

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 03/10/2018

Certificate No. JCC2018J6  
GRN No. 39763749



Stamp Duty Paid : ₹ 200  
(Rs. Only)  
Penalty : ₹ 0  
(Rs. Zero Only)

**Seller / First Party Detail**

Name: Seema Goyal  
H.No/Floor : 106 Sector/Ward : X LandMark : Nahru nagar  
City/Village : Agra District : Uttar pradesh State : Utter pradesh  
Phone: 9717886336 Others : Shipra aggarwal w o moon goyal



**Buyer / Second Party Detail**

Name : Shiv Yash Infratower llp  
H.No/Floor : X Sector/Ward : X LandMark : X  
City/Village: Paschim vihar District : Delhi State : Delhi  
Phone : 9717886336

Purpose : S P A

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

**S.P.A.**  
**SPECIAL POWER OF ATTORNEY**

BE IT KNOWN TO ALL 1) Smt. Seema Goyal W/o Shri Satish Kumar Goyal R/o 106, Nehru Nagar, Agra – 282002 (U.P.) having PAN : AAPPG6376E and Aadhaar No. : 273663195789 and 2) Smt. Shipra Agarwal W/o Shri Moon Goyal R/o 42, Gough Road, Agra Cantt., Agra – 282001 (U.P.) having PAN : ADEPA7126J and Aadhaar No. : 664454368192 are co-owners of the land mentioned below in Revenue Estate of Bake Mauja at Gaon Khedka Musalman, Tehsil Bahadurgarh District Jhajjar as under :-

Agricultural land having total area 9.45 Acre out of which area of 5.05 Acre bearing Khewat No. 15Min/12, Khata No. 15 wa 16 Must Kila No. 13//17/2 Min Pu. (2-16), 19//1/1 (3-6), 20//5 (8-0), 13//24 (8-0), 25 (8-0), 14//21 (6-8) Kite 6 Rakba, 36 Kanal 10 Marle Wa Khewat No. 17 Min/14 Khata No. 20,21 Must Wa Kila No. 13//13/2 (6-0), 14 (7-11), 18 (8-0), 19 (8-0) Kite 4 Rakba 29 Kanal 11 Marle Ka 78/591 Bhag Bakdar Rakba 3 Kanal 18 Marle atah dono Kewato Ka Kul Baiy Rakba 40 Kanal 8 Marle Baka Mauja at Gaon Khedka Musalman, Tehsil Bahadurgarh, District Jhajjar, Deed Registered on 26.11.2014 vide Pralekh Serial No. 8436 Bahi No. 1 Jild No. 306 Page No. 55 and

Seema Goyal

For Shiv Yash Infratower LLP

Authorised Signatory

Shipra Agarwal

Land having area of 3.2625 Acre bearing Khewat No. 16/13, Khata No. 17, Must Wa Kila No. 13//15 (7-4), 16 (8-0), 17/1 (2-13), 14//11 (6-18), 12/1(2-15), 19/2 (1-1), 20 (7-18) Kite 7 Rakba, Tadadi 36 Kanal 9 Marle Ka 522/729 Bhag, Bakdar Rakba 26 Kanal 2 Marle waka mauza Gaon at Khedka Musalman, Tehsil Bahadurgarh, District Jhajjar, Deed Registered on 10.12.2014 vide Pralekh Serial No. 9007 Bahi No. 1 Jild No. 306 Page No. 199 and Land having area of 1.1375 Acre bearing Khewat No. 16/13, Khata No. 17, Must Wa Kila No. 13//15 (7-4), 16 (8-0), 17/1 (2-13), 14//11 (6-18), 12/1(2-15), 19/2 (1-1), 20 (7-18) Kul Kita 7 Rakba, Tadadi 36 Kanal 9 Marle Ka 1/4 Bhag, Bakdar Rakba 9 Kanal 2 Marle waka mauza Gaon at Khedka Musalman, Tehsil Bahadurgarh, District Jhajjar, Deed Registered on 11.02.2015 vide Pralekh Serial No. 10644 Bahi No. 1 Jild No. 309 Page No. 08.

Out of above land 6.36875 acres area being undertake for collaboration agreement which is marked in Map attached to this agreement.

