

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 23/02/2024

Certificate No. GDW2024B826

GRN No. 113199483



Stamp Duty Paid : ₹ 1177000

Penalty : ₹ 0

(Rs. One Crore)

**Seller / First Party Detail**

Name: Dinesh Yadav etc

H.No/Floor: Na

Sector/Ward: Na

LandMark: Na

City/Village: Lakhnola

District: Gurugram

State: Haryana

Phone: 99\*\*\*\*\*33



**Buyer / Second Party Detail**

Name: Fidatocity homes Private limited

H.No/Floor: D/800

Sector/Ward: Na

LandMark: Na

City/Village: New friend oo

District: New delhi

State: Delhi

Phone: 99\*\*\*\*\*33

Purpose: COLLABORATION AGREEMENT

The authenticity of this document can be verified by scanning this QRCode Through smart phone or on the website <https://e-grahy.nc.in>

**COLLABORATION AGREEMENT**

This Collaboration agreement is made and executed on this the 23 day of February, 2024.

**BETWEEN**

We Party (1) Mr. Dinesh Yadav (Aadhaar No. 9547 8995 0370 & PAN No. AHHPY3897P) Share (68/204), Party (2) - Mr. Mahesh (Aadhaar No. 7945 1056 3752 & PAN No. AUUPM9788P) Share (68/204) Sons of Mr. Harpal Singh all resident of Village Lakhnola, Tehsil Manesar, Dist. Gurugram Haryana, Party (3) - Mr. Mahipal (Aadhaar No. 9552 4438 5427 & PAN No. ADZPS4037M) Son of Sh. Jagmal Resident of Lakhnoli, Tehsil Manesar, Gurugram, Haryana Share (60/120), Party (4) - Mr. Dushyant Yadav (Aadhaar No. 3764 3611 5280 & PAN No. ATJPY6353L) Son of Satpal Singh resident of Village Lakhnola, Tehsil Manesar, Dist. Gurugram Haryana Share (60/120) hereinafter collectively referred to as the "Owners", which expression shall, unless repugnant or contrary to the context hereof, be deemed to mean and include their respective successors, legal heirs, administrators, assignees, nominees, representatives and authority holders, of the **ONE PART**.

For Fidatocity Homes Private Limited

Director/Authorized Signatory

Mahesh  
Mahesh  
Dushyant

Dinesh  
Mahipal

AND

M/s. Fidatocity Homes Private Limited, (PAN No. AAFCE2581D), a Company incorporated under the Companies Act, 2013 [CIN:U70109DL2022PTC406176 ], and having its Corporate office at D-800, Ground Floor, New Friends Colony, New Delhi-110025; (hereinafter referred to as the 'Company', through its duly authorized signatory Mr. Amit Kumar Sharma (Aadhaar No.4511 6545 0067 son of C.S Sharma R/o House No 25/92, Gandhi Nagar, Agra, Uttar Pradesh vide Company's Board resolution dated 25-09-2023, (hereinafter referred to as the "Developer", which expression shall, unless repugnant or contrary to the context hereof, be deemed to mean and include its successors, administrators, assignees, nominees, representatives and authority holders, of the **OTHER PART**.

The Owners and the Developer are hereinafter individually referred to as the "Party" and collectively referred to as the "Parties".

**WHEREAS** the Owners are the sole and legal, actual, exclusive and absolute Owners having legal, valid and marketable rights, title and interests and is in actual, vacant and peaceful physical possession of the agricultural Land in khanakashat bearing Khewat/Khata No. 148//144min, Khatoni No. 152/2, Rect. No. 27, Kila No. 12(8-0), Kitta 1, land measuring 8 Kanal 0 Marla to the extent of 1/6 share of land measuring 1 Kanal 6 Marla 6 Sarsai, Khewat/Khata No. 148//144min, Khatoni No. 153/3, Rect. No. 27, Kila No. 11(8-0), 20/1/1(0-4) Kitta 2, land measuring 8 Kanal 4 Marla to the extent of 2/3 share of land measuring 5 Kanal 9 Marla 3 Sarsai as well party no (3) and (4) having in khanakashat Khewat/Khata No. 148//144min, Khatoni No. 152/2, Rect. No. 27, Kila No. 12(8-0), Kitta 1, land measuring 8 Kanal 0 Marla to the extent of 3/4 share of land measuring 6 Kanal 0 Marla, **thus total agreement area 12 Kanal 16 Marla**, situated in the revenue estate of Village Harsaru, Sub Tehsil Harsaru, District Gurgaon, Haryana, vide Mutation No. 5411 Sanctioned on Dated 15/02/2023 & vide Mutation No. 5397 Sanctioned on Dated 13/01/2023 and Transfer Deed Vide Vasika no. 10745 Reg. Dated 13/02/2024 & Transfer Deed Vide Vasika no. 10746 Reg. Dated 13/02/2024 Jamabandi for the year 2020-2021 (hereinafter referred to as the "said Land").

**AND WHEREAS** the Owner has represented and warranted to the Developer that the said Land is free from all third party rights, title or interests and is further free from all charges, liens, attorneys, encumbrances, notices, acquisition notifications, disputes, litigations, mortgages and the Owner have not created any third party rights or interests in the said Land of any kind or nature whatsoever. The Owner are having absolutely clear, legal and valid marketable rights, title and interests in the said Land.

**AND WHEREAS** the Developer is fully aware of the relevant laws and procedures to obtain the conversion of land use from relevant authorities of the government and is further technically and financially capable to undertake the development works as per the terms of license/change of land use granted or to be granted by the relevant authority/department of the State of Haryana.

**AND WHEREAS** the Owner had approached the Developer to obtain the license / conversion of land use for the development of the said Land into residential, commercial, institutional, affordable housing, plotted, IT or any other use as may be permitted in accordance with the existing policies, norms, rules or byelaws of the authority of the State of Haryana and to carry

Mahesh  
Dushyant  
Dinesh  
maupal

For Fidatocity

Homes Limited

2

Amit Kumar Sharma  
Director/Authorized Signatory



out the development and construction works of the said appropriate project as per the terms of the license / conversion of the land use that may be granted by the relevant authority / department of the State and the Developer has agreed to the same. Now therefore, the Parties are now desirous to enter into this agreement on the terms and conditions appearing hereinafter:

**NOW THEREFORE IT IS HEREBY AGREED, DECLARED AND COVENANTED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

1. That the Owner hereby grant and convey their permission, consent and approval to the Developer and the Developer hereby agrees and accepts to develop, construct, market, sell and obtain all relevant approvals, sanctions, permissions and no-objections from all appropriate authorities to develop any appropriate project on the said Land in accordance with the terms and conditions appearing hereinafter including any residential group housing colony, affordable or otherwise, plotted colony, affordable or otherwise, commercial colony, institutional colony, IT - cyber park, Deen Dayal Jan Awas Yojana or any other projects as may be permitted in accordance with the prevalent policies of the authority.
2. That the entire costs and expenses required for carrying out construction, development and completion of the intended project or projects including the charges and fees of the architect for preparation of plans and all other statutory and other fees, charges and/or demands in furtherance to or in compliance of the various approvals, sanctions and licenses to be obtained in respect to the said Land shall be solely and exclusively borne by the Developer. The Owner shall not be responsible for the payment for any costs, expenses, compliances, dues, fees, charges, bank guarantees and / or demands in this respect and entire financial costs, expenses, charges, fees or any other expense shall be solely and exclusively borne by the Developer.
3. The Parties have agreed that in lieu of the mutual covenants of the Parties under this Collaboration Agreement, the Owner and the Developer have agreed to share the sale proceeds that may be received from the sale of the units / Super built-up areas of the project in the ratio of 60.00 :40.00 by the Developer and the Owner (60.00% for the Developer and 40.00% for the Owner), respectively. It is further agreed that any increase in the FAR ( Floor Area Ratio)/FSI ( Floor Surface Index ) due to TOD policy, TDR policy or due to any policy of DGTC from time to time shall be to the exclusive benefit of the developer only and owner shall not make any claim towards the said increase in FAR/FSI area/developed group Housing area on any ground whatsoever.
4. It is agreed between the Parties that the Developer shall be fully entitled to fix the price at which the units / built-up areas of the project to be marketed and sold.
5. It is agreed between the Parties that the Developer has not paid any amount to the land owner against this collaboration agreement, non refundable security deposit/refundable amount.
6. The physical possession of the said Land has been handed over to the Developer by the Owner to carry out the work of development, marketing, sale and construction of the project or projects as may be approved by the appropriate authorities as may be allowed by the prevalent norms, statutes, rules, policies and byelaws of the authority / department of the State. The development of the project or projects on the said Land shall be done by

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Dushyant  
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maur*

For Fidatocity Homes Private Limited

*Abhishek*  
Director/Authorized Signatory

the Developer at its sole discretion without any interference or objection from the Owner and their legal heirs.

