

Sukhpali W/o Satbir

Damdama



RAVINDER SINGH RAGHAV
 STAMP VENDOR
 REGN. No. S.V.-15/2011
 TEHSIL - SOHNA (HARYANA)
 01 OCT 2013
 S. No. 25399
 Purpose: Collaboration Agreement
 Signature: [Signature]

325881
2092 1-10-13

2817
1-10-13

COLLABORATION AGREEMENT

This Deed of Collaboration Agreement is entered into on this 1st day of October, 2013.

BETWEEN

Smt Sukhpali W/o Sh. Satbir Singh S/o Sh. Mantaram resident of Village damdama Tehsil Sohna Distt. Gurgaon hereinafter referred to as the "OWNER" (which expression shall unless repugnant to the meaning or context hereof be deemed to mean and include his legal heirs, successors, assignees and nominees) of the **ONE PART**.

AND

M/s Nitika Propmart Private Limited, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at Plot No 10, 3rd Floor, L.S.C, B-1, Vasant Kunj New Delhi acting through Sh. Mahender Singh duly authorized by Board Resolution hereinafter referred to as the "DEVELOPER" (which expression shall unless repugnant to the meaning or context hereof be deemed to mean and include its successors, administrators, assignees, nominees, representatives and authority holders) of the **OTHER PART**.

[Fingerprint] RTI Sukhpali

प्रलेख नः 2817

दिनांक 01/10/2013

डीड संबंधी विवरण

डीड का नाम AGREEMENT

तहसील/सब-तहसील सोहना

गांव/शहर Sohna

भवन का विवरण

भूमि का विवरण

धन संबंधी विवरण

राशि 10,000.00 रुपये

कुल स्टाम्प ड्यूटी की राशि 10.00 रुपये

स्टाम्प की राशि 10.00 रुपये

रजिस्ट्रेशन फीस की राशि ~~100.00~~ रुपये

पेस्टिंग शुल्क 2.00 रुपये

5002

Drafted By: D S Yadav Adv

Service Charge: 100.00 रुपये

यह प्रलेख आज दिनांक 01/10/2013 दिन मंगलवार समय 3:33:00PM बजे श्री/श्रीमती/कुमारी Sukhpali पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Satbir Singh निवासी Damdama द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता



उप/सयुक्त पंजीयन अधिकारी
सोहना

सोहना

श्री Sukhpali

उपरोक्त पेशकर्ता व श्री/श्रीमती/कुमारी Thru- Mahender Singh दावेदार हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुधक समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि दावेदार ने मेरे समक्ष पेशकर्ता 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 Ramesh Chand Ex M C पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Sohna व श्री/श्रीमती/कुमारी Sheoraj पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Dharam Singh निवासी Damdama ने की। साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 01/10/2013

उप/सयुक्त पंजीयन अधिकारी

सोहना
सोहना

The parties of the FIRST and the SECOND PART are hereinafter collectively referred to as "Parties" and individually as "the Party".

- A. WHEREAS The Owner is the sole and absolute owner having land comprised in **Khwat/Khata No. 132 bearing rect. No 143 kila no 4/2/2(0-7) 7/1/1(3-16) total land measuring 4 Kanal 3 Marla**, in the revenue estate of Village Sohna, Tehsil Sohna District Gurgaon out of 90% share will be land owner and 10% share will be developers area in FSI (hereinafter referred to as the said "Land") and no person other than the owner has any right title or interest in the said land.
- B. The Owner has represented that he has absolute right, title and interest on the said Land free from all claim(s), charge(s), lien(s), adjustment(s), loan(s), mortgage(s), lease(s), prior agreement(s) /MOU(s), dispute(s), liability(ies), litigation(s), or notifications under the Land Acquisition Act or any other encumbrance of whatever nature and the said Land is eligible for development under the relevant laws of the State Of Haryana without any impediment of any nature as per the approved Master Plan.

AND WHEREAS the Developer and the Land Owner have executed this Collaboration Agreement whereby the Developer shall develop, construct & market Group Housing Colony project ("**Project**") on the said Land, including its own land, if any, which is contiguous to the said Land of the Land Owner subject to as under.



Raj/Suhbale

Reg. No.

Reg. Year

Book No.

2,817

2013-2014

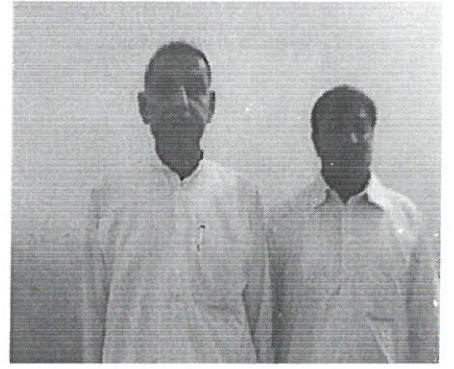
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पेशकर्ता



दावेदार



गवाह

पेशकर्ता	Sukhpali		
दावेदार	Thru- Mahender Singh		
गवाह	Ramesh Chand Ex M C		
गवाह	Sheoraj		

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2,817 आज दिनांक 01/10/2013 को बही नः 1 जिल्द नः 2,079 के पृष्ठ नः 107 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 568 के पृष्ठ सख्या 40 से 42 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 01/10/2013



उप/सयुक्त पंजीयन अधिकारी
सोहना
**सब रजिस्ट्रार
सोहना**

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IN WITNESS WHEREOF THE PARTIES HAVE AGREED TO THE FOLLOWING:

In consideration of the said Land and mutual agreements and covenants, representations & warranties agreed to between the Parties (and which shall be incorporated in a detailed agreement to be executed between the Parties hereof if required by the Developer), and other good and valuable consideration., Second Party will give 90% FSI area to First Party after L.O.I . All expensed towards FSI will be beared by the SECOND PARTY. The FSI in the Project that may be achieved on the licensable area of the said land, subject to any other arrangement / transaction that may take place between the Parties and in such event this agreement shall stand modified accordingly.

The Developer shall have absolute rights, entitlements, title and ownership in the remaining [10]% of the of the FSI in the Project that may be achieved on the licensable area of the said land alongwith proportionate Land.

1. The Land Owner has also executed appropriate power of attorneys in favour of the Developer for development/ constructions/ marketing and sale of the Project in terms of this Agreement. That the developer has agreed to pay, a sum of **Rs. 10,000/- (Rupees Ten Thousand Only)** as Non-Refundable Security Deposit (NRSD) to the Owner in the following manner:

- (i) A sum of **Rs. 10,000/- (Rupees Ten Thousand Only)** has been paid in cash to Smt Sukhpali



Smt Sukhpali



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IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED THIS IRREVOCABLE AGREEMENT ON THIS 3rd DAY OF AUGUST 2012.

Ramesh



SIGNED AND DELIVERED BY
Within named Land Owner

WITNESS :

1. *Ramesh*
रमेश चन्द
भूतपूर्व उपप्रधान, नगर पालिका
सोहना जि० गूडगांव (हरियाणा)

2. *Sheo Raj S/o Sh. Dharam Singh*
At. Dandana Teh. Sohna

Sauri

M/s Nitika Propmart Private Limited

Mahesh

(Authorized Signatory)

