

Indian-Non Judicial Stamp Haryana Government		Date: 22/07/2024
Certificate No. JCV2024G4		Stamp Duty Paid: ₹ 193500
GRN No. 119236603		Penalty: ₹ 0
<b>Seller / First Party Detail</b>		
Name: HL residency pvt ltd	Sector/Ward: 3	LandMark: Vishrantika apartment
H.No./Floor: B12	District: Dwarka	State: Delhi
City/Village: Dwarka		
Phone: 92****164		
<b>Buyer / Second Party Detail</b>		
Name: HL residency proprietorship	Sector/Ward: 37	LandMark: Commercial complex hl city
H.No./Floor: 8	District: Jhajjar	State: Haryana
City/Village: Bahadurgarh		
Phone: 99****164		
Purpose: Collaboration Agreement		

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

### DEVELOPMENT-Cum-COLLABORATION AGREEMENT

**Type of Property - Agricultural**  
**Village: Baraktabad, Bahadurgarh**  
**Area - 17 kanal 3 marla 1 sarsal**

**Value - Rs. 96,75,000/-**  
**Stamp Duty - Rs. 1,93,500/-**  
**Stamp : JCV2024G4**

THIS AGREEMENT OF DEVELOPMENT/COLLABORATION is made and executed at Bahadurgarh on this 25<sup>th</sup> July, 2024

By & Between

**HL Residency Private Limited, (CIN No. U45200DL2010PTC210343)** a Company incorporated under the Companies Act, 1956 having its Registered Office at B-12, Vishrantika Apartment, Plot No. 5A, Sector-3, Dwarka, Delhi-110075 having PAN AACCH5294A, acting through Mr. Naveen Kumar vide resolution dated 04<sup>th</sup> January 2024 passed in the meeting of the Board of Directors of the Company, (hereinafter referred to as First Party/ **"OWNER"** which expression shall, unless repugnant or opposed to the context hereof, include their respective heirs, legal representatives, successors, administrators, executors, and assigns) of the First Part.

And

**M/s HL RESIDENCY (Proprietorship firm) UAM NO HR07E0002159 PAN No. BCSP85048B** having its registered office at 8, Commercial Complex, HL City, Sector-

FOR HL RESIDENCY PVT. LTD.



Auth. Signatory.

HL Residency



Proprietor

पत्र संख्या: 2816

दिनांक: 25-07-2024

डीड संबंधी विवरण

डीड का नाम COLLABORATION AGREEMENT

तहसील/मंडल-तहसील बहादुरगढ़

गांव/सहर बरकतबाद

धन संबंधी विवरण

रशि 0075000 रुपये

स्टाम्प ड्यूटी की रशि 103500 रुपये

वटान नं : JCV3024GH

स्टाम्प की रशि 193500 रुपये

रजिस्ट्रेशन फीस की रशि 50000 रुपये

EChallan:119389684

पेस्टिंग शुल्क 0 रुपये

Drafted By: rajesh deraal

Service Charge:0

यह पत्र आज दिनांक 25-07-2024 दिन बुधवार समय 5:35:00 PM बजे श्रीश्रीमती श्रुती

HL RESIDENCY PVT LTD से NAVEEN KUMAR OTHER निवासे BAHADURGARH द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

FOR HL RESIDENCY PVT LTD

Auth. Signatory

उपस्थित पंजीकृत अधिकारी (बहादुरगढ़)

हस्ताक्षर प्रस्तुतकर्ता

HL RESIDENCY PVT LTD

उपरोक्त पत्रकारी व श्रीश्रीमती श्रुती HL RESIDENCY से SHALAJA JOONOTHER द्वारा है। प्रस्तुत पत्रों के तथ्यों को दोनो पक्षों

ने सुझाव तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्रीश्रीमती श्रुती RAVINDER KATSHIK पति VISHNU DUTT निवासी BHAMAR व श्रीश्रीमती श्रुती DEEPAK सोमपति NANG CHAL निवासी उमरावपुरा में की।

पक्षी नं:1 को हम नम्बदार /अधिकारी के रूप में जानते हैं तथा वह सभी नं:2 की पहचान करता है।

उपस्थित पंजीकृत अधिकारी (बहादुरगढ़)

युजिनियम - 11

बहादुरगढ़

37, Bahadurgarh, Distt. Jhajjar, Haryana 124507 Proprietor Mrs. Shailaja (Aadhar No.691399373758) w/o Rakesh Joon s/o Sunder Lal r/o H. No. 2 HL City, Sector-37, Bahadurgarh, Distt. Jhajjar (Hr.), hereinafter referred to as Second Party/"Developer" which expressions shall unless excluded by or repugnant to the context or meaning thereof be deemed to include it's subsiding companies, associates, representatives, successors, liquidators, permitted nominees and assigns of the Second Part.

WHEREAS THE FIRST PARTY is the lawful Owner in possession of **Land measuring 17 kanal 3 marla 1 sarsai** comprised in khewat no.3//2 min ,khatoni no.13/6 ,rect no.37 killa no.24/1/1(3-12)39//3/1(1-0) total kita 2 area measuring 4 kanal 12 marla i.e. 343/472 share which comes to 3 kanal 6 marla 8 sarsai and khewat no-160//136 khata no 231 min rect no.37 killa no.24/2(3-0)25/1(3-12)39//5/1(0-18) total kita 3 area measuring 7 kanal 10 marla i.e 343/472 share which comes to 5 kanal 9 marla 0 sarsai khewat no-386//338 khata no 465 min rect no.39 killa no.5/3/1(2-10) 6/1/2(1-2) total kita 2 area measuring 3 kanal 12 marla i.e 343/472 share = 2 kanal 12 marla 3 sarsai and khewat no-383//336 khata no 462 min rect no.39 killa no.4/1(7-6)7/1(0-12)total kita 2 area measuring 7 kanal 18 marla i.e 343/472 share which comes to 5 kanal 14 marla 8 sarsai total area of all Khewats 17 kanal 3 marla 1 sarsai or 2.14444 acres hereto by virtue Mutation No. 4676 and Jamabandi for the year 2019-2020 and situated within revenue estate of Baraktabad, Tehsil Bahadurgarh and District Jhajjar, Haryana, hereinafter referred to as the '**SAID LAND**'

AND WHEREAS the developer along with its associates contemplates to develop the said land by developing the plotted residential Plotted colony, Affordable Group Housing Scheme and/or Affordable Plotted Colony under Deen Daysi Jan Awas Yojna, Commercial Colony and any/or all of the policies/licenses launched by State Govt as the case may be/Commercial complex thereon after obtaining the requisite license from the concerned authorities and getting the plans sanctioned/approved from the competent authority.

AND WHEREAS the Owner are not fully equipped to execute and complete the work of development and construction of the proposed plotted residential complex and have approached the developer, who is engaged in the development and construction of various type of buildings and is well reputed and experienced in this line of business and is confident that he is in a position to obtain permission for Change of Land Use/obtain license etc., to Collaborate with them in the execution and completion of the said plotted residential Complex on the said land.

AND WHEREAS the developers have agreed to undertake the execution and completion of said residential/Commercial Complex on the said land on the terms and conditions hereinafter appearing.

**NOW THIS AGREEMENT WITNESSETH AND PARTIES HEREBY AGREE AS UNDER:-**

1. That it is further agreed between the Owner and Developer that in lieu of the Developer agreeing to develop the said land for residential / commercial purposes and agreeing to obtain the licenses at its own cost and expenses

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Proprietor

and in consideration of the deposit to be made by the Developer to the Owner, the parties hereto have agreed to share the entire Developed /built up area in the said project in the following manner.

2. That the subject matter of this Deed of Collaboration between the Owner and the developer is the said land measuring **17 kanal 3 marla 1 sarsai** or thereabout for utilizing the same for Development of plotted residential colony which fall in revenue estate of village **Baraktabad** of Tehsil Bahadurgarh, District JHAJJAR in State of Haryana.
3. That the Owner assures and declares that he/she/ta/are the absolute Owner of the said land and is/are entitled to execute collaboration with the developer for the said land. This area (Proposed for collaboration) is free from acquisition. It shall be the sole responsibility of the collaborators to get the land partitioned from the co sharers/co Owner of the khewat. In case the process of partitioning gets delayed by more than one year from the date of this collaboration agreement, intentionally or unintentionally, then the collaborators shall be liable to pay damages to the developer. The extent of the damages to be paid by the landOwner to the developer shall be ascertained by the sole arbitrator, who shall be appointed by the developer.
4. That all the rates, cesses and taxes due and payable in respect of the said land up to the handing over of the actual physical possession of the said land to the developer shall be the exclusive liability of the Owner.
5. That the Owner has declared and represented to the developer that there are no religious or family disputes or any other encumbrance of any kind whatsoever relating to the said land and the said Land is free from all encumbrances, mortgages, charges, gifts, liens, hypothecations, attachments, liabilities, tenancy, un-authorized occupations, claims and litigations and acquisition and the Owner shall keep the title of the said land absolutely free and saleable till the duration and full implementation of this agreement in all respects. The developer has entered into this agreement relying upon these declaration and representations/undertakings of the Owner.
6. That in case the said property or any part thereof comprised in and subject matter of this agreement declared to be belonging to the Owner, is lost on account of any defect in the Owner' title or any litigation started by any one claiming through the Owner or any one claiming title paramount to the Owner or on account of any cause or cause whatsoever including relating to any outstanding(s), claim(s) taxes (s) etc. on the Owner, the Owner shall be liable for the damages, losses, costs and expenses sustained by the developer and / or intending buyers of whole or part of the build / un-built areas of the developer share. The Owner expressly agree to keep the developer and the intending buyers of whole or part of the developer's share of the built/un-built areas harmless and indemnified against all claims and demands for damages, losses, cost and expenses which the developer or the intending buyer may sustain or incur by reason of any legal case or cases whatsoever.
7. That if there be any claim, demand, litigation of any nature whatsoever against the Owner, then it is a condition of this agreement that the work of development and / or any other matter incidental to this agreement shall not, at any time or after the commencement or on handing over possession

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to the intending purchaser, be stopped/prevented obstructed or delayed in any manner whatsoever. It is agreed that such claims, outstanding, demands, litigation and/or courts decree shall only be met and satisfied out of Owner' share of the area of project and or proceeds thereof. The Owner further undertake that this agreement is irrevocable. Also that if the landOwner fail to honor this agreement in any way, the Developer shall be fully entitled to get this agreement executed through the court of law.

8. That the Owner shall execute General Power of Attorney (GPA) and Special Power of Attorney and / or any other document or papers in favor of the Developer or it's nominee to enable the Developer to apply for all regulatory approvals, licenses, sanctions and 'no objections, required for development of the said land and to raise constructions thereon as agreed hereto. However, in the event, any other/further document in respect of said land is required the Owner have to sign the same to enable to Developer to obtain the necessary license/permission and complete the development of the colony on the said land. The Owner shall sign the same without raising any objections in any manner whatsoever and within the stipulated period.
9. That the Owner further undertake that he/she/they shall not deal with the said land in any manner whatsoever and shall henceforth keep the said land free from any charge, lien, litigation, claim etc. and shall not create any obstruction or impediment in the development of the said kind of the 'Development'.
10. That the Owner shall furnish documentary proof of their title of the said land as and when required by the Developer and/or the concerned authorities as may be required from time to time.
11. That the Owner will assist the developer to defend and otherwise respect to any proceeding that may be initiated by any person in regard to the any portion of the said land which may be instituted at any time hereafter before any court or other authority.
12. That Owner has hand over the actual physical possession of the said land to the developer for purpose of developing the said land for residential plotted Colony, agreed to be developed, with the immediate effect from the date of signing of this collaboration agreement, to enable the developer to discharge its part of obligation.
13. It is however agreed by the Developer that the developer shall develop, construct and complete the total development and construction of the aforementioned land at its own cost and expense after procuring requisite licenses, permissions, approvals, sanctions, whenever required from the concerned authorities.
14. That all licenses, approvals, sanctions etc. wherever required for development on the said land shall be procured by the Developer at its own cost and expenses and in its own name. All expenses towards scrutiny fee, License Fee, Conversion Charges, payable to the concerned authorities shall be paid by the Developer only.
15. That it is agreed between the parties that in lieu of the Owner providing their land free of cost to the developer, the developer shall deliver/transfer/handover the possession free of cost to the Owner, of the Owner's fully developed share in the fully developed land free of cost within 36 months from the date of letter of intent given by the Government of

  
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16. That it is Further agreed and assured by the Developer that the Developer at it's sole discretion may apply for obtaining License for the whole or any/some part/portion of total land/acres mentioned in this agreement.
17. That the agreement shall be irrevocable and no modification/alteration etc. in the terms and conditions of such agreement can be undertaken, except after obtaining prior approval of DG, TCP Haryana.
18. That the developer firm i.e. M/s HL Residency Proprietorship Firm shall be responsible for the compliance of all terms and conditions of license/provisions of Act of 1976 till the grant of final completion certificate of the colony or relieved of the responsibility by the Director General, Town And Country Planning, Haryana, whichever is earlier.
19. That collaboration agreement executed between the parties shall be remain in force in future and shall be applicable for Plotted, Affordable Group Housing Scheme and/or Affordable Plotted Colony under Deen Dayal Jan Awas Yojna and any/or all of the policies/licenses launched by State Govt as the case may be.

#### **OWNER'S ALLOCATION**

- (a) That the Owner shall be entitled to get fully developed residential plots equal to 3439 sq. yards against whole land for which this Development-cum-Collaboration agreement is being executed. In total Land owner shall get 3439 sq. yards of fully developed land against total land of 17 kanal 3 marla 1 sarai owned by Owner. It is made clear that Residential plots coming in Owner's Allocation may be given by Developer out of the plots developed on the land owned by Owner or may be given out of plots developed on some adjoining License area owned by Developer. This area of 3439 sq. yards shall be divided into number of plots of different sizes as per choice of Developer. With the mutual consent of Owner and Developer it is agreed that after development of the project total 3439 sq. yards of fully developed residential plots or price equal to market value of 3439 sq. yards shall be given to Owner/First Party.
- (b) That it will be choice of Owner, whether Owner wants to market plots allocated to it through Developer or Owner itself wants to market it's allocation area.
- (c) That at the time of signing the agreement an amount of Rs. 10,000/- (Rupees Ten Thousand only) in the shape of A/c Payee Cheque No. 283099 dtd.22.07.2024 drawn at SBI, IC Branch, Bahadurgarh has been paid by the developer to the land Owner at the time of signing of this collaboration cum development agreement.
- (d) That sale and marketing of the developed area shall be conducted by the Developer on the terms and rates fixed by the Developer. All marketing expenses pertaining commissions to agents/brokers, brochures, advertisements etc. shall be borne by the developer, for sale and marketing of the developed area separate General Power of Attorney shall be executed by the Owner in favor of Developer.
- (e) That it is made clear that Developer may add whole or any portion of Owner's land into some existing License area being developed by Developer or into extension/addition of existing license of any other developer company. It has been further made clear that decision of Developer regarding use and development of Owner's land shall be final and completely binding upon Owner.

  
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### **DEVELOPER'S ALLOCATION**

That the DEVELOPER shall be entitled and become Owner of the Owner complete land measuring 17 kanal 3 marla 1 sarsai after transfer/delivery/handover of Owner's allocation i.e. 3439 sq. yards against whole land for which this Development-cum-Collaboration agreement is being executed. The entire saleable plotted area and common facilities and amenities shall vest in the developer in consideration of mentioned Owner's allocation and towards developing the entire land into a residential/commercial Complex /Township over the said land. It has been agreed by the Owner, that after transferring of 3439 sq. yards of Residential plots in favour of Owner, it shall execute Regd. Exchange Deed in favour of Developer firm.

After transfer of agreed amount and agreed residential plots to the Owner, the whole Developed Area/said land shall go and will be owned and retained by the developer in lieu of consideration amount and agreed residential plots and towards development of the said land and the developer shall become exclusive Owner of the said land and only developer shall have the right to develop the said land for other purposes other than residential such as Commercial etc.

The Common Areas of the project such as Roads, services, community sites and other structures will be owned/ controlled by the Developer.

Developer on the basis of GPA shall be entitled to book the plots and or enter into agreement to sell with third parties shall execute deeds of conveyances of such saleable area and various units of the said project in such part or parts as shall be required. Further developer shall join and confirm such sale by executing all and every transfer document/deed in favor of the Transferees. The costs of such conveyances including stamp duty and registration expenses and all other legal expenses shall be borne and paid by the Transferees. Owner shall execute further GPA in Developer's or its nominee's favor such that developer shall be fully entitled to sell its share of the unsold area and receive consideration directly in its name. Owner however at all times shall co-operate for such purpose and shall execute any further documents to effectively and legally transfer and convey developer's unsold area in third party favor, without being entitled to any further money or consideration for that matter.

1. Developer at its absolute discretion shall demolish all structure "Kacha" or "Pacca" existing on the said land before the Developer applies for requisite approvals and sanctions.
2. That the developer shall commence and complete the development of the said residential/Commercial Complex by providing the entire finance, equipment, inputs material infrastructure and expertise necessary to develop the residential / Group Housing /Commercial Complex in accordance with the sanctioned plans and any modifications thereof as may become necessary or agreed to during the progress of the work. That the Developer is fully empowered and entitled to assign agreement in favor of any Third party at its absolute discretion for the development without any recourse to the Owner and the Owner shall have no objection for such assignment.
3. That the developer shall pay and bear all taxes, cesses and levies payable for the said land and building from the date of the commencement of development.
4. The developer alone shall be responsible for any accident that may occur during the course of development and it alone shall meet any financial or other

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the project.

J. Not to enter into any agreement or arrangement for the development of the said

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liability either under Workmen Compensation Act or under any other Law or Regulation in force for the time being. Any financial expenditure of whatever nature involved in any accident to workmen, labor, employee, neighbor or any other person shall be borne by the developer and Owner shall be absolved of and indemnified by the developer of any financial or other liability in this regard.

5. The Owner shall not interfere with or obstruct in any manner with the execution and completion of the work of development of the said residential / Group Housing / commercial project or booking and sale of developer's share of developed, built or un - built areas of the Project.
6. It is agreed between the parties that the possession of the said land once delivered/handed over to the developer for the purpose of the aforementioned project shall not be disturbed nor any interference caused by the Owner till the project is complete. It is clarified that the Ownership in the said land shall continue to vest exclusively with the Owner and developer shall not be entitled to claim any right, title or interest in the said portion of the said land or any part thereof before successful completion of the project as provided herein after which the Ownership in the property shall be of both the parties as per their respective shares.
7. The developer and the Owner shall be entitled to retain or let out or sell the area of its share to any party either in whole or in parts. The developer shall be entitled to enter into any agreement to sell / lease / rent or to dispose of its share in any manner, to receive the payments and to execute the necessary documents in favor of such purchaser. The Owner shall also join hands in executing the documents in favor of such purchaser and shall also do all other acts, deeds and things which may be required to be done in order to confer legal and perfect title in favor of such purchaser all receipt shall be issued for and on behalf of the Owner and developer conclusively thereby binding both the parties for the transaction.
8. The Owner shall execute General Power of Attorney in favor of the developer and / or its agents, nominee of the developer to enable the developer to obtain necessary sanctions, permissions, approvals, connections, raw materials etc. and also to enable the developer to discharge its part of obligation under this Collaboration agreement and to let/sell area of its share.
9. The Owner and the developer shall be bound to comply with all the terms and conditions of Licenses and agreement with Town & Country Planning Department, Government of Haryana in respect of the project sought to be developed, which have been duly seen and examined by developer.
10. The parties hereto have agreed and undertaken to perform their part of agreement with due diligence and mutual co-operation keeping in view the interest of each other and execute and to do all other acts, deeds, matters and things whatsoever as may be necessary for implementing or giving effect to the terms of this agreement.
11. It is an integral and essential term of this agreement that the said residential / commercial complex shall be named as decided by the developer without any objection whatsoever from the Owner.
12. That the parties hereto understand that present arrangement shall not be deemed or construed as partnership or joint venture. The collaboration is pure and simple agreement for development and sharing of the developed areas by

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land except with the Developers or its nominee/s.

- K. In case of any amount/fees deposited with the Government/any other authority is refunded to the OWNER, the same will be returned by the OWNER to the DEVELOPER within 30 days of the receipt of the same and in the event of any delay beyond this period, the OWNER will pay interest @12% p.a. on the amount thus received for such delayed period.

**OBLIGATIONS OF THE DEVELOPER:**

It is agreed by and between the parties hereto that the following shall be the obligations and responsibility of the Developer, which shall be performed by it at its own cost and expenses:

- A. Survey of the said land, preparation of the layout and building plans and development schemes independently for the said land, to submit the same to the appropriate authorities with the approval of Owner for grant of approval and sanction, to fulfill the objects of this agreement.
- B. To prepare detailed development plans and estimates and to assign and execute the work and supervise the same so as to carry out and provide all services of development.
- C. To develop the said Land to carry out and manage the constructions for a Residential and/ or Commercial purpose as per the building plans and other approvals as may be issued by the concerned authorities.
- D. To complete the said project in all respect including but not limiting to the completion of construction of floors space carrying out internal development by laying roads, sewage lines, overhead and, underground water storage tanks electrical and telephone lines etc.
- E. To market the said project in terms of this Agreement.
- F. To enter into contracts, agreement or arrangements with any person for the construction or development of the said project at its own cost.
- G. To discharge, pay and deal with all employees may be workmen, officials or otherwise who are engaged or working with the said project directly or indirectly, at the site or otherwise who shall be the employees / officials / staff of the Developer exclusively. All their wages or other dues statutory or contractual shall be payable exclusively by the Developer.
- H. Timely completion of formalities for obtaining the requisite permissions, sanctions and approvals and follow - up with the various authorities during and post construction period with regard to the building and building services from the concerned authorities.
- I. Timely completion of all formalities pertaining to application and obtaining of completion / occupancy certificates from the concerned authorities.
- J. To bring in finance for development of the said project in terms of this agreement as and when required for the said Project in time so that the development of the project is not hindered on any account whatsoever particularly for non - availability of finances.
- K. To determine the sale price lease amount or license fees of the built-up units of the said project from time to time.
- L. To abide by all contracts, agreement and allotment on such terms and conditions that the Developer may execute in respect of the said project with any of the contractors, suppliers, Third Parties and / or Prospective

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purchasers / allottees / transferees / Licensees etc.

- Note:**
1. That in the event of the dispute or difference between the parties relating to this agreement or any part thereof, the same shall be referred to the Bahadurgarh court and the Bahadurgarh Court alone shall have the jurisdiction for adjudication of disputes, if any, between the parties.
  2. That the developer firm i.e. **M/s HL Residency Proprietorship Firm** Shall be responsible for compliance of all terms & conditions of licence/provisions of Act of 1975 and rules 1975 till the grant of final completion certificate to the colony or relieved of the responsibility by the Director General, Town and Country Planning, Haryana whichever is earlier.
  3. That the Agreement shall be irrevocable and no modification/alteration etc. in the term and conditions of such agreement can be undertaken, except after obtaining prior approval of DG, TCP Haryana.

#### **SCHEDULE OF LAND**

Land measuring 17 kanal 3 marla 1 sarsai comprised in khewat no.3//2 min. khatoni no.13/6, rect no.37 killa no.24/1/1(3-12)39//3/1(1-0) total kita 2 area measuring 4 kanal 12 marla i.e. 343/472 share which comes to 3 kanal 6 marla 8 sarsai and khewat no-160//136 khata no 231 min. rect no.37 killa no.24/2(3-0)25/1(3-12)39//5/1(0-18) total kita 3 area measuring 7 kanal 10 marla i.e. 343/472 share which comes to 5 kanal 9 marla 0 sarsai khewat no-386//338 khata no 465 min. rect no.39 killa no.5/3/1(2-10)6/1/2(1-2) total kita 2 area measuring 3 kanal 12 marla i.e. 343/472 share = 2 kanal 12 marla 3 sarsai and khewat no-383//336 khata no 462 min. rect no.39 killa no.4/1(7-6)7/1(0-12) total kita 2 area measuring 7 kanal 18 marla i.e. 343/472 share which comes to 5 kanal 14 marla 8 sarsai total area of all Khewats 17 kanal 3 marla 1 sarsai or 2.14444 acres hereto by virtue Mutation No. 4676 and Jamabandi for the year 2019-2020 and situated within revenue estate of Barakabad, Tehsil Bahadurgarh and District Jhajjar, Haryana.

IN THE WITNESSES WHEREOF, the parties hereto have set their respective hands on these present on the day, month and year written below in the presence of the following witnesses :-

**SIGNED AND DELIVERED BY**  
Owner

HL RESIDENCY PVT. LTD.



Auth. Signatory

HL Residency Pvt. Ltd  
Auth. Signatory

**SIGNED AND DELIVERED BY**  
DEVELOPER

M/s HL Residency Proprietorship

HL Residency



Proprietor

Mrs. Shailaja (Proprietor)  
Aadhar 691399373758

Witnesses:-  
Ravinder Kaushik, Advocate  
Distt. Courts Jhajjar



Deepak Soni  
s/o Sh. Nand Gopal 9315334964  
Jhajjar 9354610077



Reg. No.

Reg. Year

Book No.

2818

2024-2025

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पेशकर्ता



दारेकर



गवाह

HL RESIDENCY PVT. LTD

Auth. Signatory

उपसंयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVEEN KUMAR OTHER HL RESIDENCY PVT LTD \_\_\_\_\_

दारेकर :- Shri SHAILAJA JOONOTHER HL Residency RESIDENCY \_\_\_\_\_

गवाह 1 :- RAVINDER KAUSHIK \_\_\_\_\_

गवाह 2 :- DEEPAK SAINI \_\_\_\_\_

Proprietor

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रवेश क्रमांक 2818 आज दिनांक 25-07-2024 को बही नं 1 जिल्द नं 29 के पृष्ठ नं 125 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1219 के पृष्ठ संख्या 83 से 84 पर विपदाई नदी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षरनिधान अंगूठा भी सामने किये है।

अतिरिक्त प्रमाणित

दिनांक 25-07-2024

उपसंयुक्त पंजीयन अधिकारी बहादुरगड

Digitized by:-  
RAJESH DEWANI  
BTA, KOVVA  
Email:- RAJESH@BTA  
Chatt. Court, BHARAT

Indian-Non Judicial Stamp Haryana Government		Date : 22/07/2024
Certificate No. JCV202403		Stamp Duty Paid : ₹ 7800
GPN No. 118237235		Penalty : ₹ 0
<b>Seller / First Party Detail</b>		
Name: Rakesh joon		
H.No/Floor: 2	Sector/Ward: 37	LandMark: Hl city sector 37
City/Village: Bahadurgarh	District: Jhajjar	State: Haryana
Phone: 90****54		
<b>Buyer / Second Party Detail</b>		
Name: HL residency proprietorship		
H.No/Floor: 8	Sector/Ward: 37	LandMark: Hl city sector 37
City/Village: Bahadurgarh	District: Jhajjar	State: Haryana
Phone: 90****54		
Purpose: Collaboration Agreement		

The authenticity of this document can be verified by scanning the QR Code through an app or for the website <https://agstamping.in>

### DEVELOPMENT-Cum-COLLABORATION AGREEMENT

**Type of Property - Agricultural**  
**Village: Baraktabad, Bahadurgarh**  
**Area - 0 Kanal 13 Marla**

**Value - Rs. 3,85,000/-**  
**Stamp Duty - Rs. 7,800/-**  
**Stamp : JCV2024G3**

THIS AGREEMENT OF DEVELOPMENT/COLLABORATION is made and executed at Bahadurgarh on this 25<sup>th</sup> July, 2024

By & Between

**Rakesh Joon (Aadhar 963683931328 PAN AFAPJ1126R)** son of Sh. Sunder Lal Joon resident of H. No. 2, Sector-37, HL City, Bahadurgarh, Tehsil Bahadurgarh, District Jhajjar, Haryana 124507 (hereinafter referred to as First Party/ **"OWNER"** which expression shall, unless repugnant or opposed to the context hereof, include their respective heirs, legal representatives, successors, administrators, executors, and assigns) of the First Part.