WHEREAS being lawful CO-OWNERS in possession of aforesaid land we are competent and entitled to deal with the same in any manner deemed fit by us. We the above mentioned OWNERS have entered into agreement of collaboration dated 03-10-2018 with M/s Shiv Yash Infratower LLP, incorporated under the Limited Liability Partnership Act, 2008 having its registered office at 202, Jahaz Apartment, Paschim Vihar, New Delhi - 110087 having PAN : ACTFS4564J, CIN : LLPIN-AAD3003 through its Authorized representative Shri Satish Kumar Goyal. In terms of aforesaid collaboration agreement we had undertaken to execute this irrevocable General Power of Attorney in favour of M/s Shiv Yash Infratower LLP (Limited Liability Partnership) for carrying out the intents and objects of the collaboration agreement.

AND WHEREAS present general power of attorney is being executed by the executants so as to enable M/s Shiv Yash Infratower LLP to enter into various transactions as mentioned and detailed in the said Collaboration Agreement dated 03-10-2018. The executants have unanimously decided to execute the instant irrevocable general power of attorney in favour of M/s Shiv Yash Infratower LLP through its Authorized Representative Shri Satish Kumar Goyal, so as to empower them to do various acts, deeds and things as contemplated in the collaboration agreement referred to above. Accordingly, the executants hereby execute and get registered this general power of attorney in favour of Shri Satish Kumar Goyal, Partner M/s Shiv Yash Infratower LLP and M/s Shiva Yash Infratower LLP having its registered office at 202, Jahaz Apartment, Paschim Vihar, New Delhi - 110087 to severally M/s Shiv Yash Infratower LLP do the following acts, deeds and things for

Seema Goyal

For Shiv Yash Infratower LLP  
Authorized Signatory

Shivra Agarwal

and on behalf of the LLP and in the name of the LLP strictly in terms agreed in the Collaboration Agreement dated 03-10-2018 Deed No - 5337

1. To sign, apply and follow-up with all the concerned Regulatory Authorities, for and in respect of the said land for Affordable Residential Plotted Colony (under DDJAY, 2016), the sanctions and approvals of layout plan, letter of Intent, License(s), building plans, zoning plans, completion certificates, environmental clearance, etc. as required under the law for the development and construction on the said land and to submit all undertakings, agreements, affidavits, declarations, applications, bonds, etc. on behalf of the LLP, as required from time to time in connection therewith.
2. To sign all applications, documents, petitions, affidavits, undertakings, declarations, etc. as may be required and in connection with development on the said land without creating any liability against the executants of any type.
3. To sign, verify, file, submit furnish all applications and documents before various authorities in Haryana Government, such as Land Acquisition Department, Haryana State Industrial and Infrastructure Development Corporation of India Limited, Haryana Urban Development Authority, Director, Town and Country Planning, Haryana, Chandigarh, Secretary Revenue, Secretary Finance National Highway Authority of India (NHAI), Income Tax Department and all other departments and authorities of the Government wherein applications, undertakings, declarations, etc. or any other documents may be required to be filed in connection with the release of the said land from acquisition proceedings and matters related thereto and/or sanction / implementation of the Affordable Residential Plotted Colony (under DDJAY, 2016).
4. To apply for and obtain licenses, permissions, NOC from the concerned authorities including DTCP, Chandigarh, HUDA, Haryana State Industrial and Infrastructure Development Corporation of India Limited, NHAI, and/or any other concerned authorities under Local / State / Central Government including developing of the said land for construction under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 or any other applicable laws, rules, etc. and for that purpose to sign, file all necessary application, undertaking, agreement, affidavit, bank guarantee, indemnity bond and/or all other papers and documents as may be required from time to time by the concerned authorities.

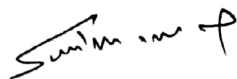
Sema Goyal For Shiv Yash Infatower LLP  
Sema Goyal  
Authorised Signatory