7. That the Owner agree that the Owner in accordance with the terms and conditions of this agreement herein recorded to place at the complete disposal of the Developer, vacant, physical and peaceful possession of the said Land and irrevocably vested in the Developer all the powers and authority of the Owner as may be necessary for the development, construction and completion of the proposed project or projects on the said Land as and when desired by the Developer.
8. That the Developer shall apply to such authorities, Government or otherwise, State or Central, and / or such other authorities as may be concerned in the matter for requisite permissions, sanctions and approvals for the construction of the project(s) on the said Land in accordance with the applicable Zonal Municipal plans. However, the Developer shall be entitled to make or agree to make such variations, alterations, modifications, deletions and / or additions in the designs or the plans as may be required or considered by the Developer described as necessary.
9. The Developer shall file appropriate applications with the Director General, Town & Country Planning- Haryana (Chandigarh) ("DG TCP") for approval of said land into residential, commercial, institutional, affordable housing, plotted, IT or any other use as may be permitted in accordance with the existing policies, norms, rules or byelaws of the authority of the State of Haryana. The Owner also agree to execute a power of attorney in favour of the Developer and/or any of its nominee(s)/assignee(s) as may be required by the Developer for the purposes of obtaining all sanctions, licenses, approvals, permissions and no-objections for development, marketing and sale of the project(s) from the appropriate authorities.
10. The Developer shall develop, construct, market, sell and complete the project(s) on the said Land at its own costs, expenses and resources after procuring the requisite permissions, sanctions and approvals of all competent authorities and the Owner shall sign and execute the requisite plans, papers, documents, undertakings, affidavits, etc., and shall render all assistance as may be required by the Developer to obtain such permissions, sanctions and approvals pertaining to construction, development, marketing, sale and completion of the project(s).
11. The responsibility of obtaining the licence/conversion of land use shall be of the Developer and all costs and expenses involved in obtaining the requisite permissions, sanctions and approvals from Director General Town and Country Planning, Haryana, Chandigarh and other concerned authorities shall also be borne and paid by the Developer. The Bank Guarantees etc. for the payment of External Development Charges, Internal Development Charges or any other charges shall be furnished by the Developer from its own sources without claiming any charge or liability from the Owner.
12. The Parties have agreed that the building plans shall be filed for permission to construct the maximum permissible covered area on the said Land and for obtaining the maximum permissible FAR over the said Land as per the terms of the license(s) that may be granted by DG TCP.

*Mahesh  
Dusgaut  
Dinesh  
Mittal*

For Fidalocity Homes Private Limited

*Arjun*  
Director/Authorized Signatory



13. The Developer shall be fully entitled, empowered and authorized to raise loans/funds/money and to mortgage and/or create charge over the said Land in full or in parts and the Owner shall sign all papers required for creation of such charge/mortgage. The Developer in its own rights shall also be entitled to create charge and/or mortgage on the basis of powers vested in it by virtue of irrevocable power of attorney issued in its favour.
14. The Owner shall not interfere with or obstruct in any manner with the execution and completion or work of development and construction of the project on the said Land at any point of time in present or in future.
15. The Developer shall engage and / or contract with any proprietorship concern, partnership firm, group or company of architects, surveyors, engineers, contractors, sub-contractors, employees and such other labourers at its own costs, expenses and responsibilities for preparation, submissions and obtaining approvals for developing, promoting, constructing and completing the project on the said Land. The payment of wages, salaries, professional fees and all other expenses for engaging, employing and / or contracting any person shall be the sole and exclusive responsibility of the Developer.
16. All rates, cesses, taxes and demands due and payable to revenue or any other authority, in respect to the said Land up to the date of this agreement, shall be the exclusive responsibility/liability of the Owner, after this date the same shall be the exclusive responsibility of the Developer.
17. The Owner undertake irrevocably to constitute the Developer and/or its nominees as their attorney by separate documents to sign, execute and submit applications, documents and other relevant papers for getting permissions, approvals and sanctions from the various authorities and to do such acts, deeds and actions for and on behalf of the Owner as may be required to be done for the purpose of developing, constructing and completion of the project on the said Land and to enter into agreement to sell and / or execute and register sale-deed or such other transfer in respect of the built-up area allotted to the Developer and also to obtain necessary clearance if need be under his own name and signatures, in this regard.
18. The Owner have undertaken to execute all documents, agreements and assurances as may be necessary and requisite to be given in favour of the Developer. The Developer shall always be fully competent to negotiate for or transfer any part or portion of un-built or built up areas, in the aforesaid share allocated to the Developer, to any person at any time either before or after the project is complete and Developer shall be fully competent to enter into any agreement and accept cash, cheques, pay order, draft, etc. from all such transferees in its own name and can issue receipts for all such payments in its own name.
19. The Owner declare and assure the Developer that the said Land is wholly free from all encumbrances, injunctions, charges, gifts, liens, attachments, liabilities, tenancies, unauthorized occupants, claims and litigations, whatsoever. The Owner have not received any notice from any authority in respect of the said Land. The Owner further agree and undertake to keep the said Land free from all encumbrances, injunctions, charges, gifts, liens, attachments, liabilities, tenancies, unauthorized occupants, claims and litigations and shall keep the title thereof absolutely free and saleable at all times hereof.

Dayanand Maheshwari  
Director  
Manager

For Fidacity Homes Private Limited

*[Signature]*

Director/Authorized Signatory

20. The Owner agree, confirm and assure that there is no possibility of any portion of the said Land getting lost due to defect in the title of the Land and in case, any portion is lost for any reason whatsoever, then the Owner shall compensate the Developer pro-rata except in the case of acquisition by the government of Haryana when the Developer shall be entitled to receive compensation directly from the State government or any of its authorities and to this effect the Owner hereby authorize the Developer and/or any of its nominee(s)/assignee(s) etc. to do the necessary acts/deeds/things, including receiving the compensation thereof from the government.
21. In case the said Land or any part thereof now declared to be belonging to the Owner is lost or found wanting on account of any defect in the title of the Owner or right of the Owner to transfer the same or any other person claiming title paramount to the Owner or on account of any cause whatsoever including but not limited to, to any outstanding claims and demands of taxes payable by the Owner, the Owner shall be liable towards the Developer for all the damages, losses and costs sustained by the Developer. Accordingly, the Owner agree and undertake to keep the Developer and / or its nominees, harmless and indemnified against all claims and expenses which the Developer and / or its nominees may be liable to pay on the aforesaid account.
22. All costs of stamping, engrossing, and registration of this Agreement and any other paper pertaining to this Agreement shall be borne by the Developer.
23. The Parties individually shall be liable in respect of Income Tax and other fiscal liabilities for their respective shares in the built-up property and / or proceeds thereof under this agreement.
24. After the construction of project, sale deeds or such other documents effecting the transfer of the built up property, or any part thereof, shall be executed and duly registered in the name of the Developer and/or its nominee which may include the intending Buyer(s) as may be desired by the Developer and the Owner shall sign all such documents without any demur or protest. The Developer shall be at liberty to sign, execute and register all deeds and documents for transfer of property on the basis of general power of attorney executed and duly registered in favour of the Developer or its appointed nominee. The stamp duty and other expenses on execution and registration of the deeds of transfer shall, however, be borne entirely by the Developer or by intending buyer(s). The Developer shall have the right to accept the financial consideration and issue receipts thereof from the intending buyer(s) in its own name without any claim, title or right of the Owner.
25. The Developer shall be entitled to advertise, Market & sell the project at its cost by distributing pamphlets, brochures, publishing advertisements in newspapers, magazine and/or by putting sign-boards, neon-signs or such other modes of advertisement, as the Developer may deem fit, on the said Land or at other places, in any manner and thus its shall be entitled to invite prospective buyers/customers to the site.
26. That the Developer shall be entitled to market and sell the project in its own name and the Owner simultaneously to signing of the agreement has also executed irrevocable SPA in favour of nominee of the Developer Company to sell the project.

