P. GROVER
DOCUMENT WRITER
PANCHKULA
Mob 9417416668

FOR SUNLIT INFRACON LLP.

DESIGNATED PARTNER

Reg. No. 216 Reg. Year 2023-2024 Book No. 4



पेशकर्ता

प्रपिकत

गवाह



New Pandya

Satish Kumar Pankaj Batra Monil Kadian
Shri Sri H. C. Sunlit Batra Lalit Nagpal

उप/संयुक्त पंजीयन अधिकारी(DRO)

पेशकर्ता :- SATISH KUMAR SUNITA BATRA PANKAJ BATRA MONIL KADIAN DIGVIJAY SINGH KADIAN LALIT NAGPAL

प्रपिकत :- thru HARSH GUPTA OTHERS SUNLIT INFRACON LLP INCORPORATED PURSUANT *Harsh*

गवाह 1 :- HARI RAM KASHAY ADV *Hari Ram Kashay*

गवाह 2 :- NARENDER SINGH KADIYAN *Narender*

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 216 आज दिनांक 28-09-2023 को वही नं 4 जिल्द नं 32 के पृष्ठ नं 161 पर किया गया तथा इसकी एक प्रति अतिरिक्त वही संख्या 4 जिल्द नं 46 के पृष्ठ संख्या 58 से 61 पर विपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है।

दिनांक 28-09-2023



उप/संयुक्त पंजीयन अधिकारी DRO Panchkula

FOR SUNLIT INFRACON LLP.

Harsh
 DEPUTY PARTNER

ANNEXTURE-1

Schedule of Land Village Billa Teh & Distt. Panchkula

Hadbast No. 237 Year of Jamabandi 2017-2018

Khewat No.	Khaloni No.	Rect. No.	Killa No.	Area		Owner's Name with Share
				K	M	
62	62	100	9	8	0	Sunita W/o Satish Kumar S/o Arjun Dev 80/267 Share Monil & Digvijay Singh Sons of Narender Singh S/o Ram Kishan 187/267 Share
185	187	92	23	8	0	Satish Kumar Batra s/o Arjun Dev S/o Tirath Dass 1/2 Share Digvijay Singh & Monil sons of Narender Singh S/o Ram Kishan 1/2 Share
367	373	100	2 8/2/1	8 3 12	18 2 0	Digvijay Singh & Monil sons of Narender Singh S/o Ram Kishan 4/5 Share Mutation No. 5379 Sunita W/o Satish Kumar S/o Arjun Dev 1/5 Share
368	374	100	8/2/2	1	12	Sunita W/o Satish Kumar S/o Arjun Dev 80/267 Share Monil & Digvijay Singh Sons of Narender Singh S/o Ram Kishan 187/267 Share
376	382	92	24 25	8 8	0 0	Satish Kumar Batra s/o Arjun Dev S/o Tirath Dass 9/40 Share Mutation No. 5362 Sunita W/o Satish Kumar S/o Arjun Dev 9/40 Share Lalit Kumar S/o Chella Ram 1/10 Share Digvijay Singh & Monil sons of Narender Singh S/o Ram Kishan 9/20 Share Mutation No 5379
377	383	92	16/2 17/2	5 5 10	7 7 14	Monil & Digvijay Singh Sons of Narender Singh S/o Ram Kishan 9/20 Share Mutation No 5379 Lalit Kumar S/o Chella Ram 7/160 Share Satish Kumar Batra s/o Arjun Dev S/o Tirath Dass 9/40 Share Mutation No 5362 Sunita W/o Satish Kumar S/o Arjun Dev 9/32 Share

FOR SUNLIT INFRACON LLP.
DESIGNATED PARTNER

Handwritten signatures and notes:
 Ram Singh
 Mainfanday
 deli NA 9/11
 S/o 1000
 Anil Babji

Khewat No.	Khatoni No.	Rect. No.	Killa No.	Area		Owner's Name with Share
				K	M	
517	529	93 101	23 2/2 3/1 9/1 9/2	8 6 0 2 5 23	0 18 12 8 12 10	Monil & Digvijay Singh Sons of Narender Singh S/o Ram Kishan Equal Share
525 Min	537 Min	93	18	8	0	Lalit Kumar S/o ChellaRam 1/3 Share Satish Kumar S/o Arjun Dev S/o Tirath Ram 1/3 Share Monil & Digvijay Singh Sons of Narender Singh S/o Ram Kishan 1/3 Share
551	563	93	16/3/2/1 17/2/1 24/1	1 6 2 10	2 12 12 6	Satish Kumar S/o Arjun Dev S/o Tirath Ram 76/263 Share Pankaj Batra S/o Satish Kumar S/o Arjun Dev 187/263 Share Mutation No. 5305
570	582	93	22	7	4	Satish Kumar Batra s/o Arjun Dev S/o Tirath Dass 1/2 Share Mutation No. 5362 Monil & Digvijay Singh Sons of Narender Singh S/o Ram Kishan 1/2 Share
571	583	93	19 20 21	7 8 8 23	4 0 0 4	Satish Kumar Batra s/o Arjun Dev S/o Tirath Dass 9/20 Share Lalit Kumar S/o ChellaRam 1/10 Share Digvijay Singh & Monil sons of Narender Singh S/o Ram Kishan 9/20 Share Mutation No. 5379
828	845	92	18/2	2	0	Satish Kumar Batra s/o Arjun Dev S/o Tirath Dass 1/2 Share Monil & Digvijay Singh Sons of Narender Singh S/o Ram Kishan 1/2 Share
Khewat	Khatoni	Rect.	Killa	Area		Owner's Name with Share

FOR MULTIPURPOSE
DESIGNATED PARTNER

of Kadiam
main party skip per
late work
Suits Bahi

No.	No.	No.	No.	K	M	
873	890	100	1/1	5	2	Sunita W/o Satish Kumar S/o Arjun Dev 1/5 Share Monil & Digvijay Singh Sons of Narender Singh S/o Ram Kishan 4/5 Share
979	1008	101	11/1 16/2 17 18 20 22 23	6 1 8 8 8 8 8 48	16 12 0 0 0 0 0 8	Satish Kumar Batra s/o Arjun Dev S/o Tirath Dass 375/968 Share Mutation No 5362 Sunita Batra W/o Satish Kumar S/o Arjun Dev 1/4 Share Digvijay Singh & Monil sons of Narender Singh S/o Ram Kishan 153/968 Share Mutation No. 5379 Satish Kumar Batra s/o Arjun Dev S/o Tirath Dass 7/88 Share Monil & Digvijay Singh Sons of Narender Singh S/o Ram Kishan 1/8 Share

Total Land: - 184 Kanal ⁰ Marla

Land in Acre: - 23.0000

Panraj Sharma
Manoj Pandey
Lalendra Kumar
Anshu Bedi

FOR SUNLIT INFRACON LLP.
[Signature]
DESIGNATED PARTNER

FOR SUNLIT INFRACON LLP.
[Signature]
DESIGNATED PARTNER