And

**M/o HL RESIDENCY (Proprietorship firm) UAM NO HR07E0002159 PAN No. BC8PS5048B** having its registered office at 8, Commercial Complex, HL City, Sector-37, Bahadurgarh, Distt. Jhajjar, Haryana 124507 Proprietor Mrs. Shailaja (Aadhar No.691399373758) w/o Rakesh Joon s/o Sunder Lal r/o H. No. 2 HL City, Sector-37,



**HL Residency**

  
**Proprietor**

पत्र सं: 2817

दिनांक: 25-07-2024

**डीड संबंधी विवरण**

डीड का नाम COLLABORATION  
 AGREEMENT  
 तहसील/सब-तहसील बहादुरगढ़  
 गांव/शहर बरकतबाद

**घर संबंधी विवरण**

रशि 385000 रुपये  
 स्टाम्प नं : JCY302403  
 रजिस्ट्रेशन फीस की रशि 1000 रुपये  
 स्टाम्प इस्टी की रशि 7700 रुपये  
 स्टाम्प की रशि 7800 रुपये  
 EChallan: 119369448  
 पेंटिंग शुल्क 0 रुपये

Drafted By: RAJESH DIXWAL

Service Charge: 9

यह पत्र आज दिनांक 25-07-2024 दिन गुरुवार समय 5:52:00 PM बजे श्रीश्रीमती /शुभमती राकेश कुंज पुत्र सुन्दरपाल निवासी बहादुरगढ़ द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उपरोक्त पंजीवन अधिकारी ( बहादुरगढ़ )

हस्ताक्षर प्रस्तुतकर्ता  
राकेश कुंज

उपरोक्त पंजीवनी व श्रीश्रीमती /शुभमती HJ RESIDENCY (in) SHIBLAJA JOONOTHER, इतिर है। प्रस्तुत पत्रिका के तपसी को दर्नी पक्षी से कुमकर तथा वनकुकर स्वीकार किया। दर्नी पक्षी की पहचान श्रीश्रीमती /शुभमती RAVINDER KAUSHIK पित्त VISHNUDUTT निवासी BHADJAR व श्रीश्रीमती /शुभमती NAVEEN KUMAR पित्त SATBIR निवासी JASOOR KHERA ने की। साथी नं:1 को हम सम्बन्धित अधिकारता के रूप में जानती है तथा वह साथी नं:2 की पहचान करता है।

उपरोक्त पंजीवन अधिकारी ( बहादुरगढ़ )

Ref: 25/07/2024

HJ Residency

पंजीवन अधिकारी

Bahadurgarh, Distt. Jhajjar (Hr.), hereinafter referred to as Second Party/"Developer" which expressions shall unless excluded by or repugnant to the context or meaning thereof be deemed to include it's subsiding companies, associates, representatives, successors, liquidators, permitted nominees and assigns of the Second Part,

WHEREAS THE FIRST PARTY is the lawful Owner in possession of **Land measuring 0 kanal 13 marla** comprised in khewat no. 385//337 khata no. 464 min rect no. 39 kila no. 26/1(0-4) and khewat no. 160//136 khata no.231 min rect no.37 kila no. 26(0-9) total area measuring 0 kanal 13 marla or 0.06125 acres hereto by virtue Mutation No. 4675 and Jamabandi for the year 2019-2020 and situated within revenue estate of Baraktabad, Tehsil Bahadurgarh and District Jhajjar, Haryana, hereinafter referred to as the '**SAID LAND**'

AND WHEREAS the developer along with its associates contemplates to develop the said land by developing the plotted residential Plotted colony, Affordable Group Housing Scheme and/or Affordable Plotted Colony under Deen Dayal Jan Awas Yojna, Commercial Colony and any/or all of the policies/licenses launched by State Govt as the case may be/Commercial complex thereon after obtaining the requisite license from the concerned authorities and getting the plans sanctioned/approved from the competent authority,

AND WHEREAS the Owner are not fully equipped to execute and complete the work of development and construction of the proposed plotted residential complex and have approached the developer, who is engaged in the development and construction of various type of buildings and is well reputed and experienced in this line of business and is confident that he is in a position to obtain permission for Change of Land Use/obtain license etc., to Collaborate with them in the execution and completion of the said plotted residential Complex on the said land.

AND WHEREAS the developers have agreed to undertake the execution and completion of said residential/Commercial Complex on the said land on the terms and conditions hereinafter appearing.

**NOW THIS AGREEMENT WITNESSETH AND PARTIES HEREBY AGREE AS UNDER:-**

1. That it is further agreed between the Owner and Developer that in lieu of the Developer agreeing to develop the said land for residential / commercial purposes and agreeing to obtain the licenses at its own cost and expenses and in consideration of the deposit to be made by the Developer to the Owner, the parties hereto have agreed to share the entire Developed /built up area in the said project in the following manner.
2. That the subject matter of this Deed of Collaboration between the Owner and the developer is the said land measuring **0 Kanal 13 Marla** or thereabout for utilizing the same for Development of plotted residential colony which fall in revenue estate of village **Baraktabad** of Tehsil Bahadurgarh, District JHAJJAR in State of Haryana.
3. That the Owner assures and declares that he/she/ta/are the absolute Owner of the said land and is/are entitled to execute collaboration with the



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developer for the said land. This area (Proposed for collaboration) is free from acquisition. It shall be the sole responsibility of the collaborators to get the land partitioned from the co sharers/co Owner of the khewat. In case the process of partitioning gets delayed by more than one year from the date of this collaboration agreement, intentionally or unintentionally, then the collaborators shall be liable to pay damages to the developer. The extent of the damages to be paid by the landOwner to the developer shall be ascertained by the sole arbitrator, who shall be appointed by the developer.

4. That all the rates, cesses and taxes due and payable in respect of the said land up to the handing over of the actual physical possession of the said land to the developer shall be the exclusive liability of the Owner.
5. That the Owner has declared and represented to the developer that there are no religious or family disputes or any other encumbrance of any kind whatsoever relating to the said land and the said Land is free from all encumbrances, mortgages, charges, gifts, liens, hypothecations, attachments, liabilities, tenancy, un-authorized occupations, claims and litigations and acquisition and the Owner shall keep the title of the said land absolutely free and saleable till the duration and full implementation of this agreement in all respects. The developer has entered into this agreement relying upon these declaration and representations/undertakings of the Owner.
6. That in case the said property or any part thereof comprised in and subject matter of this agreement declared to be belonging to the Owner, is lost on account of any defect in the Owner' title or any litigation started by any one claiming through the Owner or any one claiming title paramount to the Owner or on account of any cause or cause whatsoever including relating to any outstanding(s), claim(s) taxes (s) etc. on the Owner, the Owner shall be liable for the damages, losses, costs and expenses sustained by the developer and / or intending buyers of whole or part of the built / un-built areas of the developer share. The Owner expressly agrees to keep the developer and the intending buyers of whole or part of the developer's share of the built/un-built areas harmless and indemnified against all claims and demands for damages, losses, cost and expenses which the developer or the intending buyer may sustain or incur by reason of any legal case or cases whatsoever.
7. That if there be any claim, demand, litigation of any nature whatsoever against the Owner, then it is a condition of this agreement that the work of development and / or any other matter incidental to this agreement shall not, at any time or after the commencement or on handing over possession to the intending purchaser, be stopped/prevented obstructed or delayed in any manner whatsoever. It is agreed that such claims, outstanding, demands, litigation and/or courts decree shall only be met and satisfied out of Owner' share of the area of project and or proceeds thereof. The Owner further undertake that this agreement is irrevocable. Also that if the landOwner fail to honor this agreement in any way, the Developer shall be fully entitled to get this agreement executed through the court of law.
8. That the Owner shall execute General Power of Attorney (GPA) and Special Power of Attorney and / or any other document or papers in favor of the Developer or it's nominee to enable the Developer to apply for all regulatory

*Ramrao*

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*Shalaya*  
Proprietor

approvals, licenses, sanctions and 'no objections, required for development of the said land and to raise constructions thereon as agreed hereto. However, in the event, any other/further document in respect of said land is required the Owner have to sign the same to enable to Developer to obtain the necessary license/permission and complete the development of the colony on the said land. The Owner shall sign the same without raising any objections in any manner whatsoever and within the stipulated period.

9. That the Owner further undertake that he/she/they shall not deal with the said land in any manner whatsoever and shall henceforth keep the said land free from any charge, lien, litigation, claim etc. and shall not create any obstruction or impediment in the development of the said kind of the 'Development'.
10. That the Owner shall furnish documentary proof of their title of the said land as and when required by the Developer and/or the concerned authorities as may be required from time to time.
11. That the Owner will assist the developer to defend and otherwise respect to any proceeding that may be initiated by any person in regard to the any portion of the said land which may be instituted at any time hereafter before any court or other authority.
12. That Owner has hand over the actual physical possession of the said land to the developer for purpose of developing the said land for residential plotted Colony, agreed to be developed, with the immediate effect from the date of signing of this collaboration agreement, to enable the developer to discharge its part of obligation.
13. It is however agreed by the Developer that the developer shall develop, construct and complete the total development and construction of the aforementioned land at its own cost and expense after procuring requisite licenses, permissions, approvals, sanctions, whenever required from the concerned authorities.
14. That all licenses, approvals, sanctions etc. wherever required for development on the said land shall be procured by the Developer at its own cost and expenses and in its own name. All expenses towards scrutiny fee, License Fee, Conversion Charges, payable to the concerned authorities shall be paid by the Developer only.
15. That it is agreed between the parties that in lieu of the Owner providing their land free of cost to the developer, the developer shall deliver/transfer/handover the possession free of cost to the Owner, of the Owner's fully developed share in the fully developed land free of cost within 36 months from the date of letter of intent given by the Government of Haryana.
16. That it is Further agreed and assured by the Developer that the Developer at it's sole discretion may apply for obtaining License for the whole or any/some part/portion of total land/acres mentioned in this agreement.
17. That the agreement shall be irrevocable and no modification/alteration etc. in the terms and conditions of such agreement can be undertaken, except after obtaining prior approval of DG, TCP Haryana.
18. That the developer firm i.e. M/s HL Residency Proprietorship Firm shall be responsible for the compliance of all terms and conditions of license/provisions of Act of 1976 till the grant of final completion



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**certificate of the colony or relieved of the responsibility by the Director General, Town And Country Planning, Haryana, whichever is earlier.**

19. That collaboration agreement executed between the parties shall be remain in force in future and shall be applicable for Plotted, Affordable Group Housing Scheme and/or Affordable Plotted Colony under Deen Dayal Jan Awas Yojna and any/or all of the policies/licenses launched by State Govt as the case may be.

#### **OWNER'S ALLOCATION**

- (a) That the Owner shall be entitled to get fully developed residential plots equal to 130 sq. yards against whole land for which this Development-cum-Collaboration agreement is being executed. In total Land owner shall get 130 sq. yards of fully developed land against total land of 0 Kanal-15 Marla owned by Owner. It is made clear that Residential plots coming in Owner's Allocation may be given by Developer out of the plots developed on the land owned by Owner or may be given out of plots developed on some adjoining Licensee area owned by Developer. This area of 130 sq. Yards Shall be divided into number of plots of different sizes as per choice of Developer. With the mutual consent of Owner and Developer it is agreed that after development of the project total 130 sq. yards of fully developed residential plots or price equal to market value of 130 sq. yards shall be given to Owner/First Party.
- (b) That it will be choice of Owner, whether Owner wants to market plots allocated to it through Developer or Owner itself wants to market it's allocation area.
- (c) That at the time of signing the agreement an amount of Rs. 10,000/- (Rupees Ten Thousand only) in the shape of A/c Payee Cheque No. 283100 dtd.22.07.2024 drawn at SBI, IC Branch, Bahadurgarh has been paid by the developer to the land Owner at the time of signing of this collaboration cum development agreement.
- (d) That sale and marketing of the developed area shall be conducted by the Developer on the terms and rates fixed by the Developer. All marketing expenses pertaining commissions to agents/brokers, brochures, advertisements etc. shall be borne by the developer, for sale and marketing of the developed area separate General Power of Attorney shall be executed by the Owner in favor of Developer.
- (e) That it is made clear that Developer may add whole or any portion of Owner's land into some existing Licensee area being developed by Developer or into extension/addition of existing license of any other developer company. It has been further made clear that decision of Developer regarding use and development of Owner's land shall be final and completely binding upon Owner.

#### **DEVELOPER'S ALLOCATION**

That the DEVELOPER shall be entitled and become Owner of the Owner complete land measuring 0 Kanal 13 Marla after transfer/delivery/handover of Owner's allocation i.e. 130 sq. yards against whole land for which this Development-cum-Collaboration agreement is being executed. The entire saleable plotted area and common facilities and amenities shall vest in the developer in consideration of mentioned Owner's allocation and towards developing the entire land into a residential/commercial Complex /Township over the said land. It has been agreed by the Owner, that after transferring of 130 sq. yards of Residential plots in favour of Owner, it shall execute Regd. Exchange Deed in favour of Developer firm.



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After transfer of agreed amount and agreed residential plots to the Owner, the whole Developed Area/said land shall go and will be owned and retained by the developer in lieu of consideration amount and agreed residential plots and towards development of the said land and the developer shall become exclusive Owner of the said land and only developer shall have the right to develop the said land for other purposes other than residential such as Commercial etc.

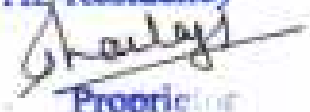
The Common Areas of the project such as Roads, services, community sites and other structures will be owned/ controlled by the Developer.

Developer on the basis of GPA shall be entitled to book the plots and or enter into agreement to sell with third parties shall execute deeds of conveyances of such saleable area and various units of the said project in such part or parts as shall be required. Further developer shall join and confirm each sale by executing all and every transfer document/deed in favor of the Transferees. The costs of such conveyances including stamp duty and registration expenses and all other legal expenses shall be borne and paid by the Transferees, Owner shall execute further GPA in Developer's or its nominee's favor such that developer shall be fully entitled to sell its share of the unsold area and receive consideration directly in its name. Owner however at all times shall co-operate for such purpose and shall execute any further documents to effectively and legally transfer and convey developer's unsold area in third party favor, without being entitled to any further money or consideration for that matter.

1. Developer at its absolute discretion shall demolish all structure "Kacha" or "Pucca" existing on the said land before the Developer applies for requisite approvals and sanctions.
2. That the developer shall commence and complete the development of the said residential/Commercial Complex by providing the entire finance, equipment, inputs material infrastructure and expertise necessary to develop the residential / Group Housing /Commercial Complex in accordance with the sanctioned plans and any modifications thereof as may become necessary or agreed to during the progress of the work. That the Developer is fully empowered and entitled to assign agreement in favor of any Third party at its absolute discretion for the development without any recourse to the Owner and the Owner shall have no objection for such assignment.
3. That the developer shall pay and bear all taxes, cesses and levies payable for the said land and building from the date of the commencement of development.
4. The developer alone shall be responsible for any accident that may occur during the course of development and it alone shall meet any financial or other liability either under Workmen Compensation Act or under any other Law or Regulation in force for the time being. Any financial expenditure of whatever nature involved in any accident to workmen, labor, employee, neighbor or any other person shall be borne by the developer and Owner shall be absolved of and indemnified by the developer of any financial or other liability in this regard.
5. The Owner shall not interfere with or obstruct in any manner with the execution and completion of the work of development of the said residential /Group Housing / commercial project or booking and sale of developer's share of developed, built or un - built areas of the Project.



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6. It is agreed between the parties that the possession of the said land once delivered/handed over to the developer for the purpose of the aforementioned project shall not be disturbed nor any interference caused by the Owner till the project is complete. It is clarified that the Ownership in the said land shall continue to vest exclusively with the Owner and developer shall not be entitled to claim any right, title or interest in the said portion of the said land or any part thereof before successful completion of the project as provided herein after which the Ownership in the property shall be of both the parties as per their respective shares.
7. The developer and the Owner shall be entitled to retain or let out or sell the area of its share to any party either in whole or in parts. The developer shall be entitled to enter into any agreement to sell / lease / rent or to dispose of its share in any manner, to receive the payments and to execute the necessary documents in favor of such purchaser. The Owner shall also join hands in executing the documents in favor of such purchaser and shall also do all other acts, deeds and things which may be required to be done in order to confer legal and perfect title in favor of such purchaser all receipt shall be issued for and on behalf of the Owner and developer conclusively thereby binding both the parties for the transaction.
8. The Owner shall execute General Power of Attorney in favor of the developer and / or its agents, nominee of the developer to enable the developer to obtain necessary sanctions, permissions, approvals, connections, raw materials etc. and also to enable the developer to discharge its part of obligation under this Collaboration agreement and to let/sell area of its share.
9. The Owner and the developer shall be bound to comply with all the terms and conditions of Licenses and agreement with Town & Country Planning Department, Government of Haryana in respect of the project sought to be developed, which have been duly seen and examined by developer.
10. The parties hereto have agreed and undertaken to perform their part of agreement with due diligence and mutual co-operation keeping in view the interest of each other and execute and to do all other acts, deeds, matters and things whatsoever as may be necessary for implementing or giving effect to the terms of this agreement.
11. It is an integral and essential term of this agreement that the said residential / commercial complex shall be named as decided by the developer without any objection whatsoever from the Owner.
12. That the parties hereto understand that present arrangement shall not be deemed or construed as partnership or joint venture. The collaboration is pure and simple agreement for development and sharing of the developed areas by and between the parties as mentioned hereinabove.
13. That the agreement may be changed, altered, amended, modified, superseded, amended, with the mutual consent of the parties hereto and in such an event the subsequent collaboration agreement shall prevail over this agreement.
14. That all original documents in respect of the said land shall be kept with Developer and this Collaboration Agreement is irrevocable by the parties.

**OBLIGATION OF THE OWNER:**

It is agreed by and between the parties that the Owner shall have the following obligations, including the other conditions specified in the rest part of the agreement,



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which shall be performed by him at its own cost and expenses:

- A. To clear all outstanding taxes, dues by whatever names called including charges towards electricity and water up to date of execution of this agreement at its own cost and expenses ;
- B. To keep the title of the said land free and marketable so as to enable the Developer to complete the Project.
- C. To sign, apply for and submit for all permissions and sanctions jointly with the Developer from the Government and or other authorities including the sanction of Building Plans, Revised / Modified Plans, Service Plans etc. before the concerned Local Authorities as may be required for commencement, continuation and completion of the Project.
- D. To permit the Developer to set up of infrastructure, site office etc. and permit free access upon the said Land to the Developer, its staff, appointed architects, specialists, contractors, sub-contractors, site engineers, supervisors, agents, their servants and other personnel.
- E. To execute and sign all necessary documents required by the relevant Government authorities for smooth execution of the 'Project' including obtaining temporary / permanent electric connection from Electricity Authority / Board, Water connection, Tube well etc. It is understood that by doing so the Owner shall not incur any responsibility or liability of any nature whatsoever, pecuniary or otherwise and its total cost or expenses would be borne by the Developer.
- F. To execute and sign Power of Attorney in favor of the Developer and/or its agents to enable the Developer to apply for and obtain all necessary permissions, sanctions, licenses etc. from the concerned authorities to enable the Developer to commence and complete Project in accordance with this Agreement.
- G. To execute and sign Power of Attorney in favor of the Developer and/or its agents to enable the Developer to sign Agreement for sale / Agreement for Lease in favor of Prospective buyers / tenants / Licensees.
- H. To execute and sign all necessary documents of transfer of the developed area//plot/built up units including sale deed or Lease Deed in favor of Prospective buyers / tenants / Licensees for transfer of title of the developed area/plot/built up Units of the developers share upon completion of the Project.
- I. To defend, compromise & settle, all suits, proceeding and cases jointly with the Developer that may be initiated by any third party against any/all acts of the Owner or Developer with regard to development, construction and marketing of the project.
- J. Not to enter into any agreement or arrangement for the development of the said land except with the Developers or its nominee/s.
- K. In case of any amount/fees deposited with the Government/any other authority is refunded to the OWNER, the same will be returned by the OWNER to the DEVELOPER within 30 days of the receipt of the same and in the event of any delay beyond this period, the OWNER will pay interest @12% p.a. on the amount thus received for such delayed period.

**OBLIGATIONS OF THE DEVELOPER:**

It is agreed by and between the parties hereto that the following shall be the obligations and responsibility of the Developer, which shall be performed by it at its



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own cost and expenses:

- A. Survey of the said land, preparation of the layout and building plans and development schemes independently for the said land, to submit the same to the appropriate authorities with the approval of Owner for grant of approval and sanction, to fulfill the objects of this agreement.
- B. To prepare detailed development plans and estimates and to assign and execute the work and supervise the same so as to carry out and provide all services of development.
- C. To develop the said Land to carry out and manage the constructions for a Residential and/ or Commercial purpose as per the building plans and other approvals as may be issued by the concerned authorities.
- D. To complete the said project in all respect including but not limiting to the completion of construction of floors space carrying out internal development by laying roads, sewage lines, overhead and underground water storage tanks electrical and telephone lines etc.
- E. To market the said project in terms of this Agreement.
- F. To enter into contracts, agreement or arrangements with any person for the construction or development of the said project at its own cost.
- G. To discharge, pay and deal with all employees may be workmen, officials or otherwise who are engaged or working with the said project directly or indirectly, at the site or otherwise who shall be the employees / officials / staff of the Developer exclusively. All their wages or other dues statutory or contractual shall be payable exclusively by the Developer.
- H. Timely completion of formalities for obtaining the requisite permissions, sanctions and approvals and follow - up with the various authorities during and post construction period with regard to the building and building services from the concerned authorities.
- I. Timely completion of all formalities pertaining to application and obtaining of completion / occupancy certificates from the concerned authorities.
- J. To bring in finance for development of the said project in terms of this agreement as and when required for the said Project in time so that the development of the project is not hindered on any account whatsoever particularly for non - availability of finances.
- K. To determine the sale price lease amount or license fees of the built-up units of the said project from time to time.
- L. To abide by all contracts, agreement and allotment on such terms and conditions that the Developer may execute in respect of the said project with any of the contractors, suppliers, Third Parties and / or Prospective purchasers / allottees / transferees / licensors etc.

- Note:**
1. That in the event of the dispute or deference between the parties relating to this agreement or any part thereof, the same shall be referred to the Bahadurgarh court and the Bahadurgarh Court alone shall have the jurisdiction for adjudication of disputes, if any, between the parties.
  2. That the developer firm i.e. **M/s HL Residency Proprietorship Firm** Shall be responsible for compliance of all terms & conditions of licence/provisions of Act of 1975 and rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by



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**Proprietor**

the Director General, Town and Country Planning, Haryana whichever is earlier.

3. That the Agreement shall be irrevocable and no modification/alteration etc. in the term and conditions of such agreement can be undertaken, except after obtaining prior approval of DG, TCP Haryana.

**SCHEDULE OF LAND DEAL OF**

Land measuring 0 kanal 13 marla comprised in khewat no. 385//337 khata no. 464 min rect no. 39 kila no. 26/1(0-4) and khewat no. 160//136 khata no.231 min rect no.37 kila no. 26(0-9) total area measuring 0 kanal 13 marla or 0.08125 acres hereto by virtue Mutation No. 4675 and Jamabandi for the year 2019-2020 and situated within revenue estate of Baraktabad, Tehsil Bahadurgarh and District Jhajjar, Haryana.

IN THE WITNESSES WHEREOF, the parties hereto have set their respective hands on these present on the day, month and year written below in the presence of the following witnesses :-

**SIGNED AND DELIVERED BY  
Owner**



**Rakesh Joon (Aadhar 963683931328)  
PAN AFAPJ1126R**

**SIGNED AND DELIVERED BY  
DEVELOPER**

**M/s HL Residency Proprietorship**

**HL Residency**




**Proprietor**

**Mrs. Shalaja (Proprietor)  
Aadhar 691399373758**

**Witnesses:-**

  
Ravinder Kaushik, Advocate  
Distt. Courts Jhajjar

  
Naveen Kumar  
s/o Sh. Satbir Singh 9315334964  
VPO Jussaur Khari  
9466675666

**Drafted by: Rajesh**  
**RAJESH DESHWAL**  
**ADVOCATE**  
Enrol No. PH/1671/2022  
Distt. Court, JHAJJAR

Reg. No.

Reg. Year

Book No.

2817

2024-2025

1



पेशकर्ता



दरबंदार



नवाह



उपसंयुक्त पंजीयन अधिकारी

पेशकर्ता :- रakesh जून

HL Residency

दरबंदार :- thru SHAILAJA JOON OTHER HL RESIDENCY

नवाह 1 :- RAVINDER KAUSHIK

Proprietor

नवाह 2 :- NAVEEN KUMAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2817 आज दिनांक 25-07-2024 को बही नं 1 जिल्द नं 29 के पृष्ठ नं 125.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1219 के पृष्ठ संख्या 85 से 88 पर लिपिकार्य गयी। यह भी प्रमाणित किया जाता है कि इस दरसावेज के प्रस्तुतकर्ता और नवाही ने अपने हस्ताक्षर/निशान अंगूठा से मंगने किये है।

दिनांक 25-07-2024  
Rajesh Deswal  
Dist. Comm. SHALAJA

उपसंयुक्त पंजीयन अधिकारी बहादुरगढ

Non-Judicial		Indian-Non Judicial Stamp Haryana Government		Date: 24/07/2024	
Certificate No.	JCX2024G287			Stamp Duty Paid	₹ 90000
GRN No.	119354603			Penalty	₹ 0
<b>Seller / First Party Detail</b>					
Name	Sanjay singhal				
H.No/Floor	1206	Sector/Ward	: 12	LandMark	Sector 12
City/Village	Panipat	District	: Panipat	State	Haryana
Phone	99****94				
<b>Buyer / Second Party Detail</b>					
Name	HL residency proprietorship				
H.No/Floor	8	Sector/Ward	: 37	LandMark	Commercial complex HL city
City/Village	Bahadurgarh	District	: Jhajjar	State	Haryana
Phone	90****54				
Purpose	Collaboration Agreement				

The authenticity of the document can be verified by scanning the QR Code Through smart phone or on the website <http://stamps.haryana.gov.in>

### DEVELOPMENT-Cum-COLLABORATION AGREEMENT

**Type of Property - Agricultural**  
**Village: NunaMajra, Bahadurgarh**  
**Area - 8 Kanal 0 Marla**

**Value - Rs. 45,00,000/-**  
**Stamp Duty - Rs.90,000/-**  
**Stamp : JCX2024G287**

THIS AGREEMENT OF DEVELOPMENT/COLLABORATION is made and executed at Bahadurgarh on this 21th July, 2024

By & Between

**Sanjay Singhal (Aadhar 998750138824 PAN AIGPS9041P)** son of Sh. Rattan Lal Singhal resident of H. No. 1206, Sector-12, Panipat, District Panipat, Haryana 132103 (hereinafter referred to as First Party/ "OWNER" which expression shall, unless repugnant or opposed to the context hereof, include their respective heirs, legal representatives, successors, administrators, executors, and assigns) of the First Part.

And

**M/s HL RESIDENCY (Proprietorship firm)** UAM NO HR07EG002159 PAN No. BCSPS5048B having its registered office at 8, Commercial Complex, HL City, Sector-37, Bahadurgarh, Distt. Jhajjar, Haryana 124507 Proprietor Mrs. Shailaja (Aadhar No.691399373758) w/o Rakesh Joon s/o Sunder Lal r/o H. No. 2 HL City, Sector-37, Bahadurgarh, Distt. Jhajjar (Hr.), hereinafter referred to as Second Party/"Developer"

*S. S. L.*

HL Residency

*Shailaja*  
 Proprietor



पत्र सं. 2814

दिनांक-25-07-2024

टीड संबंधी विवरण	
टीड का नाम	COLLABORATION AGREEMENT
तहसील/सब-तहसील	बहादुरगढ़
गांव/साहर	नूना साहरा
धन संबंधी विवरण	
रशि 4500000 रुपये	स्टाम्प ड्यूटी की रशि 90000 रुपये
स्टाम्प नं : JCS2024G287	स्टाम्प की रशि 90000 रुपये
रजिस्ट्रेशन फीस की रशि 25000 रुपये	EChallan: 119350431
	रशि टैक्स शुल्क 0 रुपये
Drafted By: rajesh dewan sir	Service Charge 0

यह पत्र आज दिनांक 25-07-2024 दिन मंगलवार समय 4:27:00 PM बजे बीबीसी/कुमारी संजय शिंदे एवं राजेश देवान द्वारा पंजीकरण हेतु प्रस्तुत किया गया।



इसका प्रस्तुतकर्ता  
संजय शिंदे

उपरोक्त पंजीकरण अधिकारी ( बहादुरगढ़ )

उपरोक्त पत्रकर्ता व बीबीसी/कुमारी HL RESIDENCY B/w SHAILAJA JOONOTHER हाथिरे हैं। प्रस्तुत पत्रों के तर्कों को देखा जाते

वे सुनकर तथा समझकर स्वीकार किया। देखा जाते हैं कि पत्रों की प्रतियां बीबीसी/कुमारी RAVINDER KAUSHIK पिता VINODUTT शिंदे BAJAR व बीबीसी/कुमारी DEEPAK शिंदे पिता MANOJ L शिंदे JHADOL में की।

साक्षी नं:1 को इन सम्बन्धित अधिकारों के रूप में जानते हैं तथा वह साक्षी नं:2 की प्रतियां करता है।

दिनांक 25.07.2024

उपरोक्त पंजीकरण अधिकारी ( बहादुरगढ़ )

राजेश देवान

संजय शिंदे

which expressions shall unless excluded by or repugnant to the context or meaning thereof be deemed to include its subsiding companies, associates, representatives, successors, liquidators, permitted nominees and assigns of the Second Part.

WHEREAS THE FIRST PARTY is the lawful OWNER in possession of **Land measuring 8 kanal 0 marla** and comprised in khewat no.301//281,khatoni no.308 min,rect no.90 killa no.1/2(2-5) 2/2(2-9) 3/2(5-7) 4/2(0-17) 7/1/2(7-2) 8/2(0-10) total kita 6 area measuring 18 kanal 10 marla i.e. 80/453 which comes to 3 kanal 5 marla 3 sarsai and khewat no-302//282 khata no 309 min rect no.90 killa no.7/2(0-12) 8/1(7-10) 9/1(4-16)13(8-0) 14(5-18) total kita 5 area measuring 26 kanal 16 marla i.e 80/453 share which comes to 4 kanal 14 marla 6 sarsai, area of all khewats comes to 8 kanal 0 marla or 1.0 acres hereto by virtue Mutation No. 5995 and Jamabandi for the year 2019-2020 and situated within revenue estate of Nuna Majra, Tehsil Bahadurgarh and District Jhajjar, Haryana, hereinafter referred to as the '**SAID LAND**'

AND WHEREAS the developer along with its associates contemplates to develop the said land by developing the plotted residential Plotted colony, Affordable Group Housing Scheme and/or Affordable Plotted Colony under Deen Dayal Jan Awas Yojna, Commercial Colony and any/or all of the policies/licenses launched by State Govt as the case may be/Commercial complex thereon after obtaining the requisite license from the concerned authorities and getting the plans sanctioned/approved from the competent authority.

