

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 11/01/2022

Certificate No. GDK2022A3



GRN No. 85960356



Stamp Duty Paid : ₹ 1086000
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Ballu Ram

H.No/Floor: Nil

Sector/Ward: Nil

LandMark: Nil

City/Village: Farrukh nagar

District: Gurugram

State: Haryana

Phone: 99*****12

Others: Bhagwan das and ram kishan son of nathu



Buyer / Second Party Detail

Name: Corre Infrastructure And developers

H.No/Floor: 38

Sector/Ward: Nil

LandMark: Dlf golf course road

City/Village: Gurugram

District: Gurugram

State: Haryana

Phone: 99*****12

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>



3209
11-2022

COLLABORATION AGREEMENT

Stamp Value: 10,86,000/-

Stamp Certificate No. GDK2022A3/11-01-2022

Registration Fee:-50003/GRN No. 85960715

This Collaboration Agreement is executed on 11-01-2022 at Farrukhnagar.

By and Between

1) Ballu Ram, Aadhar No. 6465 4918 6383 (2) Bhagwan Das Aadhar No. 8077 8435 2381 (3) Ram Kishan, Aadhar No. 5440 1438 1155 all sons of Nathu S/o Roopu all Residents of Village Farrukhnagar, Distt. Gurugram (Haryana) (hereinafter referred to as "Land Owner"(s) which expression shall, unless repugnant to the context thereof be demand to include his heirs, attorneys, successors and permitted assigns) being the First Party/Land Owner"

And

M/s Corre Infrastructure & Developers Partnership Firm, having its office at plot no. 38, DLF Golf Course Road, New Vatika Tower, Gurugram (HR.)- 122003 hereinafter referred to as "Developer" represented through its partner Mr. Alok Singh, Aadhar No. 5107 5351 4748 S/o Late Sh, Maha Singh duly authorized by partners of M/s Corre Infrastructure & Developers vide authority letter / resolution dated 11-11-2021 Which expression shall, unless repugnant to the context thereof, be deemed to include its successors and permitted assigns) being the party of the Second Party.

For Corre Infrastructure And Developers

Ballu Ram
Bhagwan Das
Ram Kishan

Alok Singh
Partner

प्रलेख न:3209

दिनांक:11-01-2022

डीड संबंधी विवरण

डीड का नाम
AGREEMENT

COLLABORATION

तहसील/सब-तहसील फर्रुखनगर

गांव/शहर

Farrukhnagar

धन संबंधी विवरण

राशि 10500000 रुपये

स्टाम्प ड्यूटी की राशि 210000 रुपये

स्टाम्प नं : GDK2022A3

स्टाम्प की राशि 1086000 रुपये

रजिस्ट्रेशन फीस की राशि 50000 रुपये

EChallan:85960715

पेस्टिंग शुल्क 0 रुपये

Drafted By: P S Yadav Adv

Service Charge:0

यह प्रलेख आज दिनांक 11-01-2022 दिन मंगलवार समय 4:36:00 PM बजे श्री/श्रीमती /कुमारी
Ballu Ram पुत्र Nathu Bhagwan Das पुत्र Nathu Ram Kishan पुत्र Nathu निवास Farrukhnagar द्वारा पंजीकरण हेतु प्रस्तुत
किया गया ।

कमल राम भगवान दास

Ram Kishan

हस्ताक्षर प्रस्तुतकर्ता

Ballu Ram Bhagwan Das Ram Kishan

उप/संयुक्त पंजीयन अधिकारी (फर्रुखनगर)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Corre Infrastructure and Developers Partnership Firm thru Alok Singh OTHER
हजरि है । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी Partap Singh Namberdar पिता ---
निवासी Shekhupur Majri व श्री/श्रीमती /कुमारी Satish पिता Kanhiram
निवासी Ward 6 farrukhnagar की ।
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।

उप/संयुक्त पंजीयन अधिकारी (फर्रुखनगर)

(The "Developer" and the "Land Owner(s)" shall hereinafter be individually referred to as the "Party" and collectively as "Parties")

Wherever the word First Party and Second Party has been used in this agreement, it shall include the both parties themselves and their heirs, successors, legal representatives and transferees.