Shivprakash Aggarwal

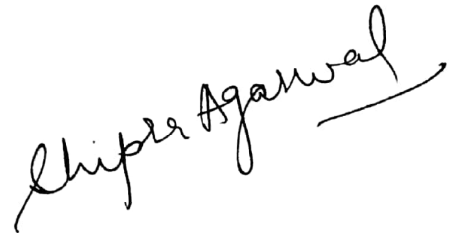
5. To appear and act either personally or through its agent or authorised officers before all authorities, courts, tribunals, officers of Government/ Semi-Government/ local bodies and/ or any other statutory bodies for and in connection with the above purposes.
6. To undertake marketing, appoint brokers and advertise the scheme and build up Affordable Residential Plotted Colony (under DDJAY, 2016) in its own name by all or any means of mass media at its own expense without any claim against the executants.
7. To enter into Property Buyers / Allotment Agreement(s) i.e. Agreement(s) for sale of Affordable Residential Plotted Colony (under DDJAY, 2016) constructed in the land detailed about to the extent of Developer share in terms of collaboration agreement after issuing letter of allotment to the executants pertaining to Owners allocation, in terms of collaboration agreement.
8. To receive sale price payable by the allottee(s) / purchaser(s) of plots in Affordable Residential Plotted Colony (under DDJAY, 2016) with or without construction, to the extent of as per terms of collaboration agreement.
9. To execute and get registered by appearing before Sub Registrar Memorandum of Understanding, agreements of sale, sale deeds, lease deeds, gift deeds, mortgage deeds, relinquishment deeds etc. of any document which will be executed by M/s Shiv Yash Infratower LLP.
10. To give formal possession of the property(s) purchased by individual buyers by handing over vacant possession of such property constructed or unconstructed subsequent to or before execution of sale deed(s) or on such other terms as may be agreed with the purchasers.
11. To negotiate with banks / financial institutions for the purpose of obtaining financial assistance in respect of the property in question. The attorney shall be competent and entitled to execute all such documents as may be required for this purpose.
12. To do generally all other acts and things as are necessary or are required to be done for the development, promotion, construction of aforesaid land, in terms of collaboration agreement.

Sennachajel

For Shiv Yash Infratower LLP



Authorised Signatory

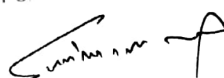


13. To enter into, make sign, and do all such contracts, agreements, deeds, mortgages, assurances, instruments and things as may in the opinion of the said Attorney be necessary or convenient or expedient for carrying out the purposes mentioned herein subject to collaboration agreement.
14. To obtain 'No Objection Certificate' from Town and Country Planning Department for sales of aforesaid Affordable Residential Plotted Colony (DDJAY), subject to the terms of collaboration agreement, if required.
15. That each and every power / authority conferred upon the attorney by virtue of this document shall entitle the attorney to exercise powers not only in respect of land referred to above but also developed and construction on the land referred to above, by the Developer in terms of licence granted by Town and Country Planning Department, Haryana, Chandigarh and in terms of Collaboration Agreement dated 03-10-2018
16. That the attorney M/s Shiv Yash Infratower LLP shall be entitled to get the licence of Affordable Residential Plotted Colony (DDJAY) transferred in favour of any person on behalf of the executants.
17. That in the event of demise of any of the executants, the heirs and legal representatives of the deceased executants accept the earlier executed Power of Attorney.

The Attorney shall entitled to generally do all such acts, deeds and things as the Attorney deems fit and proper and which are necessary and incidental for utilisation and development of Affordable Residential Plotted Colony (DDJAY) on the land referred to above. The present Attorney is irrevocable one and the executants shall ratify all acts, deeds and things done in pursuance of this General Power of Attorney, subject to compliance of the terms of Collaboration Agreement dated 03-10-2018 Deed No- 5337

Semahoyal

राजबौर

For Shiv Yash Infratower LLP  
  
 Authorised Signatory

Shupra Agarwal

उत्तरांचल स/० प्रजात वासक  
 लु १३८८  
 Pankaj

दिनांक 03/10/2018

प्रलेख नः 62

**डीड संबंधी विवरण**

डीड का नाम SPA  
तहसील/सब-तहसील बहादुरगढ़  
गांव/शहर खंडका मुस्लिमानान

**धन संबंधी विवरण**

स्टाम्प ड्यूटी की राशि 200.00 रुपये  
रजिस्ट्रेशन फीस की राशि 100.00 रुपये  
पेस्टिंग शुल्क 2.00 रुपये

Drafted By: राहुल छिल्लर वकील

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 03/10/2018 दिन बुधवार समय 16:40:00 बजे श्री/श्रीमती/कुमारी Seema Goyal पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Satish Kumar Goyal निवासी Nehru Nagar Agra द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

*Seema Goyal*

*Shipra Agarwal*

श्री Seema Goyal, Shipra Agarwal

उप/सयुक्त पंजीयन अधिकारी

बहादुरगढ़

उपरोक्त पंशकों व श्री/श्रीमती/कुमारी M/s Shiv Yash Infratower LLP through Satish Kumar Goyal प्राधिकृत हाजिर है। प्रस्तुत