AND WHEREAS the OWNER are not fully equipped to execute and complete the work of development and construction of the proposed plotted residential complex and have approached the developer, who is engaged in the development and construction of various type of buildings and is well reputed and experienced in this line of business and is confident that he is in a position to obtain permission for Change of Land Use/obtain license etc., to Collaborate with them in the execution and completion of the said plotted residential Complex on the said land.

AND WHEREAS the developers have agreed to undertake the execution and completion of said residential/Commercial Complex on the said land on the terms and conditions hereinafter appearing.

**NOW THIS AGREEMENT WITNESSETH AND PARTIES HEREBY AGREE AS UNDER:-**

1. That it is further agreed between the OWNER and Developer that in lieu of the Developer agreeing to develop the said land for residential / commercial purposes and agreeing to obtain the licenses at its own cost and expenses and in consideration of the deposit to be made by the Developer to the OWNER, the parties hereto have agreed to share the entire Developed /built up area in the said project in the following manner.
2. That the subject matter of this Deed of Collaboration between the OWNER and the developer is the said land measuring **8 Kanal 0 Marla** or thereabout for utilizing the same for Development of plotted residential colony which fall in revenue estate of village **NUNA MAJRA** of Tehsil Bahadurgarh, District JHAJJAR in State of Haryana.

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Shalby  
Proprietor

3. That the OWNER assures and declares that he/she/ls/are the absolute OWNER of the said land and is/are entitled to execute collaboration with the developer for the said land. This area (Proposed for collaboration) is free from acquisition. It shall be the sole responsibility of the collaborators to get the land partitioned from the co sharers/co OWNER of the khewat. In case the process of partitioning gets delayed by more than one year from the date of this collaboration agreement, intentionally or unintentionally, then the collaborators shall be liable to pay damages to the developer. The extent of the damages to be paid by the landOWNER to the developer shall be ascertained by the sole arbitrator ,who shall be appointed by the developer.
4. That all the rates, cesses and taxes due and payable in respect of the said land up to the handing over of the actual physical possession of the said land to the developer shall be the exclusive liability of the OWNER.
5. That the OWNER has declared and represented to the developer that there are no religious or family disputes or any other encumbrance of any kind whatsoever relating to the said land and the said Land is free from all encumbrances, mortgages, charges, gifts, liens, hypothecations, attachments, liabilities, tenancy, un-authorized occupations, claims and litigations and acquisition and the OWNER shall keep the title of the said land absolutely free and saleable till the duration and full implementation of this agreement in all respects. The developer has entered into this agreement relying upon these declaration and representations/undertakings of the OWNER.
6. That in case the said property or any part thereof comprised in and subject matter of this agreement declared to be belonging to the OWNER, is lost on account of any defect in the OWNER' title or any litigation started by any one claiming through the OWNER or any one claiming title paramount to the OWNER or on account of any cause or cause whatsoever including relating to any outstanding(s), claim(s) taxes (s) etc. on the OWNER, the OWNER shall be liable for the damages, losses, costs and expenses sustained by the developer and / or intending buyers of whole or part of the build / un-built areas of the developer share. The OWNER expressly agree to keep the developer and the intending buyers of whole or part of the developer's share of the built/un-built areas harmless and indemnified against all claims and demands for damages, losses, cost and expenses which the developer or the intending buyer may sustain or incur by reason of any legal case or cases whatsoever.
7. That if there be any claim, demand, litigation of any nature whatsoever against the OWNER, then it is a condition of this agreement that the work of development and / or any other matter incidental to this agreement shall not, at any time or after the commencement or on handing over possession to the intending purchaser, be stopped/prevented obstructed or delayed in any manner whatsoever. It is agreed that such claims, outstanding, demands, litigation and/or courts decree shall only be met and satisfied out of OWNER' share of the area of project and or proceeds thereof. The OWNER further undertake that this agreement is irrevocable. Also that if the landOWNER fail to honor this agreement in any way, the Developer shall be fully entitled to get this agreement executed through the court of law.
8. That the OWNER shall execute General Power of Attorney (GPA) and Special

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Proprietor

Power of Attorney and / or any other document or papers in favor of the Developer or it's nominee to enable the Developer to apply for all regulatory approvals, licenses, sanctions and 'no objections, required for development of the said land and to raise constructions thereon as agreed hereto. However, in the event, any other/further document in respect of said land is required the OWNER have to sign the same to enable to Developer to obtain the necessary license/permission and complete the development of the colony on the said land. The OWNER shall sign the same without raising any objections in any manner whatsoever and within the stipulated period.

9. That the OWNER further undertake that he/she/they shall not deal with the said land in any manner whatsoever and shall henceforth keep the said land free from any charge, lien, litigation, claim etc. and shall not create any obstruction or impediment in the development of the said kind of the 'Development'.
10. That the OWNER shall furnish documentary proof of their title of the said land as and when required by the Developer and/or the concerned authorities as may be required from time to time.
11. That the OWNER will assist the developer to defend and otherwise respect to any proceeding that may be initiated by any person in regard to the any portion of the said land which may be instituted at any time hereafter before any court or other authority.
12. That OWNER has hand over the actual physical possession of the said land to the developer for purpose of developing the said land for residential plotted Colony, agreed to be developed, with the immediate effect from the date of signing of this collaboration agreement, to enable the developer to discharge its part of obligation.
13. It is however agreed by the Developer that the developer shall develop, construct and complete the total development and construction of the aforementioned land at its own cost and expense after procuring requisite licenses, permissions, approvals, sanctions, whenever required from the concerned authorities.
14. That all licenses, approvals, sanctions etc. wherever required for development on the said land shall be procured by the Developer at its own cost and expenses and in its own name. All expenses towards scrutiny fee, License Fee, Conversion Charges, payable to the concerned authorities shall be paid by the Developer only.
15. That it is agreed between the parties that in lieu of the OWNER providing their land free of cost to the developer, the developer shall deliver/transfer/handover the possession free of cost to the OWNER, of the OWNER's fully developed share in the fully developed land free of cost within 36 months from the date of letter of intent given by the Government of Haryana.
16. That it is Further agreed and assured by the Developer that the Developer at it's sole discretion may apply for obtaining License for the whole or any/some part/portion of total land/acres mentioned in this agreement.
17. **That the agreement shall be irrevocable and no modification/alteration etc. in the terms and conditions of such agreement can be undertaken, except after obtaining prior approval of DG,TCP Haryana.**
18. **That the developer firm i.e. M/s HL Residency Proprietorship Firm**



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shall be responsible for the compliance of all terms and conditions of license/provisions of Act of 1976 till the grant of final completion certificate of the colony or relieved of the responsibility by the Director General, Town And Country Planning, Haryana, whichever is earlier.

19. That collaboration agreement executed between the parties shall be remain in force in future and shall be applicable for Plotted, Affordable Group Housing Scheme and/or Affordable Plotted Colony under Deen Dayal Jan Awas Yojna and any/or all of the policies/licenses launched by State Govt as the case may be.

#### **OWNER'S ALLOCATION**

- (a) That the OWNER shall be entitled to get fully developed residential plots equal to 1500 sq. yards for each acre of land for which this Development-cum-Collaboration agreement is being executed. In total Landowner shall get 1500 sq. yards of fully developed land against total land of 8 Kanal 0 Marla owned by OWNER. It is made clear that Residential plots coming in OWNER's Allocation may be given by Developer out of the plots developed on the land owned by OWNER or may be given out of plots developed on some adjoining License area owned by Developer. This area of 1500 sq. Yards Shall be divided into number of plots of different sizes as per choice of Developer. With the mutual consent of OWNER and Developer it is agreed that after development of the project total 1500 sq. yards of fully developed residential plots of price equal to market value of 1500 sq. yards shall be given to OWNER/First Party.
- (b) That it will be choice of OWNER, whether OWNER wants to market plots allocated to it through Developer or OWNER itself wants to market it's allocation area.
- (c) That at the time of signing the agreement an amount of Rs. 10,000/- (Rupees Ten Thousand only) in the shape of A/c Payee Cheque No. 283105 dtd. 22.07.2024 drawn at SBI, IC Branch, Bahadurgarh has been paid by the developer to the landowner at the time of signing of this collaboration cum development agreement.
- (d) That sale and marketing of the developed area shall be conducted by the Developer on the terms and rates fixed by the Developer. All marketing expenses pertaining commissions to agents/brokers, brochures, advertisements etc. shall be borne by the developer, for sale and marketing of the developed area separate General Power of Attorney shall be executed by the OWNER in favor of Developer.
- (e) That it is made clear that Developer may add whole or any portion of OWNER's land into some existing License area being developed by Developer or into extension/addition of existing license of any other developer company. It has been further made clear that decision of Developer regarding use and development of OWNER's land shall be final and completely binding upon OWNER.

#### **DEVELOPER'S ALLOCATION**

That the DEVELOPER shall be entitled and become OWNER of the OWNER complete land measuring 8 Kanal 0 Marla after transfer/delivery/handover of OWNER's allocation i.e. 1500 sq. yards against each acre of land for which this Development-cum-Collaboration agreement is being executed. The entire saleable plotted area and common facilities and amenities shall vest in the developer in consideration of



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mentioned OWNER's allocation and towards developing the entire land into a residential/commercial Complex /Township over the said land. It has been agreed by the OWNER, that after transferring of 1500 sq. yards of Residential plots in favour of OWNER, it shall execute Regd. Exchange Deed in favour of Developer firm.

After transfer of agreed amount and agreed residential plots to the OWNER, the whole Developed Area/said land shall go and will be owned and retained by the developer in lieu of consideration amount and agreed residential plots and towards development of the said land and the developer shall become exclusive OWNER of the said land and only developer shall have the right to develop the said land for other purposes other than residential such as Commercial etc.

The Common Areas of the project such as Roads, services, community sites and other structures will be owned/ controlled by the Developer.

Developer on the basis of GPA shall be entitled to book the plots and or enter into agreement to sell with third parties shall execute deeds of conveyances of such saleable area and various units of the said project in such part or parts as shall be required. Further developer shall join and confirm such sale by executing all and every transfer document/deed in favor of the Transferees. The costs of such conveyances including stamp duty and registration expenses and all other legal expenses shall be borne and paid by the Transferees. OWNER shall execute further GPA in Developer's or its nominee's favor such that developer shall be fully entitled to sell its share of the unsold area and receive consideration directly in its name. OWNER however at all times shall co-operate for such purpose and shall execute any further documents to effectively and legally transfer and convey developer's unsold area in third party favor, without being entitled to any further money or consideration for that matter.

1. Developer at its absolute discretion shall demolish all structure "Kacha" or "Pucca" existing on the said land before the Developer applies for requisite approvals and sanctions.
2. That the developer shall commence and complete the development of the said residential/Commercial Complex by providing the entire finance, equipment, inputs material infrastructure and expertise necessary to develop the residential / Group Housing /Commercial Complex in accordance with the sanctioned plans and any modifications thereof as may become necessary or agreed to during the progress of the work. That the Developer is fully empowered and entitled to assign agreement in favor of any Third party at its absolute discretion for the development without any recourse to the OWNER and the OWNER shall have no objection for such assignment.
3. That the developer shall pay and bear all taxes, cesses and levies payable for the said land and building from the date of the commencement of development.
4. The developer alone shall be responsible for any accident that may occur during the course of development and it alone shall meet any financial or other liability either under Workmen Compensation Act or under any other Law or Regulation in force for the time being. Any financial expenditure of whatever nature involved in any accident to workmen, labor, employee, neighbor or any other person shall be borne by the developer and OWNER shall be absolved of and indemnified by the developer of any financial or other liability in this regard.

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Proprietor

5. The OWNER shall not interfere with or obstruct in any manner with the execution and completion of the work of development of the said residential / Group Housing / commercial project or booking and sale of developer's share of developed, built or un - built areas of the Project.
6. It is agreed between the parties that the possession of the said land once delivered/handed over to the developer for the purpose of the aforementioned project shall not be disturbed nor any interference caused by the OWNER till the project is complete. It is clarified that the OWNERSHIP in the said land shall continue to vest exclusively with the OWNER and developer shall not be entitled to claim any right, title or interest in the said portion of the said land or any part thereof before successful completion of the project as provided herein after which the OWNERSHIP in the property shall be of both the parties as per their respective shares.
7. The developer and the OWNER shall be entitled to retain or let out or sell the area of its share to any party either in whole or in parts. The developer shall be entitled to enter into any agreement to sell / lease / rent or to dispose of its share in any manner, to receive the payments and to execute the necessary documents in favor of such purchaser. The OWNER shall also join hands in executing the documents in favor of such purchaser and shall also do all other acts, deeds and things which may be required to be done in order to confer legal and perfect title in favor of such purchaser all receipt shall be issued for and on behalf of the OWNER and developer conclusively thereby binding both the parties for the transaction.
8. The OWNER shall execute General Power of Attorney in favor of the developer and / or its agents, nominee of the developer to enable the developer to obtain necessary sanctions, permissions, approvals, connections, raw materials etc. and also to enable the developer to discharge its part of obligation under this Collaboration agreement and to let/sell area of its share.
9. The OWNER and the developer shall be bound to comply with all the terms and conditions of Licenses and agreement with Town & Country Planning Department, Government of Haryana in respect of the project sought to be developed, which have been duly seen and examined by developer.
10. The parties hereto have agreed and undertaken to perform their part of agreement with due diligence and mutual co-operation keeping in view the interest of each other and execute and to do all other acts, deeds, matters and things whatsoever as may be necessary for implementing or giving effect to the terms of this agreement.
11. It is an integral and essential term of this agreement that the said residential / commercial complex shall be named as decided by the developer without any objection whatsoever from the OWNER.
12. That the parties hereto understand that present arrangement shall not be deemed or construed as partnership or joint venture. The collaboration is pure and simple agreement for development and sharing of the developed areas by and between the parties as mentioned hereinabove.
13. That the agreement may be changed, altered, amended, modified, superseded, amended, with the mutual consent of the parties hereto and in such an event the subsequent collaboration agreement shall prevail over this agreement.
14. That all original documents in respect of the said land shall be kept with Developer and this Collaboration Agreement is irrevocable by the parties.



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Proprietor

## OBLIGATION OF THE OWNER:

It is agreed by and between the parties that the OWNER shall have the following obligations, including the other conditions specified in the rest part of the agreement, which shall be performed by him at its own cost and expenses:

- A. To clear all outstanding taxes, dues by whatever names called including charges towards electricity and water up to date of execution of this agreement at its own cost and expenses ;
- B. To keep the title of the said land free and marketable so as to enable the Developer to complete the Project.
- C. To sign, apply for and submit for all permissions and sanctions jointly with the Developer from the Government and or other authorities including the sanction of Building Plans, Revised / Modified Plans, Service Plans etc. before the concerned Local Authorities as may be required for commencement, continuation and completion of the Project.
- D. To permit the Developer to set up of infrastructure, site office etc. and permit free access upon the said Land to the Developer, its staff, appointed architects, specialists, contractors, sub-contractors, site engineers, supervisors, agents, their servants and other personnel.
- E. To execute and sign all necessary documents required by the relevant Government authorities for smooth execution of the 'Project' including obtaining temporary / permanent electric connection from Electricity Authority / Board, Water connection, Tube well etc. It is understood that by doing so the OWNER shall not incur any responsibility or liability of any nature whatsoever, pecuniary or otherwise and its total cost or expenses would be borne by the Developer.
- F. To execute and sign Power of Attorney in favor of the Developer and/or its agents to enable the Developer to apply for and obtain all necessary permissions, sanctions, licenses etc. from the concerned authorities to enable the Developer to commence and complete Project in accordance with this Agreement.
- G. To execute and sign Power of Attorney in favor of the Developer and/or its agents to enable the Developer to sign Agreement for sale / Agreement for Lease in favor of Prospective buyers / tenants / Licensees.
- H. To execute and sign all necessary documents of transfer of the developed area//plot/built up units including sale deed or Lease Deed in favor of Prospective buyers / tenants / Licensees for transfer of title of the developed area/plot/built up Units of the developers share upon completion of the Project.
- I. To defend, compromise & settle, all suits, proceeding and cases jointly with the Developer that may be initiated by any third party against any/all acts of the OWNER or Developer with regard to development, construction and marketing of the project.
- J. Not to enter into any agreement or arrangement for the development of the said land except with the Developers or its nominee/s.
- K. In case of any amount/fees deposited with the Government/any other authority is refunded to the OWNER, the same will be returned by the OWNER to the DEVELOPER within 30 days of the receipt of the same and in the event of any delay beyond this period, the OWNER will pay interest @12% p.a. on the amount thus received for such delayed period.

*S. S. V.*

HL Residency

*Shailaj*  
Proprietor



### **OBLIGATIONS OF THE DEVELOPER:**

It is agreed by and between the parties hereto that the following shall be the obligations and responsibility of the Developer, which shall be performed by it at its own cost and expenses:

- A. Survey of the said land, preparation of the layout and building plans and development schemes independently for the said land, to submit the same to the appropriate authorities with the approval of OWNER for grant of approval and sanction, to fulfill the objects of this agreement.
- B. To prepare detailed development plans and estimates and to assign and execute the work and supervise the same so as to carry out and provide all services of development.
- C. To develop the said Land to carry out and manage the constructions for a Residential and/ or Commercial purpose as per the building plans and other approvals as may be issued by the concerned authorities.
- D. To complete the said project in all respect including but not limiting to the completion of construction of floors space carrying out internal development by laying roads, sewage lines, overhead and underground water storage tanks electrical and telephone lines etc.
- E. To market the said project in terms of this Agreement.
- F. To enter into contracts, agreement or arrangements with any person for the construction or development of the said project at its own cost.
- G. To discharge, pay and deal with all employees may be workmen, officials or otherwise who are engaged or working with the said project directly or indirectly, at the site or otherwise who shall be the employees / officials / staff of the Developer exclusively. All their wages or other dues statutory or contractual shall be payable exclusively by the Developer.
- H. Timely completion of formalities for obtaining the requisite permissions, sanctions and approvals and follow - up with the various authorities during and post construction period with regard to the building and building services from the concerned authorities.
- I. Timely completion of all formalities pertaining to application and obtaining of completion / occupancy certificates from the concerned authorities.
- J. To bring in finance for development of the said project in terms of this agreement as and when required for the said Project in time so that the development of the project is not hindered on any account whatsoever particularly for non - availability of finances.
- K. To determine the sale price lease amount or license fees of the built-up units of the said project from time to time.
- L. To abide by all contracts, agreement and allotment on such terms and conditions that the Developer may execute in respect of the said project with any of the contractors, suppliers, Third Parties and / or Prospective purchasers / allottees / transferees / Licensors etc.

**Note:** 1. That in the event of the dispute or difference between the parties relating to this agreement or any part thereof, the same shall be referred to the Bahadurgarh court and the Bahadurgarh Court alone shall have the jurisdiction for adjudication of disputes, if any, between the parties.

D. S. K.

HL Residency  
  
Proprietor

2. That the developer firm i.e. **M/s HL Residency Proprietorship Firm** Shall be responsible for compliance of all terms & conditions of licence/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 Director General, Town and Country Planning, Haryana whichever is earlier.
3. That the Agreement shall be irrevocable and no modification/alteration etc. in the term and conditions of such agreement can be undertaken, except after obtaining prior approval of DG, TCP Haryana.

**SCHEDULE OF LAND**

Land measuring **8 kanal 0 marla** and comprised in khewat no.301//281,khatoni no.308 min,rect no.90 killa no.1/2(2-5) 2/2(2-9) 3/2(5-7) 4/2(0-17) 7/1/2(7-2) 8/2(0-10) total kita 5 area measuring 18 kanal 10 marla i.e. 80/453 which comes to 3 kanal 5 marla 3 sarsai and khewat no-302//282 khata no- 309 min rect no.90 killa no.7/2(0-12) 8/1(7-10) 9/1(4-16)13(8-0) 14(5-18) total kita 5 area measuring 26 kanal 16 marla i.e 80/453 share which comes to 4 kanal 14 marla 6 sarsai, area of all khewats comes to 8 kanal 0 marla or 1.0 acres hereto by virtue Mutation No. 5995 and Jamabandi for the year 2019-2020 and situated within revenue estate of Nuna Majra, Tehsil Bahadurgarh and District Jhajjar, Haryana.

IN THE WITNESSES WHEREOF, the parties hereto have set their respective hands on these present on the day, month and year written below in the presence of the following witnesses:-

**SIGNED AND DELIVERED BY  
OWNER**



**Sanjay Singh (Aadhar 998750138824)  
PAN AJGPS9041P**

**SIGNED AND DELIVERED BY  
DEVELOPER**

**M/s HL Residency Proprietorship**

**HL Residency**



**Proprietor**

**Mrs. Shailaja (Proprietor)  
Aadhar 691399373758**

**Witnesses:-**

  
Ravinder Kaushik, Advocate  
Distt. Courts Jhajjar

  
Deepak Som  
s/o Sh. Nand Gopal 9315334964  
Jhajjar-9354610077

Reg. No.

Reg. Year

Book No.

2814

2024-2025

1



पेशकशी



दालदार



गवाह

उपसंवृक्त पंजीयन अधिकारी

पेशकशी :- संजय सिंघन

दालदार :- thru SHAILAJA JOONOTHERHL  
RESIDENCY

HL Residency

गवाह 1 :- RAVINDER KAUSHIK

Proprietor

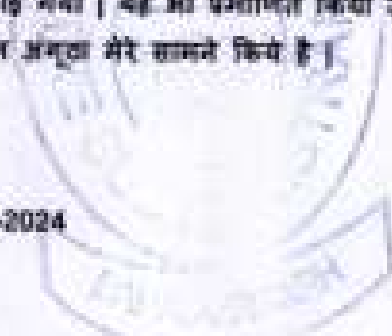
गवाह 2 :- DGE/AKSAR

पंजीयनकर्ता

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रवेश क्रमांक 2814 आज दिनांक 25-07-2024 को बही नं 1 जिल्द नं 29 के पृष्ठ नं 124.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1219 के पृष्ठ संख्या 79 से 80 पर विकसई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाही ने अपने इस्ताखारजिदान अर्थात् मेरे सामने किये है।

दिनांक 25-07-2024



उपसंवृक्त पंजीयन अधिकारी महादुरगढ

Chief Officer  
PUNJAB GOVT  
CHANDIGARH  
2024-07-25 11:00:00  
Dr. Chul Shalax

Indian-Non Judicial Stamp Haryana Government		Date: 21/07/2024
Certificate No. JCU2024G15		Stamp Duty Paid: ₹ 66400
QRN No. 118226600		Penalty: ₹ 0
<b>Seller / First Party Detail</b>		
Name: Amit Joon	Sector/Ward: 37	LandMark: Hl city sector 37
H.No/Floor: 138	District: Jhajjar	State: Haryana
City/Village: Bahadurgarh		
Phone: 92*****84		
<b>Buyer / Second Party Detail</b>		
Name: HL residency proprietorship	Sector/Ward: 37	LandMark: Commercial complex hl city
H.No/Floor: 8	District: Jhajjar	State: Haryana
City/Village: Bahadurgarh		
Phone: 92*****84		
Purpose: Collaboration Agreement		

The authenticity of this document can be verified by scanning the QR Code through smart phone or on the website <https://registry.hc.haryana.gov.in>

### DEVELOPMENT-Cum-COLLABORATION AGREEMENT

**Type of Property - Agricultural**  
**Village: NunaMajra, Bahadurgarh**  
**Area - 5 Kanal 13 Marla**

**Value - Rs. 33,20,000/-**  
**Stamp Duty - Rs. 66,400/-**  
**Stamp : JCU2024G15**

THIS AGREEMENT OF DEVELOPMENT/COLLABORATION is made and executed at Bahadurgarh on this 25<sup>th</sup> July, 2024

By & Between

**Amit Joon (Aadhar 754631793664 PAN AWLPK1194J)** son of Sh. Sunder Lal Joon resident of H. No. 138, Sector-37, HL City, Bahadurgarh, Tehsil Bahadurgarh, District Jhajjar, Haryana 124507 (hereinafter referred to as First Party/ "OWNER" which expression shall, unless repugnant or opposed to the context hereof, include their respective heirs, legal representatives, successors, administrators, executors, and assigns) of the First Part.

And

**M/s HL RESIDENCY (Proprietorship firm) UAM NO HR07E0002159 PAN No. BCSPS5048B** having its registered office at 8, Commercial Complex, HL City, Sector-37, Bahadurgarh, Distt. Jhajjar, Haryana 124507 Proprietor Mrs. Shailaja (Aadhar No.691399373758) w/o Rakesh Joon s/o Sunder Lal r/o H. No. 2 HL City, Sector-37,

**HL Residency**  
  
**Proprietor**

पत्रिका नं:2815

दिनांक:25-07-2024

**ईड संबंधी विवरण**

ईड का नाम COLLABORATION AGREEMENT

तहसील/सब-तहसील बहादुरगढ़

गांधीपुर नूतन गांव

**धन संबंधी विवरण**

रशि 3320000 रुपये

स्टाम्प ड्यूटी की रशि 66400 रुपये

स्टाम्प नं : KLU20240113

स्टाम्प की रशि 66400 रुपये

रजिस्ट्रेशन फीस की रशि 20000 रुपये

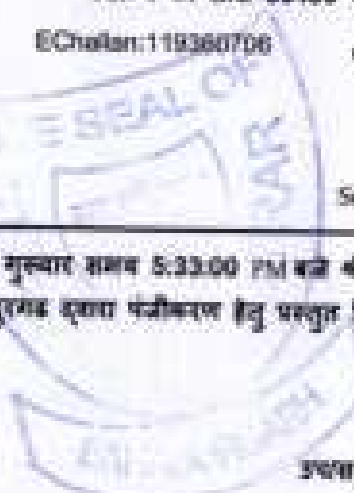
EChallan:118360706

रजिस्ट्रेशन शुल्क 0 रुपये

Drafted By: RAJESH DESWAL

Service Charge:0

यह पत्रिका आज दिनांक 25-07-2024 दिन बुधवार रात 5:33:00 PM बजे श्रीशैलजा कुमारी जमिंदार नून पुत्र सुन्दरलाल निवासी बहादुरगढ़ द्वारा पंजीकरण हेतु प्रस्तुत किया गया।



उपरोक्त पंजीकरण अधिकारी (बहादुरगढ़)

*[Handwritten Signature]*

हस्ताक्षर प्रस्तुतकर्ता  
जमिंदार नून

उपरोक्त पत्रकारी व श्रीशैलजा कुमारी HL RESIDENCY Opp SHAILAJA JOONOTHER इजिरि है। प्रस्तुत पत्रिका के तपनों की दोनो पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनो पक्षों की पहचान श्रीशैलजा कुमारी RAVINDER KAUSHIK पित्त VISHNUDUTT निवासी JILAJAR व श्रीशैलजा कुमारी NAVEEN KUMAR पित्त SATHIR निवासी JASOOR KHEIR ने की।

पक्षी नं:1 को इन सम्बन्धित /अधिकारता के रूप में जाना है तथा वह पक्षी नं:2 की पहचान करता है।

*[Handwritten Signature]*

उपरोक्त पंजीकरण अधिकारी (बहादुरगढ़)

दिनांक 25.07.2024

राजेश देसवाल, IN

राजेश देसवाल

Bahadurgarh, Distt. Jhajjar (Hr.), hereinafter referred to as Second Party/"Developer" which expressions shall unless excluded by or repugnant to the context or meaning thereof be deemed to include it's subsiding companies, associates, representatives, successors, liquidators, permitted nominees and assigns of the Second Part.

WHEREAS THE FIRST PARTY is the lawful Owner in possession of **Land measuring 5 kanal 13 marla** and comprised in khewat no. 301//281,khatoni no.308min, rect no.90 killa no.1/2(2-5) 2/2(2-9) 3/2(5-7) 4/2(0-17) 7/1/2(7-2) 8/2(0-10)total kita 6 area measuring 18 kanal 10 marla i.e. 113/906 which comes to 2 kanal 6 marla 1 sarsai and khewat no-302//282 khata no.309 min rect no.90 killa no.7/2(0-12) 8/1(7-10) 9/1(4-16) 13(8-0) 14(5-18) total kits 5 area measuring 26 kanal 16 marla i.e 113/906 share which comes to 3 kanal 6 marla 8 sarsai, total area of all khewats 5 kanal 13 marla or 0.70625 acres hereto by virtue Mutation No. 5995 and Jamabandi for the year 2019-2020 and situated within revenue estate of Nuna Majra, Tehsil Bahadurgarh and District Jhajjar, Haryana, hereinafter referred to as the '**SAID LAND**'

AND WHEREAS the developer along with its associates contemplates to develop the said land by developing the plotted residential Plotted colony, Affordable Group Housing Scheme and/or Affordable Plotted Colony under Deen Dayal Jan Awas Yojna, Commercial Colony and any/or all of the policies/licenses launched by State Govt as the case may be/Commercial complex thereon after obtaining the requisite license from the concerned authorities and getting the plans sanctioned/approved from the competent authority.

AND WHEREAS the Owner are not fully equipped to execute and complete the work of development and construction of the proposed plotted residential complex and have approached the developer, who is engaged in the development and construction of various type of buildings and is well reputed and experienced in this line of business and is confident that he is in a position to obtain permission for Change of Land Use/obtain license etc., to Collaborate with them in the execution and completion of the said plotted residential Complex on the said land.