WHEREAS the Land Owners are the absolute and lawfully recorded as Co-Owners and in physical possession of agricultural land bearing Khewat No. 678/ Khataoni No.694, Rectangle No. 121, Killa Nos. 1/2/1 (5-12), 10/2(5-14); 11/1(6-0); Kita 3 Total measuring 17 Kanal – 6 Marla and land comprising in Khewat No. 167/3, Khataoni No. 175/3, Rectangle No. 43, Killa No. 7/2 (1-18), min; 15(7/12); 16/1(6-2); Rectangle No. 121, Killa No.1/1(1-8); Kittas for Total 17 Kanal and land comprising in Khewat No. 300/4, Khataoni No. 313/1; Rectangle No.43, Killa No. 5/1(1-10); 6/1(5-11), min; Kitta 2, Total measuring 7 Kanal 1 Marla. In this manner the Land owners are co-owner in possession of **41.07 Kanal land** (Jamabandi of the year 2016-2017 and Aks-sizra containing the details of the above land is annexed herewith as **Annexure A1 (colly)**, referred to as to "the Land/Said Land").

That the First Party declares that the said land is free from any encumbrances and defects. There has been no agreement for sale or any other agreement for this and there is no suit pending against the said land in any court of law.

That the First Party and the Second Party had a detailed discussion and by keeping in mind the profit as well as convenience of both the parties, the parties have now decided to develop and market the aforesaid Land and apply for the Affordable Plotted Colony Under Deen Dayal Jan Awas Yojna ('DDU Scheme') with the Authorities (hereinafter "Affordable Housing").

Whereas both the parties, in their full senses and out of their accord and without any pressure or any instigation have decided to enter into this collaboration agreement with the following conditions:

1. DEFINITIONS:

- (a) Owner's Allocation : The Share of the Land Owner as consideration under this Agreement
- (b) Developers' Allocation: The areas other than the Owner's have, shall form the Developer's share as consideration under this Agreement.
- (c) Construction Work: shall mean the work to be done by the Developer more specifically defined in this Agreement.
- (d) Said Land / the Land: Piece of Land as described above and detailed in **Annexure A**.
- (e) **Licensed Land**: The entire process and approval for grant of CLU (Change of Land Use) under LOI by the Authorities including the Land after grant of such CLU.
- (f) Contractor: would mean and include all persons or companies or partnership firms carrying on any development or construction works vendors or suppliers of material, machine, equipment for the purpose of construction or development work or any other work, labor or labor contractors, Architects or any other persons doing any job for the purpose of developing Affordable Housing to be appointed by Developer.
- (g) Approvals: means approvals in respect of any proposed project or construction activity any consent approval permit license authority or other permission required under applicable laws to be issued by any Government Body including but not limited to DTCP, Haryana before such project or construction activity can lawfully be commenced and ready for sale. The approvals will be obtained by the Developer from competent authorities in terms of this agreement.
- (h) Sanctioned Plans means building plan duly sanctioned by the competent authority at Gurgaon and Chandigarh so as to enable construction activity to be undertaken by the Developer at its costs.
- (i) Project: All works, endeavors, activities and jobs undertaken by the Developers for the development of Said Land including Licensed Land under this Collaboration Agreement.

II. RIGHT TO DEVELOP:

1. The Land Owner hereby entrusts, hand over and gives the Developer exclusively and irrevocably the right for development, construction and marketing on the Said Land the Affordable Housing project in accordance with the Sanctioned Plans for DDU Scheme. The exclusive rights in respect of

महेश्वर दास नारायण एलएलपी Ram Narayan

Pragati
Partner

Reg. No.

Reg. Year

Book No.

3209

2021-2022

1



पेशकर्ता



दावेदार



गवाह

Ram Kishan

बल्लू राम भगवान दास राम कृष्ण

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- Ballu Ram Bhagwan Das Ram Kishan

दावेदार :- thru Alok Singh OTHER Corre Infrastructure and Developers Partnership

Firm

गवाह 1 :- Partap Singh Namberdar

गवाह 2 :- Satish

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3209 आज दिनांक 11-01-2022 को बही नं 1 जिल्द नं 102 के पृष्ठ नं 11.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1938 के पृष्ठ संख्या 19 से 21 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 11-01-2022



उप/संयुक्त पंजीयन अधिकारी (फरुखनगर)

the architectural control, construction, landscaping, design and form of the entire Project including external and internal development shall vest with the Developer.