Dushyant Mahesh  
Dinesh  
Mainpat

For Fidalocity Homes Private Limited

  
Director/Authorized Signatory



27. All the original papers, title documents relating to the said Land in the name of the Owner is being retained in the safe custody of the Developer.
28. The Owner shall be bound to comply with all the terms and conditions of Licence and the terms and conditions of the DGTCP in respect of the project sought to be developed. All expenses for the correction, compounding or rectification shall be borne by the Developer only and there will be no liability of the Owner in this regard.
29. All previous understandings, agreements, MOUs, etc. whether written or oral, if any, shall stand superseded with the terms of the present agreement reached and recorded between the Parties.
30. In the event of any question or dispute arising in connection with or incidental to or in respect of interpretation or scope of this Agreement or any part thereof then the same shall be tried to be settled amicably and if not possible, through a single arbitrator to be appointed jointly by both the parties in accordance with the Arbitration and Conciliation Act, 1996 or any of its statutory amendments, modifications, thereof. Subject to the arbitration between the Parties the Courts at Gurugram shall alone have the jurisdiction to entertain and decide such dispute.
31. The Owner and Developer have represented to each other that they are duly authorized and competent to enter into this Agreement and this Agreement has been duly entered into between them of their own free will.
32. This Agreement shall not create the relationship of the partnership between the Owner and Developer.
33. This Agreement is irrevocable and shall remain binding on the Parties.
34. The Parties have agreed to not to amend, supplement and, or cancel any of the terms of this Agreement and if required the Parties shall obtain the prior written permission from the Director General Town and Country Planning, Haryana before making any amendment, supplement and, or cancelling the terms of this Agreement.
35. The Developer shall always comply with all the terms and conditions as may be incorporated in the letter of intent and license to be granted by the Director General Town and Country Planning, Haryana in respect to the said Land. The Developer shall always comply with the Haryana Development and Regulation of Urban Areas Act, 1975 and the rules framed thereunder. The Developer shall remain bound with the terms and conditions of the licenses until the Developer obtains the Final Completion Certificate or till DGTCP specifically allows the release of the Developer from complying with such terms and conditions.

*Mehar*

*Dushyant*

*Dinesh  
Maitra*

For Fidalocity Homes Private Limited

*Alok Singh*

Director/Authorized Signatory

IN WITNESS WHEREOF the Parties have signed this Agreement at Gurugram on the date, month and year first above written in the presence of witnesses.

Owners:-

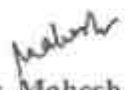
  
MANOJ KUMAR  
ADVOCATE  
DISTT. COURT GURUGRAM  
23/02/24

For Fidatocity Homes Private Limited

Developer:-   
Director/Authorized Signatory


(1) Mr. Baljeet Yadav

  
(2) Mr. Dinesh Yadav

  
(3) Mr. Mahesh

(4) Mr. Mahipal

  
Mahipal


  
(5) Dushyant Yadav

WITNESSES:

1.

  
MANOJ KUMAR  
Advocate  
Distt. Court Gurugram

2.

  
Manoj Kumar  
Advocate  
Distt. Court Gurugram



Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 13/02/2024

Certificate No. G0M2024B206



Stamp Duty Paid : ₹ 281000

GRN No. 111146940



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Baljeet Yadav

H.No/Floor : NA

Sector/Ward : NA

LandMark : Lakhnola

City/Village : Lakhnola

District : Gurugram

State : Haryana

Phone: 99\*\*\*\*\*33



Buyer / Second Party Detail

Name : Fidatocity Homes Private Limited

H.No/Floor : D800GF

Sector/Ward : NA

LandMark : New Friends Colony

City/Village : New Delhi

District : New Delhi

State : Delhi

Phone : 99\*\*\*\*\*33

Purpose : Collaboration Agreement

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

**COLLABORATION AGREEMENT**

This Collaboration agreement is made and executed on this the 29 day of February, 2024.

**BETWEEN**

**I, Baljeet Yadav (Aadhaar No. 6364 6420 2911 & PAN No. ABYPY8865F) Son of Mr. Harpal Singh resident of Village Lakhnola, Tehsil Manesar, Dist. Gurugram Haryana, hereinafter collectively referred to as the "Owner", which expression shall, unless repugnant or contrary to the context hereof, be deemed to mean and include his respective successors, legal heirs, administrators, assignees, nominees, representatives and authority holders, of the ONE PART.**

**AND**

**M/s. Fidatocity Homes Private Limited, (PAN No. AAFCF2581D), a Company incorporated under the Companies Act, 2013 [CIN:U70109DL2022PTC406176 ], and having its Corporate office at D-800, Ground Floor, New Friends Colony, New Delhi-110025; (hereinafter referred to as the 'Company', through its duly authorized signatory Mr. Amit Kumar Sharma (Aadhaar No.4511 6545 0067 son of C.S Sharma R/o House No 25/92, Gandhi Nagar, Agra, Uttar Pradesh vide Company's Board resolution dated 25-09-2023, (hereinafter referred to as the "Developer", which expression shall, unless repugnant or contrary to the context hereof, be deemed to mean and include its successors, administrators, assignees, nominees, representatives and authority holders, of the OTHER PART.**

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

*Baljeet Yadav*

For Fidatocity Homes Private Limited

*Amit Kumar Sharma*

Director/Authorized Signatory

प्रलेख न:11034

दिनांक:29-02-2024

डीड संबंधी विवरण

डीड का नाम AGREEMENT

तहसील/सब-तहसील हरसरु

गांव/शहर हरसरु

धन संबंधी विवरण

राशि 15300000 रुपये

स्टाम्प ड्यूटी की राशि 100 रुपये

स्टाम्प नं : G0M2024B206

स्टाम्प की राशि 281000 रुपये

रजिस्ट्रेशन फीस की राशि 50000 रुपये

EChallan:113422697

पेस्टिंग शुल्क 3 रुपये

Drafted By: MANOJ KUMAR ADV

Service Charge:200

यह प्रलेख आज दिनांक 29-02-2024 दिन गुरुवार समय 3:06:00 PM बजे श्री/श्रीमती /कुमारी  
BALJEET YADAV पुत्र HARPAL SINGH निवास LAKHNOLA MANESAR द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (हरसरु)

  
हस्ताक्षर प्रस्तुतकर्ता  
BALJEET YADAV

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MS FIDATOCITY HOMES PRIVATE LIMITED thru AMIT KUMAR SHARMA OTHER हाजिर हैं। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी MANOJ KUMAR पिता ARJUN DASS निवासी ADV GGM व श्री/श्रीमती /कुमारी SHIV KUMAR पिता NATTHU SINGH निवासी ADV GGM ने की।  
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 29-02-2024

उप/संयुक्त पंजीयन अधिकारी (हरसरु)