AND WHEREAS the developers have agreed to undertake the execution and completion of said residential/Commercial Complex on the said land on the terms and conditions hereinafter appearing.


**NOW THIS AGREEMENT WITNESSETH AND PARTIES HEREBY AGREE AS UNDER:-**

1. That it is further agreed between the Owner and Developer that in lieu of the Developer agreeing to develop the said land for residential / commercial purposes and agreeing to obtain the licenses at its own cost and expenses and in consideration of the deposit to be made by the Developer to the Owner, the parties hereto have agreed to share the entire Developed /built up area in the said project in the following manner.
2. That the subject matter of this Deed of Collaboration between the Owner and the developer is the said land measuring **5 Kanal 13 Marla** or thereabout for utilizing the same for Development of plotted residential colony which fall in

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revenue estate of village **NUNA MAJRA** of Tehsil Bahadurgarh, District JHAJJAR in State of Haryana.

3. That the Owner assures and declares that he/she/ia/are the absolute Owner of the said land and is/are entitled to execute collaboration with the developer for the said land. This area (Proposed for collaboration) is free from acquisition. It shall be the sole responsibility of the collaborators to get the land partitioned from the co sharera/co Owner of the khewat. In case the process of partitioning gets delayed by more than one year from the date of this collaboration agreement, intentionally or unintentionally, then the collaborators shall be liable to pay damages to the developer. The extent of the damages to be paid by the landOwner to the developer shall be ascertained by the sole arbitrator, who shall be appointed by the developer.
4. That all the rates, cesses and taxes due and payable in respect of the said land up to the handing over of the actual physical possession of the said land to the developer shall be the exclusive liability of the Owner.
5. That the Owner has declared and represented to the developer that there are no religious or family disputes or any other encumbrance of any kind whatsoever relating to the said land and the said Land is free from all encumbrances, mortgages, charges, gifts, liens, hypothecations, attachments, liabilities, tenancy, un-authorized occupations, claims and litigations and acquisition and the Owner shall keep the title of the said land absolutely free and saleable till the duration and full implementation of this agreement in all respects. The developer has entered into this agreement relying upon these declaration and representations/undertakings of the Owner.
6. That in case the said property or any part thereof comprised in and subject matter of this agreement declared to be belonging to the Owner, is lost on account of any defect in the Owner' title or any litigation started by any one claiming through the Owner or any one claiming title paramount to the Owner or on account of any cause or cause whatsoever including relating to any outstanding(s), claim(s) taxes (s) etc. on the Owner, the Owner shall be liable for the damages, losses, costs and expenses sustained by the developer and / or intending buyers of whole or part of the build / un-built areas of the developer share. The Owner expressly agree to keep the developer and the intending buyers of whole or part of the developer's share of the built/un-built areas harmless and indemnified against all claims and demands for damages, losses, cost and expenses which the developer or the intending buyer may sustain or incur by reason of any legal case or cases whatsoever.
7. That if there be any claim, demand, litigation of any nature whatsoever against the Owner, then it is a condition of this agreement that the work of development and / or any other matter incidental to this agreement shall not, at any time or after the commencement or on handing over possession to the intending purchaser, be stopped/prevented obstructed or delayed in any manner whatsoever. It is agreed that such claims, outstanding, demands, litigation and/or courts decree shall only be met and satisfied out of Owner' share of the area of project and or proceeds thereof. The Owner further undertake that this agreement is irrevocable. Also that if the landOwner fail to honor this agreement in any way, the Developer shall be



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- fully entitled to get this agreement executed through the court of law.
8. That the Owner shall execute General Power of Attorney (GPA) and Special Power of Attorney and / or any other document or papers in favor of the Developer or it's nominee to enable the Developer to apply for all regulatory approvals, licenses, sanctions and 'no objections, required for development of the said land and to raise constructions thereon as agreed hereto. However, in the event, any other/further document in respect of said land is required the Owner have to sign the same to enable to Developer to obtain the necessary license/permission and complete the development of the colony on the said land. The Owner shall sign the same without raising any objections in any manner whatsoever and within the stipulated period.
  9. That the Owner further undertake that he/she/they shall not deal with the said land in any manner whatsoever and shall henceforth keep the said land free from any charge, lien, litigation, claim etc. and shall not create any obstruction or impediment in the development of the said kind of the 'Development'.
  10. That the Owner shall furnish documentary proof of their title of the said land as and when required by the Developer and/or the concerned authorities as may be required from time to time.
  11. That the Owner will assist the developer to defend and otherwise respect to any proceeding that may be initiated by any person in regard to the any portion of the said land which may be instituted at any time hereafter before any court or other authority.
  12. That Owner has hand over the actual physical possession of the said land to the developer for purpose of developing the said land for residential plotted Colony, agreed to be developed, with the immediate effect from the date of signing of this collaboration agreement, to enable the developer to discharge its part of obligation.
  13. It is however agreed by the Developer that the developer shall develop, construct and complete the total development and construction of the aforementioned land at its own cost and expense after procuring requisite licenses, permissions, approvals, sanctions, whenever required from the concerned authorities.
  14. That all licenses, approvals, sanctions etc. wherever required for development on the said land shall be procured by the Developer at its own cost and expenses and in its own name. All expenses towards scrutiny fee, License Fee, Conversion Charges, payable to the concerned authorities shall be paid by the Developer only.
  15. That it is agreed between the parties that in lieu of the Owner providing their land free of cost to the developer, the developer shall deliver/transfer/handover the possession free of cost to the Owner, of the Owner's fully developed share in the fully developed land free of cost within 36 months from the date of letter of intent given by the Government of Haryana.
  16. That it is Further agreed and assured by the Developer that the Developer at it's sole discretion may apply for obtaining License for the whole or any/some part/portion of total land/acres mentioned in this agreement.
  17. That the agreement shall be irrevocable and no modification/alteration etc. in the terms and conditions of such agreement can be undertaken.



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except after obtaining prior approval of DG, TCP Haryana.

18. That the developer firm i.e. M/s HL Residency Proprietorship Firm shall be responsible for the compliance of all terms and conditions of license/provisions of Act of 1976 till the grant of final completion certificate of the colony or relieved of the responsibility by the Director General, Town And Country Planning, Haryana, whichever is earlier.
19. That collaboration agreement executed between the parties shall be remain in force in future and shall be applicable for Plotted, Affordable Group Housing Scheme and/or Affordable Plotted Colony under Deen Dayal Jan Awas Yojna and any/or all of the policies/licenses launched by State Govt as the case may be.

#### **OWNER'S ALLOCATION**

- (a) That the Owner shall be entitled to get fully developed residential plots equal to 1129.73 sq. yards against whole land for which this Development-cum-Collaboration agreement is being executed. In total Land owner shall get 1129.73 sq. yards of fully developed land against total land of 5 Kanal 13 Marla owned by Owner. It is made clear that Residential plots coming in Owner's Allocation may be given by Developer out of the plots developed on the land owned by Owner or may be given out of plots developed on some adjoining License area owned by Developer. This area of 1129.73 sq. Yards shall be divided into number of plots of different sizes as per choice of Developer. With the mutual consent of Owner and Developer it is agreed that after development of the project total 1129.73 sq. yards of fully developed residential plots or price equal to market value of 1129.73 sq. yards shall be given to Owner/First Party.
- (b) That it will be choice of Owner, whether Owner wants to market plots allocated to it through Developer or Owner itself wants to market it's allocation area.
- (c) That at the time of signing the agreement an amount of Rs. 10,000/- (Rupees Ten Thousand only) in the shape of A/c Payee Cheque No. 283104 dtd.22.07.2024 drawn at SBI, IC Branch, Bahadurgarh has been paid by the developer to the land Owner at the time of signing of this collaboration cum development agreement.
- (d) That sale and marketing of the developed area shall be conducted by the Developer on the terms and rates fixed by the Developer. All marketing expenses pertaining commissions to agents/brokers, brochures, advertisements etc. shall be borne by the developer, for sale and marketing of the developed area separate General Power of Attorney shall be executed by the Owner in favor of Developer.
- (e) That it is made clear that Developer may add whole or any portion of Owner's land into some existing License area being developed by Developer or into extension/addition of existing license of any other developer company. It has been further made clear that decision of Developer regarding use and development of Owner's land shall be final and completely binding upon Owner.

#### **DEVELOPER'S ALLOCATION**

That the DEVELOPER shall be entitled and become Owner of the Owner complete land measuring 5 Kanal 13 Marla after transfer/delivery/handover of Owner's allocation i.e. 1129.73 sq. yards against whole land for which this Development-cum-Collaboration agreement is being executed. The entire saleable plotted area and common facilities and amenities shall vest in the developer in consideration of mentioned Owner's

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allocation and towards developing the entire land into a residential/commercial Complex /Township over the said land. It has been agreed by the Owner, that after transferring of 1129.73 sq. yards of Residential plots in favour of Owner, it shall execute Regd. Exchange Deed in favour of Developer firm.

After transfer of agreed amount and agreed residential plots to the Owner, the whole Developed Area/said land shall go and will be owned and retained by the developer in lieu of consideration amount and agreed residential plots and towards development of the said land and the developer shall become exclusive Owner of the said land and only developer shall have the right to develop the said land for other purposes other than residential such as Commercial etc.

The Common Areas of the project such as Roads, services, community sites and other structures will be owned/ controlled by the Developer.

Developer on the basis of GPA shall be entitled to book the plots and or enter into agreement to sell with third parties shall execute deeds of conveyances of such saleable area and various units of the said project in such part or parts as shall be required. Further developer shall join and confirm such sale by executing all and every transfer document/deed in favor of the Transferees. The costs of such conveyances including stamp duty and registration expenses and all other legal expenses shall be borne and paid by the Transferees. Owner shall execute further GPA in Developer's or its nominee's favor such that developer shall be fully entitled to sell its share of the unsold area and receive consideration directly in its name. Owner however at all times shall co-operate for such purpose and shall execute any further documents to effectively and legally transfer and convey developer's unsold area in third party favor, without being entitled to any further money or consideration for that matter.

1. Developer at its absolute discretion shall demolish all structure "Kacha" or "Pucca" existing on the said land before the Developer applies for requisite approvals and sanctions.
2. That the developer shall commence and complete the development of the said residential/Commercial Complex by providing the entire finance, equipment, inputs material infrastructure and expertise necessary to develop the residential / Group Housing /Commercial Complex in accordance with the sanctioned plans and any modifications thereof as may become necessary or agreed to during the progress of the work. That the Developer is fully empowered and entitled to assign agreement in favor of any Third party at its absolute discretion for the development without any recourse to the Owner and the Owner shall have no objection for such assignment.
3. That the developer shall pay and bear all taxes, cesses and levies payable for the said land and building from the date of the commencement of development.
4. The developer alone shall be responsible for any accident that may occur during the course of development and it alone shall meet any financial or other liability either under Workmen Compensation Act or under any other Law or Regulation in force for the time being. Any financial expenditure of whatever nature involved in any accident to workmen, labor, employee, neighbor or any other person shall be borne by the developer and Owner shall be absolved of and indemnified by the developer of any financial or other liability in this regard.

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5. The Owner shall not interfere with or obstruct in any manner with the execution and completion of the work of development of the said residential / Group Housing / commercial project or booking and sale of developer's share of developed, built or un - built areas of the Project.
6. It is agreed between the parties that the possession of the said land once delivered/handed over to the developer for the purpose of the aforementioned project shall not be disturbed nor any interference caused by the Owner till the project is complete. It is clarified that the Ownership in the said land shall continue to vest exclusively with the Owner and developer shall not be entitled to claim any right, title or interest in the said portion of the said land or any part thereof before successful completion of the project as provided herein after which the Ownership in the property shall be of both the parties as per their respective shares.
7. The developer and the Owner shall be entitled to retain or let out or sell the area of its share to any party either in whole or in parts. The developer shall be entitled to enter into any agreement to sell / lease / rent or to dispose of its share in any manner, to receive the payments and to execute the necessary documents in favor of such purchaser. The Owner shall also join hands in executing the documents in favor of such purchaser and shall also do all other acts, deeds and things which may be required to be done in order to confer legal and perfect title in favor of such purchaser all receipt shall be issued for and on behalf of the Owner and developer conclusively thereby binding both the parties for the transaction.
8. The Owner shall execute General Power of Attorney in favor of the developer and / or its agents, nominee of the developer to enable the developer to obtain necessary sanctions, permissions, approvals, connections, raw materials etc. and also to enable the developer to discharge its part of obligation under this Collaboration agreement and to let/sell area of its share.
9. The Owner and the developer shall be bound to comply with all the terms and conditions of Licenses and agreement with Town & Country Planning Department, Government of Haryana in respect of the project sought to be developed, which have been duly seen and examined by developer.
10. The parties hereto have agreed and undertaken to perform their part of agreement with due diligence and mutual co-operation keeping in view the interest of each other and execute and to do all other acts, deeds, matters and things whatsoever as may be necessary for implementing or giving effect to the terms of this agreement.
11. It is an integral and essential term of this agreement that the said residential / commercial complex shall be named as decided by the developer without any objection whatsoever from the Owner.
12. That the parties hereto understand that present arrangement shall not be deemed or construed as partnership or joint venture. The collaboration is pure and simple agreement for development and sharing of the developed areas by and between the parties as mentioned hereinabove.
13. That the agreement may be changed, altered, amended, modified, superseded, amended, with the mutual consent of the parties hereto and in such an event the subsequent collaboration agreement shall prevail over this agreement.
14. That all original documents in respect of the said land shall be kept with Developer and this Collaboration Agreement is irrevocable by the parties.



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## OBLIGATION OF THE OWNER:

It is agreed by and between the parties that the Owner shall have the following obligations, including the other conditions specified in the rest part of the agreement, which shall be performed by him at its own cost and expenses:

- A. To clear all outstanding taxes, dues by whatever names called including charges towards electricity and water up to date of execution of this agreement at its own cost and expenses :
- B. To keep the title of the said land free and marketable so as to enable the Developer to complete the Project.
- C. To sign, apply for and submit for all permissions and sanctions jointly with the Developer from the Government and or other authorities including the sanction of Building Plans, Revised / Modified Plans, Service Plans etc. before the concerned Local Authorities as may be required for commencement, continuation and completion of the Project.
- D. To permit the Developer to set up of infrastructure, site office etc. and permit free access upon the said Land to the Developer, its staff, appointed architects, specialists, contractors, sub-contractors, site engineers, supervisors, agents, their servants and other personnel.
- E. To execute and sign all necessary documents required by the relevant Government authorities for smooth execution of the Project including obtaining temporary / permanent electric connection from Electricity Authority / Board, Water connection, Tube well etc. It is understood that by doing so the Owner shall not incur any responsibility or liability of any nature whatsoever, pecuniary or otherwise and its total cost or expenses would be borne by the Developer.
- F. To execute and sign Power of Attorney in favor of the Developer and/or its agents to enable the Developer to apply for and obtain all necessary permissions, sanctions, licenses etc. from the concerned authorities to enable the Developer to commence and complete Project in accordance with this Agreement.
- G. To execute and sign Power of Attorney in favor of the Developer and/or its agents to enable the Developer to sign Agreement for sale / Agreement for Lease in favor of Prospective buyers / tenants / Licensees.
- H. To execute and sign all necessary documents of transfer of the developed area//plot/built up units including sale deed or Lease Deed in favor of Prospective buyers / tenants / Licensees for transfer of title of the developed area/plot/built up Units of the developers share upon completion of the Project.
- I. To defend, compromise & settle, all suits, proceeding and cases jointly with the Developer that may be initiated by any third party against any/all acts of the Owner or Developer with regard to development, construction and marketing of the project.
- J. Not to enter into any agreement or arrangement for the development of the said land except with the Developers or its nominee/s.
- K. In case of any amount/fees deposited with the Government/any other authority is refunded to the OWNER, the same will be returned by the OWNER to the DEVELOPER within 30 days of the receipt of the same and in the event of any delay beyond this period, the OWNER will pay interest @12% p.a. on the amount thus received for such delayed period.

HL Residency

Proprietor

**OBLIGATIONS OF THE DEVELOPER:**

It is agreed by and between the parties hereto that the following shall be the obligations and responsibility of the Developer, which shall be performed by it at its own cost and expenses:

- A. Survey of the said land, preparation of the layout and building plans and development schemes independently for the said land, to submit the same to the appropriate authorities with the approval of Owner for grant of approval and sanction, to fulfil the objects of this agreement.
- B. To prepare detailed development plans and estimates and to assign and execute the work and supervise the same so as to carry out and provide all services of development.
- C. To develop the said Land to carry out and manage the constructions for a Residential and/ or Commercial purpose as per the building plans and other approvals as may be issued by the concerned authorities.
- D. To complete the said project in all respect including but not limiting to the completion of construction of floors space carrying out internal development by laying roads, sewage lines, overhead and, underground water storage tanks electrical and telephone lines etc.
- E. To market the said project in terms of this Agreement.
- F. To enter into contracts, agreement or arrangements with any person for the construction or development of the said project at its own cost.
- G. To discharge, pay and deal with all employees may be workmen, officials or otherwise who are engaged or working with the said project directly or indirectly, at the site or otherwise who shall be the employees / officials / staff of the Developer exclusively. All their wages or other dues statutory or contractual shall be payable exclusively by the Developer.
- H. Timely completion of formalities for obtaining the requisite permissions, sanctions and approvals and follow - up with the various authorities during and post construction period with regard to the building and building services from the concerned authorities.
- I. Timely completion of all formalities pertaining to application and obtaining of completion / occupancy certificates from the concerned authorities.
- J. To bring in finance for development of the said project in terms of this agreement as and when required for the said Project in time so that the development of the project is not hindered on any account whatsoever particularly for non - availability of finances.
- K. To determine the sale price lease amount or license fees of the built-up units of the said project from time to time.
- L. To abide by all contracts, agreement and allotment on such terms and conditions that the Developer may execute in respect of the said project with any of the contractors, suppliers, Third Parties and / or Prospective purchasers / allottees / transferees / Licensors etc.

**Note:** 1. That in the event of the dispute or deference between the parties relating to this agreement or any part thereof, the same shall be referred to the Bahadurgarh court and the Bahadurgarh Court alone shall have the jurisdiction for adjudication of disputes, if any, between the parties.

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HL Residency  
*Sharma*  
Proprietor

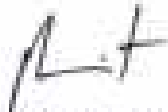
2. That the developer firm i.e. **M/s HL Residency Proprietorship Firm** Shall be responsible for compliance of all terms & conditions of licence/provisions of Act of 1975 and rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the Director General, Town and Country Planning, Haryana whichever is earlier.
3. That the Agreement shall be irrevocable and no modification/alteration etc. in the term and conditions of such agreement can be undertaken, except after obtaining prior approval of DG, TCP Haryana.

**SCHEDULE OF LAND**


Land measuring 5 kanal 13 marla and comprised in khewat no.301//281 khatori no.308/min. rect no.90 killa no.1/2(2-5) 2/2(2-9) 3/2(5-7) 4/2(0-17) 7/1/2(7-3) 8/2(0-10) total kita 6 area measuring 18 kanal 10 marla i.e. 113/906 which comes to 2 kanal 6 marla 1 sarsai and khewat no-302//283 khata no 309/min rect no.90 killa no.7/2(0-12) 8/1(7-10) 9/1(4-16) 13(8-0) 14(5-18) total kita 5 area measuring 26 kanal 16 marla i.e. 113/906 share which comes to 3 kanal 6 marla 8 sarsai, total area of all khewats 5 kanal 13 marla or 0.70625 acres hereto by virtue Mutation No. 5995 and Jamabandi for the year 2019-2020 and situated within revenue estate of Nuna Majra, Tehsil Bahadurgarh and District Jhajjar, Haryana.

IN THE WITNESSES WHEREOF, the parties hereto have set their respective hands on these present on the day, month and year written below in the presence of the following witnesses :-

**SIGNED AND DELIVERED BY  
Owner**



**Amit Joon (Aadhar 754631793664)  
PAN AWLPK1194J**

**Witnesses:-**   
Ravinder Kaushik, Advocate  
Distt. Courts Jhajjar


**SIGNED AND DELIVERED BY  
DEVELOPER**

*HL Residency*

**M/s HL Residency Proprietorship  
HL Residency**



**Mrs. Shailaja (Proprietor)  
Aadhar 691399373758**

  
Naveen Kumar  
s/o Sh. Satbir Singh 9315334964  
VPO Jasaur Khari  
9466675666

Reg. No.

Reg. Year

Book No.

2815

2024-2025

1



पेशकर्ता



रावेदार



गवाह

पेशकर्ता :- अमित कुमार

HL Residency

रावेदार :- thru SHAILAJA JOONOTHERHL RESIDENCY

गवाह 1 :- RAVINDER KAUSHIK

Proprietor

गवाह 2 :- NAVEEN KUMAR

उपस्थित पंजीयन अधिकारी

प्रमाण पत्र

प्रमाणित किया जाता है कि यह पत्रिका क्रमांक 2815 आज दिनांक 25-07-2024 को बही नं 1 जिल्द नं 29 के पृष्ठ नं 124.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1219 के पृष्ठ संख्या 81 से 82 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इन दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने इस्ताहानिदान अंगूठ मीरे सामने किये हैं।

दिनांक 25-07-2024

उपस्थित पंजीयन अधिकारी बहादुरगढ

Drafted by:-  
RAJESH DEHWAL  
ADVOCATE  
E-mail: RAJESH1983@GMAIL.COM  
Dist. Court, SHAMBA

Indian-Non Judicial Stamp Haryana Government		Date: 21/07/2024
Certificate No. JCU2024G16		Stamp Duty Paid: ₹ 120400
GRN No. 110235180		Penalty: ₹ 0
<b>Seller / First Party Detail</b>		
Name: Satpal	Sector/Ward: Na	LandMark: Voo nuna majra
H.No/Floor: Na	District: Jhajjar	State: Haryana
City/Village: Bahadurgarh	Others: Devender joon and dharmender	
Phone: 93*****54		
<b>Buyer / Second Party Detail</b>		
Name: HL residency proprietorship	Sector/Ward: 37	LandMark: Commercial complex hl city
H.No/Floor: 8	District: Jhajjar	State: Haryana
City/Village: Bahadurgarh		
Phone: 93*****54		
Purpose: Collaboration Agreement		

The authenticity of this document can be verified by scanning the QR Code through smart phone or on the website <https://registry.haryana.gov.in>

### DEVELOPMENT-Cum-COLLABORATION AGREEMENT

Type of Property - Agricultural  
NunaMajra, Bahadurgarh  
Area - 10 Kanal 14 Marla

Value - Rs. 60,20,000/- Village:  
Stamp Duty - Rs.1,20,400/-  
Stamp : JCU2024G16, JCU2024G4

THIS AGREEMENT OF DEVELOPMENT/COLLABORATION is made and executed at Bahadurgarh on this 25<sup>th</sup> July, 2024

By & Between

Satpal Singh (Aadhar 590033459103) s/o Sube Singh s/o Mohan Lal resident of VPO Nuna Majra, Tehsil Bahadurgarh, Distt. Jhajjar and Devender Joon (Aadhar 228889647921 PAN BAUPJ3170P) & Dharmender (Aadhar 575905630289 PAN AURPD7542H) sons of Sh. Satpal resident of VPO Nuna Majra, Tehsil Bahadurgarh, Distt. Jhajjar, (hereinafter referred to as First Party/ "OWNER/S" which expression shall, unless repugnant or opposed to the context hereof, include their respective heirs, legal representatives, successors, administrators, executors, and assigns) of the First Part.

And

M/s HL RESIDENCY (Proprietorship firm) UAM NO HR07E0002159 PAN No. BCSPS5048B having its registered office at 8, Commercial Complex, HL City, Sector-


  
HL Residency  
Proprietor



पत्रिका नं:2818

दिनांक:25-07-2024

डीड संबंधी विवरण

डीड का नाम COLLABORATION AGREEMENT

तहसील/सब-तहसील बहादुरगढ

गांव/शहर नूना माजरा

धन संबंधी विवरण

राशि 8020000 रुपये

स्टाम्प ड्यूटी की राशि 120400 रुपये

स्टाम्प नं : JCU2024G16

स्टाम्प की राशि 119400 रुपये

रजिस्ट्रेशन फीस की राशि 35000 रुपये

EChallan:119370442

संश्लेषण शुल्क 0 रुपये

इतिहासी स्टाम्प: JCU2024G4

इतिहासी Gmno: 119229874

इतिहासी शुल्क: 1000

Drafted By: rajesh denwal

Service Charge:0

यह पत्रिका आज दिनांक 25-07-2024 दिन बुधवार सकल 8:20:00 PM बजे श्रीशैलजा कुमारी सातवाल सिंह पुत्र वृद्धे सिंह देवेन्द्र नून पुत्र सातवाल सिंह धर्मेन्द्र पुत्र सातवाल सिंह निवास नूना माजरा द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Handwritten signatures and stamps of the parties involved, including the names of the witnesses and the parties themselves.

उपस्थित पंजीयन अधिकारी (बहादुरगढ)

उपरोक्त पत्रिकाले व श्रीशैलजा कुमारी HL RESIDENCY in SHAILAJA JOONOTHER, हरद्वार है। चतुः पत्रिका के लच्छी को टोली पत्नी

में सुभाकर तथा कमलाकर स्वीकार किया। टोली पत्नी की पहचान श्रीशैलजा कुमारी RAVINDER KAUSHIK पिता VESNUDUTT निवासी JILAJAR व श्रीशैलजा कुमारी NAVEEN KUMAR पिता SATHER निवासी JASOOR KHERI से की।

साक्षी नं:1 को इन मन्बरादा (अधिकारता के रूप में जानते है तथा वह साक्षी नं:2 की पहचान करता है।

Additional handwritten signatures and stamps at the bottom of the document, including the name 'SHAILAJA' and a date '25/7/2024'.

37, Bahadurgarh, Distt. Jhajjar, Haryana 124507 Proprietor Mrs. Shailaja (Aadhar No.691399373758) w/o Rakesh Joon s/o Sunder Lal r/o H. No. 2 HL City, Sector-37, Bahadurgarh, Distt. Jhajjar (Hr.), hereinafter referred to as Second Party/"Developer" which expressions shall unless excluded by or repugnant to the context or meaning thereof be deemed to include it's subsiding companies, associates, representatives, successors, liquidators, permitted nominees and assigns of the Second Part.

WHEREAS THE FIRST PARTY is the lawful Owner/s in possession of land measuring **10 Kanal 14 Marla** and Comprised in Khewat No. 301/281, Khatoni No. 308, Rectangle No. 90 Killa No. 1/1(5-3), 2/1(5-11) total kite 2 land admeasuring **10 Kanal 14 Marla** i.e. 1.3375 Acres out of which Devender Joon & Dharmender are owners of 69/214 share (both in equal shares) while Satpal Singh is owner of 145/214 share, share of all three land owners comes to **10 Kanal 14 Marla** hereto by virtue Mutation No. 5995 and Jamabandi for the year 2019-2020 and situated within revenue estate of Nuna Majra, Tehsil Bahadurgarh and District Jhajjar, Haryana, hereinafter referred to as the '**SAID LAND**'



AND WHEREAS the developer along with its associates contemplates to develop the said land by developing the plotted residential Plotted colony, Affordable Group Housing Scheme and/or Affordable Plotted Colony under Deen Dayal Jan Awas Yojna, Commercial Colony and any/or all of the policies/licenses launched by State Govt as the case may be/Commercial complex thereon after obtaining the requisite license from the concerned authorities and getting the plans sanctioned/approved from the competent authority.

AND WHEREAS the Owner/s are not fully equipped to execute and complete the work of development and construction of the proposed plotted residential complex and have approached the developer, who is engaged in the development and construction of various type of buildings and is well reputed and experienced in this line of business and is confident that he is in a position to obtain permission for Change of Land Use/obtain license etc., to Collaborate with them in the execution and completion of the said plotted residential Complex on the said land.

AND WHEREAS the developers have agreed to undertake the execution and completion of said residential/Commercial Complex on the said land on the terms and conditions hereinafter appearing.

**NOW THIS AGREEMENT WITNESSETH AND PARTIES HERERY AGREE AS UNDER:-**

1. That it is further agreed between the Owner/s and Developer that in lieu of the Developer agreeing to develop the said land for residential / commercial purposes and agreeing to obtain the licenses at its own cost and expenses and in consideration of the deposit to be made by the Developer to the Owner/s, the parties hereto have agreed to share the entire Developed /built up area in the said project in the following manner.
2. That the subject matter of this Deed of Collaboration between the Owner/s and the developer is the said land measuring **10 Kanal 14 Marla** for utilizing the same for Development of plotted residential colony which fall in



  
HL Residency  
  
Proprietor

revenue estate of village **NUNA MAJRA** of Tehsil Bahadurgarh, District JHAJJAR in State of Haryana.