The Land Owner grants to the Developer the absolute right to market and develop the Project for the Land. The Developer has paid the Land Owners a total sum of 1,05,00,000 (Rupees One crore five lacs only) in the following manner at the time as mentioned below:

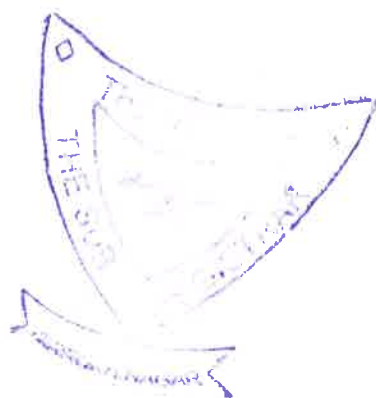
S.No.	Paid to	Amount (in Rs.)	Cheque No.	Date	Bank
1	Bhagwan Das	30,00,000	206802	25-Oct-21	Axis Bank
2	Bhagwan Das	5,00,000	206797	17-Aug-21	Axis Bank
3	Ballu Ram	30,00,000	206803	25-Oct-21	Axis Bank
4	Ballu Ram	5,00,000	206799	10-Aug-21	Axis Bank
5	Ram Kishan	30,00,000	206801	27-Oct-21	Axis Bank
6	Ram Kishan	5,00,000	206798	21-Aug-21	Axis Bank
	TOTAL	1,05,00,000 (Rupees One crore five lacs only)			

- That from the date of the present Agreement till the date of handing over the Land including the peaceful possession of Land to the Developer, the entire tax, revenue or any other dues for the said Land shall be the responsibility of the First Party. After the handing over of the possession of the said Land, the entire tax, revenue, Approvals and/or any other dues for the Project shall be the responsibility of the Second Party.
- That on the basis of this Agreement, the Developer will make considerable expenditure, efforts, time and expertise to get the Land use changed and obtain the licenses for the Project from the concerned Authority at Gurgaon and Chandigarh (Haryana) for DDU Scheme. It is the condition of this Agreement that after execution of this Agreement, the Land Owner or the nominees or their legal heirs will not cancel or back out and/or withdraw from the Collaboration Agreement under any circumstances. If that happens, the Developer besides its other rights will be entitled to get the Agreement fulfilled / enforced through process of law at the cost and risk of the Land Owner and during such pendency of the litigation, the Land Owners shall not enter into any agreement with respect to the said Land with/any other party.
- That the First Party has assured and fully represents that the Second Party that there is no dispute regarding the said Land and it is free from all legal charges, mortgage, lease, tenancy, encumbrances, gift, attachment, stay order, unauthorized possession etc. The Second Party on this assurance and representation has become fully satisfied for the same.
- That if there is any defect in this assurance or misrepresentation, then the First Party shall be liable/responsible for rectification of the same and in that eventuality the time period granted to the Developer under this Collaboration Agreement for the Project shall be extended accordingly.
- That it is agreed and understood between the parties that after obtaining LOI from concerned Authorities for change of land use for DDU Scheme, the Parties shall be entitled to their respective share / allocation of the **Licensed Land** in the following manner:
 - 38% for Owner
 - 62% for Developer
- That the Second Party will obtain license, sanction, permission from the Authorities regarding the said Land. All the expenses for taking permissions/requisite license from Authorities shall be borne by the Second Party.
- That the First Party shall render all the cooperation to the Second Party as far as possible after signing this Collaboration Agreement so as to do the survey, fencing on the Land and other licensing activities without impediments and the legal physical possession has been handed over on signing of this agreement. That the activities necessary for the Project shall be sole responsibility of the Second Party.