**WHEREAS** the Owner is the sole and legal, actual, exclusive and absolute Owner having legal, valid and marketable rights, title and interests and is in actual, vacant and peaceful physical possession of the agricultural Land in Khanakashat bearing Khewat/Khata No. 148//144min, Khatoni No. 152/2, Rect. No. 27, Kila No. 12(8-0), Kitta 1, land measuring 8 Kanal 0 Marla to the extent of 1/12 share of land measuring 0 Kanal 13 Marla 3 Sarsai, Khewat/Khata No. 148//144 min, Khatoni No. 153/3, Rect. No. 27, Kila No. 11(8-0), 20/1/1(0-4) Kitta 2, land measuring 8 Kanal 4 Marla to the extent of 1/3 share of land measuring 2 Kanal 14 Marla 6 Sarsai, thus **Total land measuring 3 Kanal 8 Marla**, situated in the revenue estate of Village Harsaru, Sub Tehsil Harsaru, District Gurgaon, Haryana, vide Mutation No. 5411 Sanctioned on Dated 15/02/2023 & vide Mutation No. 5397 Sanctioned on Dated 13/01/2023 and Transfer Deed Vide Vasika no. 10745 Reg. Dated 13/02/2024 & Transfer Deed Vide Vasika no. 10746 Reg. Dated 13/02/2024 Jamabandi for the year 2020-2021 (hereinafter referred to as the "said Land").

**AND WHEREAS** the Owner has represented and warranted to the Developer that the said Land is free from all third party rights, title or interests and is further free from all charges, liens, attorneys, encumbrances, notices, acquisition notifications, disputes, litigations, mortgages and the Owner have not created any third party rights or interests in the said Land of any kind or nature whatsoever. The Owner are having absolutely clear, legal and valid marketable rights, title and interests in the said Land.

**AND WHEREAS** the Developer is fully aware of the relevant laws and procedures to obtain the conversion of land use from relevant authorities of the government and is further technically and financially capable to undertake the development works as per the terms of license/change of land use granted or to be granted by the relevant authority/department of the State of Haryana.

**AND WHEREAS** the Owner had approached the Developer to obtain the license / conversion of land use for the development of the said Land into residential, commercial, institutional, affordable housing, plotted, IT or any other use as may be permitted in accordance with the existing policies, norms, rules or byelaws of the authority of the State of Haryana and to carry out the development and construction works of the said appropriate project as per the terms of the license / conversion of the land use that may be granted by the relevant authority / department of the State and the Developer has agreed to the same. Now therefore, the Parties are now desirous to enter into this agreement on the terms and conditions appearing hereinafter:

**NOW THEREFORE IT IS HEREBY AGREED, DECLARED AND COVENANTED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

1. That the Owner hereby grant and convey their permission, consent and approval to the Developer and the Developer hereby agrees and accepts to develop, construct, market, sell and obtain all relevant approvals, sanctions, permissions and no-objections from all appropriate authorities to develop any appropriate project on the said Land in accordance with the terms and conditions appearing hereinafter including any residential group housing colony, affordable or otherwise, plotted colony, affordable or otherwise, commercial colony, institutional colony, IT - cyber park, Deen Dayal Jan Awas Yojana or any other projects as may be permitted in accordance with the prevalent policies of the authority.

*Signature*

For Fiduciary

*Signature*  
Director/Authorized Signatory

Reg. No.

Reg. Year

Book No.

11034

2023-2024

1



पेशकर्ता




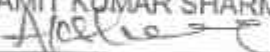
दावेदार



गवाह

उप/संयुक्त पंजीयन अधिकारी  
हरसरु

पेशकर्ता :- BALJEET YADAV 

दावेदार :- thru AMIT KUMAR SHARMA OTHERMS FIDATOCITY HOMES PRIVATE LIMITED 

गवाह 1 :- MANOJ KUMAR 

गवाह 2 :- SHIV KUMAR 

प्रमाण पत्र



प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11034 आज दिनांक 29-02-2024 को बही नं 1 जिल्द नं 75 के पृष्ठ नं 99 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1660 के पृष्ठ संख्या 94 से 96 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 29-02-2024

उप/संयुक्त पंजीयन अधिकारी हरसरु 



2. That the entire costs and expenses required for carrying out construction, development and completion of the intended project or projects including the charges and fees of the architect for preparation of plans and all other statutory and other fees, charges and/or demands in furtherance to or in compliance of the various approvals, sanctions and licenses to be obtained in respect to the said Land shall be solely and exclusively borne by the Developer. The Owner shall not be responsible for the payment for any costs, expenses, compliances, dues, fees, charges, bank guarantees and / or demands in this respect and entire financial costs, expenses, charges, fees or any other expense shall be solely and exclusively borne by the Developer.
3. The Parties have agreed that in lieu of the mutual covenants of the Parties under this Collaboration Agreement, the Owner and the Developer have agreed to share the sale proceeds that may be received from the sale of the units / Super built-up areas of the project in the **ratio of 60.00 :40.00** by the Developer and the Owner (60.00% for the Developer and 40.00% for the Owner), respectively. It is further agreed that any increase in the FAR ( Floor Area Ratio)/FSI ( Floor Surface Index ) due to TOD policy, TDR policy or due to any policy of DGTCP from time to time shall be to the exclusive benefit of the developer only and owner shall not make any claim towards the said increase in FAR/FSI area/developed group Housing area on any ground whatsoever.
4. It is agreed between the Parties that the Developer shall be fully entitled to fix the price at which the units / built-up areas of the project to be marketed and sold.
5. It is agreed between the Parties that the Developer has not paid any amount to the land owner against this collaboration agreement, non refundable security deposit/refundable amount.
6. The physical possession of the said Land has been handed over to the Developer by the Owner to carry out the work of development, marketing, sale and construction of the project or projects as may be approved by the appropriate authorities as may be allowed by the prevalent norms, statutes, rules, policies and byelaws of the authority / department of the State. The development of the project or projects on the said Land shall be done by the Developer at its sole discretion without any interference or objection from the Owner and their legal heirs.
7. That the Owner agree that the Owner in accordance with the terms and conditions of this agreement herein recorded to place at the complete disposal of the Developer, vacant, physical and peaceful possession of the said Land and irrevocably vested in the Developer all the powers and authority of the Owner as may be necessary for the development, construction and completion of the proposed project or projects on the said Land as and when desired by the Developer.
8. That the Developer shall apply to such authorities, Government or otherwise, State or Central, and / or such other authorities as may be concerned in the matter for requisite permissions, sanctions and approvals for the construction of the project(s) on the said Land in accordance with the applicable Zonal Municipal plans. However, the Developer shall be entitled to make or agree to

*Signature*

For Fidelity Ho

*Signature*  
Director/Authorized Signatory

E - CHALLAN		Candidate Copy
Government of Haryana		
Valid Upto: 05-03-2024 (Cash) *0113422697* 28-02-2024 (Chq./DD)		
GRN No.:	0113422697	Date: 27 Feb 2024 14:36:30
Office Name: 0364-SDM GURUGRAM		
Treasury: Gurgaon		
Period: (2023-24) One Time		
Head of Account	Amount	₹
0030-03-104-97-51 Pasting Fees	5	
0030-03-104-99-51 Fees for Registration	50000	
PD AcNo	0	
Deduction Amount:	₹	0
Total/Net Amount:	₹	50005
₹ Fifty Thousands Five Rupees		
Tenderer's Detail		
GPF/PRAN/TIN/Actl. no./VehicleNo/TaxId:-		
PAN No:		
Tenderer's Name: Fidatocity Homes Private Limit		
Address: DELHI		
Particulars: PF AND RF		
Cheque/DD- Detail:		
Depositor's Signature		
FOR USE IN RECEIVING BANK		
Bank CIN/Ref No:	19274852687	
Payment Date:	27/02/2024	
Bank:	Punjab National Bank Aggregator	
Status:	Success	

E - CHALLAN		AGI Dept Copy
Government of Haryana		
Valid Upto: 05-03-2024 (Cash) *0113422697* 28-02-2024 (Chq./DD)		
GRN No.:	0113422697	Date: 27 Feb 2024 14:36:30
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Total/Net Amount:	₹	50005
₹ Fifty Thousands Five only		
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GPF/PRAN/TIN/Actl. no./VehicleNo/TaxId:-		
PAN No:		
Tenderer's Name: Fidatocity Homes Private Limit		
Address: DELHI		
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Depositor's Signature		
FOR USE IN RECEIVING BANK		
Bank CIN/Ref No:	19274852687	
Payment Date:	27/02/2024	
Bank:	Punjab National Bank Aggregator	
Status:	Success	



\* Note :-> Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.



make such variations, alterations, modifications, deletions and / or additions in the designs or the plans as may be required or considered by the Developer described as necessary.