3. That the Owner/s assures and declares that he/she/is/are the absolute Owner/s of the said land and is/are entitled to execute collaboration with the developer for the said land. This area (Proposed for collaboration) is free from acquisition. It shall be the sole responsibility of the collaborators to get the land partitioned from the co sharers/co Owner/s of the khewat. In case the process of partitioning gets delayed by more than one year from the date of this collaboration agreement, intentionally or unintentionally, then the collaborators shall be liable to pay damages to the developer. The extent of the damages to be paid by the landOwner/s to the developer shall be ascertained by the sole arbitrator, who shall be appointed by the developer.
4. That all the rates, cesses and taxes due and payable in respect of the said land up to the handing over of the actual physical possession of the said land to the developer shall be the exclusive liability of the Owner/s.
5. That the Owner/s has declared and represented to the developer that there are no religious or family disputes or any other encumbrance of any kind whatsoever relating to the said land and the said Land is free from all encumbrances, mortgages, charges, gifts, liens, hypothecations, attachments, liabilities, tenancy, un-authorized occupations, claims and litigations and acquisition and the Owner/s shall keep the title of the said land absolutely free and saleable till the duration and full implementation of this agreement in all respects. The developer has entered into this agreement relying upon these declaration and representations/undertakings of the Owner/s.
6. That in case the said property or any part thereof comprised in and subject matter of this agreement declared to be belonging to the Owner/s, is lost on account of any defect in the Owner/s' title or any litigation started by any one claiming through the Owner/s or any one claiming title paramount to the Owner/s or on account of any cause or cause whatsoever including relating to any outstanding(s), claim(s) taxes (s) etc. on the Owner/s, the Owner/s shall be liable for the damages, losses, costs and expenses sustained by the developer and / or intending buyers of whole or part of the build / un-built areas of the developer share. The Owner/s expressly agree to keep the developer and the intending buyers of whole or part of the developer's share of the built/un-built areas harmless and indemnified against all claims and demands for damages, losses, cost and expenses which the developer or the intending buyer may sustain or incur by reason of any legal case or cases whatsoever.
7. That if there be any claim, demand, litigation of any nature whatsoever against the Owner/s, then it is a condition of this agreement that the work of development and / or any other matter incidental to this agreement shall not, at any time or after the commencement or on handing over possession to the intending purchaser, be stopped/prevented obstructed or delayed in any manner whatsoever. It is agreed that such claims, outstanding, demands, litigation and/or courts decree shall only be met and satisfied out of Owner/s' share of the area of project and or proceeds thereof. The Owner/s further undertake that this agreement is irrevocable. Also that if the landOwner/s fail to honor this agreement in any way, the Developer

  
ATYIN ATE

Developer  


  
Dharminder  
H1. Residency  
Sharma  
Proprietor

shall be fully entitled to get this agreement executed through the court of law.

8. That the Owner/s shall execute General Power of Attorney (GPA) and Special Power of Attorney and / or any other document or papers in favor of the Developer or it's nominee to enable the Developer to apply for all regulatory approvals, licenses, sanctions and no objections, required for development of the said land and to raise constructions thereon as agreed hereto. However, in the event, any other/further document in respect of said land is required the Owner/s have to sign the same to enable to Developer to obtain the necessary license/permission and complete the development of the colony on the said land. The Owner/s shall sign the same without raising any objections in any manner whatsoever and within the stipulated period.
9. That the Owner/s further undertake that he/she/they shall not deal with the said land in any manner whatsoever and shall henceforth keep the said land free from any charge, lien, litigation, claim etc. and shall not create any obstruction or impediment in the development of the said kind of the 'Development'.
10. That the Owner/s shall furnish documentary proof of their title of the said land as and when required by the Developer and/or the concerned authorities as may be required from time to time.
11. That the Owner/s will assist the developer to defend and otherwise respect to any proceeding that may be initiated by any person in regard to the any portion of the said land which may be instituted at any time hereafter before any court or other authority.
12. That Owner/s has hand over the actual physical possession of the said land to the developer for purpose of developing the said land for residential plotted Colony, agreed to be developed, with the immediate effect from the date of signing of this collaboration agreement, to enable the developer to discharge its part of obligation.
13. It is however agreed by the Developer that the developer shall develop, construct and complete the total development and construction of the aforementioned land at its own cost and expense after procuring requisite licenses, permissions, approvals, sanctions, whenever required from the concerned authorities.
14. That all licenses, approvals, sanctions etc. wherever required for development on the said land shall be procured by the Developer at its own cost and expenses and in its own name. All expenses towards scrutiny fee, License Fee, Conversion Charges, payable to the concerned authorities shall be paid by the Developer only.
15. That it is agreed between the parties that in lieu of the Owner/s providing their land free of cost to the developer, the developer shall deliver/transfer/handover the possession free of cost to the Owner/s, of the Owner/s's fully developed share in the fully developed land free of cost within 36 months from the date of letter of intent given by the Government of Haryana.
16. That it is Further agreed and assured by the Developer that the Developer at it's sole discretion may apply for obtaining License for the whole or any/some part/portion of total land/acres mentioned in this agreement.
17. That the agreement shall be irrevocable and no modification/alteration

HT/HTM /S/ R/E

Developer

  
D. Sharma

HL Residency  
Sharma  
Proprietor

etc. in the terms and conditions of such agreement can be undertaken, except after obtaining prior approval of DG, TCP Haryana.

18. That the developer firm i.e. M/s HL Residency Proprietorship Firm shall be responsible for the compliance of all terms and conditions of license/provisions of Act of 1976 till the grant of final completion certificate of the colony or relieved of the responsibility by the Director General, Town And Country Planning, Haryana, whichever is earlier.
19. That collaboration agreement executed between the parties shall be remain in force in future and shall be applicable for Plotted, Affordable Group Housing Scheme and/or Affordable Plotted Colony under Deen Dayal Jan Awas Yojna and any/or all of the policies/licenses launched by State Govt as the case may be.

### OWNER/S'S ALLOCATION

- (a) That the Owner/s shall be entitled to get fully developed residential plots equal to 1100 sq. yards for each acre of land for which this Development-cum-Collaboration agreement is being executed. In total land owners shall get 1541.13 sq. yards of fully developed land against total land of 10 Kanal 14 Marla owned by Owner/s. It is made clear that Residential plots coming in Owner/s's Allocation may be given by Developer out of the plots developed on the land owned by Owner/s or may be given out of plots developed on some adjoining License area owned by Developer. This area of 1541.13 sq. Yards Shall be divided into number of plots of different sizes as per choice of Developer. With the mutual consent of Owner/s and Developer it is agreed that after development of the project total 1541.13 sq. yards of fully developed residential plots or price equal to market value of 1541.13 sq. yards shall be given to Owner/s/First Party. Separate share of Land owner is shown below:

Sr. No.	Name	Share in land measuring 10 Kanal 14 Marla	Allocation in Sq. Yards of fully developed Residential Land
1	Seetal Singh	145/214 share or 4386.25 Sq. Yards	1044.22 Sq. Yards
2	Devender Joon & Dharmender (both in equal shares)	69/214 share or 2087.25	496.90 Sq. Yards
	Total	6473.5 Sq. Yards	1541.13 Sq. Yards

- (b) That it will be choice of Owner/s, whether Owner/s wants to market plots allocated to it through Developer or Owner/s itself wants to market it's allocation area.
- (c) That at the time of signing the agreement an amount of Rs. 30,000/- (Rupees Thirty Thousand only) i.e. Rs. 10,000/- to each land owner in the shape of A/c Payee Cheque No. 283106, 283107, 283108 dtd.22.07.2024 drawn at SBI, IC Branch, Bahadurgarh has been paid by the developer to the land Owner/s at the time of signing of this collaboration cum development agreement.
- (d) That sale and marketing of the developed area shall be conducted by the Developer on the terms and rates fixed by the Developer. All marketing expenses pertaining commissions to agents/brokers, brochures, advertisements etc. shall

Seetal Singh

Devender Joon

Dharmender

HL Residency  
Shalaj  
Proprietor

be borne by the developer, for sale and marketing of the developed area separate General Power of Attorney shall be executed by the Owner/s in favor of Developer.

- (e) That it is made clear that Developer may add whole or any portion of Owner/s's land into some existing License area being developed by Developer or into extension/addition of existing license of any other developer company. It has been further made clear that decision of Developer regarding use and development of Owner/s's land shall be final and completely binding upon Owner/s.

### **DEVELOPER'S ALLOCATION**

That the DEVELOPER shall be entitled and become Owner/s of the Owner/s complete land measuring 10 Kanal 14 Marla after transfer/delivery/handover of Owner/s's allocation i.e. 1541.13 sq. yards against total land for which this Development-cum-Collaboration agreement is being executed. The entire saleable plotted area and common facilities and amenities shall vest in the developer in consideration of mentioned Owner/s's allocation and towards developing the entire land into a residential/commercial Complex /Township over the said land. It has been agreed by the Owner/s, that after transferring of 1541.13 sq. yards of Residential plots in favour of Owner/s, it shall execute Regd. Exchange Deed in favour of Developer firm.

After transfer of agreed amount and agreed residential plots to the Owner/s, the whole Developed Area/said land shall go and will be owned and retained by the developer in lieu of consideration amount and agreed residential plots and towards development of the said land and the developer shall become exclusive Owner/s of the said land and only developer shall have the right to develop the said land for other purposes other than residential such as Commercial etc.

The Common Areas of the project such as Roads, services, community sites and other structures will be owned/ controlled by the Developer.

Developer on the basis of GPA shall be entitled to book the plots and or enter into agreement to sell with third parties shall execute deeds of conveyances of such saleable area and various units of the said project in such part or parts as shall be required. Further developer shall join and confirm such sale by executing all and every transfer document/deed in favor of the Transferees. The costs of such conveyances including stamp duty and registration expenses and all other legal expenses shall be borne and paid by the Transferees. Owner/s shall execute further GPA in Developer's or its nominee's favor such that developer shall be fully entitled to sell its share of the unsold area and receive consideration directly in its name. Owner/s however at all times shall co-operate for such purpose and shall execute any further documents to effectively and legally transfer and convey developer's unsold area in third party favor, without being entitled to any further money or consideration for that matter.

1. Developer at its absolute discretion shall demolish all structure "Kacha" or "Pucca" existing on the said land before the Developer applies for requisite approvals and sanctions.

2. That the developer shall commence and complete the development of the said residential/Commercial Complex by providing the entire finance, equipment, inputs material infrastructure and expertise necessary to develop the

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HAJIM A.S. Developer



  
Signature

HL Residency  
Shahid  
Proprietor

residential / Group Housing / Commercial Complex in accordance with the sanctioned plans and any modifications thereof as may become necessary or agreed to during the progress of the work. That the Developer is fully empowered and entitled to assign agreement in favor of any Third party at its absolute discretion for the development without any recourse to the Owner/s and the Owner/s shall have no objection for such assignment.

3. That the developer shall pay and bear all taxes, cesses and levies payable for the said land and building from the date of the commencement of development.
4. The developer alone shall be responsible for any accident that may occur during the course of development and it alone shall meet any financial or other liability either under Workmen Compensation Act or under any other Law or Regulation in force for the time being. Any financial expenditure of whatever nature involved in any accident to workmen, labor, employee, neighbor or any other person shall be borne by the developer and Owner/s shall be absolved of and indemnified by the developer of any financial or other liability in this regard.
5. The Owner/s shall not interfere with or obstruct in any manner with the execution and completion of the work of development of the said residential / Group Housing / commercial project or booking and sale of developer's share of developed, built or un - built areas of the Project.
6. It is agreed between the parties that the possession of the said land once delivered/handed over to the developer for the purpose of the aforementioned project shall not be disturbed nor any interference caused by the Owner/s till the project is complete. It is clarified that the Owner/ship in the said land shall continue to vest exclusively with the Owner/s and developer shall not be entitled to claim any right, title or interest in the said portion of the said land or any part thereof before successful completion of the project as provided herein after which the Owner/ship in the property shall be of both the parties as per their respective shares.
7. The developer and the Owner/s shall be entitled to retain or let out or sell the area of its share to any party either in whole or in parts. The developer shall be entitled to enter into any agreement to sell / lease / rent or to dispose of its share in any manner, to receive the payments and to execute the necessary documents in favor of such purchaser. The Owner/s shall also join hands in executing the documents in favor of such purchaser and shall also do all other acts, deeds and things which may be required to be done in order to confer legal and perfect title in favor of such purchaser all receipt shall be issued for and on behalf of the Owner/s and developer conclusively thereby binding both the parties for the transaction.
8. The Owner/s shall execute General Power of Attorney in favor of the developer and / or its agents, nominee of the developer to enable the developer to obtain necessary sanctions, permissions, approvals, connections, raw materials etc.

Handwritten signature and date: 17/12/20



Handwritten signature: Revendel



HL Residency

Handwritten signature: Shalaya  
Proprietor

and also to enable the developer to discharge its part of obligation under this Collaboration agreement and to let/sell area of its share.

9. The Owner/s and the developer shall be bound to comply with all the terms and conditions of Licenses and agreement with Town & Country Planning Department, Government of Haryana in respect of the project sought to be developed, which have been duly seen and examined by developer.
10. The parties hereto have agreed and undertaken to perform their part of agreement with due diligence and mutual co-operation keeping in view the interest of each other and execute and to do all other acts, deeds, matters and things whatsoever as may be necessary for implementing or giving effect to the terms of this agreement.
11. It is an integral and essential term of this agreement that the said residential / commercial complex shall be named as decided by the developer without any objection whatsoever from the Owner/s.
12. That the parties hereto understand that present arrangement shall not be deemed or construed as partnership or joint venture. The collaboration is pure and simple agreement for development and sharing of the developed areas by and between the parties as mentioned hereinabove.
13. That the agreement may be changed, altered, amended, modified, superseded, amended, with the mutual consent of the parties hereto and in such an event the subsequent collaboration agreement shall prevail over this agreement.
14. That all original documents in respect of the said land shall be kept with Developer and this Collaboration Agreement is irrevocable by the parties.

#### **OBLIGATION OF THE OWNER/S:**

It is agreed by and between the parties that the Owner/s shall have the following obligations, including the other conditions specified in the rest part of the agreement, which shall be performed by him at its own cost and expenses:

- A. To clear all outstanding taxes, dues by whatever names called including charges towards electricity and water up to date of execution of this agreement at its own cost and expenses ;
- B. To keep the title of the said land free and marketable so as to enable the Developer to complete the Project.
- C. To sign, apply for and submit for all permissions and sanctions jointly with the Developer from the Government and or other authorities including the sanction of Building Plans, Revised / Modified Plans, Service Plans etc. before the concerned Local Authorities as may be required for commencement, continuation and completion of the Project.
- D. To permit the Developer to set up of infrastructure, site office etc. and permit free access upon the said Land to the Developer, its staff, appointed architects, specialists, contractors, sub-contractors, site engineers, supervisors, agents, their servants and other personnel.

17/04/20  
15/11/2015

Developer

HL Residency  
S. Lalay  
Proprietor



- E. To execute and sign all necessary documents required by the relevant Government authorities for smooth execution of the 'Project' including obtaining temporary / permanent electric connection from Electricity Authority / Board, Water connection, Tube well etc. It is understood that by doing so the Owner/s shall not incur any responsibility or liability of any nature whatsoever, pecuniary or otherwise and its total cost or expenses would be borne by the Developer.
- F. To execute and sign Power of Attorney in favor of the Developer and/or its agents to enable the Developer to apply for and obtain all necessary permissions, sanctions, licenses etc. from the concerned authorities to enable the Developer to commence and complete Project in accordance with this Agreement.
- G. To execute and sign Power of Attorney in favor of the Developer and/or its agents to enable the Developer to sign Agreement for sale / Agreement for Lease in favor of Prospective buyers / tenants / Licensees.
- H. To execute and sign all necessary documents of transfer of the developed area//plot/built up units including sale deed or Lease Deed in favor of Prospective buyers / tenants / Licensees for transfer of title of the developed area/plot/built up Units of the developers share upon completion of the Project.
- I. To defend, compromise & settle, all suits, proceeding and cases jointly with the Developer that may be initiated by any third party against any/all acts of the Owner/s or Developer with regard to development, construction and marketing of the project.
- J. Not to enter into any agreement or arrangement for the development of the said land except with the Developers or its nominee/s.
- K. In case of any amount/fees deposited with the Government/any other authority is refunded to the OWNER/S, the same will be returned by the OWNER/S to the DEVELOPER within 30 days of the receipt of the same and in the event of any delay beyond this period, the OWNER/S will pay interest @12% p.a. on the amount thus received for such delayed period.

#### **OBLIGATIONS OF THE DEVELOPER:**

It is agreed by and between the parties hereto that the following shall be the obligations and responsibility of the Developer, which shall be performed by it at its own cost and expenses:

- A. Survey of the said land, preparation of the layout and building plans and development schemes independently for the said land, to submit the same to the appropriate authorities with the approval of Owner/s for grant of approval and sanction, to fulfill the objects of this agreement.
- B. To prepare detailed development plans and estimates and to assign and execute the work and supervise the same so as to carry out and provide all services of development.
- C. To develop the said Land to carry out and manage the constructions for a Residential and/ or Commercial purpose as per the building plans and other approvals as may be issued by the concerned authorities.
- D. To complete the said project in all respect including but not limiting to the completion of construction of floors space carrying out internal development by laying roads, sewage lines, overhead and, underground water storage

14/11/14  
  


Devi Lal  
  
 HL Residency  
  
 Proprietor


- tanks electrical and telephone lines etc.
- E. To market the said project in terms of this Agreement.
  - F. To enter into contracts, agreement or arrangements with any person for the construction or development of the said project at its own cost.
  - G. To discharge, pay and deal with all employees may be workmen, officials or otherwise who are engaged or working with the said project directly or indirectly, at the site or otherwise who shall be the employees / officials / staff of the Developer exclusively. All their wages or other dues statutory or contractual shall be payable exclusively by the Developer.
  - H. Timely completion of formalities for obtaining the requisite permissions, sanctions and approvals and follow - up with the various authorities during and post construction period with regard to the building and building services from the concerned authorities.
  - I. Timely completion of all formalities pertaining to application and obtaining of completion / occupancy certificates from the concerned authorities.
  - J. To bring in finance for development of the said project in terms of this agreement as and when required for the said Project in time so that the development of the project is not hindered on any account whatsoever particularly for non - availability of finances.
  - K. To determine the sale price lease amount or license fees of the built-up units of the said project from time to time.
  - L. To abide by all contracts, agreement and allotment on such terms and conditions that the Developer may execute in respect of the said project with any of the contractors, suppliers, Third Parties and / or Prospective purchasers / allottees / transferees / Licensors etc.

- Note:**
1. That in the event of the dispute or deference between the parties relating to this agreement or any part thereof, the same shall be referred to the Bahadurgarh court and the Bahadurgarh Court alone shall have the jurisdiction for adjudication of disputes, if any, between the parties.
  2. That the developer firm i.e. **M/s HL Residency Proprietorship Firm** Shall be responsible for compliance of all terms & conditions of licence/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 Director General, Town and Country Planning, Haryana whichever is earlier.
  3. That the Agreement shall be irrevocable and no modification/alteration etc. in the term and conditions of such agreement can be undertaken, except after obtaining prior approval of DG, TCP Haryana.

#### **SCHEDULE OF LAND**

land measuring **10 Kanal 14 Marla** and Comprised in Khewat No. 301/281, Khatoni No. 308, Rectangle No. 90 Killa No. 1/1(5-3), 2/1(511) total kite 2 land admeasuring **10 Kanal 14 Marla** i.e. **1.3375 Acres** out of which **Devender Joon & Dharmender** are owners of **59/214 share** (both in equal shares) while **Satpal Singh** is owner of **145/214 share**, share of all three land owners comes to **10 Kanal 14 Marla** hereto by virtue Mutation No. 5995 and Jamabandi for the year 2019-2020 and situated within revenue estate of Nuna Mejra, Tehsil Bahadurgarh and District Jhajjar,

HL Residency  
17/5

Devender  
HL Residency  
Shailagi  
Proprietor

Satpal Singh

Haryana.

IN THE WITNESSES WHEREOF, the parties hereto have set their respective hands on these present on the day, month and year written below in the presence of the following witnesses :-

**SIGNED AND DELIVERED BY  
Owner/s**

*Devender*  
  


Devender Joon (Aadhar 228889647921)  
PAN BAUPJ3170P  
Dharmender (Aadhar 520905630289)  
PAN AURPD7542H  
Satpal Singh (Aadhar 690398459103)

**Witnesses:-**

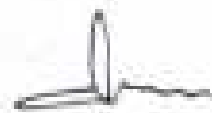
Ravinder Kaushik, Advocate  
Distt. Courts Jhajjar  
9315334964

*Ravinder*  
  


**SIGNED AND DELIVERED BY  
DEVELOPER**

M/s HL Residency Proprietorship  
HL Residency  
*Shallaja*  
  
Proprietor

Mrs. Shallaja (Proprietor)  
Aadhar 691399373758



Naveen Kumar  
s/o Sh. Satbir Singh  
VPO Jasaur Kheri  
9466675666



Drafted by *Rajesh*  
**RAJESH DESHWAL**  
ADVOCATE  
Enrol No. PH/1671/2022  
Distt. Court, JHAJJAR

Reg. No.

Reg. Year

Book No.

2818

2024-2025

1



पेशकरी



दावेदार



मवाह

पेशकरी :- कल्याण सिंह खन्ना वन धर्म  
**HL Residency**  
 दावेदार :- Shri SHALAJA JOGNOTHERHL  
**RESIDENCY**  
 मवाह 1 :- RAVINDER KAUSHIK  
 मवाह 2 :- NAVEEN KUMAR

उपसंयुक्त पंजीयन अधिकारी

पंजीयन कार्यालय  
**LAWTEKRI H/पंजीयन पत्र**  
 JALANVA  
 DISTRICT JALANVA

प्रमाणित किया जाता है कि यह पंजीयन क्रमांक 2818 आज दिनांक 25-07-2024 को बही नं 1 जिल्द नं 29 के पृष्ठ नं 125.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1219 के पृष्ठ संख्या 87 से 88 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और मवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किए है।

दिनांक 25-07-2024

उपसंयुक्त पंजीयन अधिकारी बहादुराउड

Non-Judicial		Indian-Non Judicial Stamp Haryana Government		Date: 25/07/2024	
Certificate No.	J0Y202402			Stamp Duty Paid	₹ 1000
GPA No.	118357199			Penalty	₹ 0
<b>Seller / First Party Detail</b>					
Name:	Rakesh Joon	Sector/Ward:	37	LandMark:	HL city sector 37
H.No/Floor:	2	District:	Jhajjar	State:	Haryana
City/Village:	Bahadurgarh				
Phone:	92****164				
<b>Buyer / Second Party Detail</b>					
Name:	HL residency proprietorship	Sector/Ward:	37	LandMark:	Commercial complex HL city
H.No/Floor:	8	District:	Jhajjar	State:	Haryana
City/Village:	Bahadurgarh				
Phone:	92****164				
Purpose:	GPA				

The authenticity of the document can be verified by scanning the QR Code through smart phone or on the website <http://stamps.haryana.gov.in>

### GENERAL POWER OF ATTORNEY

TO ALL TO WHOM these presents shall come, **THIS GENERAL POWER OF ATTORNEY** (hereinafter referred to as the "GPA") is executed at Bahadurgarh, Distt. Jhajjar (Hr.) on the 25<sup>th</sup> day of July, 2024.

By & Between

**Rakesh Joon (Aadhar 963683931328 PAN AFAPJ1126R)** son of Sh. Sunder Lal Joon resident of H. No. 2, Sector-37, HL City, Bahadurgarh, Tehsil Bahadurgarh, District Jhajjar, Haryana 124507 (hereinafter referred to as **Executant/Owner** which expression shall, unless repugnant or opposed to the context hereof, include their respective heirs, legal representatives, successors, administrators, executors, and assigns) of the First Part.

AND

**M/s HL RESIDENCY (Proprietorship firm)** UAM NO HRO7E0002159 PAN No. BCSPSS048B having its registered office at 8, Commercial Complex, HL City, Sector-37, Bahadurgarh, Distt. Jhajjar, Haryana 124507 Proprietor Mrs. Shalaja (Aadhar No.691399373758) w/o Rakesh Joon s/o Sunder Lal r/o H. No. 2 HL City, Sector-37, Bahadurgarh, Distt. Jhajjar, hereinafter referred to as "Developer" which expressions shall unless excluded by or repugnant to the context or meaning thereof be deemed to include it's subsidng companies, associates, representatives, successors, liquidators, permitted nominees and assigns of the Second Part. The Developer and the Land Owner are individually referred to as "Party" and collectively referred to as "Parties".



**HL Residency**  
  
**Proprietor**

पत्रिका नं:48

दिनांक:25-07-2024

टीह संबंधी विवरण	
टीह का नाम	GPA
तहसील/सब-तहसील	बहादुरगढ
नाम/साहर	बरकतगढ

घन संबंधी विवरण	
घण्टि 1 इपदे	स्टाम्प इन्स्टी की घण्टि 1000 इपदे
स्टाम्प नं : JCY360403	स्टाम्प की घण्टि 1000 इपदे
एडिस्ट्रिब्युशन घण्टि की घण्टि 100 इपदे	ECharge:118368348 पेरिडन मुक्त 3 इपदे
Drafted By: RAJESHI DESWAL Service Charge:100	

यह पत्रिका आज दिनांक 25-07-2024 दिन बुधवार समय 3:54:00 PM बजे श्रीश्रीमती कुमारी  
रविश कुन पुन कुन्दरालत निवास बहादुरगढ द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उपस्थित पंजीकन अधिकारी ( बहादुरगढ )

हस्ताक्षर प्रस्तुतकर्ता  
रविश कुन

उपरोक्त पत्रिका व श्रीश्रीमती कुमारी HL RESIDENCY Bm SHAILAJA JOONOTHER इतिरि है। प्रस्तुत पत्रिका के तथ्यों  
को दर्जो पढी

से कुनकर तथा समझकर स्वीकार किया। दर्जो पढी की पहचान श्रीश्रीमती कुमारी RAVINDER KAUSHIK पित्त

VISHNUDEVI मिश्रा जी HAJAR व श्रीश्रीमती कुमारी NAVEEN KUMAR पित्त SATBIR

मिश्रा जी JASOOR KHERI से की।

सखी नं:1 को इन नम्बरद्वारा अधिवक्ता के रूप में जानते है तथा यह सखी नं:2 की पहचान करता है।

उपस्थित पंजीकन अधिकारी ( बहादुरगढ )

दिनांक 24/07/2024

HL Residency

बहादुरगढ

**WHEREAS:**

The Land Owner and the Developer have entered into Development and Collaboration agreement no. 28/7 DATED 25.07.2024 ("Development Agreement") alongwith other requisite documents in relation to construction and development of a project in the nature of integrated township over land measuring **Land measuring 0 kanal 13 marla** comprised in khewat no. 385//337 khata no. 464 min rect no. 39 kila no. 26/1(0-4) and khewat no. 160//136 khata no.231 min rect no.37 kila no. 26(0-9) total area measuring 0 kanal 13 marla or 0.08125 acres hereto by virtue Mutation No. 4675 and Jamabandi for the year 2019-2020 and situated within revenue estate of Baraktabad, Tehsil Bahadurgarh and District Jhajjar, Haryana, hereinafter referred to as the '**SAID LAND**' as detailed given below:

**SCHEDULE OF THE LAND**

All the of **Land measuring 0 kanal 13 marla** comprised in khewat no. 385//337 khata no. 464 min rect no. 39 kila no. 26/1(0-4) and khewat no. 160//136 khata no.231 min rect no.37 kila no. 26(0-9) total area measuring 0 kanal 13 marla or 0.08125 acres hereto by virtue Mutation No. 4675 and Jamabandi for the year 2019-2020 and situated within revenue estate of Baraktabad, Tehsil Bahadurgarh and District Jhajjar, Haryana.

The Land Owner/GPA Executor and the developer has entered into The Land Owner and the Developer have entered into Development and Collaboration agreement no. 28/7 DATED 25.07.2024 ("Development Agreement") alongwith other requisite documents in relation to construction and development of a project in the nature of integrated township on land measuring 5 Kanal 13 Marle, hereinafter collectively referred to as the "**Collaboration Agreements**".

**Whereas**, The Land Owner has already given possession of the Said Land to the Developer for necessary development in terms of the lay-out approved by the relevant authority from time to time.

**Whereas**, The Developer has already started to work in relation for obtaining license over the said land and development of a project in the nature of integrated township on the Licensed Land in compliance with the applicable laws. The Land Owner have agreed in terms of the Collaboration Agreements to include the Said Land and to develop the proposed integrated township project on the License Land which include the Said Land (hereinafter referred to as "**Project**").

**Whereas**, The Land Owner according to the terms and conditions of Collaboration agreement executed between parties, now execute and grant this GPA to further grant authority and powers to the Attorney. This GPA shall remain Valid for area mentioned under schedule of land for all purposes in future and shall be irrevocable.