Amogh

Partner

अमर सिंह *नारायण सिंह* *Ram Kishan*



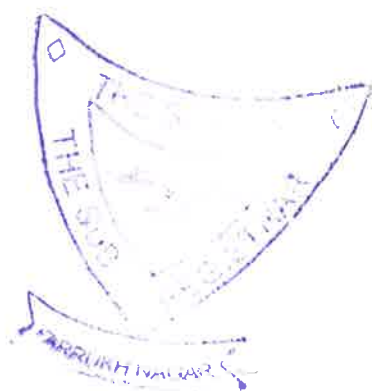
9. That the Second Party shall develop the Project. The said development shall be done as per sanction and guidelines obtained from the competent authorities including DTCP, Haryana and other Authorities under the Deen Dayal Jan Awas Yojna scheme.
10. The second party shall pay the complete Government fees and charges along with External Development Charges(EDC), Internal Development Charges(IDC) etc. along with development cost for the Project.
11. That the First Party shall have no claim/objection with any other additional land purchased adjacent / elsewhere and or applied for licensing by entering into any other collaboration agreement by Second Party with the owners of the said additional land purchased.
12. That the Collaboration Agreement shall be irrevocable and no modification/alteration etc. in the terms and conditions of the Collaboration Agreement is allowed after obtaining prior approval of competent Authorities. Both the Parties shall comply with all the terms and conditions of the LOI as granted by the Authorities in this regard.
13. That the First Party further assures the Second party to appoint Second Party as their legal constituted attorney which is necessary to apply in different departments to obtain license, take permission, obtain sanction under the DDU Scheme for developing the Project. The Second Party assures the First Party that it shall not do any deed that violates the terms of the irrevocable power of attorney to be provided by the First Party. The First Party assures to provide/execute in favor of the second Party an irrevocable General and Special Power of Attorney to complete the Project, which the Second Party shall use in development of the said project by way of obtaining license, LOI, or apply to any department for the same. The General and Special Power of Attorney so issued by the First Party to the Second party shall be considered integral part of this Collaboration Agreement.

III. DEVELOPERS OBLIGATIONS

14. The Developer has undertaken to apply for the Licenses for the development of Said Land / Project under this Collaboration Agreement with competent Authority under the DDU Scheme and shall be bear all the expensed therefor.
15. The Developer shall undertake the design and necessary construction and development works at the Land at it own cost once the LOI is granted by the competent Authority under DDU Scheme.
16. That Second Party shall apply for License within 60 days of signing of this Collaboration Agreement. Further the time outer limit to get the LOI and License shall be of 12 months from the date of application for License to the concerned Authority. The development and completion of the project must be done by the Second Party within the timeframe as prescribed by the Government/approving/Licensing Authority. If the Project cannot be developed in the said prescribed time limits or the extended period, then both Parties shall mutually re-negotiate the time limit for due performance of this Collaboration Agreement.
17. That in future, if Land or portion of the Land is acquired by the Government/Authorities then the Second Party shall do all necessary acts and deeds for getting the Land released from the Government/Authorities including going to the Court of law at its own cost and responsibility.
18. The Developer shall appoint architect, contractor and incur all necessary expenses for developing the License Land or Project at its own cost and responsibility and shall be liable for all statutory and other applicable compliance including labor law compliances.
19. That the Second Party shall have the right to market/sell the developed Licensed Land and Project including the share of the First Party for which the First Party shall have no objection whatsoever in order to maintain the fluctuation of the market price.

अनुमोदित है राम निशान सिंह Ram Nishan

For Centre Infrastructure And Developers
 Singh
 Partner



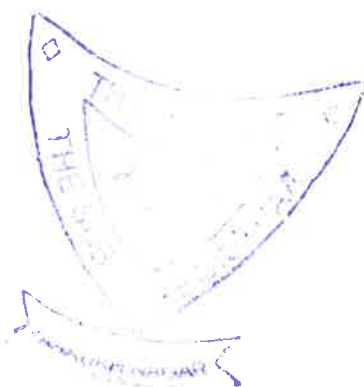
20. That the Second Party shall be responsible for the maintenance of of the Project / Licensed Land by themselves or can get it done by any independent agency at its own cost.
21. That the Second Party, under no circumstances, shall enter into further collaboration agreement with any institution/individual/company regarding the said Land, however, the Second Party may enter into marketing agreement with any institution/individual/company regarding the marketing of the entire Project including the share of the First Party for which the First Party shall have no objection.