प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर

तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी गजवीर नम्बरदार पुत्र/पुत्री/पत्नी श्री

निवासी मालन व श्री/श्रीमती/कुमारी यशोक पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी प्रवीण वासना निवासी दिल्ली ने की।

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

दिनांक 03/10/2018

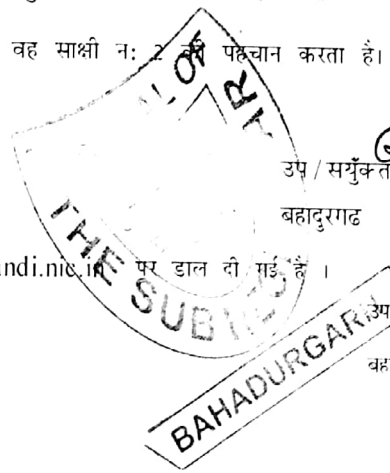
उप/सयुक्त पंजीयन अधिकारी

बहादुरगढ़

यह प्रमाणित किया जाता है कि पंजीकृत वसीका को स्कैन प्रति jamabandi.nic.in पर डाल दी गई है।

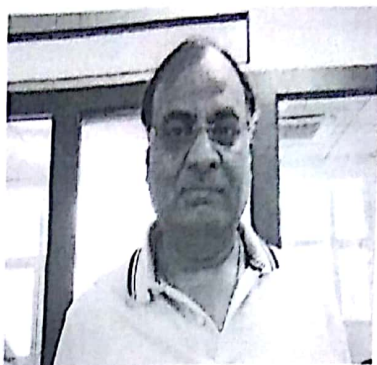
उप/सयुक्त पंजीयन अधिकारी

बहादुरगढ़





पेशकर्ता



प्राधिकृत

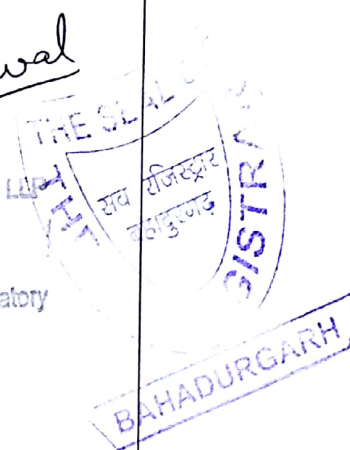


गवाह



उप / सयुक्त पंजीयन अधिकारी

पेशकर्ता	Seema Goyal		<i>Seema Goyal</i>
पेशकर्ता	Shipra Agarwal		<i>Shipra Agarwal</i>
प्राधिकृत	M/s Shiv Yash Infratower I		For Shiv Yash Infratower I <i>[Signature]</i> Authorized Signatory
गवाह	राजवीर नम्बरदार		<i>राजवीर</i>
गवाह	यशोक		<i>Yashok</i>

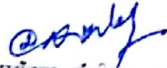


Reg. No.	Reg. Year	Book No.
62	2018-2019	4

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 62 आज दिनांक 03/10/2018 को वही न: 4 जिल्द न: 4 के पृष्ठ न: 83 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त वही मख्या 4 जिल्द न: 6 के पृष्ठ मख्या 88 से 90 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं ।

दिनांक 03/10/2018

  
उप/संयुक्त पंजीयन अधिकारी  
बहादुरगढ़





(16/11) 5337  
Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 25/09/2018

Certificate No. JCY201811

GRN No. 40982748



Stamp Duty Paid : ₹ 550000  
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Seema Goyal

H.No/Floor : 106

City/Village : Agra

Phone: 9717886336

Sector/Ward :