9. The Developer shall file appropriate applications with the Director General, Town & Country Planning- Haryana (Chandigarh) ("DGTCP") for approval of said land into residential, commercial, institutional, affordable housing, plotted, IT or any other use as may be permitted in accordance with the existing policies, norms, rules or byelaws of the authority of the State of Haryana. The Owner also agree to execute a power of attorney in favour of the Developer and/or any of its nominee(s)/assignee(s) as may be required by the Developer for the purposes of obtaining all sanctions, licenses, approvals, permissions and no-objections for development, marketing and sale of the project(s) from the appropriate authorities.
10. The Developer shall develop, construct, market, sell and complete the project(s) on the said Land at its own costs, expenses and resources after procuring the requisite permissions, sanctions and approvals of all competent authorities and the Owner shall sign and execute the requisite plans, papers, documents, undertakings, affidavits, etc., and shall render all assistance as may be required by the Developer to obtain such permissions, sanctions and approvals pertaining to construction, development, marketing, sale and completion of the project(s).
11. The responsibility of obtaining the licence/conversion of land use shall be of the Developer and all costs and expenses involved in obtaining the requisite permissions, sanctions and approvals from Director General Town and Country Planning, Haryana, Chandigarh and other concerned authorities shall also be borne and paid by the Developer. The Bank Guarantees etc. for the payment of External Development Charges, Internal Development Charges or any other charges shall be furnished by the Developer from its own sources without claiming any charge or liability from the Owner.
12. The Parties have agreed that the building plans shall be filed for permission to construct the maximum permissible covered area on the said Land and for obtaining the maximum permissible FAR over the said Land as per the terms of the license(s) that may be granted by DGTCP.
13. The Developer shall be fully entitled, empowered and authorized to raise loans/funds/money and to mortgage and/or create charge over the said Land in full or in parts and the Owner shall sign all papers required for creation of such charge/mortgage. The Developer in its own rights shall also be entitled to create charge and/or mortgage on the basis of powers vested in it by virtue of irrevocable power of attorney issued in its favour.
14. The Owner shall not interfere with or obstruct in any manner with the execution and completion or work of development and construction of the project on the said Land at any point of time in present or in future.
15. The Developer shall engage and / or contract with any proprietorship concern, partnership firm, group or company of architects, surveyors, engineers, contractors, sub-contractors, employees and such other labourers at its own costs, expenses and responsibilities for preparation, submissions and obtaining

*Agreement*

For Fidelity Homes Private Limited  
*Abhishek*  
Authorized Signatory  
Director/Authorized Signatory

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 29/02/2024

Certificate No. G0292024B3910



GRN No. 113422379



Stamp Duty Paid : ₹ 25000

(Rs. Only)

Penalty : ₹ 0

(Rs. Two Digits)

**Seller / First Party Detail**

Name: Baljeet Yadav

H.No/Floor : Na

Sector/Ward : Na

LandMark : An

City/Village : Lakhnola

District : Gurugram

State : Haryana

Phone: 99\*\*\*\*\*33



**Buyer / Second Party Detail**

Name : Fidatocity homes Pvt Ltd

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village: Delhi

District : New delhi

State : Delhi

Phone : 99\*\*\*\*\*33

Purpose : AGREEMENT

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





approvals for developing, promoting, constructing and completing the project on the said Land. The payment of wages, salaries, professional fees and all other expenses for engaging, employing and / or contracting any person shall be the sole and exclusive responsibility of the Developer.

16. All rates, cesses, taxes and demands due and payable to revenue or any other authority, in respect to the said Land up to the date of this agreement, shall be the exclusive responsibility/liability of the Owner, after this date the same shall be the exclusive responsibility of the Developer.
17. The Owner undertake irrevocably to constitute the Developer and/or its nominees as their attorney by separate documents to sign, execute and submit applications, documents and other relevant papers for getting permissions, approvals and sanctions from the various authorities and to do such acts, deeds and actions for and on behalf of the Owner as may be required to be done for the purpose of developing, constructing and completion of the project on the said Land and to enter into agreement to sell and / or execute and register sale-deed or such other transfer in respect of the built-up area allotted to the Developer and also to obtain necessary clearance if need be under his own name and signatures, in this regard.
18. The Owner have undertaken to execute all documents, agreements and assurances as may be necessary and requisite to be given in favour of the Developer. The Developer shall always be fully competent to negotiate for or transfer any part or portion of un-built or built up areas, in the aforesaid share allocated to the Developer, to any person at any time either before or after the project is complete and Developer shall be fully competent to enter into any agreement and accept cash, cheques, pay order, draft, etc. from all such transferees in its own name and can issue receipts for all such payments in its own name.
19. The Owner declare and assure the Developer that the said Land is wholly free from all encumbrances, injunctions, charges, gifts, liens, attachments, liabilities, tenancies, unauthorized occupants, claims and litigations, whatsoever. The Owner have not received any notice from any authority in respect of the said Land. The Owner further agree and undertake to keep the said Land free from all encumbrances, injunctions, charges, gifts, liens, attachments, liabilities, tenancies, unauthorized occupants, claims and litigations and shall keep the title thereof absolutely free and saleable at all times hereof.
20. The Owner agree, confirm and assure that there is no possibility of any portion of the said Land getting lost due to defect in the title of the Land and in case, any portion is lost for any reason whatsoever, then the Owner shall compensate the Developer pro-rata except in the case of acquisition by the government of Haryana when the Developer shall be entitled to receive compensation directly from the State government or any of its authorities and to this effect the Owner hereby authorize the Developer and/or any of its nominee(s)/assignee(s) etc. to do the necessary acts/deeds/things, including receiving the compensation thereof from the government.
21. In case the said Land or any part thereof now declared to be belonging to the Owner is lost or found wanting on account of any defect in the title of the Owner or right of the Owner to transfer the same or any other person claiming title paramount to the Owner or on account of any cause whatsoever including