**NOW KNOW, I AND THESE PRESENT WITNESSES** that I, **Rakesh Joon (Aadhar 963683931328 PAN AFAPJ1126R)** son of Sh. Sunder Lal Joon resident of H. No. 2, Sector-37, HL City, Bahadurgarh, Tehsil Bahadurgarh, District Jhajjar, Haryana 124507, the Land Owner/GPA Executor, do hereby irrevocably nominate, constitute and appoint, from the date hereof, the Developer **M/s HL RESIDENCY (Proprietorship firm) UAM NO HR07ED0002159 PAN No. BCSPS5048B** having its registered office at 8, Commercial Complex, HL City, Sector-37, Bahadurgarh, Distt. Jhajjar, Haryana 124507 Proprietor Mrs. Shailaja (Aadhar No.691399373758) w/o Rakesh Joon s/o Sunder Lal r/o H. No. 2 HL City, Sector-37, Bahadurgarh, Distt. Jhajjar, acting through any of its officers, employees or agents, (hereinafter called



**HL Residency**  
  
**Proprietor**

the "Attorney") to be my true and lawful attorney for me/us in my name and on my behalf, to do, execute and perform, at its sole discretion, all or any of the following instruments, acts, deeds, matters and things, in relation to the Said Land, that is to say:

1. To manage, control, supervise the Said Land in all respects and to represent us before the concerned authorities on this behalf.
2. To apply to the Director General of Town & Country Planning ("DGTCP"), Haryana, HUDA for obtaining the license for establishing integrated township consisting plotted affordable residential plotted colony under Deen Dayal Jan Awas Yojna-2016 on the Said Land either by itself or in the part or in conjunction with other lands as may be required, to present the Development Agreement and other relevant documents before the Concerned Sub-registrar throughout Haryana & out of Haryana and get the same registered, to sign Form LC-1, Deed of Undertaking, Schedule of land, all forms, applications, agreements, to prepare, sign and submit the layout plans, Shajra Plan Scheme etc. or to give Undertaking(s), Affidavit(s), Statements), Indemnity Bond(s), Bank Guarantee(s) etc. with regard to EDC, IDC, community sites, to pay scrutiny fee, license fee, service charges, conversion fees, etc. and to fulfill the other requirements or directions as may be desired by the Department in this regard.
3. To apply to the DGTCP, Haryana and HUDA for cancellation/ withdrawal/renewal of Form LC-1, Deed of Undertaking, all forms, applications, agreements, Indemnity Bond(s), Bank Guarantee(s) etc. and apply for refund of EDC, IDC, community sites, earlier paid as scrutiny fee, license fee, service charges, conversion fees, etc. and to fulfill the other requirements or directions as may be desired by the Department in this regard.
4. To apply for transfer/alienation of License or rights under license to other Developers, Person/s, Firms, LLP, Company etc.
5. To receive the LOI along with release of land, if required, license etc. on our behalf and to make, sign and submit any documents, undertaking(s), agreement(s), affidavit(s), statement(s), etc. and to appear before HUDA or Concerned Urban Estates or other Government Authority or Department for getting the Said Land released licensed and for the purpose mentioned above.
6. To appear before DGTCP, HUDA, NHAI or Central Government/State Government/ Union Territory Authority, Department, statutory body or other designated authority as may be required from time to time so as to carry out any of the purposes or powers mentioned in this present and to make, sign and submit any application, reply, affidavit, undertaking, agreement, appeal, compromise, withdrawal, exchange with HUDA, DGTCP and partitioned as may be required in connection therewith including the filing appropriate legal proceedings wherever necessary.
7. To represent Land Owner before Each & Every Govt., Semi-Govt., Private offices including offices of President of India, Governor of Haryana, income tax department, municipal bodies, Central/State Government Offices or any other Government Authorities and to sign, make and/or file any letter, document, representation and Petition/Suit/Caveat for all Approvals required in connection with the Said Land and for the purpose incidental thereto, including for obtaining Approvals, and make payment of any charges due and to take all necessary steps and to do or cause to be done all such acts, matters and things for the purposes aforesaid;
8. To obtain the permits and quotas of the building materials, to appoint any employees, executives and engage any contractors architects, labour





municipal Corporations/committees, Electricity Department, Telephone Department, Water Department, Sewage Department for the purpose of development of the Project;

- ii) To deal with and correspond with the electricity transmission/distribution companies/corporations/authorities/agencies and/or

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HL Residency

  
Proprietor

contractors, workmen, electrician, plumbers, engineers and any other person(s) for completion of the construction, addition; alterations; to sign any contracts, appointment letters, representations, and for the purpose furnish any indemnities, guarantees, to deposit securities and obtain discharge thereof including making applications and obtaining any Forms; sewage connection, Completion Certificate and to pay any compounding fee, composition fee, regularization fee, betterment charges on such terms and conditions as our attorney lawfully deem fit and proper.

9. To obtain refund of one or all securities, amounts and other deposits made with the concerned departments in the name of the Developer or in the name of their nominee or in the name of Land owner and to give receipt thereof.
10. To assign the development rights of the Developer's area in the Project.
11. To deposit all types of fees, charges, security deposits, demand, dues and taxes with regard to Said Land with any Authority to obtain the receipts, to obtain no objection certificate(s) from the concerned Income Tax Department, to make appeals and contest the same against any demands or assessment etc. and to compromise the same before any Court of Law.
12. In accordance with the terms of the Development & Collaboration Agreements, & the Power of Attorney and this GPA, to market, negotiate and/or to enter into agreements in relation to the Developer's area with the prospective purchasers/customers and to sell, lease, alienate in any and all ways, license or otherwise commercially exploit the built-up/developed areas in whole or in parts to the intending purchasers against adequate sale considerations, to receive sale considerations in the name of the Attorney and to execute and register all the documents required, on their behalf, as registered Owner of the Said Land, for the transfer of the titles in the built-up/developed areas before the competent authorities including the office of sub-registrars of competent jurisdiction regarding Developer's area as mentioned in registered collaboration agreement.
13. In accordance with the terms of the Collaboration Agreements, the Power of Attorney and this GPA, to enter into agreements in relation to the Land Owner's rights/share in developed area with the prospective purchasers/customers to sell, lease, license or otherwise commercially exploit the built-up/developed areas in whole or in parts to the intending purchasers against adequate sale considerations received by the Land Owner himself in the name of the Land Owner and only on written advise of the Land Owner, the Developer shall execute and register all the documents required, on his behalf, as registered owner of the Said Land, for the transfer of the titles in the built-up/developed areas before the competent authorities, however at the time of execution and registration of the relevant documents in relation to Land Owner's developed Area, the Land Owner shall be a necessary party to the relevant documents and his presence in the office of the sub registrar of competent jurisdiction for registering of such relevant documents shall be necessary.
14. To engage architects, project engineers, projects managers, supervisors, skilled, unskilled labor, contractors, suppliers of various item required for constructions and development of the Project. To generally do all other acts, all types of deeds, matters and things whatsoever as this attorney shall deem fit for and incidental to the exercise of any of the above powers or for and incidental to the proper development of the Said Land or the affairs relative thereto, even if they are not covered by the above clauses to be carried out by the Developer without causing any financial or other liabilities on the land owner.
15. To execute agreement to sale, conveyance deed/sale deed or all type of property transfer documents regarding the land owned by me/ GPA Executor.

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HL Residency

  
Proprietor

officers thereof for obtaining electric connections, electric power to the Said Land and/ or residential Units comprised therein (including making and putting up any sub-station) for and/or in respect of or relating to any building to be constructed and for that purpose to sign, make and/or file all letters, applications, undertakings, indemnities, terms and conditions etc. as may be required;


- iii) To get the water, electric, gas, power, sewer, telephone connections/ meters installed or changed including enhancement of load in the Said Land or part thereof and for the purpose to sign and submit any applications, affidavits, undertakings, declarations, indemnity bonds etc., to deposit any securities, obtain discharge, file papers/ documents and withdraw the same from/ before appropriate authorities and to make representations before the concerned officers/ authorities; and
- iv) To pay all municipal and local taxes, rates, charges and other outgoings whatsoever, concerning the Said Land, payable to a Governmental Authority, upon any default by the Land Owner to make such payment a Governmental Authority for and on account of the Said Land.

19. This GENERAL Power of Attorney is irrevocable.


And we do hereby agree that all acts, deeds, matters and things done by the said Attorneys shall be constituted as acts, deeds and things done by the Executants personally as if present and the Executants undertake to ratify and confirm all that the said Attorneys shall do or cause to be done by virtue of the powers hereby granted.

IN WITNESS WHEREOF, THE GENERAL POWER OF ATTORNEY HAS BEEN SIGNED BY ME/US AT **BAJADURAH** ON THIS **21<sup>st</sup> DAY OF July, 2024** IN THE PRESENCE OF THE FOLLOWING WITNESSES WHO HAVE ALSO SIGNED BELOW:-


**SIGNED AND DELIVERED BY  
EXECUTANT/ OWNER**


  
**Rakesh Joon (Aadhar 963683931328)  
PAN AFAPJ1126R**


**SIGNED AND DELIVERED BY  
DEVELOPER / ATTORNEY  
M/s HL Residency Proprietorship**

  
**Mrs. Shailaja (Proprietor)  
Aadhar 691399373758**

**Witnesses:-**

  
**Ravinder Kaushik, Advocate  
Distt. Courts Jhajjar  
9315334964**

  
**Naveen Kumar  
s/o Sh. Sathir Singh  
VPO Jassar Kheri  
9466675666**

**Drafted by:-**   
**RAJESH DESHWAL  
ADVOCATE  
Enrol No. PW1671/2021  
Distt. Court, JHAJJAR**

Reg. No.

Reg. Year

Book No.

48

2024-2025

4



पेशकर्ता



प्रतिकर



गवाह



उपस्थित पंजीवन अधिकारी

पेशकर्ता :- राजेश कुमार

प्रतिकर :- श्री SHARDA JOONOTHERHL  
RESIDENCY

गवाह 1 :- RAVINDER KA  
RESIDENCY

गवाह 2 :- NAVEEN KUMAR

उपस्थित

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रवेश क्रमांक 48 आज दिनांक 25-07-2024 को बही नं 4 जिल्द नं 11 के पृष्ठ नं 135 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 25 के पृष्ठ संख्या 3 से 4 पर लिपिकार्य गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षरनिष्ठान अंगूठा मेरे सामने किये है।

दिनांक 25-07-2024



उपस्थित पंजीवन अधिकारी बहादुरगढ़

RAJESH DEHWAL  
ADVOCATE  
Distt. Court, BAHADURGARH

45

**Indian-Non Judicial Stamp  
Haryana Government**

Date: 25/07/2024

Certificate No. JG1200401            Special Duty Paid: ₹ 1000  
 QRN No. 118058006            Penalty: ₹ 0

**Seller / First Party Detail**

Name: Sanjay singhal  
 H.No/Floor: 1206      Sector/Ward: 12      LandMark: Sector 12  
 City/Village: Panipat      District: Panipat      State: Haryana  
 Phone: 90111164

**Buyer / Second Party Detail**

Name: HL residency proprietorship  
 H.No/Floor: 8      Sector/Ward: 37      LandMark: Commercial complex in city  
 City/Village: Bahadurgarh      District: Jhajjar      State: Haryana  
 Phone: 99111164

Purpose: GFA

The authenticity of this document can be verified by scanning the QR Code through smart phone or at the website <http://www.haryana.gov.in>

### GENERAL POWER OF ATTORNEY

TO ALL TO WHOM these presents shall come, **THIS GENERAL POWER OF ATTORNEY** (hereinafter referred to as the "GPA") is executed at Bahadurgarh, Distt. Jhajjar (Hr.) on the 25<sup>th</sup> day of July, 2024.

By & Between

**Sanjay Singhal** (Aadhar 998760138824 PAN AIGP89041P) son of Sh. Rattan Lal Singhal resident of H. No. 1206, Sector-12, Panipat, District Panipat, Haryana 132103, (hereinafter referred to as **Executant/Owner** which expression shall, unless repugnant or opposed to the context hereof, include their respective heirs, legal representatives, successors, administrators, executors, and assigns) of the First Part,  
AND

**M/s HL RESIDENCY (Proprietorship firm)** UAM NO HR07E0002159 PAN No. BCSP55048B having its registered office at 8, Commercial Complex, HL City, Sector-37, Bahadurgarh, Distt. Jhajjar, Haryana 124507 Proprietor Mrs. Shailaja (Aadhar No.691399373758) w/o Rakesh Joon s/o Sunder Lal r/o H. No. 2 HL City, Sector-37, Bahadurgarh, Distt. Jhajjar, hereinafter referred to as "Developer" which expressions shall unless excluded by or repugnant to the context or meaning thereof be deemed to include it's subsiding companies, associates, representatives, successors, liquidators, permitted nominees and assigns of the Second Part. The Developer and the Land Owner are individually referred to as "Party" and collectively referred to as "Parties".

WHEREAS:

*Sanjay Singhal*

HL Residency  
*Shailaja*  
Proprietor

पत्रिका नं:45

दिनांक:25-07-2024

**डीड संबंधी विवरण**

डीड का नाम	GPA
तहसील/सब-तहसील	बहादुरगढ़
मालिक/सहकर	नूरा गांधी

**धन संबंधी विवरण**

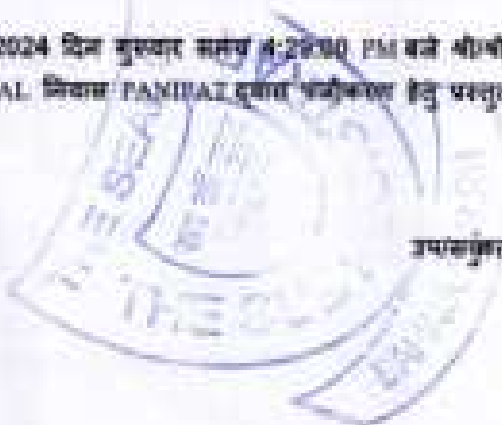
रशि 1 रुपये	स्टाम्प ह्यूटी की रशि 1000 रुपये	
स्टाम्प नं : JCY203401	स्टाम्प की रशि 1000 रुपये	
रजिस्ट्रेशन फीस की रशि 100 रुपये	EChallan:119360997	रशििंग शुल्क 3 रुपये

Drafted By: rajesh dewan adv

Service Charge:200

यह पत्रिका आज दिनांक 25-07-2024 दिन बुधवार सुमय 4:20:00 PM बजे श्रीश्रीमती कुमारी  
राजेश देवान पुत्र BATTAN LAL निवास PANDEI द्वारा पंजीयन हेतु प्रस्तुत किया गया ।

हस्ताक्षर प्रस्तुतकर्ता  
rajesh dewan



उपस्थित पंजीयन अधिकारी (बहादुरगढ़)

उपरोक्त पत्रिका व श्रीश्रीमती कुमारी HL RESIDENCY के SHAILAJA JOONOTHER द्वारा है । पट्टन पत्रिका के लक्ष्यो  
को दर्शाते पक्ष

ने मुजकर तथा समझकर स्वीकार किया ज्ञानी पक्ष की पट्टन श्रीश्रीमती कुमारी BRAVINDER KAUSHIK पति VISHNU  
DUTT निवासी JHADAR व श्रीश्रीमती कुमारी DILDEEPAKISHANI पति NARAYAN GOPAL  
निवासी JYAPATI के की ।

पक्षी नं:1 को इन सम्बन्धित अधिकारता के रूप में दर्शाते है तथा वह पक्षी नं:2 को पहचान करता है ।

उपस्थित पंजीयन अधिकारी (बहादुरगढ़)

दिनांक 25-07-2024

राजेश देवान

The Land Owner and the Developer have entered into Development and Collaboration Agreement No. 2814 dtd. 25.07.2024 alongwith other requisite documents in relation to construction and development of a project in the nature of integrated township on Land measuring 8 kanal 0 marla and comprised in khewat no.301//281,khatoni no.308 min,rect no.90 killa no.1/2(2-5) 2/2(2-9) 3/2(5-7) 4/2(0-17) 7/1/2(7-2) 8/2(0-10) total kita 6 area measuring 18 kanal 10 marla i.e. 80/453 which comes to 3 kanal 5 marla 3 sarsai and khewat no-302//282 khata no 309 min rect no.90 killa no.7/2(0-12) 8/1(7-10) 9/1(4-16) 13(8-0) 14(5-18) total kita 5 area measuring 26 kanal 16 marla i.e 80/453 share which comes to 4 kanal 14 marla 6 sarsai, area of all khewats comes to 8 kanal 0 marla or 1.0 acres, hereto by virtue Mutation No. 5995 and Jamabandi for the year 2019-2020and situated within revenue estate of Nuna Majra, Tehsil Bahadurgarh and District Jhajjar, Haryana, hereinafter referred to as the 'SAID LAND' as detailed given below:

#### SCHEDULE OF THE LAND

All the of Land measuring 8 kanal 0 marla and comprised in khewat no. 301/ /281,khatoni no.308 min, rect no.90 killa no.1/2(2-5) 2/2(2-9) 3/2(5-7) 4/2(0-17) 7/1/2(7-2) 8/2(0-10) total kita 6 area measuring 18 kanal 10 marla i.e. 80/453 which comes to 3 kanal 5 marla 3 sarsai and khewat no-302//282 khata no 309 min rect no.90 killa no.7/2(0-12) 8/1(7-10) 9/1(4-16) 13(8-0) 14(5-18) total kita 5 area measuring 26 kanal 16 marla i.e 80/453 share which comes to 4 kanal 14 marla 6 sarsai, area of all khewats comes to 8 kanal 0 marla or 1.0 acres hereto by virtue Mutation No. 5995 and Jamabandi for the year 2019-2020 and situated within revenue estate of Nuna Majra, Tehsil Bahadurgarh and District Jhajjar, Haryana. The Land Owner/GPA Executor and the developer has entered into The Land Owner and the Developer have entered into Development and Collaboration agreement Agreement No. 2814 dtd. 25.07.2024 alongwith other requisite documents in relation to construction and development of a project in the nature of integrated township on land measuring 8 Kanal 0 Marla, hereinafter collectively referred to as the "Collaboration Agreements".

**Whereas,** The Land Owner has already given possession of the Said Land to the Developer for necessary development in terms of the lay out approved by the relevant authority from time to time.

**Whereas,** The Developer has already started to work in relation for obtaining license over the said land and development of a project in the nature of integrated township on the Licensed Land in compliance with the applicable laws. The Land Owner have agreed in terms of the Collaboration Agreements to include the Said Land and to develop the proposed integrated township project on the License Land which include the Said Land (hereinafter referred to as "Project").

**Whereas,** The Land Owner according to the terms and conditions of Collaboration agreement executed between parties, now execute and grant this GPA to further grant authority and powers to the Attorney. This GPA shall remain Valid for area mentioned under schedule of land for all purposes in future and shall be irrevocable.

**NOW KNOW, I AND THESE PRESENT WITNESSES** that we Sanjay Singhal (Aadhar 998750138824 PAN AIGPS9041P) the Land Owner/GPA Executor, do hereby irrevocably nominate, constitute and appoint, from the date hereof, the Developer M/s HL RESIDENCY (Proprietorship firm) UAM NO HR07E0002159 PAN No. BCSP5048B having its registered office at 8, Commercial Complex, HL City, Sector-

S: D.L.D

HL Residency  
Shailys  
Proprietor

37, Bahadurgarh, Distt. Jhajjar, Haryana 124507 Proprietor Mrs. Shalaja (Aadhar No.691399373758) w/o Rakesh Joon s/o Sander Lal r/o H. No. 2 HL City, Sector-37, Bahadurgarh, Distt. Jhajjar, acting through any of its officers, employees or agents, (hereinafter called the "Attorney") to be my true and lawful attorney for me/us in my name and on my behalf, to do, execute and perform, at its sole discretion, all or any of the following instruments, acts, deeds, matters and things, in relation to the Said Land, that is to say:

1. To manage, control, supervise the Said Land in all respects and to represent us before the concerned authorities on this behalf.
2. To apply to the Director General of Town & Country Planning ("DGTCP"), Haryana, HUDA for obtaining the license for establishing integrated township consisting plotted affordable residential plotted colony under Deen Dayal Jan Awas Yojna-2016 on the Said Land either by itself or in the part or in conjunction with other lands as may be required, to present the Development Agreement and other relevant documents before the Concerned Sub-registrar throughout Haryana & out of Haryana and get the same registered, to sign Form LC-1, Deed of Undertaking, Schedule of land, all forms, applications, agreements, to prepare, sign and submit the layout plans, Shajra Plan Scheme etc. or to give Undertaking(s), Affidavit(s), Statement(s), Indemnity Bond(s), Bank Guarantee(s) etc. with regard to EDC, IDC, community sites, to pay scrutiny fee, license fee, service charges, conversion fees, etc. and to fulfill the other requirements or directions as may be desired by the Department in this regard.
3. To apply to the DGTCP, Haryana and HUDA for cancellation/ withdrawal/renewal of Form LC-1, Deed of Undertaking, all forms, applications, agreements, Indemnity Bond(s), Bank Guarantee(s) etc. and apply for refund of EDC, IDC, community sites, earlier paid as scrutiny fee, license fee, service charges, conversion fees, etc. and to fulfill the other requirements or directions as may be desired by the Department in this regard.
4. To apply for transfer/alienation of License or rights under license to other Developers, Person/s, Firma, LLP, Company etc.
5. To receive the LOI along with release of land, if required, license etc. on our behalf and to make, sign and submit any documents, undertaking(s), agreement(s), affidavit(s), statement(s), etc. and to appear before HUDA or Concerned Urban Estates or other Government Authority or Department for getting the Said Land released licensed and for the purpose mentioned above.
6. To appear before DGTCP, HUDA, NHAI or Central Government/State Government/ Union Territory Authority, Department, statutory body or other designated authority as may be required from time to time so as to carry out any of the purposes or powers mentioned in this present and to make, sign and submit any application, reply, affidavit, undertaking, agreement, appeal, compromise, withdrawal, exchange with HUDA, DGTCP and partitioned as may be required in connection therewith including the filing appropriate legal proceedings wherever necessary.
7. To represent Land Owner before Each & Every Govt., Semi-Govt., Private offices including offices of President of India, Governor of Haryana, income tax department, municipal bodies, Central/State Government Offices or any other Government Authorities and to sign, make and/or file any letter, document, representation and Petition/Suit/Caveat for all Approvals required in connection with the Said Land and for the purpose incidental thereto, including for obtaining Approvals, and make payment of any charges due and to take all necessary steps and to do or cause to be done all such acts, matters and things



HL Residency  
  
Proprietor

- for the purposes aforesaid:
8. To obtain the permits and quotas of the building materials, to appoint any employees, executives and engage any contractors architects, labour contractors, workmen, electrician, plumbers, engineers and any other person(s) for completion of the construction, addition; alterations; to sign any contracts, appointment letters, representations, and for the purpose furnish any indemnities, guarantees, to deposit securities and obtain discharge thereof including making applications and obtaining any Forms; sewage connection, Completion Certificate and to pay any compounding fee, composition fee, regularization fee, betterment charges on such terms and conditions as our attorney lawfully deem fit and proper.
  9. To obtain refund of one or all securities, amounts and other deposits made with the concerned departments in the name of the Developer or in the name of their nominee or in the name of Land owner and to give receipt thereof.
  10. To assign the development rights of the Developer's area in the Project.
  11. To deposit all types of fees, charges, security deposits, demand, dues and taxes with regard to Said Land with any Authority to obtain the receipts, to obtain no objection certificate(s) from the concerned Income Tax Department, to make appeals and contest the same against any demands or assessment etc. and to compromise the same before any Court of Law.
  12. In accordance with the terms of the Development & Collaboration Agreements, & the Power of Attorney and this GPA, to market, negotiate and/or to enter into agreements in relation to the Developer's area with the prospective purchasers/customers and to sell, lease, alienate in any and all ways, license or otherwise commercially exploit the built-up/developed areas in whole or in parts to the intending purchasers against adequate sale considerations, to receive sale considerations in the name of the Attorney and to execute and register all the documents required, on their behalf, as registered Owner of the Said Land, for the transfer of the titles in the built-up/developed areas before the competent authorities including the office of sub-registrars of competent jurisdiction regarding Developer's area as mentioned in registered collaboration agreement.
  13. In accordance with the terms of the Collaboration Agreements, the Power of Attorney and this GPA, to enter into agreements in relation to the Land Owner's rights/share in developed area with the prospective purchasers/customers to sell, lease, license or otherwise commercially exploit the built-up/developed areas in whole or in parts to the intending purchasers against adequate sale considerations received by the Land Owner himself in the name of the Land Owner and only on written advise of the Land Owner, the Developer shall execute and register all the documents required, on his behalf, as registered owner of the Said Land, for the transfer of the titles in the built-up/developed areas before the competent authorities, however at the time of execution and registration of the relevant documents in relation to Land Owner's developed Area, the Land Owner shall be a necessary party to the relevant documents and his presence in the office of the sub registrar of competent jurisdiction for registering of such relevant documents shall be necessary.
  14. To engage architects, project engineers, projects managers, supervisors, skilled, unskilled labor, contractors, suppliers of various item required for constructions and development of the Project. To generally do all other acts, all types of deeds, matters and things whatsoever as this attorney shall deem fit for and incidental to the exercise of any of the above powers or for and incidental to the proper development of the Said Land or the affairs relative thereto, even if they are not covered by the above clauses to be carried out by the Developer without causing any financial or other liabilities on the land owner.

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HL Residency  
  
Proprietor



15. To execute agreement to sale, conveyance deed / sale deed or all type of property transfer documents regarding the land owned by me/ GPA Executor.
16. To execute agreement to sale, conveyance deed / sale deed or all type of property transfer documents regarding the plots those are developed on the land owned by me/ GPA Executor.
17. In the event of suit, application, petition, return or other proceeding or enquiry whether judicial or quasi-judicial or departmental and whether before any court, tribunal, authority, department, or body, having to be filed or defended in respect of the Said Land or any part thereof against or by the Developer, to do any or all of the following-
  - (i) To do all the acts, deeds any things necessary to be done in connection with the release of the Said Land, under the provisions of the Land Acquisition Act including filing a Writ(s)/Suit(s) in any Court including High Court/Supreme Court etc.
  - (ii) To engage or appoint a legal practitioner(s) to conduct the same and to sign power(s) attorney / vakalatnama in this behalf.
  - (iii) To sign, verify and file any writs, plaint, complaints, written statements, petition, application, affidavits etc. in proper courts of law and offices and to proceed in all the proceedings filed in their name and on their behalf;
  - (iv) To appear before the court, tribunal, authority, department or body in the proceedings in connection therewith;
  - (v) To produce or summon or receive back any documentary evidence;
  - (vi) To make and present before any court, tribunal, authority department or body, any application in connection therewith;
  - (vii) To take and file compromise or to refer such suit or claim to arbitration.
  - (viii) To deposit and withdraw any money(s)/Compensation in connection with such suit/issue; and To receive any money due to Land Owner in or under such decree or order and to certify payment to the court or authority;
  - (ix) To file application for execution of a decree or order passed in any suit or proceedings as the case may be and to sign and verify such application;
  - (x) To apply for inspection and to inspect documents and records of any court; and To obtain certified copies of documents and papers /record ;
  - (xi) To file application for review and/or revision and/or appeal against any order or judgment passed in such suit, petition, application, inquiry or proceedings or in review or revision thereof or in appeal therefrom as the case may be and to sign, seal and execute all papers and documents and writings and to do and execute all acts, deeds and things as mentioned hereinbefore or as their said attorneys may deem fit in connection with any such application or appeal; and
  - (xii) To compromise, compound or withdraw the cases, to appoint arbitrators, to proceed in arbitration proceedings, to deposit and withdraw the money, to execute decree, to receive and recover the decreed amount, to issue receipt, to take every step necessary for the same.
18. The Developer shall do all needful in relation to the following till development of the Project:
  - i) To represent the owner before all Government agencies such as Municipal Corporations/committees, Electricity Department, Telephone Department, Water Department, Sewage Department for the purpose of development of the Project;

HL Residency

Proprietor

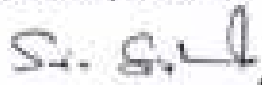
- ii) To deal with and correspond with the electricity transmission/distribution companies/corporations/authorities/entities and/or officers thereof for obtaining electric connections, electric power to the Said Land and/ or residential Units comprised therein (including making and putting up any sub-station) for and/or in respect of or relating to any building to be constructed and for that purpose to sign, make and/or file all letters, applications, undertakings, indemnities, terms and conditions etc. as may be required;
- iii) To get the water, electric, gas, power, sewer, telephone connections/meters installed or changed including enhancement of load in the Said Land or part thereof and for the purpose to sign and submit any applications, affidavits, undertakings, declarations, indemnity bonds etc., to deposit any securities, obtain discharge, file papers/documents and withdraw the same from/before appropriate authorities and to make representations before the concerned officers/authorities; and
- iv) To pay all municipal and local taxes, rates, charges and other outgoings whatsoever, concerning the Said Land, payable to a Governmental Authority, upon any default by the Land Owner to make such payment a Governmental Authority for and on account of the Said Land.

19. This GENERAL Power of Attorney is irrevocable.

And we do hereby agree that all acts, deeds, matters and things done by the said Attorneys shall be constituted as acts, deeds and things done by the Executants personally as if present and the Executants undertake to ratify and confirm all that the said Attorneys shall do or cause to be done by virtue of the powers hereby granted.

IN WITNESS WHEREOF, THE **GENERAL POWER OF ATTORNEY** HAS BEEN SIGNED BY ME/US AT **BAHADURAH** ON THIS **21<sup>st</sup>** DAY OF **July, 2024** IN THE PRESENCE OF THE FOLLOWING WITNESSES WHO HAVE ALSO SIGNED BELOW:-

**SIGNED AND DELIVERED BY  
EXECUTANT/ OWNER**



**Sanjay Singhal (Aadhar 998750138824)  
PAN AIGPS9041P**

**Witnesses:-**

Ravinder Kaushik, Advocate  
Distt. Courts Jhajjar  
9315334964



**SIGNED AND DELIVERED BY  
DEVELOPER / ATTORNEY**  
M/s HL Residency Proprietorship



**Mrs. Shailaja (Proprietor)  
Aadhar 691399373758**

Deepak Soni  
s/o Sh. Nand Gopal  
Jhajjar  
9354610077

**Drafted by:-**   
**RAJESH DESHWAL**  
ADVOCATE  
Enrol No. PH/1871/2022  
Distt. Court, JHAJJAR

Reg. No.

Reg. Year

Book No.