District : Agra

Others : Shipra agarwal wife of sh moon goyal

LandMark : Nehru nagar

State : U p



**Buyer / Second Party Detail**

Name : M s Shiv yash infratower Llp

H.No/Floor : 202

City/Village: Paschim vihar

Phone : 9717886336

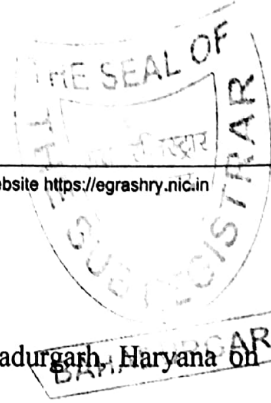
Sector/Ward : X

District : New delhi

LandMark : Jahaz apartment

State : New delhi

Purpose : COLLABORATION AGREEMENT



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

**COLLABORATION AGREEMENT**

**THIS AGREEMENT OF COLLABORATION** is executed at Bahadurgarh, Haryana on this day 25 of September 2018.

pc  
3/10

Area of Land	:	6.36875 Acre
Rate List No.	:	29 Gaon
Value of Land	:	Rs. 2,75,00,000/-
Stamp Value	:	Rs. 5,50,000/-
Stamp Certificate No.	:	JCY201811
GRN No./Dated	:	40982748/25-09-2018

BETWEEN

(1) Smt. Seema Goyal wife of Shri Satish Kumar Goyal resident of 106, Nehru Nagar, Agra – 282002 (U.P.) having PAN : AAPPG6376E and Aadhaar No. : 273663195789

AND

Seema Goyal

Shipra Agarwal

(2) Smt. Shipra Agarwal wife of Shri Moon Goyal resident of 42, Gough Road, Agra Cantt. Agra – 282001 (U.P.) having PAN : ADEPA7126J and Aadhaar No. : 664454368192 hereinafter collectively called the “THE OWNERS”, (which expression unless repugnant or opposed to the context thereof includes their heirs, legal representatives, executors, administrators and assigns etc.) the party of the **FIRST PART**.

AND

M/s Shiv Yash Infratower LLP, incorporated under the Limited Liability Partnership Act, 2008 having its registered office at 202, Jahaz Apartment, Paschim Vihar, New Delhi – 110087 having PAN : ACTFS4564J and CIN : LLPIN AAD-3003 through its Authorized Representative Shri Satish Kumar Goyal authorized on 21.09.2018, who has been empowered to execute this agreement hereinafter called the “**DEVELOPER**”, (which expression unless repugnant or opposed to the context thereof includes its successors, representatives, nominees and permitted assigns) the party of the **SECOND PART**.

Both the OWNERS and the DEVELOPER are collectively referred to as the “Parties” and individually referred to as the “Party”.

WHEREAS OWNERS represents that they are the co-owners and in possession of agricultural land having total area 9.45 Acre out of which area of 5.05 Acre bearing Khewat No. 15Min/12, Khata No. 15 wa 16 Must Kila No. 13//17/2 Min Pu. (2-16), 19//1/1 (3-6), 20//5 (8-0), 13//24 (8-0), 25 (8-0), 14//21 (6-8) Kite 6 Rakba, 36 Kanal 10 Marle Wa Khewat No. 17 Min/14 Khata No. 20,21 Must Wa Kila No. 13//13/2 (6-0), 14 (7-11), 18 (8-0), 19 (8-0) Kite 4 Rakba 29 Kanal 11 Marle Ka 78/591 Bhag Bakdar Rakba 3 Kanal 18 Marle atah dono Kewato Ka Kul Baiy Rakba 40 Kanal 8 Marle Baka Mauja at Gaon Khedka Musalman, Tehsil Bahadurgarh, District Jhajjar, Deed Registered on 26.11.2014 vide Pralekh Serial No. 8436 Bahi No. 1 Jild No. 306 Page No. 55 and

Land having area of 3.2625 Acre bearing Khewat No. 16/13, Khata No. 17, Must Wa Kila No. 13//15 (7-4), 16 (8-0), 17/1 (2-13), 14//11 (6-18), 12/1(2-15), 19/2 (1-1), 20 (7-18) Kite 7 Rakba, Tadadi 36 Kanal 9 Marle Ka 522/729 Bhag, Bakdar Rakba 26 Kanal 2 Marle waka mauza Gaon at Khedka Musalman, Tehsil Bahadurgarh, District Jhajjar, Deed Registered on 10.12.2014 vide Pralekh Serial No. 9007 Bahi No. 1 Jild No. 306 Page No. 199 and

Land having area of 1.1375 Acre bearing Khewat No. 16/13, Khata No. 17, Must Wa Kila No. 13//15 (7-4), 16 (8-0), 17/1 (2-13), 14//11 (6-18), 12/1(2-15), 19/2 (1-1), 20 (7-18) Kul Kita 7 Rakba, Tadadi 36 Kanal 9 Marle Ka 1/4 Bhag, Bakdar Rakba 9 Kanal 2 Marle waka mauza Gaon at Khedka Musalman, Tehsil Bahadurgarh, District Jhajjar, Deed Registered on 11.02.2015 vide Pralekh Serial No. 10644 Bahi No. 1 Jild No. 309 Page No. 08.