- but not limited to, to any outstanding claims and demands of taxes payable by the Owner, the Owner shall be liable towards the Developer for all the damages, losses and costs sustained by the Developer. Accordingly, the Owner agree and undertake to keep the Developer and / or its nominees, harmless and indemnified against all claims and expenses which the Developer and / or its nominees may be liable to pay on the aforesaid account.
22. All costs of stamping, engrossing, and registration of this Agreement and any other paper pertaining to this Agreement shall be borne by the Developer.
  23. The Parties individually shall be liable in respect of Income Tax and other fiscal liabilities for their respective shares in the built-up property and / or proceeds thereof under this agreement.
  24. After the construction of project, sale deeds or such other documents effecting the transfer of the built up property, or any part thereof, shall be executed and duly registered in the name of the Developer and/or its nominee which may include the intending Buyer(s) as may be desired by the Developer and the Owner shall sign all such documents without any demur or protest. The Developer shall be at liberty to sign, execute and register all deeds and documents for transfer of property on the basis of general power of attorney executed and duly registered in favour of the Developer or its appointed nominee. The stamp duty and other expenses on execution and registration of the deeds of transfer shall, however, be borne entirely by the Developer or by intending buyer(s). The Developer shall have the right to accept the financial consideration and issue receipts thereof from the intending buyer(s) in its own name without any claim, title or right of the Owner.
  25. The Developer shall be entitled to advertise, Market & sell the project at its cost by distributing pamphlets, brochures, publishing advertisements in newspapers, magazine and/or by putting sign-boards, neon-signs or such other modes of advertisement, as the Developer may deem fit, on the said Land or at other places, in any manner and thus its shall be entitled to invite prospective buyers/customers to the site.
  26. That the Developer shall be entitled to market and sell the project in its own name and the Owner simultaneously to signing of the agreement has also executed irrevocable SPA in favour of nominee of the Developer Company to sell the project.
  27. All the original papers, title documents relating to the said Land in the name of the Owner is being retained in the safe custody of the Developer.
  28. The Owner shall be bound to comply with all the terms and conditions of Licence and the terms and conditions of the DGTCP in respect of the project sought to be developed. All expenses for the correction, compounding or rectification shall be borne by the Developer only and there will be no liability of the Owner in this regard.
  29. All previous understandings, agreements, MOUs, etc, whether written or oral, if any, shall stand superseded with the terms of the present agreement reached and recorded between the Parties.
  30. In the event of any question or dispute arising in connection with or incidental to or in respect of interpretation or scope of this Agreement or any part thereof then the same shall be tried to be settled amicably and if not possible, through a single arbitrator to be appointed jointly by both the parties in accordance

*Agarwal*

*A. K. Sharma*





with the Arbitration and Conciliation Act, 1996 or any of its statutory amendments, modifications, thereof. Subject to the arbitration between the Parties the Courts at Gurugram shall alone have the jurisdiction to entertain and decide such dispute.

31. The Owner and Developer have represented to each other that they are duly authorized and competent to enter into this Agreement and this Agreement has been duly entered into between them of their own free will.
32. This Agreement shall not create the relationship of the partnership between the Owner and Developer.
33. This Agreement is irrevocable and shall remain binding on the Parties.
34. The Parties have agreed to not to amend, supplement and, or cancel any of the terms of this Agreement and if required the Parties shall obtain the prior written permission from the Director General Town and Country Planning, Haryana before making any amendment, supplement and, or cancelling the terms of this Agreement.
35. The Developer shall always comply with all the terms and conditions as may be incorporated in the letter of intent and license to be granted by the Director General Town and Country Planning, Haryana in respect to the said Land. The Developer shall always comply with the Haryana Development and Regulation of Urban Areas Act, 1975 and the rules framed thereunder. The Developer shall remain bound with the terms and conditions of the licenses until the Developer obtains the Final Completion Certificate or till DGTCPC specifically allows the release of the Developer from complying with such terms and conditions.

IN WITNESS WHEREOF the Parties have signed this Agreement at Gurgaon on the date, month and year first above written in the presence of witnesses.

Owner:-



Mr. Baljeet Singh

For Fidatocity Homes Private Limited

Developer:   
Director/Authorized Signatory

M/s. Fidatocity Homes Private Limited  
Authorized signatory  
Mr. Amit Kumar Sharma

  
MANOJ KUMAR  
ADVOCATE  
THREE COURTS, GURUGRAM

29/02/24

WITNESSES:

1.

  
MANOJ KUMAR  
Advocate  
Distt. Court Gurugram

2.

  
Distt. Court Gurugram





Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 13/06/2024

Certificate No. G0M2024F4452

GRN No. 117750791



Stamp Duty Paid : ₹ 101

Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Baljeet Yadav

H.No/Floor: Na

Sector/Ward: Na

LandMark: N

City/Village: Lakhnola

District: Gurugram

State: Haryana

Phone: 90\*\*\*\*\*11



**Buyer / Second Party Detail**

Name: Fidatocity homes Pvt Ltd

H.No/Floor: D/800

Sector/Ward: Na

LandMark: New friends colony

City/Village: Delhi

District: Delhi

State: Delhi

Phone: 90\*\*\*\*\*11

Purpose: RECTIFICATION DEED



The authenticity of this document can be verified by **RECTIFICATION DEED** using the QR code, smart phone or on the website <https://egrashry.nic.in>

**(Rectification deed to the collaboration agreement dated 29/02/2024)**

The Rectification Deed to the Collaboration Agreement dated 29/02/2024 (hereinafter referred to as the "Rectification Deed") is made at Gurugram on this June 14, 2024.

**BY AND BETWEEN**

**Mr. Baljeet Yadav (Aadhaar No. 6364 6420 2911 & PAN No. ABVPY8865F) Sons of Mr. Harpal Singh resident of Village Lakhnola, Tehsil Manesar, Dist. Gurugram Haryana, hereinafter collectively referred to as the "Owners", which expression shall, unless repugnant or contrary to the context hereof, be deemed to mean and include their respective successors, legal heirs, administrators, assignees, nominees, representatives and authority holders, of the ONE PART.**

**AND**

**M/s. Fidatocity Homes Private Limited, (PAN No. AAFCF2581D), a Company incorporated under the Companies Act, 2013 [CIN:U70109DL2022PTC406176 ], and having its Corporate office at D-800, Ground Floor, New Friends Colony, New Delhi-110025; (hereinafter referred to as the 'Company', through its duly authorized signatory Mr. Vinod Kumar (Aadhaar No. 2872 0527 9755 son of Tara Chand R/o 54, Tighara, Gurugram, Haryana-122003 Board resolution dated 14-06-2024 (hereinafter referred to as the "Developer", which expression shall, unless repugnant or contrary to the context hereof, be deemed to mean and include its successors, administrators, assignees, nominees, representatives and authority holders, of the OTHER PART.**

For Fidatocity Homes Private Limited

Vinod

Director/Authorized Signatory

Baljeet

प्रलेख न:3997

दिनांक:14-06-2024

डीड संबंधी विवरण	
डीड का नाम	TARTIMA
तहसील/सब-तहसील	हरसरु
गांव/शहर	हरसरु
धन संबंधी विवरण	
राशि 1 रुपये	स्टाम्प ड्यूटी की राशि 3 रुपये
स्टाम्प नं : G0M2024F4452	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:117753810 पेस्टिंग शुल्क 3 रुपये
Drafted By: MANOJ KUMAR ADV	Service Charge:200

यह प्रलेख आज दिनांक 14-06-2024 दिन शुक्रवार समय 5:00:00 PM बजे श्री/श्रीमती /कुमारी  
BALJEET YADAV पुत्र HARPAL SINGH निवास LAKHNOLA द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

*Baljeet*

हस्ताक्षर प्रस्तुतकर्ता  
BALJEET YADAV

उप/संयुक्त पंजीयन अधिकारी (हरसरु)  
संयुक्त सब रजिस्ट्रार  
हरसरु, गुरुग्राम

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी FIDATOCITY HOMES PVT LTD thru VINOD KUMAR OTHER हाजिर हैं। प्रतुत  
प्रलेख के तथ्यों को दोनों पक्षों  
ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी MANOJ KUMAR पिता . निवासी ADV  
GURUGRAM व श्री/श्रीमती /कुमारी DEEPAK KUMAR पिता .  
निवासी ADV GURUGRAM ने की।  
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 14-06-2024