45

2024-2025

4



पेशकर्ता



प्राधिकृत



गवाह

उपस्थित पंजीयन अधिकारी

पेशकर्ता :- sanjay singhal [Signature]

प्राधिकृत :- Mrs SHAILAJA JOONOTHERE HL Residency  
RESIDENCY

गवाह 1 :- RAVINDER KAUSHIK

गवाह 2 :- DEEPA KISHANI

[Signature]  
Proprietor

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रवेश क्रमांक 45 आज दिनांक 25-07-2024 को बही नं 4 जिल्द नं 11 के पृष्ठ नं 134.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 24 के पृष्ठ संख्या 98 से 99 पर विपरीत रखी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने इस्तफरानिदान जंगूठा मेरे सामने किये हैं।

दिनांक 25-07-2024

उपस्थित पंजीयन अधिकारी बहादुरगढ़



Drafted by:-  
RAJESH DESHWAL  
ADVOCATE  
B-10, PUNJABI  
CHAMBER, BHALLAI  
GATE, GATE NO. 1

46  
4

Non Judicial			Date: 21/07/2024
Certificate No.	JCL020408		Stamp Duty Paid: ₹ 1000
GPA No.	110220640		Penalty: ₹ 0
<b>Seller / First Party Detail</b>			
Name:	Amit joon		
H.No/Floor :	138	Sector/Ward :	37
City/Village :	Bahadurgarh	LandMark :	HL city sector 37
Phone :	93****184	District :	Jhajjar
		State :	Haryana
		Others :	Sandeep singhal son of nihal lal singhal
<b>Buyer / Second Party Detail</b>			
Name:	HL residency proprietorship		
H.No/Floor :	8	Sector/Ward :	37
City/Village :	Bahadurgarh	LandMark :	Commercial complex HL city
Phone :	93****184	District :	Jhajjar
		State :	Haryana
Purpose :	GPA		

The authenticity of this document can be verified by scanning the QR Code Through smart phone or at the website: <http://gpa.haryana.gov.in>

### GENERAL POWER OF ATTORNEY

TO ALL TO WHOM these presents shall come, **THIS GENERAL POWER OF ATTORNEY** (hereinafter referred to as the "GPA") is executed at Bahadurgarh, Distt. Jhajjar (Hr.) on the 25<sup>th</sup> day of July, 2024.

By & Between

**Amit Joon (Aadhar 754631793664 PAN AWLPK1194J)** son of Sh. Sunder Lal Joon resident of H. No. 138, Sector-37, HL City, Bahadurgarh, Tehsil Bahadurgarh, District Jhajjar, Haryana 124507 (hereinafter referred to as **Executant/Owner** which expression shall, unless repugnant or opposed to the context hereof, include their respective heirs, legal representatives, successors, administrators, executors, and assigns) of the First Part.

AND

**M/s HL RESIDENCY (Proprietorship firm)** UAM NO HR07E0002159 PAN No. BCSPSS048B having its registered office at 8, Commercial Complex, HL City, Sector-37, Bahadurgarh, Distt. Jhajjar, Haryana 124507 Proprietor Mrs. Shalaja (Aadhar No.691399373758) w/o Rakesh Joon s/o Sunder Lal r/o H. No. 2 HL City, Sector-37, Bahadurgarh, Distt. Jhajjar, hereinafter referred to as "Developer" which expressions shall unless excluded by or repugnant to the context or meaning thereof be deemed to include it's subsiding companies, associates, representatives, successors, liquidators, permitted nominees and assigns of the Second Part. The Developer and the Land Owner are individually referred to as "Party" and collectively referred to as "Parties".

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**Proprietor**

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<p>Service Charge</p> <p>...</p>	<p>...</p> <p>...</p> <p>...</p> <p>...</p>
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**WHEREAS:**

The Land Owner and the Developer have entered into Development and Collaboration agreement no. 2815 DATED 25.07.2024 ("Development Agreement") alongwith other requisite documents in relation to construction and development of a project in the nature of integrated township over land measuring **Land measuring 5 kanal 13 marla** and comprised in khewat no.301//281,khatoni no.308min, rect no.90 killa no. 1/2(2-5) 2/2(2-9) 3/2(5-7) 4/2(0-17) 7/1/2(7-2) 8/2(0-10)total kita 6 area measuring 18 kanal 10 marla i.e. 113/906 which comes to 2 kanal 6 marla 1 sarsai and khewat no-302//282 khata no 309 min rect no.90 killa no.7/2(0-12)8/1(7-10)9/1(4-16)13(8-0)14(5-18) total kita 5 area measuring 26 kanal 16 marla i.e 113/906 share which comes to 3 kanal 6 marla 8 sarsai, total area of all khewats 5 kanal 13 marla or 0.70625 acres hereto by virtue Mutation No. 5995 and Jamabandi for the year 2019-2020 and situated within revenue estate of Nuna Majra, Tehsil Bahadurgarh and District Jhajjar, Haryana, hereinafter referred to as the '**SAID LAND**' as detailed given below:

**SCHEDULE OF THE LAND**

All the of **Land measuring 5 kanal 13 marla** and comprised in khewat no.301//281,khatoni no.308min, rect no.90 killa no-1/2(2-5) 2/2(2-9) 3/2(5-7) 4/2(0-17) 7/1/2(7-2) 8/2(0-10) total kita 6 area measuring 18 kanal 10 marla i.e. 113/906 which comes to 2 kanal 6 marla 1 sarsai and khewat no-302//282 khata no 309 min rect no.90 killa no.7/2(0-12)8/1(7-10)9/1(4-16)13(8-0)14(5-18) total kita 5 area measuring 26 kanal 16 marla i.e 113/906 share which comes to 3 kanal 6 marla 8 sarsai, total area of all khewats 5 kanal 13 marla or 0.70625 acres hereto by virtue Mutation No. 5995 and Jamabandi for the year 2019-2020and situated within revenue estate of Nuna Majra, Tehsil Bahadurgarh and District Jhajjar, Haryana.

The Land Owner/GPA Executor and the developer has entered into The Land Owner and the Developer have entered into Development and Collaboration agreement no. 2815 DATED 25.07.2024 ("Development Agreement") alongwith other requisite documents in relation to construction and development of a project in the nature of integrated township on land measuring 5 Kanal 13 Marla, hereinafter collectively referred to as the "**Collaboration Agreements**".

**Whereas,** The Land Owner has already given possession of the Said Land to the Developer for necessary development in terms of the lay out approved by the relevant authority from time to time.

**Whereas,** The Developer has already started to work in relation for obtaining license over the said land and development of a project in the nature of integrated township on the Licensed Land in compliance with the applicable laws. The Land Owner have agreed in terms of the Collaboration Agreements to include the Said Land and to develop the proposed integrated township project on the License Land which include the Said Land (hereinafter referred to as "**Project**").

**Whereas,** The Land Owner according to the terms and conditions of Collaboration agreement executed between parties, now execute and grant this GPA to further grant authority and powers to the Attorney. This GPA shall remain Valid for area mentioned under schedule of land for all purposes in future and shall be irrevocable.

**NOW KNOW, I AND THESE PRESENT WITNESSES** that I, **Amit Joon (Aadhar 754631793664 PAN AWLPK1194J)** son of Sh. Sunder Lal Joon resident of H. No.

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Proprietor

138, Sector-37, HL City, Bahadurgarh, Tehsil Bahadurgarh, District Jhajjar, Haryana 124507, the Land Owner/GPA Executor, do hereby irrevocably nominate, constitute and appoint, from the date hereof, the Developer **M/s HL RESIDENCY (Proprietorship firm)** UAM NO HR07E0002159 PAN No. BCSPSS048B having its registered office at 8, Commercial Complex, HL City, Sector-37, Bahadurgarh, Distt. Jhajjar, Haryana 124507 Proprietor Mrs. Shailaja (Aadhar No.691399373758) w/o Rakesh Joon s/o Sunder Lal r/o H. No. 2 HL City, Sector-37, Bahadurgarh, Distt. Jhajjar, acting through any of its officers, employees or agents, (hereinafter called the "**Attorney**") to be my true and lawful attorney for me/us in my name and on my behalf, to do, execute and perform, at its sole discretion, all or any of the following instruments, acts, deeds, matters and things, in relation to the Said Land, that is to say:

1. To manage, control, supervise the Said Land in all respects and to represent us before the concerned authorities on this behalf.
2. To apply to the Director General of Town & Country Planning ("**DGTCP**"), Haryana, HUDA for obtaining the license for establishing integrated township consisting plotted affordable residential plotted colony under Deen Dayal Jan Awas Yojna-2016 on the Said Land either by itself or in the part or in conjunction with other lands as may be required, to present the Development Agreement and other relevant documents before the Concerned Sub-registrar throughout Haryana & out of Haryana and get the same registered, to sign Form LC-1, Deed of Undertaking, Schedule of land, all forms, applications, agreements, to prepare, sign and submit the layout plans, Shajra Plan Scheme etc. or to give Undertaking(s), Affidavit(s), Statements, Indemnity Bond(s), Bank Guarantee(s) etc. with regard to EDC, IDC, community sites, to pay scrutiny fee, license fee, service charges, conversion fees, etc. and to fulfill the other requirements or directions as may be desired by the Department in this regard.
3. To apply to the DGTCP, Haryana and HUDA for cancellation/ withdrawal/renewal of Form LC-1, Deed of Undertaking, all forms, applications, agreements, Indemnity Bond(s), Bank Guarantee(s) etc. and apply for refund of EDC, IDC, community sites, earlier paid as scrutiny fee, license fee, service charges, conversion fees, etc. and to fulfill the other requirements or directions as may be desired by the Department in this regard.
4. To apply for transfer/alienation of License or rights under license to other Developers, Person/s, Firms, LLP, Company etc.
5. To receive the LOI along with release of land, if required, license etc. on our behalf and to make, sign and submit any documents, undertaking(s), agreement(s), affidavit(s), statement(s), etc. and to appear before HUDA or Concerned Urban Estates or other Government Authority or Department for getting the Said Land released licensed and for the purpose mentioned above.
6. To appear before DGTCP, HUDA, NHAI or Central Government/State Government/ Union Territory Authority, Department, statutory body or other designated authority as may be required from time to time so as to carry out any of the purposes or powers mentioned in this present and to make, sign and submit any application, reply, affidavit, undertaking, agreement, appeal, compromise, withdrawal, exchange with HUDA, DGTCP and partitioned as may be required in connection therewith including the filing appropriate legal proceedings wherever necessary.
7. To represent Land Owner before Each & Every Govt., Semi-Govt., Private offices including offices of President of India, Governor of Haryana, income tax department, municipal bodies, Central/State Government Offices or any other

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Proprietor

Government Authorities and to sign, make and/or file any letter, document, representation and Petition/Suit/Caveat for all Approvals required in connection with the Said Land and for the purpose incidental thereto, including for obtaining Approvals, and make payment of any charges due and to take all necessary steps and to do or cause to be done all such acts, matters and things for the purposes aforesaid:

8. To obtain the permits and quotas of the building materials, to appoint any employees, executives and engage any contractors architects, labour contractors, workmen, electrician, plumbers, engineers and any other person(s) for completion of the construction, addition; alterations; to sign any contracts, appointment letters, representations, and for the purpose furnish any indemnities, guarantees, to deposit securities and obtain discharge thereof including making applications and obtaining any Forms; sewage connection, Completion Certificate and to pay any compounding fee, composition fee, regularization fee, betterment charges on such terms and conditions as our attorney lawfully deem fit and proper.
9. To obtain refund of one or all securities, amounts and other deposits made with the concerned departments in the name of the Developer or in the name of their nominee or in the name of Land owner and to give receipt thereof.
10. To assign the development rights of the Developer's area in the Project.
11. To deposit all types of fees, charges, security deposits, demand, dues and taxes with regard to Said Land with any Authority to obtain the receipts, to obtain no objection certificate(s) from the concerned Income Tax Department, to make appeals and contest the same against any demands or assessment etc. and to compromise the same before any Court of Law.
12. In accordance with the terms of the Development & Collaboration Agreements, & the Power of Attorney and this GPA, to market, negotiate and/or to enter into agreements in relation to the Developer's area with the prospective purchasers/customers and to sell, lease, alienate in any and all ways, license or otherwise commercially exploit the built-up/developed areas in whole or in parts to the intending purchasers against adequate sale considerations, to receive sale considerations in the name of the Attorney and to execute and register all the documents required, on their behalf, as registered Owner of the Said Land, for the transfer of the titles in the built-up/developed areas before the competent authorities including the office of sub-registrars of competent jurisdiction regarding Developer's area as mentioned in registered collaboration agreement.
13. In accordance with the terms of the Collaboration Agreements, the Power of Attorney and this GPA, to enter into agreements in relation to the Land Owner's rights/share in developed area with the prospective purchasers/customers to sell, lease, license or otherwise commercially exploit the built-up/developed areas in whole or in parts to the intending purchasers against adequate sale considerations received by the Land Owner himself in the name of the Land Owner and only on written advise of the Land Owner, the Developer shall execute and register all the documents required, on his behalf, as registered owner of the Said Land, for the transfer of the titles in the built-up/developed areas before the competent authorities, however at the time of execution and registration of the relevant documents in relation to Land Owner's developed Area, the Land Owner shall be a necessary party to the relevant documents and his presence in the office of the sub registrar of competent jurisdiction for registering of such relevant documents shall be necessary.
14. To engage architects, project engineers, projects managers, supervisors, skilled, unskilled labor, contractors, suppliers of various item required for constructions and development of the Project. To generally do all other acts, all

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types of deeds, matters and things whatsoever as this attorney shall deem fit for and incidental to the exercise of any of the above powers or for and incidental to the proper development of the Said Land or the affairs relative thereto, even if they are not covered by the above clauses to be carried out by the Developer without causing any financial or other liabilities on the land owner.

15. To execute agreement to sale, conveyance deed/sale deed or all type of property transfer documents regarding the land owned by me/ GPA Executor.
16. To execute agreement to sale, conveyance deed/sale deed or all type of property transfer documents regarding the plots those are developed on the land owned by me/ GPA Executor.
17. In the event of suit, application, petition, return or other proceeding or enquiry whether judicial or quasi-judicial or departmental and whether before any court, tribunal, authority, department, or body, having to be filed or defended in respect of the Said Land or any part thereof against or by the Developer, to do any or all of the following:
  - (i) To do all the acts, deeds any things necessary to be done in connection with the release of the Said Land, under the provisions of the Land Acquisition Act including filing a Writ(s)/Suit(s) in any Court including High Court/Supreme Court etc.
  - (ii) To engage or appoint a legal practitioner(s) to conduct the same and to sign power(s) attorney/vakalatnama in this behalf;
  - (iii) To sign, verify and file any suits, plaint, complaints, written statements, petition, application, affidavit etc. in proper courts of law and offices and to proceed in all the proceedings filed in their name and on their behalf;
  - (iv) To appear before the court, tribunal, authority, department or body in the proceedings in connection therewith;
  - (v) To produce or summon or receive back any documentary evidence;
  - (vi) To make and present before any court, tribunal, authority department or body, any application in connection therewith;
  - (vii) To take and file compromise or to refer such suit or claim to arbitration.
  - (viii) To deposit and withdraw any money(s)/Compensation in connection with such suit/issue; and To receive any money due to Land Owner in or under such decree or order and to certify payment to the court or authority;
  - (ix) To file application for execution of a decree or order passed in any suit or proceedings as the case may be and to sign and verify such application;
  - (x) To apply for inspection and to inspect documents and records of any court; and To obtain certified copies of documents and papers /record ;
  - (xi) To file application for review and/or revision and/or appeal against any order or judgment passed in such suit, petition, application, inquiry or proceedings or in review or revision thereof or in appeal therefrom as the case may be and to sign, seal and execute all papers and documents and writings and to do and execute all acts, deeds and things as mentioned hereinbefore or as their said attorneys may deem fit in connection with any such application or appeal; and
  - (xii) To compromise, compound or withdraw the cases, to appoint arbitrators, to proceed in arbitration proceedings, to deposit and withdraw the money, to execute decree, to receive and recover the decreed amount, to issue receipt, to take every step necessary for the same.

HL Residency  
  
Proprietor

18. The Developer shall do all needful in relation to the following till development of the Project:

- i) To represent the owner before all Government agencies such as Municipal Corporations/committees, Electricity Department, Telephone Department, Water Department, Sewage Department for the purpose of development of the Project;
- ii) To deal with and correspond with the electricity transmission/distribution companies/corporations/authorities/entities and/or officers thereof for obtaining electric connections, electric power to the Said Land and/ or residential Units comprised therein (including making and putting up any sub-station) for and/or in respect of or relating to any building to be constructed and for that purpose to sign, make and/or file all letters, applications, undertakings, indemnities, terms and conditions etc. as may be required;
- iii) To get the water, electric, gas, power, sewer, telephone connections/meters installed or changed including enhancement of load in the Said Land or part thereof and for the purpose to sign and submit any applications, affidavits, undertakings, declarations, indemnity bonds etc., to deposit any securities, obtain discharge, file papers/documents and withdraw the same from before appropriate authorities and to make representations before the concerned officers/authorities; and
- iv) To pay all municipal and local taxes, rates, charges and other outgoings whatsoever, concerning the Said Land, payable to a Governmental Authority, upon any default by the Land Owner to make such payment a Governmental Authority for and on account of the Said Land.

19. This GENERAL Power of Attorney is irrevocable.


And we do hereby agree that all acts, deeds, matters and things done by the said Attorneys shall be constituted as acts, deeds and things done by the Executants personally as if present and the Executants undertake to ratify and confirm all that the said Attorneys shall do or cause to be done by virtue of the powers hereby granted.

IN WITNESS WHEREOF, THE GENERAL POWER OF ATTORNEY HAS BEEN SIGNED BY ME/US AT BAHADURABH ON THIS 21<sup>st</sup> DAY OF July, 2024 IN THE PRESENCE OF THE FOLLOWING WITNESSES WHO HAVE ALSO SIGNED BELOW:-

SIGNED AND DELIVERED BY  
EXECUTANT/ OWNER

  
Amit Joon (Aadhar 754631793664)  
PAN AWLPK1194J


Witnesses:-


  
Ravinder Kaushik, Advocate  
Distt. Courts Jhajjar  
9315334964

SIGNED AND DELIVERED BY  
DEVELOPER / ATTORNEY

M/s HL Residency Proprietorship

  
Mrs. Shailaja (Proprietor)  
Aadhar 691399373758

  
Naveen Kumar  
s/o Sh. Satbir Singh  
VPO Jasaur Kheri  
9466675666

Drafted by:-   
RAJESH DESHWAL  
ADVOCATE  
Enrol No. PH/1671/2022  
Distt. Court, JHAJJAR

Reg. No.

Reg. Year

Book No.

48

2024-2025

4



पेशकर्ता



साक्षिका



गवाह

उपसंयुक्त मंजीवन अधिकारी

पेशकर्ता :- अमित जून

HL Residency

साक्षिका :- Shru SHAILAJA JOONOTHERHL  
RESIDENCY

गवाह 1 :- RAVINDER KAUSHIK

Proprietor

गवाह 2 :- NAVEEN KUMAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 48 आज दिनांक 25-07-2024 को बही नं 4 जिल्द नं 11 के पृष्ठ नं 134.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 24 के पृष्ठ संख्या 100 से 101 पर विपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षरनिधान अनूदा मेरे सामने किये हैं।

Subscribed

दिनांक 25-07-2024

उपसंयुक्त मंजीवन अधिकारी बहादुरगढ़

Dist. Court, BILASPUR  
Advocate  
BILASPUR DISTRICT  
BILASPUR

Non-Judicial		Indian-Non Judicial Stamp Haryana Government		Date: 22/07/2024	
Certificate No.	JCV2024G/14		Stamp Duty Paid	₹ 1000	
GPA No.	110040200		Penalty	₹ 0	
<b>Seller / First Party Detail</b>					
Name:	HL residency Pvt Ltd				
H.No/Floor:	B12	Sector/Ward:	3	LandMark:	B12 Vishrantika apartment
City/Village:	Dwarka	District:	Dwarka	State:	Delhi
Phone:	88****94				
<b>Buyer / Second Party Detail</b>					
Name:	HL residency proprietorship				
H.No/Floor:	B	Sector/Ward:	37	LandMark:	Commercial complex HL city
City/Village:	Bahadurgarh	District:	Jhajjar	State:	Haryana
Phone:	80****54				
Purpose:	GPA				

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### GENERAL POWER OF ATTORNEY

TO ALL TO WHOM these presents shall come, **THIS GENERAL POWER OF ATTORNEY** (hereinafter referred to as the "GPA") is executed at Bahadurgarh, Distt. Jhajjar (Hr.) on the 25<sup>th</sup> day of July, 2024.

By & Between

**HL Residency Private Limited**, (CIN No. U45200DL2010PTC210343) a Company incorporated under the Companies Act, 1956 having its Registered Office at B-12, Vishrantika Apartment, Plot No. 5A, Sector-3, Dwarka, Delhi-110075 having PAN AACCH5294A, acting through Mr. Naveen Kumar vide resolution dated 04<sup>th</sup> January 2024 passed in the meeting of the Board of Directors of the Company, (hereinafter referred to as **Executant/Owner** which expression shall, unless repugnant or opposed to the context hereof, include their respective heirs, legal representatives, successors, administrators, executors, and assigns) of the First Part.

AND

**M/s HL RESIDENCY (Proprietorship firm)** UAM NO HR07E0002159 PAN No. BCSPSS048B having its registered office at B, Commercial Complex, HL City, Sector-37, Bahadurgarh, Distt. Jhajjar, Haryana 124507 Proprietor Mrs. Shailaja (Aadhar

FOR HL RESIDENCY PRIVATE LTD.



Auth. Signatory

HL Residency



Proprietor

पत्रिका नं:47

दिनांक:25-07-2024

**डीड संबंधी विवरण**

डीड का नाम	GPA
तहसील/सब-तहसील	बाहादुरगढ़
गांव/शहर	बरकतगढ़

**धन संबंधी विवरण**

रशि 1 रुपये	स्टाम्प ड्यूटी की रशि 1000 रुपये
स्टाम्प नं : JCV21024014	स्टाम्प की रशि 1000 रुपये
रजिस्ट्रेशन फीस की रशि 100 रुपये	ECNolan:119309951
	रशिंटन शुल्क 3 रुपये
Drafted By: rajesh dawat	Service Charge:200-

वह पत्रिका आज दिनांक 25-07-2024 दिन बुधवार समय 5:37:00 PM बजे श्रीश्रीमती सुमारी HL RESIDENCY PVT LTD IN NAVEEN KUMAR OTHER निवाह BAHADURGARH द्वारा पंजीकरण हेतु परतुत किया गया ।

FOR HL RESIDENCY PVT LTD

Auth. Signature

उपरोक्त पंजीकरण अधिकारी ( बाहादुरगढ़ )

इसकातर परतुतकर्ता  
HL RESIDENCY PVT LT

उपरोक्त पत्रिका व श्रीश्रीमती सुमारी HL RESIDENCY IN SHAILAJA JOONOTHER इतिरि है । परतुत पत्रिका के तर्फी को र्दनी पत्रा ने सुनकर तथा समझकर स्वीकार किया र्दनी पत्रा की पहचान श्रीश्रीमती सुमारी RAVINDER KAUSHIK पित्त VISHNU DUTT निवासी JHADAR व श्रीश्रीमती सुमारी DHEER/SHARDA पित्त निवा N A-123 40/10 L निवासी जहादर में की । सारी नं:1 को इन मन्करदार /अधिकता के रूप में जल्ते है तथा वह सारी नं:2 की पहचान करता है ।

उपरोक्त पंजीकरण अधिकारी ( बाहादुरगढ़ )

उपरोक्त पत्रिका  
परतुतकर्ता

No.691399373758) w/o Rakesh Joon s/o Sunder Lal r/o H. No. 2 HL City, Sector-37, Bahadurgarh, Distt. Jhajjar, hereinafter referred to as "Developer" which expressions shall unless excluded by or repugnant to the context or meaning thereof be deemed to include it's subsiding companies, associates, representatives, successors, liquidators, permitted nominees and assigns of the Second Part.

The Developer and the Land Owner are individually referred to as "Party" and collectively referred to as "Parties".

**WHEREAS:**

The Land Owner and the Developer have entered into Development and Collaboration agreement no. 2816 DATED 25.07.2024 ("Development Agreement") alongwith other requisite documents in relation to construction and development of a project in the nature of integrated township over land measuring **Land measuring 17 kanal 3 marla 1 sarsai** comprised in khewat no.3//2 min ,khatoni no.13/6 ,rect no.37 killa no.24/1/1(3-12)39//3/1(1-0) total kita 2 area measuring 4 kanal 12 marla i.e. 343/472 share which comes to 3 kanal 6 marla 8 sarsai and khewat no-160//136 khata no 231 min rect no.37 killa no.24/2(3-0)25/1(3-12)39//5/1(0-18) total kita 3 area measuring 7 kanal 10 marla i.e 343/472 share which comes to 5 kanal 9 marla 0 sarsai khewat no-386//338 khata no 465 min rect no.39 killa no.5/3/1(2-10)6/1/2(1-2) total kita 2 area measuring 3 kanal 12 marla i.e 343/472 share = 2 kanal 12 marla 3 sarsai and khewat no-383//336 khata no 462 min rect no.39 killa no.4/1(7-6)7/1(0-12)total kita 2 area measuring 7 kanal 18 marla i.e 343/472 share which comes to 5 kanal 14 marla 8 sarsai total area of all Khewats 17 kanal 3 marla 1 sarsai or 2.14444 acres hereto by virtue Mutation No. 4676 and Jamabandi for the year 2019-2020 and situated within revenue estate of Baraktabad, Tehsil Bahadurgarh and District Jhajjar, Haryana, hereinafter referred to as the '**SAID LAND**' as detailed given below:

**SCHEDULE OF THE LAND**

All the of **Land measuring 17 kanal 3 marla 1 sarsai** comprised in khewat no.3//2 min ,khatoni no.13/6 ,rect no.37 killa no.24/1/1(3-12)39//3/1(1-0) total kita 2 area measuring 4 kanal 12 marla i.e. 343/472 share which comes to 3 kanal 6 marla 8 sarsai and khewat no-160//136 khata no 231 min rect no.37 killa no.24/2(3-0)25/1(3-12)39//5/1(0-18) total kita 3 area measuring 7 kanal 10 marla i.e 343/472 share which comes to 5 kanal 9 marla 0 sarsai khewat no-386//338 khata no 465 min rect no.39 killa no.5/3/1(2-10)6/1/2(1-2) total kita 2 area measuring 3 kanal 12 marla i.e 343/472 share = 2 kanal 12 marla 3 sarsai and khewat no-383//336 khata no 462 min rect no.39 killa no.4/1(7-6)7/1(0-12)total kita 2 area measuring 7 kanal 18 marla i.e 343/472 share which comes to 5 kanal 14 marla 8 sarsai total area of all Khewats 17 kanal 3 marla 1 sarsai or 2.14444 acres hereto by virtue Mutation No. 4676 and Jamabandi for the year 2019-2020 and situated within revenue estate of Baraktabad, Tehsil Bahadurgarh and District Jhajjar, Haryana.

The Land Owner/GPA Executor and the developer has entered into The Land Owner

FOR HL RESIDENCY PVT. LTD



Auth. Signatory

HL Residency



Proprietor

and the Developer have entered into Development and Collaboration agreement no. 2816 DATED 25.07.2024 ("Development Agreement") alongwith other requisite documents in relation to construction and development of a project in the nature of integrated township on land measuring 5 Kanal 13 Marla, hereinafter collectively referred to as the "Collaboration Agreements".

**Whereas,** The Land Owner has already given possession of the Said Land to the Developer for necessary development in terms of the lay out approved by the relevant authority from time to time.

**Whereas,** The Developer has already started to work in relation for obtaining license over the said land and development of a project in the nature of integrated township on the Licensed Land in compliance with the applicable laws. The Land Owner have agreed in terms of the Collaboration Agreements to include the Said Land and to develop the proposed integrated township project on the License Land which include the Said Land (hereinafter referred to as "Project").

**Whereas,** The Land Owner according to the terms and conditions of Collaboration agreement executed between parties, now execute and grant this GPA to further grant authority and powers to the Attorney. This GPA shall remain Valid for area mentioned under schedule of land for all purposes in future and shall be irrevocable.

**NOW KNOW, I AND THESE PRESENT WITNESSES** that I, **HL Residency Pvt. Ltd.** Through it's **Authorized Signatory**, the Land Owner/GPA Executor, do hereby irrevocably nominate, constitute and appoint, from the date hereof, the Developer **M/s HL RESIDENCY (Proprietorship firm)** UAM NO HR07E0002159 PAN No. BCSPSS048B having its registered office at 8, Commercial Complex, HL City, Sector-37, Bahadurgarh, Distt. Jhajjar, Haryana 124507 Proprietor Mrs. Shaileja (Aadhar No.691399373758) w/o Rakesh Joon s/o Sunder Lal r/o H. No. 2 HL City, Sector-37, Bahadurgarh, Distt. Jhajjar, acting through any of its officers, employees or agents, (hereinafter called the "**Attorney**") to be my true and lawful attorney for me/us in my name and on my behalf, to do, execute and perform, at its sole discretion, all or any of the following instruments, acts, deeds, matters and things, in relation to the Said Land, that is to say:

1. To manage, control, supervise the Said Land in all respects and to represent us before the concerned authorities on this behalf.
2. To apply to the Director General of Town & Country Planning ("**DGTCP**"), Haryana, HUDA for obtaining the license for establishing integrated township consisting plotted affordable residential plotted colony under Deen Dayal Jan Awas Yojna-2016 on the Said Land either by itself or in the part or in conjunction with other lands as may be required, to present the Development Agreement and other relevant documents before the Concerned Sub-registrar throughout Haryana& out of Haryana and get the same registered, to sign Form LC-1, Deed of Undertaking, Schedule of land, all forms, applications, agreements, to prepare, sign and submit the layout plans, Shajra Plan Scheme etc. or to give Undertaking(s), Affidavit(s), Statements), Indemnity Bond(s), Bank Guarantee(s) etc. with regard to EDC, IDC, community sites, to pay scrutiny fee, license fee, service charges, conversion fees, etc. and to fulfill the other requirements or directions as may be desired by the Department in this regard.
3. To apply to the, DGTCP, Haryana and HUDA for cancellation/ withdrawal/renewal of Form LC-1, Deed of Undertaking, all forms, applications,


FORM LC-1, Deed of Undertaking, all forms, applications,



Auth. Signatory

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HL Residency



Proprietor

agreements, Indemnity Bond(s), Bank Guarantee(s) etc. and apply for refund of EDC, IDC, community sites, earlier paid as scrutiny fee, license fee, service charges, conversion fees, etc. and to fulfill the other requirements or directions as may be desired by the Department in this regard.