IV. OWNER'S OBLIGATION, UNDERTAKING AND RIGHTS

22. The Owner declares that he has not agreed, committed to or contracted or entered into any agreement of any nature including agreement for sale or joint venture in respect of the Said Land or any part thereof to any person other than the Developer and that they have not created any lien, charges, mortgage or encumbrances on the Said Land.
23. That the First Party is fully responsible and liable regarding the good and marketable title of the said Land. If any defect is found in the title of the First Party, then the First Party shall be responsible to indemnify the Second Party for the entire cost of the Second Party regarding development, license, fee, maintenance and other expenses. This agreement shall not be cancelled without the written consent of the Second Party. The time taken by the First Party to rectify the title and resolve the issues as aforesaid shall be added to the time allowed to the Second Party to perform its obligations under this Collaboration Agreement.
24. That after execution of this Collaboration Agreement, the Land Owner shall not enter into any transaction with anyone for the said Land or the Project and shall not mortgage and/or transfer the said Land to any third party. If any such thing is done then it would be illegal and the Developer shall not be bound by it and entitled to recover costs and damages from the First Party. The Land Owner also shall not execute any mortgage, charge, loan, lease or gift deed or any other agreement in favor of any other party. If the Land Owner violates any of the terms of this Agreement and enters into any transaction as aforesaid then the Land Owner shall be liable to compensate the Developer for all costs and consequences.
25. That the Owner takes responsibility and declare that he has not received any notice for notification or order in respect of the Said Land and to his knowledge from the Government, Local authority, Municipal Authority or any other Authority and none of the Authorities have issued any notice affecting the Said Land or imposing any restriction on obtaining any license for the development, construction for the Said Land.
26. That if there is any demand, claims or tax against the land prior to the date of execution physical hand over and/or if there is any amount payable now or in future by any taxation court or Authority then it is the condition of this Agreement that neither the work shall be stopped, nor shall there be any delay. It has also been agreed that the expenses regarding any dues, legal disputes in fulfilling the order of court/authorities, which are prior to the date of this agreement, shall be paid by First Party or deducted from the share of the First Party.
27. That the Land Owner will execute an irrevocable General Power of Attorney / Special Power of Attorney and /or any other document or papers in favour of the Developer to enable the Developer to allow for application of license and/or construction and Project activities, to raise finances from financial institutions, to do construction, to obtain necessary approvals from appropriate authorities, sell, lease or transfer Developers' allocation. The Second Party shall have the right to raise finances from financial institutions or other third party as needed and desired including creating charge and mortgage for the License Land including the share of the First Party. The First Party shall have no objection whatsoever for the same and will cooperate with First Party in this regard.
28. The Land Owner will at the time of execution of this Collaboration Agreement, handover all the documents relating to the ownership of the Land including chain of revenue records and other title documents to the Second Party without delay. Any delay on the part of First Party would cause

महेश्वर राम नारायण शर्मा Rameshwar Ram Narayan Sharma

And Developers
Partner



29. The Owner shall cooperate in every manner in getting all kinds of sanctions/approvals from any Government / non-Government authority. The cost of getting the sanctions/approvals shall be to the account of Developers.
30. That the Owner shall not create any obstruction in the progress/construction of the said Project or Licensed Land. The Owner will seek prior approval of the Second Party to enter the Land or property during the Project.
31. That it is agreed between both the parties that after the said Project the Second Party shall not be harassed in any way for the possession of the Land by the First Party.

32. The exclusive physical possession of the Said Land has been handed over to the Developer by the Land Owner simultaneously with the execution of this Agreement. The Developer shall be entitled to demolish the existing structure (if any) and dispose-off the debris on its own account to the which the Owner have no objection.