उप/संयुक्त पंजीयन अधिकारी (हरसरु)  
संयुक्त सब रजिस्ट्रार  
हरसरु, गुरुग्राम



WHEREAS

- A) The Parties have entered into the Collaboration Agreement Vide Vasika no. 11034 dated 29/02/2024 in respect of development of land admeasuring 3 Kanal 8 Marla in Village Harsaru, Sub-Tehsil Harsaru, Distt. Gurugram, Haryana. Copy of collaboration agreement dated 29/02/2024 is attached herewith.
- B) And whereas part of the said land Khewat/Khata No. 148//144min, Khatoni No. 152/2, 153/3, Rect. No. 27, Kila No. 12(8-0), Kitta 1, land measuring 8 Kanal 0 Marla to the extent of 1/12 share of land measuring 0 Kanal 13 Marla 3 Sarsai, Khewat/Khata No. 148//144min, Khatoni No. 153/3, Rect. No. 27, Kila No. 11(8-0), 20/1/1(0-4) Kitta 2, land measuring 8 Kanal 4 Marla, to the extent of 1/3 share come to 2 kanal 14 marla 6 sarsai total land measuring 3 kanal 8 marla, situated in the revenue estate of Village Harsaru, Sub Tehsil Harsaru, District Gurgaon, Haryana, vide Mutation No. 5411 Sanctioned on Dated 15/02/2023 & vide Mutation No. 5397 Sanctioned on Dated 13/01/2023 and Transfer Deed Vide Vasika no. 10745 Reg. Dated 13/02/2024 & Transfer Deed Vide Vasika no. 10746 Reg. Dated 13/02/2024 Jamabandi for the year 2020-2021 (hereinafter referred to as the "said Land"). has been inserted by mistake in the Annexure 1 point of schedule of land the principal agreement.
- C) And whereas both the parties hereto as desirous of executing the Rectification Deed to the said Vide Vasika no. 11034 dated 29/02/2024 have agreed to the following terms and conditions

NOW THIS RECTIFICATION DEED TO THE COLLABORATION AGREEMENT WITNESSES AS FOLLOWS:

- A) The land situated in Khewat no. 148 Khatoni No. 153/3, Rect. No. 27, Kila No. 11(8-0), 12(8-0), 20/1/1(0-4), 20/1/2(7-15) Kitta 4, land measuring 23 Kanal 19 Marla to the extent of share 68/479 share come to 3 kanal 8 marla situated in the revenue estate of Village Harsaru, Sub Tehsil Harsaru, District Gurgaon, Haryana, Vide Mutation no 5545 Sanctioned Dated 05-06-2024 Jamabandi for the year 2020-2021 (hereinafter referred to as the "said Land"). mentioned in the land scheduled attached as Annexure 1 of the principal agreement stands changed.
- B) The Supplementary shall form an integral part of the Agreement dated 29/02/2024 executed between the parties and shall be concurrent and co terminus to the agreement dated 29/02/2024.

*By order*

For Fidatocity Homes Private Limited

Vinod

Director/Authorized Signatory



Reg. No.

Reg. Year

Book No.

3997

2024-2025

1



पेशकर्ता



दावेदार



गवाह

*Byadars*

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- BALJEET YADAV \_\_\_\_\_

दावेदार :- thru VINOD KUMAR OTHERFIDATOCITY HOMES PVT LTD \_\_\_\_\_

गवाह 1 :- MANOJ KUMAR \_\_\_\_\_

गवाह 2 :- DEEPAK KUMAR \_\_\_\_\_

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3997 आज दिनांक 14-06-2024 को बही नं 1 जिल्द नं 81 के पृष्ठ नं 129.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1814 के पृष्ठ संख्या 16 से 18 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 14-06-2024



उप/सयुक्त पंजीयन अधिकारी हर्सरु

सयुक्त पंजीयन अधिकारी  
हर्सरु, गुरुग्राम

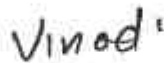
IN WITNESS WHEREOF the parties have executed this Rectification Deed on that day, month and year first above written in presence of the witnesses

SIGNED AND DELIVERED BY THE

Owner 

For Fidatocity Homes Private Limited

Developer

 Vinod

Director/Authorized Signatory

WITNESSES

  
Drafted by  
MANOJ KUMAR  
ADVOCATE  
DISTT COURT GURUGRAM

14/6/24

  
MANOJ KUMAR  
Advocate  
Distt. Court, Gurugram

  
Deepak Kumar  
Advocate  
Distt. Court, Gurugram





Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 13/06/2024

Certificate No. G0M2024F4488

GRN No. 117750714



Stamp Duty Paid : ₹ 101

Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Dinesh Yadav etc

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village : Lakhnola

District : Gurugram

State : Haryana

Phone: 90\*\*\*\*\*11



**Buyer / Second Party Detail**

Name : Fidatocity homes Pvt ltd

H.No/Floor : D/800

Sector/Ward : Na

LandMark : New friends colony

City/Village : Delhi

District : Delhi

State : Delhi

Phone : 90\*\*\*\*\*11

Purpose : RECTIFICATION DEED

**RECTIFICATION DEED**

The authenticity of this document is confirmed by the QR Code Through smart phone or on the website <https://e-grashry.nic.in>  
(Rectification deed to the collaboration agreement dated December 22, 2023)

The Rectification Deed to the Collaboration Agreement Vide Vasika no. 10899 dated 23/02/2024 (hereinafter referred to as the "Rectification Deed") is made at Gurugram on this June 14, 2024.

**BY AND BETWEEN**

Mr. Dinesh Yadav (Aadhaar No. 9547 8995 0370 & PAN No. AHHPY3897P) Share (68/204),  
Party (3) - Mr. Mahesh (Aadhaar No. 7945 1056 3752 & PAN No. AUUPM9788P) Share (68/204)  
Sons of Mr. Harpal Singh all resident of Village Lakhnola, Tehsil Manesar, Dist. Gurugram  
Haryana, Party (4) - Mr. Mahipal (Aadhaar No. 9552 4438 5427 & PAN No. ADZPS4037M) Son  
of Sh. Jagmal Resident of Lakhnoli, Tehsil Manesar, Gurugram, Haryana Share (60/160), Party  
(5) - Mr. Dushyant Yadav (Aadhaar No. 3764 3611 5280 & PAN No. ATJPY6353L) Son of Satpal  
Singh Gajmal resident of Village Lakhnola, Tehsil Manesar, Dist. Gurugram Haryana Share  
(60/160) hereinafter collectively referred to as the "Owners", which expression shall, unless  
repugnant or contrary to the context hereof, be deemed to mean and include their respective  
successors, legal heirs, administrators, assignees, nominees, representatives and authority holders, of  
the **ONE PART**.

Mahesh  
Mahipal son  
Dushyant  
Dinesh

For Fidatocity Homes Private Limited

Vinod

Director/Authorized Signatory

प्रलेख न:3993

दिनांक:14-06-2024

डीड संबंधी विवरण

डीड का नाम TARTIMA  
तहसील/सब-तहसील हरसरु  
गांव/शहर हरसरु

धन संबंधी विवरण

राशि 1 रुपये  
स्टाम्प नं : G0M2024F4488  
राजिस्ट्रेशन फीस की राशि 100 रुपये  
स्टाम्प ड्यूटी की राशि 3 रुपये  
स्टाम्प की राशि 101 रुपये  
EChallan:117753515  
पेस्टिंग शुल्क 3 रुपये  
Drafted By: SELF  
Service Charge:200

यह प्रलेख आज दिनांक 14-06-2024 दिन शुक्रवार समय 4:56:00 PM बजे श्री/श्रीमती /कुमारी  
DINESH YADAV पुत्र HARPALSINGH MAHESH पुत्र HARPALSINGH MAHIPAL पुत्र JAGMAL DUSHYANT YADAV  
पुत्र SATPAL SINGH निवास LAKHNOLA द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Dushyant Mahesh  
Mahipal Singh  
Dinesh

हस्ताक्षर प्रस्तुतकर्ता  
DINESH YADAV MAHESH MAHIPAL DUSHYANT YADAV

उप/संयुक्त पंजीयन अधिकारी (हरसरु)  
संयुक्त सब रजिस्ट्रार  
हरसरु, गुरुग्राम

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी FIDATOCITY HOMES PVT LTD thru VINOD KUMAROTHER हाजिर हैं। प्रतुत  
प्रलेख के तथ्यों को दोनों पक्षों  
ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी MANOJ KUMAR पिता . निवासी ADV  
GURUGRAM व श्री/श्रीमती /कुमारी DEEPAK KUMAR पिता .  
निवासी ADV GURUGRAM ने की।  
साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।



उप/संयुक्त पंजीयन अधिकारी (हरसरु)  
संयुक्त सब रजिस्ट्रार  
हरसरु, गुरुग्राम



AND

M/s. Fidatocity Homes Private Limited, (PAN No. AAFCE2581D), a Company incorporated under the Companies Act, 2013 [CIN:U70109DL2022PTC406176 ], and having its Corporate office at D-800, Ground Floor, New Friends Colony, New Delhi-110025; (hereinafter referred to as the 'Company', through its duly authorized signatory **Mr. Vinod Kumar** (Aadhaar No. 2872 0527 9755 son of Tara Chand R/o 54, Tighara, Gurugram, Haryana-122003 Board resolution dated 14-06-2024 (hereinafter referred to as the "Developer", which expression shall, unless repugnant or contrary to the context hereof, be deemed to mean and include its successors, administrators, assignees, nominees, representatives and authority holders, of the **OTHER PART**.