*Seema Goyal*

*Shipra Agarwal*

Out of above land 6.36875 acres area being undertake for collaboration agreement which is mention in the Land Schedule attached to this agreement.

WHEREAS the said land is free from any charges, liens, encumbrances, litigations, notifications etc. and the OWNERS have a perfect and legal title to the said land and are fully entitled in law to deal with the same.

WHEREAS in view of their track record and expertise in real estate development, the OWNERS have approached the DEVELOPER for development of the said land for the purpose of affordable residential plotted colony (under DDJAY, 2016) as a Developer on collaboration basis at their expense.

AND WHEREAS the DEVELOPER has agreed to undertake the development of the said land on the terms and conditions hereinafter mentioned:-

NOW, THEREFORE, THESE PRESENT WITNESS and it is hereby agreed, declared and covenanted and recorded by and between the parties as under:-

1. That the subject matter of this collaboration agreement between OWNERS and the DEVELOPER on the said land admeasuring 6.36875 acres situated as mentioned above, for utilizing the same for construction and development of the same by the DEVELOPER.
2. That the DEVELOPER undertakes to develop the said land at its own cost and expense and with its own resources after procuring / obtaining the requisite licences, permissions, sanctions and approvals of all competent authorities. The OWNERS agree in accordance with the terms and conditions herein recorded, to place at the complete disposal of the DEVELOPER the said land and to irrevocably vest in it all the authority of the OWNERS as may be necessary in the discretion of the DEVELOPER for obtaining the requisite licences, permissions, sanctions and approvals for development, construction and completion of the proposed development of the said land. The original title deed and other original documents and actual physical possession of the said land has been delivered at the spot by the OWNERS to the DEVELOPER. All expenses involved in and for obtaining licences, clearances, permissions or sanctions from the concerned authorities as well as raising of construction shall be incurred and paid by the DEVELOPER.
3. That the entire amount required for the cost of construction on the said land including the charges and fees of the architect(s) preparation of plans as also all other statutory fees and charges incidentals including security fees, licence fees, conversion charges,

*Sema Goyal*

*Shikha Agarwal*

internal / external development charges, infrastructure development charges, electricity and water, security charges, any type of renewal charges, payable to the government and/or any other authority for the provision of peripheral or external services to the said land including fire fighting equipment / arrangements, as may be prescribed by the concerned authority shall be wholly to the account of the DEVELOPER.

4. That the OWNERS have handed over actual physical and vacant possession of the aforesaid land to the DEVELOPER at the spot for promotion, land development and construction of the project.
5. That the DEVELOPER shall start the development work after sanctioning by Town and Country Planning Department, Haryana, Chandigarh and shall complete the development of the land within 60 months there from and/or such extended period as may be mutually agreed between the parties. If the non-completion of the development of land is the result of earthquake, lightening or any order or notification of the Government or departmental delay or in action which prevents the progress of the development or for any reason beyond the control of the DEVELOPER, the DEVELOPER shall be entitled to extension of time for completing the said development.
6. That since considerable expenditure, efforts and expertise are involved in getting the land use changed and obtaining the licence for the proposed complex it is the condition of this agreement that after execution of this contract and/or obtaining of licence and the required permission from the concerned authorities for construction on the said land, the OWNERS / or their nominees or their legal heirs will not cancel or back out and/or revoke from this agreement under any circumstances in either or mutually.
7. That the OWNERS (First Parties) share of profit shall be derived as per M/s Shiv Yash Infratower LLP agreement. All the right to sale the land lying with the DEVELOPER (Second Party).
8. That in case floor area ratio is increased under the rules and regulations of Haryana State, additional expenses for raising construction against increased floor area ratio shall be incurred by the DEVELOPER.
9. That the consideration to be given by the DEVELOPER to the OWNERS in respect of rights which are to vest in the DEVELOPER shall be as per the LLP Agreement.