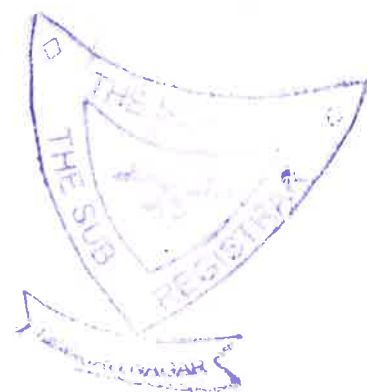
33. The Developer shall be entitled to enter into any agreement with any building contractor, architect, appoint agents for the purpose of development and / or construction of the Said Land or Licensed Land in his own name and cots, risks and expenses. The Developer shall be solely responsible for all actions for any violations and mis happenings (if any) during development /construction of the Land.
34. Neither Party shall be entitled to assign nor transfer all or any of its rights, benefits and obligations under this Agreement without the prior written consent of the other Party, except for the Developer who can assign it to anyone.
35. Developer shall be entitled to receive refunds from Government or any authority on its own name.
36. The Developer shall have the sole right to create the name and brand and market the Project or Licensed Land.

37. That the Developer shall develop the Said Land and raise the Affordable Housing as agreed. However, the Owner shall be entitled to 38% of the Licensed Land as granted by the Authority under DDU Scheme.

38. The Developer shall be entitled for 62% (sixty two percent) of the Licensed Land:

$\sqrt{m} \sqrt{n}$ $\sqrt{m+n}$ Rankisham

Amy Partner



IX. CONSIDERATION AND MARKETING RIGHTS AND SALE RIGHTS OF SALABLE AREA

39. In consideration of the Developer carrying on the entire development /construction on the Said land for Project and develop the Licensed Land, the Developer shall be entitled to 62% of the area of the Licensed Land/plot area under DDU Scheme including residential and commercial. The remaining 38% shall be the Owner's allocation. The Developer shall have the exclusive right to sell or market it's own share of Licensed Land / plotted land and share of Land Owners' of Licensed Land / plotted land.
40. That the Developer shall be entitled to market the entire Licensed Land. The Developer shall have the right to sell its part of share in any manner whatsoever to which the Owner will not object. The Owner will not have any objection and rather will execute all necessary NOCs, Sale Deed, Builder Buyer agreement, Power of Attorney, conveyance deed and other documentation required for such purposes. Developer shall be liable to clear all liabilities relating to EDC and IDC or any other statutory charges imposed by the Authority after obtaining the License under DDU Scheme.

X. MAINTENANCE

41. The development works, for the Licensed Land and developing the residential and commercial area (if any) will be done by the Developer and/or its agents, Contractors or nominees and a separate agreement shall be entered into with the Buyers / Customers for maintenance of the entire Licensed Land including the share of the Owner. The maintenance agreement by the Owner as confirming Party.

XI. FORCE MAJEURE

42. That the period for development for Project is fixed unless the Project is delayed due to any Force Majeure like fire, flood, earthquake, elements of nature or acts of god, acts of war, terrorism, riots etc. or any other similar cause which is beyond the reasonable control of the Party and such non-performance or delay could not have been prevented by any reasonable means then the delayed Party will be excused for such non-performance or delay,

XII. ARBITRATION

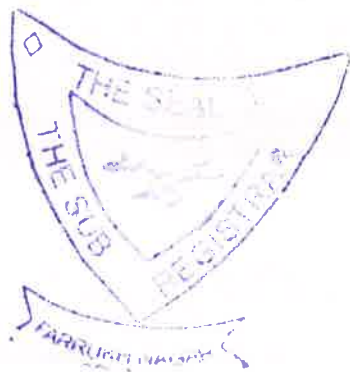
43. That in case of any dispute between the parties of any nature related to and/or touching upon and/or in connection with this Agreement or Project same shall be referred for arbitration to a Sole Arbitrator to be appointed by the Developer. The Indian Arbitration Act 1996 (as amended from time to time) shall be followed. The language of the arbitration shall be English, seat shall be Gurugram. The cost of arbitration including the Arbitrator's fee shall be shared between the Parties equally.
44. Notwithstanding the Arbitration, the Developer shall be entitled to seek injunctive relief from the competent courts during the pendency of the Arbitration proceedings.

XIII. CHOICE OF LAW AND JURISDICTION

45. This Agreement shall be governed by and construed in accordance with the laws of India.
46. The Courts at Gurugram shall alone have the jurisdiction to entertain all disputes in respect of the matters under this Agreement or connected thereto.