4. To apply for transfer/alienation of License or rights under license to other Developers, Person/s, Firms, LLP, Company etc.
5. To receive the LOI along with release of land, if required, license etc. on our behalf and to make, sign and submit any documents, undertaking(s), agreement(s), affidavit(s), statement(s), etc. and to appear before HUDA or Concerned Urban Estates or other Government Authority or Department for getting the Said Land released licensed and for the purpose mentioned above.
6. To appear before DGTCP, HUDA, NHAI or Central Government/State Government/ Union Territory Authority, Department, statutory body or other designated authority as may be required from time to time so as to carry out any of the purposes or powers mentioned in this present and to make, sign and submit any application, reply, affidavit, undertaking, agreement, appeal, compromise, withdrawal, exchange with HUDA, DGTCP and partitioned as may be required in connection therewith including the filing appropriate legal proceedings wherever necessary.
7. To represent Land Owner before Each & Every Govt., Semi-Govt., Private offices including offices of President of India, Governor of Haryana, income tax department, municipal bodies, Central/State Government Offices or any other Government Authorities and to sign, make and/or file any letter, document, representation and Petition/Suit/Caveat for all Approvals required in connection with the Said Land and for the purpose incidental thereto, including for obtaining Approvals, and make payment of any charges due and to take all necessary steps and to do or cause to be done all such acts, matters and things for the purposes aforesaid;
8. To obtain the permits and quotas of the building materials, to appoint any employees, executives and engage any contractors architects, labour contractors, workmen, electrician, plumbers, engineers and any other person(s) for completion of the construction, addition; alterations; to sign any contracts, appointment letters, representations, and for the purpose furnish any indemnities, guarantees, to deposit securities and obtain discharge thereof including making, applications and obtaining any Forms; sewage connection, Completion Certificate and to pay any compounding fee, composition fee, regularization fee, betterment charges on such terms and conditions as our attorney lawfully deem fit and proper.
9. To obtain refund of one or all securities, amounts and other deposits made with the concerned departments in the name of the Developer or in the name of their nominee or in the name of Land owner and to give receipt thereof.
10. To assign the development rights of the Developer's area in the Project.
11. To deposit all types of fees, charges, security deposits, demand, dues and taxes with regard to Said Land with any Authority to obtain the receipts, to obtain no objection certificate(s) from the concerned Income Tax Department, to make appeals and contest the same against any demands or assessment etc. and to compromise the same before any Court of Law.
12. In accordance with the terms of the Development & Collaboration Agreements, & the Power of Attorney and this GPA, to market, negotiate and/or to enter into agreements in relation to the Developer's area with the prospective purchasers/customers and to sell, lease, alienate in any and all ways, license or otherwise commercially exploit the built-up/developed areas in whole or in parts to the intending purchasers against adequate sale considerations, to receive sale considerations in the name of the Attorney and to execute and

  
Auth. Signatory

  
Proprietor



register all the documents required, on their behalf, as registered Owner of the Said Land, for the transfer of the titles in the built-up/developed areas before the competent authorities including the office of sub-registrars of competent jurisdiction regarding Developer's area as mentioned in registered collaboration agreement.

13. In accordance with the terms of the Collaboration Agreements, the Power of Attorney and this GPA, to enter into agreements in relation to the Land Owner's rights/share in developed area with the prospective purchasers/customers to sell, lease, license or otherwise commercially exploit the built-up/developed areas in whole or in parts to the intending purchasers against adequate sale considerations received by the Land Owner himself in the name of the Land Owner and only on written advise of the Land Owner, the Developer shall execute and register all the documents required, on his behalf, as registered owner of the Said Land, for the transfer of the titles in the built-up/developed areas before the competent authorities, however at the time of execution and registration of the relevant documents in relation to Land Owner's developed Area, the Land Owner shall be a necessary party to the relevant documents and his presence in the office of the sub registrar of competent jurisdiction for registering of such relevant documents shall be necessary.
14. To engage architects, project engineers, projects managers, supervisors, skilled, unskilled labor, contractors, suppliers of various item required for constructions and development of the Project. To generally do all other acts, all types of deeds, matters and things whatsoever as this attorney shall deem fit for and incidental to the exercise of any of the above powers or for and incidental to the proper development of the Said Land or the affairs relative thereto, even if they are not covered by the above clauses to be carried out by the Developer without causing any financial or other liabilities on the land owner.
15. To execute agreement to sale, conveyance deed/sale deed or all type of property transfer documents regarding the land owned by me/ GPA Executer.
16. To execute agreement to sale, conveyance deed/sale deed or all type of property transfer documents regarding the plots those are developed on the land owned by me/ GPA Executer.
17. In the event of suit, application, petition, return or other proceeding or enquiry whether judicial or quasi-judicial or departmental and whether before any court, tribunal, authority, department, or body, having to be filed or defended in respect of the Said Land or any part thereof against or by the Developer, to do any or all of the following:
  - (i) To do all the acts, deeds any things necessary to be done in connection with the release of the Said Land, under the provisions of the Land Acquisition Act including filing a Writ(s)/Suit(s) in any Court including High Court/Supreme Court etc.
  - (ii) To engage or appoint a legal practitioner(s) to conduct the same and to sign power(s) attorney/vakalatnama in this behalf;
  - (iii) To sign, verify and file any suits, plaint, complaints, written statements, petition, application, affidavit etc. in proper courts of law and offices and to proceed in all the proceedings filed in their name and on their behalf;
  - (iv) To appear before the court, tribunal, authority, department or body in the proceedings in connection therewith;
  - (v) To produce or summon or receive back any documentary evidence;
  - (vi) To make and present before any court, tribunal, authority department or

- body, any application in connection therewith;
- (vii) To take and file compromise or to refer such suit or claim to arbitration.
  - (viii) To deposit and withdraw any money(s)/Compensation in connection with such suit/issue; and To receive any money due to Land Owner in or under such decree or order and to certify payment to the court or authority;
  - (ix) To file application for execution of a decree or order passed in any suit or proceedings as the case may be and to sign and verify such application;
  - (x) To apply for inspection and to inspect documents and records of any court; and To obtain certified copies of documents and papers /record ;
  - (xi) To file application for review and/or revision and/or appeal against any order or judgment passed in such suit, petition, application, inquiry or proceedings or in review or revision thereof or in appeal therefrom as the case may be and to sign, seal and execute all papers and documents and writings and to do and execute all acts, deeds and things as mentioned hereinbefore or as their said attorneys may deem fit in connection with any such application or appeal; and
  - (xii) To compromise, compound or withdraw the cases, to appoint arbitrators, to proceed in arbitration proceedings, to deposit and withdraw the money, to execute decree, to receive and recover the decreed amount, to issue receipt, to take every step necessary for the same.

18. The Developer shall do all needful in relation to the following till development of the Project:

- i) To represent the owner before all Government agencies such as Municipal Corporations./committees, Electricity Department, Telephone Department, Water Department, Sewage Department for the purpose of development of the Project;
- ii) To deal with and correspond with the electricity transmission/distribution companies/corporations/authorities/entities and/or officers thereof for obtaining electric connections, electric power to the Said Land and/ or residential Units comprised therein (including making and putting up any sub-station) for and/or in respect of or relating to any building to be constructed and for that purpose to sign, make and/or file all letters, applications, undertakings, indemnities, terms and conditions etc. as may be required;
- iii) To get the water, electric, gas, power, sewer, telephone connections/ meters installed or changed including enhancement of load in the Said Land or part thereof and for the purpose to sign and submit any applications, affidavits, undertakings, declarations, indemnity bonds

  
Proprietor

etc., to deposit any securities, obtain discharge, file papers/documents and withdraw the same from/before appropriate authorities and to make representations before the concerned officers/authorities; and

- iv) To pay all municipal and local taxes, rates, charges and other outgoings whatsoever, concerning the Said Land, payable to a Governmental Authority, upon any default by the Land Owner to make such payment a Governmental Authority for and on account of the Said Land.

19. This GENERAL Power of Attorney is irrevocable.

And we do hereby agree that all acts, deeds, matters and things done by the said Attorneys shall be constituted as acts, deeds and things done by the Executants personally as if present and the Executants undertake to ratify and confirm all that the said Attorneys shall do or cause to be done by virtue of the powers hereby granted.

IN WITNESS WHEREOF, THE GENERAL POWER OF ATTORNEY HAS BEEN SIGNED BY ME/US AT **BAHADURARH** ON THIS **22nd DAY OF July, 2024** IN THE PRESENCE OF THE FOLLOWING WITNESSES WHO HAVE ALSO SIGNED BELOW:-

SIGNED AND DELIVERED BY  
EXECUTANT/ OWNER

FDR III RESIDENCY PVT. LTD.



HL Residency Pvt. Ltd.  
Auth. Signatory

SIGNED AND DELIVERED BY  
DEVELOPER / ATTORNEY  
M/s HL Residency Proprietorship

HL Residency  
  
Proprietor

Mrs. Shailaja (Proprietor)  
Aadhar 691399373758

Witnesses:-  
Ravinder Kaushik, Advocate  
Distt. Courts Jhajjar  
9315334964



Deepak Soni  
s/o Sh. Nand Gopal  
Jhajjar 9354610077



Drafted by:-   
RAJESH DESHWAL  
ADVOCATE  
Enrol No. PH/1471/2022  
Distt. Court, JHAJJAR

Reg. No.

Reg. Year

Book No.

47

2024-2025

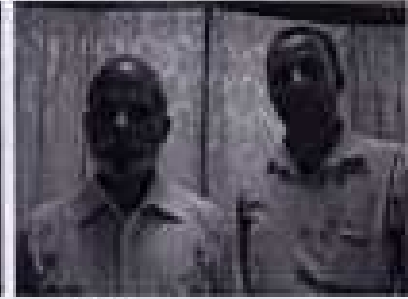
4



वेद्यकर्ता



प्राधिकृत



गवाह

FOR HL RESIDENCY PVT. LTD.

Authorized Signatory

उपरोक्त पंजीयन अधिकारी

वेद्यकर्ता :- thru NAVEEN KUMAR OTHER HL RESIDENCY PVT LT

प्राधिकृत :- thru SHAILAJA JOGNOTHER HL RESIDENCY

गवाह 1 :- RAVINDER KAUSHIK

गवाह 2 :- DEEPAK SINGH

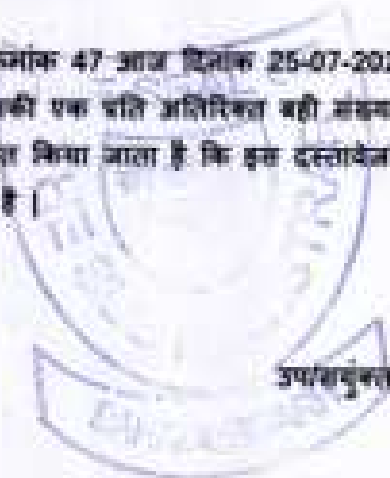
प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 47 आज दिनांक 25-07-2024 को बही नं 4 जिल्द नं 11 के पृष्ठ नं 134.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 25 के पृष्ठ संख्या 1 से 2 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाही ने अपने हस्ताक्षरनिधान अंगूठा मेरे सामने किये हैं।

दिनांक 25-07-2024

उपरोक्त पंजीयन अधिकारी बहादुरगढ़

Dr. JAWHED DESAI  
ADVOCATE  
108/11/2021  
KAILASH, BHADURGARH





Certificate No. JC22024G3

GRN No. 115095054



Stamp Duty Paid : ₹ 1000

Penalty : ₹ 0

**Seller / First Party Detail**

Name: Satpal singh

H.No/Floor : Na

Sector/Ward : Na

LandMark : Vpo nuna majra

City/Village : Bahadurgarh

District : Jhajjar

State : Haryana

Phone : 93\*\*\*\*\*54

Others : Devender joon, dharmender sons of satpal singh, vpo nuna majra

**Buyer / Second Party Detail**

Name : HL residency proprietorship

H.No/Floor : 8

Sector/Ward : 37

LandMark : Commercial complex hl city

City/Village : Bahadurgarh

District : Jhajjar

State : Haryana

Phone : 93\*\*\*\*\*54

Purpose : GPA

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://registry.mh.haryana.gov.in>**GENERAL POWER OF ATTORNEY**

TO ALL TO WHOM these presents shall come, **THIS GENERAL POWER OF ATTORNEY** (hereinafter referred to as the "GPA") is executed at Bahadurgarh, Distt. Jhajjar (Hr.) on the 25<sup>th</sup> day of July, 2024.

By &amp; Between

**Satpal Singh (Aadhar 590033459103) s/o Sube Singh s/o Mohan Lal resident of VPO Nuna Majra, Tehsil Bahadurgarh, Distt. Jhajjar and Devender Joon (Aadhar 228889647921 PAN BAUPJ3170P) & Dharmender (Aadhar 675905630289 PAN AURPD7542H) sons of Sh. Satpal resident of VPO Nuna Majra, Tehsil Bahadurgarh, Distt. Jhajjar, (hereinafter referred to as **Executant/Owner** which expression shall, unless repugnant or opposed to the context hereof, include their respective heirs, legal representatives, successors, administrators, executors, and assigns) of the First Part.**

AND

**M/s HL RESIDENCY (Proprietorship firm) UAM NO HR07E0002159 PAN No. BCSP85048B having its registered office at 8, Commercial Complex, HL-City, Sector-37, Bahadurgarh, Distt. Jhajjar, Haryana 124507 Proprietor Mrs. Shailaja (Aadhar No.691399373758) w/o Rakesh Joon s/o Sunder Lal r/o H. No. 2 HL City, Sector-37, Bahadurgarh, Distt. Jhajjar, hereinafter referred to as "Developer" which expressions shall unless excluded by or repugnant to the context or meaning thereof be deemed to include it's subsiding companies, associates, representatives, successors, liquidators, permitted nominees and assigns of the Second Part.**  
The Developer and the Land Owner are individually referred to as "Party" and collectively referred to as "Parties".

*Satpal Singh*  
*Dharmender* ; *Devender*

*Shailaja*  
Proprietor

पत्र सं: 49

दिनांक: 26-07-2024

डीड संबंधी विवरण	
डीड का नाम	GPA
तहसील/सब-तहसील	बहादुरगढ़
गांव/शहर	नूना माजरा
धन संबंधी विवरण	
राशि 1 रुपये	स्टाम्प शुल्क की राशि 1000 रुपये
स्टाम्प नं: IC2110401	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan: 119398201
	पंक्तिन शुल्क 3 रुपये
Drafted By: rajesh kumar	Service Charge 200

यह पत्र संख्या 49 दिनांक 26-07-2024 दिन बुधवार समय 12:06:00 पर बड़े बीबीमती कुमारी सतपाल सिंह पुत्र मूढे सिंह देवेन्द्र जून पुत्र सतपाल सिंह धर्मेन्द्र पुत्र सतपाल सिंह निवास नूना माजरा द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

*Dover*  
*Dharamda*  
 सतपाल सिंह देवेन्द्र जून धर्मेन्द्र

उपरोक्त पंजीकरण अधिकारी (बहादुरगढ़)

उपरोक्त पंजीकरण बीबीमती कुमारी - HL RESIDENCY, B/w SHAILAJA JOONOTHER, इलाहाबाद। प्रस्तुत पत्र संख्या के तथ्यों को ध्यान में रखी जायेगी।  
 नूना माजरा व बीबीमती कुमारी - SONU KAJLA विलास RAM NIYAS  
 नूना माजरा व बीबीमती कुमारी - SONU KAJLA विलास RAM NIYAS  
 नूना माजरा व बीबीमती कुमारी - SONU KAJLA विलास RAM NIYAS  
 नूना माजरा व बीबीमती कुमारी - SONU KAJLA विलास RAM NIYAS

उपरोक्त पंजीकरण अधिकारी (बहादुरगढ़)

HL RESIDENCY  
 नूना माजरा

**WHEREAS:**

The Land Owner and the Developer have entered into Development and Collaboration agreement no. 3818 DATED 25.07.2024 ("Development Agreement") alongwith other requisite documents in relation to construction and development of a project in the nature of integrated township on land measuring 10 Kanal 14 Marla comprised in of land measuring 10 Kanal 14 Marla and Comprised in Khewat No. 301/281, Khatoni No. 308, Rectangle No. 90 Killa No. 1/1(5-3), 2/1(511) total kite 2 land admeasuring 10 Kanal 14 Marla i.e. 1.3375 Acres hereto by virtue Mutation No. 5995 and Jamabandi for the year 2019-2020 and situated within revenue estate of Nuna Majra, Tehsil Bahadurgarh and District Jhajjar, Haryana, hereinafter referred to as the 'SAID LAND' as detailed given below:

**SCHEDULE OF THE LAND**

All the of land measuring 10 Kanal 14 Marla and Comprised in Khewat No. 301/281, Khatoni No. 308, Rectangle No. 90 Killa No. 1/1(5-3), 2/1(511) total kite 2 land admeasuring 10 Kanal 14 Marla i.e. 1.3375 Acres out of which Devender Joon & Dharmender are owners of 69/214 share (both in equal shares) while Satpal Singh is owner of 145/214 share, share of all three land owners comes to 10 Kanal 14 Marla and situated within revenue estate of Nuna Majra, Tehsil Bahadurgarh and District Jhajjar, Haryana.

The Land Owner/GPA Executor and the developer has entered into The Land Owner and the Developer have entered into Development and Collaboration agreement no. 3818 DATED 25.07.2024 ("Development Agreement") alongwith other requisite documents in relation to construction and development of a project in the nature of integrated township on land measuring 10 Kanal 14 Marla, hereinafter collectively referred to as the "Collaboration Agreements".

Whereas, The Land Owner has already given possession of the Said Land to the Developer for necessary development in terms of the lay out approved by the relevant authority from time to time.

Whereas, The Developer has already started to work in relation for obtaining license over the said land and development of a project in the nature of integrated township on the Licensed Land in compliance with the applicable laws. The Land Owner have agreed in terms of the Collaboration Agreements to include the Said Land and to develop the proposed integrated township project on the License Land which include the Said Land (hereinafter referred to as "Project").

Whereas, The Land Owner according to the terms and conditions of Collaboration agreement executed between parties, now execute and grant this GPA to further grant authority and powers to the Attorney. This GPA shall remain Valid for area mentioned under schedule of land for all purposes in future and shall be irrevocable.

NOW KNOW, I AND THESE PRESENT WITNESSES that we, Devender Joon [Aadhar 228889647921 PAN BAUPJ3170F] & Dharmender (Aadhar 675905630289 PAN AURPD7542H), the Land Owner/GPA Executor, do hereby irrevocably nominate, constitute and appoint, from the date hereof, the Developer M/s HL RESIDENCY (Proprietorship firm) UAM NO HR07E0002159 PAN No. BCSP55048B having its registered office at 8, Commercial Complex, HL City, Sector-37, Bahadurgarh, Distt. Jhajjar, Haryana 124507 Proprietor Mrs. Shalaja (Aadhar No.691399373758) w/o Rakesh Joon s/o Sunder Lal r/o H. No. 2 HL City, Sector-

WITNESSES

2 Devender

Dharmender

HL Residency

Shalaja

Proprietor





8. To obtain the permits and quotas of the building materials, to appoint any employees, executives and engage any contractors architects, labour contractors, workmen, electrician, plumbers, engineers and any other person(s) for completion of the construction, addition; alterations; to sign any contracts, appointment letters, representations, and for the purpose furnish any indemnities, guarantees, to deposit securities and obtain discharge thereof including making, applications and obtaining any Forms; sewage connection, Completion Certificate and to pay any compounding fee, composition fee, regularization fee, betterment charges on such terms and conditions as our attorney lawfully deem fit and proper.
9. To obtain refund of one or all securities, amounts and other deposits made with the concerned departments in the name of the Developer or in the name of their nominee or in the name of Land owner and to give receipt thereof.
10. To assign the development rights of the Developer's area in the Project.
11. To deposit all types of fees, charges, security deposits, demand, dues and taxes with regard to Said Land with any Authority to obtain the receipts, to obtain no objection certificate(s) from the concerned Income Tax Department, to make appeals and contest the same against any demands or assessment etc. and to compromise the same before any Court of Law.
12. In accordance with the terms of the Development & Collaboration Agreements, & the Power of Attorney and this GPA, to market, negotiate and/or to enter into agreements in relation to the Developer's area with the prospective purchasers/customers and to sell, lease, alienate in any and all ways, license or otherwise commercially exploit the built-up/developed areas in whole or in parts to the intending purchasers against adequate sale considerations, to receive sale considerations in the name of the Attorney and to execute and register all the documents required, on their behalf, as registered Owner of the Said Land, for the transfer of the titles in the built-up/developed areas before the competent authorities including the office of sub-registrars of competent jurisdiction regarding Developer's area as mentioned in registered collaboration agreement.
13. In accordance with the terms of the Collaboration Agreements, the Power of Attorney and this GPA, to enter into agreements in relation to the Land Owner's rights/share in developed area with the prospective purchasers/customers to sell, lease, license or otherwise commercially exploit the built-up/developed areas in whole or in parts to the intending purchasers against adequate sale considerations received by the Land Owner himself in the name of the Land Owner and only on written advise of the Land Owner, the Developer shall execute and register all the documents required, on his behalf, as registered owner of the Said Land, for the transfer of the titles in the built-up/developed areas before the competent authorities, however at the time of execution and registration of the relevant documents in relation to Land Owner's developed Area, the Land Owner shall be a necessary party to the relevant documents and his presence in the office of the sub registrar of competent jurisdiction for registering of such relevant documents shall be necessary.
14. To engage architects, project engineers, projects managers, supervisors, skilled, unskilled labor, contractors, suppliers of various item required for constructions and development of the Project. To generally do all other acts, all types of deeds, matters and things whatsoever as this attorney shall deem fit for and incidental to the exercise of any of the above powers or for and incidental to the proper development of the Said Land or the affairs relative thereto, even if they are not covered by the above clauses to be carried out by the Developer without causing any financial or other liabilities on the land owner.

HL Residency

*Shalaby*  
Proprietor

HTM (M) HTZ Developer

*Dharmar*

15. To execute agreement to sale, conveyance deed/sale deed or all type of property transfer documents regarding the land owned by me/ GPA Executer.
16. To execute agreement to sale, conveyance deed/sale deed or all type of property transfer documents regarding the plots those are developed on the land owned by me/ GPA Executer.
17. In the event of suit, application, petition, return or other proceeding or enquiry whether judicial or quasi-judicial or departmental and whether before any court, tribunal, authority, department, or body, having to be filed or defended in respect of the Said Land or any part thereof against or by the Developer, to do any or all of the following-
- (i) To do all the acts, deeds any things necessary to be done in connection with the release of the Said Land, under the provisions of the Land Acquisition Act including filing a Writ(s)/Suit(s) in any Court including High Court/Supreme Court etc.
  - (ii) To engage or appoint a legal practitioner(s) to conduct the same and to sign power(s) attorney/vakalatnama in this behalf.
  - (iii) To sign, verify and file any suits, plaint, complaints, written statements, petition, application, affidavit etc. in proper courts of law and offices and to proceed in all the proceedings filed in their name and on their behalf.
  - (iv) To appear before the court, tribunal, authority, department or body in the proceedings in connection therewith;
  - (v) To produce or summons or receive back any documentary evidence;
  - (vi) To make and present before any court, tribunal, authority department or body, any application in connection therewith;
  - (vii) To take and file compromise or to refer such suit or claim to arbitration.
  - (viii) To deposit and withdraw any money(s)/Compensation in connection with such suit/issue; and To receive any money due to Land Owner in or under such decree or order and to certify payment to the court or authority;
  - (ix) To file application for execution of a decree or order passed in any suit or proceedings as the case may be and to sign and verify such application;
  - (x) To apply for inspection and to inspect documents and records of any court; and To obtain certified copies of documents and papers /record ;
  - (xi) To file application for review and/or revision and/or appeal against any order or judgment passed in such suit, petition, application, inquiry or proceedings or in review or revision thereof or in appeal therefrom as the case may be and to sign, seal and execute all papers and documents and writings and to do and execute all acts, deeds and things as mentioned hereinbefore or as their said attorneys may deem fit in connection with any such application or appeal; and
  - (xii) To compromise, compound or withdraw the cases, to appoint arbitrators, to proceed in arbitration proceedings, to deposit and withdraw the money, to execute decree, to receive and recover the decreed amount, to issue receipt, to take every step necessary for the same.
18. The Developer shall do all needful in relation to the following till development of the Project:
- i) To represent the owner before all Government agencies such as Municipal Corporations/committees, Electricity Department, Telephone Department, Water Department, Sewage Department for the purpose of development of the Project;

HL Residency  
Shalby's Residency  
T. J. P.  
Dhanraj

- ii) To deal with and correspond with the electricity transmission/distribution companies/corporations/authorities/entities and/or officers thereof for obtaining electric connections, electric power to the Said Land and/ or residential Units comprised therein (including making and putting up any sub-station) for and/or in respect of or relating to any building to be constructed and for that purpose to sign, make and/or file all letters, applications, undertakings, indemnities, terms and conditions etc. as may be required;
- iii) To get the water, electric, gas, power, sewer, telephone connections/meters installed or changed including enhancement of load in the Said Land or part thereof and for the purpose to sign and submit any applications, affidavits, undertakings, declarations, indemnity bonds etc., to deposit any securities, obtain discharge, file papers/documents and withdraw the same from/before appropriate authorities and to make representations before the concerned officers/authorities; and
- iv) To pay all municipal and local taxes, rates, charges and other outgoings whatsoever, concerning the Said Land, payable to a Governmental Authority, upon any default by the Land Owner to make such payment a Governmental Authority for and on account of the Said Land.

19. This GENERAL Power of Attorney is irrevocable.

And we do hereby agree that all acts, deeds, matters and things done by the said Attorneys shall be constituted as acts, deeds and things done by the Executants personally as if present and the Executants undertake to ratify and confirm all that the said Attorneys shall do or cause to be done by virtue of the powers hereby granted.

IN WITNESS WHEREOF, THE GENERAL POWER OF ATTORNEY HAS BEEN SIGNED BY ME/US AT **BAHADURGARH** ON THIS **28<sup>th</sup>** DAY OF **July, 2024** IN THE PRESENCE OF THE FOLLOWING WITNESSES WHO HAVE ALSO SIGNED BELOW:-

SIGNED AND DELIVERED BY  
EXECUTANT/ OWNER

*Devender Joon*  
HCHIN

Devender Joon (Aadhar 228889647921)  
PAN BAUPJ3170P  
Dharmender (Aadhar 675905630289)  
PAN AURPD7542H  
Satpal Singh (Aadhar 590033459103)

SIGNED AND DELIVERED BY  
DEVELOPER /ATTORNEY

M/s HL Residency Proprietorship

Mrs. Shalaja (Proprietor)  
Aadhar 691399323758

*Shalaja*  
HL Residency  
Proprietor

Witnesses:-

*Virender*  
Virender Numberdar  
S/o Rameshwar  
vpo. Nuna Majra  
9992523878

*Sonu Kaja*  
Sonu Kaja  
S/O Ramniwas  
VPO. Soidha  
Bahadurgarh  
9813074779

Drafted by:- *Rajesh*  
**RAJESH DESHWAL**  
ADVOCATE  
Enrol No. PM1671/2022  
Dist. Court, JHAJJAR

Reg. No.

Reg. Year

Book No.

48

2024-2025

4



पेशकारी



प्रधिकृत



मवाह

*Handwritten signature: Hira Lal Singh Bohardol*

उपस्थित पंजीवन अधिकारी

पेशकारी :- बलपाल सिंह देवेन्द्र जून धर्मद

**HL Residency**

प्रधिकृत :- thru SHALAJA JOONOTHERHL RESIDENCY

*Handwritten signature: Shalaja*  
**Proprietor**

मवाह 1 :- VIRENDER

मवाह 2 :- SONU KAJLA

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रवेश क्रमांक 48 आज दिनांक 26-07-2024 को बही नं 4 जिल्द नं 11 के पृष्ठ नं 235-236 पर क्रियात्मक तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 25 के पृष्ठ संख्या 5 से 8 पर विफकाई करी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और मवाही ने अपने हस्ताक्षर/सिखावे संग्रह करे सामने किये है।

दिनांक 26-07-2024

उपस्थित पंजीवन अधिकारी बहादुरगढ

पंजीवन अधिकारी  
JAWAHAR NIGRAH  
SHALAJA  
JAWAHAR NIGRAH  
SHALAJA