*Seema Goyal*

*Shivya Agarwal*

**SHIV YASH INFRATOWER LLP**  
LLPIN AAD-3003  
Regd. Office-202, Jahaz Apartment, Paschim Vihar, New Delhi-110087  
Administrative Office - 5-B, Block-I, Sector-10 DLF, 10-12 Dividing, Faridabad

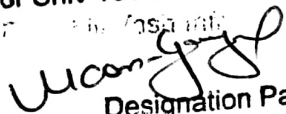


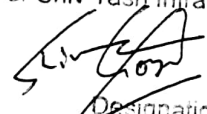
**RESOLUTION**

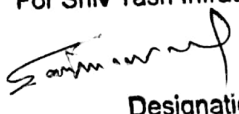
EXTRACTS OF MINUTES OF THE MEETING OF THE MANAGING COMMITTEE OF DESIGNATED PARTNERS HELD ON FRIDAY, 21<sup>ST</sup> OF SEPTEMBER 2018 AT THE REGISTERED OFFICE OF THE LLP AT 11.15 A.M.

“RESOLVED THAT all the Designated Partners are agree to authorise one of the Designated Partner Mr. Satish Kumar Goyal S/o Late Shri Kailash Chand R/o 106, Nehru Nagar, Agra – 282002 having Aadhaar No. : 942102986599 to sign COLLABORATION AGREEMENT with Smt Seema Goyal W/o Shri Satish Kumar Goyal R/o 106, Nehru Nagar, Agra and Smt. Shipra Agarwal W/o Shri Moon Goyal R/o 42, Gough Road, Agra Cantt, Agra on behalf of the LLP.”

**Signature of Designated Partners**

✓  
For Shiv Yash Infratower LLP  
  
Designation Partner

✓  
For Shiv Yash Infratower LLP  
  
Designation Partner

✓  
For Shiv Yash Infratower LLP  
  
Designation Partner

10. That the DEVELOPER negotiates with banks / financial institutions for the purpose of obtaining financial assistance in respect of the property in question. The attorney shall be competent and entitled to execute all such documents as may be required for this purpose.
11. That the OWNERS undertake irrevocably to constitute the DEVELOPER through its authorized signatory as their lawful attorney by a separate document for submitting applications to the various authorities, requisitions, licences, permissions, approvals, sanctions, allotment of building materials, allotment of other materials and all other matters required statutorily to be done and performed in connection with the development, construction and development of the said land and for sale and transfer of DEVELOPER allocation in the land and for all purposes mentioned in the agreement and in the draft of power of attorney, approved by the parties hereto. The DEVELOPER shall be entitled to mortgage the land in question and to execute all documents as may be required for this purpose.
12. That the OWNERS and DEVELOPER shall be responsible and liable in respect of income-tax and/or other statutory liabilities as far as their respective share of profit as per the LLP Agreement.
13. That on execution of this agreement, the DEVELOPER shall be entitled to enter upon the entire said land, survey 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 change of land use and obtaining of requisite licences, permissions, sanctions and approvals for development, construction and completion of the proposed development on the said land. The DEVELOPER shall be at liberty to put up its sign boards at the premises of the said land wherein the public is free to book the areas / spaces in conformity with the plans sanctioned by the competent authority and to have temporary site office in any part of the said land apart from the land of which total possession has been handed over to the DEVELOPER. It is specifically agreed and understood that the permission and authority granted by the OWNERS to the DEVELOPER under this clause, does not empower the DEVELOPER to carry out any development work on the said land until licence is granted by the competent authority(s) as contemplated herein.
14. That DEVELOPER (M/s Shiv Yash Infratower LLP) through its authorized representative shall also execute and register the sale deed(s) or such other document(s) or instrument(s) in favour of the intending purchaser(s) of space(s) etc. agreed to be sold to different intending purchaser(s) by the DEVELOPER at the cost

Seema Aggarwal

Shivya Agarwal

and expense of the said intending purchaser(s) and shall give the said intending purchaser(s) title and interest as may be permissible by present or future laws on the terms and conditions of this agreement.

15. That the said collaboration agreement will be irrevocable and no modification / alteration etc. in the terms and conditions can be undertaken except after obtaining prior permission of DTCP, Haryana.

16. That the Punjab and Haryana High Court at Chandigarh, and Courts in Bahadurgarh subordinate to it, alone shall have jurisdiction in all matters arising out of touching and/or concerning this transaction.