श्रीमती रीता नारायण शर्मा
Ranjitham

For Infrastructure And Developers
Partner



XIV. NOTICE

47. Any notice, letter or communication to be made, served or communicated to Developer under this Agreement or matter connected with it will be deemed to be duly made, served or communicated only, if the notice or letter or communication is addressed to the Developer at the address shown above or changed address as may be intimated by the Developer in this behalf and sent by registered post. Similarly, any notice or letter or communication is addressed to the Owner at the address shown above or changed address as may be intimated by the Owner in this behalf and sent by registered post.

XV. MODIFICATION

48. No modification, representation, promise or agreement in connection with the subject matter of this Agreement shall be valid unless made in writing and signed by both Parties.

XVI. INTELLECTUAL PROPERTY RIGHTS

52. The reports, documents, data, drawings, models etc. which the Developer create or generate for the Project shall remain Developer's property and Developer is entitled to take them over any time.

XVII. INDEMNITY

53. The Owner shall indemnify, defend and hold Developer harmless from and against any claims, suits, demands, actions, damages, losses, costs and expenses, including but not limited to attorneys' fees and costs, incurred by the Developer, its Affiliates, any of its customers or contractors as a result of any breach of the provisions of this Agreement or warranty or representation by the Owner.
54. Under no circumstances shall either Party be liable to the other Party or any third-party for any damages resulting from any part of this Agreement such as, but not limited to, loss of revenue or anticipated profit or lost business, costs of delay or failure of delivery at the scheduled date, which are not related to or the direct result of the Party's negligence or breach.
55. Notwithstanding primary right of the Developer to have control over defense, Developer may take all necessary steps, at the expense of the Owner, to defend itself.
56. That the said agreement is still valid and shall be irrevocable and no modification/alteration etc. in the terms and conditions of the said agreement can be undertaken except after obtaining prior approval of DTCP, Haryana.

XVIII. VALIDITY

57. The Developer shall be responsible for compliance of all terms and conditions of license/provisions of Act of 1975 and Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the DTCP, Haryana whichever is earlier.

58. The Agreement shall be irrevocable and no modification alteration etc. in the terms and conditions in the Agreement can be undertaken except with prior approval of the DTCP, Haryana.

[Signature]

[Signature]

Ram Kishan

[Signature]
Partner



XIX. MISLENEOUS:

59. That the First Party shall cooperate with the Second Party in completing all the documentation and the First Party shall be bound to sign the documents if required for any cases relating to Government/departments/authorities.
60. That both the parties agree to fulfill the conditions given in this agreement with mutual cooperation and diligence.
61. That the Second Party shall have the right to nominate/appoint their nominee and to sign agreements with anyone and to enter into collaboration with anyone after getting written permission from the First Party.
62. That the Second Party shall pay all the stamp duty or registration expense of this collaboration agreement.
63. Both the Parties represent that they are fully authorized to enter into this Agreement. The performance and obligations of either Party will not violate or infringe upon the rights of any third-party or violate any other agreement between the Parties, individually, and any other person, organization, or business or any law or governmental regulation.
64. The Land Owner agree to indemnify and hold harmless the Developer, its respective affiliates, officers, agents, employees, and permitted successors and assigns against any and all claims, losses, damages, liabilities, penalties, punitive damages, expenses, reasonable legal fees and costs of any kind or amount whatsoever, which result from the negligence of or breach of this Agreement by the Land Owner, its respective successors and assigns that occurs in connection with this Agreement.

Both the parties have read, heard and understood all the conditions of this agreement and they are in consent towards this. They and their heirs shall remain responsible for the above conditions.

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

Executed on this

DRAFTED BY

P. S. YADAV
Advocate
Gurgaon

For Land Owners,

राम दिवान

मोवा ६१६

Ram Divan

प्रताप सिंह मन्वरदार

गाँव शेखपुरा माजरी

तह. फरुखनगर, जि. मुहम्मतपुर...

Witnesses:

1)

2)

For Infrastructure And Developers
For Developers

पं. दिव
Partner

सतीश कुमार

सतीश कुमार

स/० मन्दीराम

वा. ५६. पल्लवपुर