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

WITNESS

**OWNERS**

1. राजवीर  
राजवीर - गौर दार  
R/o गांव - मातन

Seema Goyal

(1) Smt. Seema Goyal wife of  
Shri Satish Kumar Goyal

Shipra Agarwal

(2) Smt. Shipra Agarwal wife of  
Shri Moon Goyal

**DEVELOPER**

2. Yashank

Yashank Wason R/o  
Paween Wason R/o  
Delhi.

M/s Shiv Yash Infratower LLP, through its  
duly authorized person Shri Satish Kumar Goyal

For Shiv Yash Infratower LLP

Authorised Signatory

Rahul

RAHUL CHHILLAR  
(Advocate)

Civil Court, Bahadurgarh  
Dtr. 3/1/18. No. 144...

प्रलेख नः 5337

दिनांक 03/10/2018

डीड संबंधी विवरण		
डीड का नाम AGREEMENT		
तहसील/सब तहसील बहादुरगढ़	गांव/शहर खंडका मुस्लमानान	
भवन का विवरण		
भूमि का विवरण		
धन संबंधी विवरण		
राशि 27,500,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 550,000.00 रुपये	
E-Stamp स्टाम्प न. JCY201811	स्टाम्प की राशि 550,000.00 रुपये	DEC: KGPOINKO
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये		परिष्ठा शुल्क 2.00 रुपये

Drafted By: गहल छिल्लर वकील

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 03/10/2018 दिन बुधवार समय 11:50:00 बजे श्री/श्रीमती/कुमारी Seema Goyal पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Satish Kumar Goyal निवासी Nehru Nagar Agra द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

*Seema Goyal*

हस्ताक्षर प्रस्तुतकर्ता

श्री Seema Goyal, Shupra Agarwal

*Shupra Agarwal*

उप/सम्युक्त पंजीयन अधिकारी  
बहादुरगढ़

उपरोक्त पंशक-गांव श्री/श्रीमती/कुमारी M/s Shiv Yash Infriatower LLP through Satish Kumar Goyal दफतार हाजिर है। प्रस्तुत प्रलेख के अन्वय में पंशक-गांव के अनुसार 0.00 रुपये की राशि पंशक-गांव ने मेरे समक्ष पंशक-गांव को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।  
दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी गजराज नन्दराम पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी मरहम न श्री/श्रीमती/कुमारी Yashank Wason पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Parveen wason निवासी दिल्ली ने की।  
साक्षी नः 1 को हम नन्दराम/अधिकृतता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 03/10/2018

उप/सम्युक्त पंजीयन अधिकारी  
बहादुरगढ़

यह प्रमाणित किया जाता है कि पंजीकृत वसूला की स्कैन प्रति jamabandi.nic.in पर डाल दी गई है।

उप/सम्युक्त पंजीयन अधिकारी  
बहादुरगढ़







पेशकर्ता



दावेदार

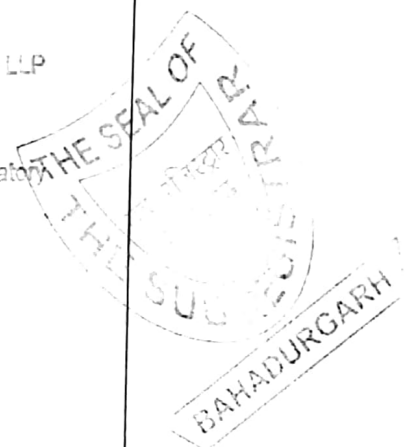


गवाह



उप सयुक्त पंजीयन अधिकारी

पेशकर्ता	Seema Goyal		<i>Seema Goyal</i>
पेशकर्ता	Shipra Agarwal		<i>Shipra Agarwal</i>
गवाह	M s Shiv Yash Infratower I		For Shiv Yash Infratower LLP <i>Signature of</i> Authorized Signatory
गवाह	गजवीर गजवदार		<i>Gajveer</i>
गवाह	Yashank Wason		<i>Yashank</i>




Reg. No.	Reg. Year	Book No.
5.337	2018-2019	1

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 5,337 आज दिनांक 03/10/2018 को बही नं: 1 जिल्द नं: 21 क पृष्ठ नं: 180 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही मख्या 1 जिल्द नं: 522 के पृष्ठ मख्या 79 से 81 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं ।

दिनांक 03/10/2018

  
उप. सयुक्त पंजीयन अधिकारी  
बहादुरगढ़