WHEREAS

- A) The Parties have entered into the Collaboration Agreement Vide Vasika no. 10899 dated 23/02/2024 in respect of development of land admeasuring 12 Kanal 16 Marla in Village Harsaru, Sub-Tehsil Harsaru, Distt. Gurugram, Haryana. Copy of collaboration agreement dated 23/02/2024 is attached herewith.
- B) And whereas part of the said land Khewat/Khata No. 148//144min, Khatoni No. 152/2, 153/3, Rect. No. 27, Kila No. 12(8-0), Kitta 1, land measuring 8 Kanal 0 Marla to the extent of 1/6 share of land measuring 1 Kanal 6 Marla 6 Sarsai, Khewat/Khata No. 148//144min, Khatoni No. 153/3, Rect. No. 27, Kila No. 11(8-0), 20/1/1(0-4) Kitta 2, land measuring 8 Kanal 4 Marla, to the extent of 2/3 share come to 5 kanal 9 marla 3 sarsai (**Party No (1), (2) and (3) having equal share that is 68/204 share of each party**) as well party no (4) and (5) having in khanakashat Khewat/Khata No. 148//144min, Khatoni No. 152/2, Rect. No. 27, Kila No. 12(8-0), Kitta 1, land measuring 8 Kanal 0 Marla to the extent of 3/4 share of land measuring 6 Kanal 0 Marla, (**party No (4) and (5) having equal share i.e. 3 Kanal 0 Marla each party**) thus total agreement area **12 Kanal 16 Marla**, situated in the revenue estate of Village Harsaru, Sub Tehsil Harsaru, District Gurgaon, Haryana, vide Mutation No. 5411 Sanctioned on Dated 15/02/2023 & vide Mutation No. 5397 Sanctioned on Dated 13/01/2023 and Transfer Deed Vide Vasika no. 10745 Reg. Dated 13/02/2024 & Transfer Deed Vide Vasika no. 10746 Reg. Dated 13/02/2024 Jamabandi for the year 2020-2021 (hereinafter referred to as the "said Land"). has been inserted by mistake in the Annexure 1 point of schedule of land the principal agreement.
- C) And whereas both the parties hereto as desirous of executing the Rectification Deed to the said Vide Vasika no. 10899 dated 23/02/2024 have agreed to the following terms and conditions

Mahesh  
Manager  
Designat  
Attny

For Fidatocity Homes Private Limited

Vinod

Director/Authorised Signatory



Reg. No.

Reg. Year

Book No.

3993

2024-2025

1



पेशकर्ता



दावेदार



गवाह

*Dinesh*

*Dushyant Mahesh Mahipal Singh*

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- DINESH YADAV MAHESH MAHIPAL DUSHYANT YADAV

दावेदार :- thru VINOD KUMAR OTHER FIDATOCITY HOMES PVT LTD *Vinod*

गवाह 1 :- MANOJ KUMAR *[Signature]*

गवाह 2 :- DEEPAK KUMAR *[Signature]*

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3993 आज दिनांक 14-06-2024 को बही नं 1 जिल्द नं 81 के पृष्ठ नं 128.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1814 के पृष्ठ संख्या 4 से 6 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 14-06-2024



*[Signature]*  
उप/संयुक्त पंजीयन अधिकारी हरसर  
संयुक्त सब रजिस्ट्रार  
हरसर, गुरुग्राम

NOW THIS RECTIFICATION DEED TO THE COLLABORATION AGREEMENT WITNESSES AS FOLLOWS:

- A) The land situated in Khewat no. 148 Khatoni No. 153/3, Rect. No. 27, Kila No. 11(8-0), 12(8-0), 20/1/1(0-4), 20/1/2(7-15) Kitta 4, land measuring 23 Kanal 19 Marla to the extent of share 256/479 share come to 12 kanal 16 marla situated in the revenue estate of Village Harsaru, Sub Tehsil Harsaru, District Gurgaon, Haryana, Vide Mutation no 5545 Sanctioned Dated 05-06-2024 Jamabandi for the year 2020-2021 (hereinafter referred to as the "said Land") mentioned in the land scheduled attached as Annexure 1 of the principal agreement stands changed.
- B) The Supplementary shall form an integral part of the Agreement dated 23/02/2024 executed between the parties and shall be concurrent and co terminus to the agreement dated 23/02/2024.

IN WITNESS WHEREOF the parties have executed this Rectification Deed on that day, month and year first above written in presence of the witnesses

SIGNED AND DELIVERED BY THE

Owner

*Mahesh*  
*Manoj Kumar*  
*Dushyant*

Developer

*Dineesh*

For Fidatocity Homes Private Limited

*Vinod*

Director/Authorized Signatory

WITNESSES

*MANOJ KUMAR*  
Advocate  
Distt. Court Gurugram

*Deepak Kumar*  
Advocate  
Distt. Court. Gurugram





Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 13/06/2024

Certificate No. G0M2024F4529

GRN No. 117753028



Stamp Duty Paid : ₹ 1000

(Rs. Thousand Only)

Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Dinesh Yadav etc

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village : Lakhnola

District : Gurugram

State : Haryana

Phone: 90\*\*\*\*\*11



**Buyer / Second Party Detail**

Name : Fidatocity homes Pvt Ltd

H.No/Floor : D/800

Sector/Ward : Na

LandMark : New friends colony

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 90\*\*\*\*\*11

Purpose : SPA

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

**SPECIAL POWER OF ATTORNEY**

This Deed of Power of Attorney is executed on this 21<sup>st</sup> day of Feb 2024 at Harsaru.

**BY**

(1) Mr. Dinesh Yadav (Aadhaar No. 9547 8995 0370 & PAN No. AHHPY3897P) Share (68/204) Party (2) Mr. Mahesh (Aadhaar No. 7945 1056 3752 & PAN No. AUUPY3897P) Share (68/204) Son of Harpal resident of Village Lakhnola, Tehsil Manesar, Dist. Gurugram Haryana, & Mr. Mahipal (Aadhaar No. 9552 4438 5427 & PAN No. ADZPS4037M) Son of Sh. Jagmal Resident of Lakhnoli, Tehsil Manesar, Gurugram, Haryana Share (60/160) (2) Mr. Dushyant Yadav (Aadhaar No. 3764 3611 5280 & PAN No. ATJPY6353L) Son of Satpal Singh Gajmal resident of Village Lakhnola, Tehsil Manesar, Dist. Gurugram Haryana Share (60/160) hereinafter jointly referred to as the "Executants", the party of the First Part.

**IN FAVOUR OF**

M/s. Fidatocity Homes Private Limited, (PAN No. AAFCE2581D), a Company incorporated under the Companies Act, 2013 [CIN:U70109DL2022PTC406176], and having its Corporate office at D-800, Ground Floor, New Friends Colony, New Delhi-110025; (hereinafter referred to as the 'Company', through its duly authorized signatory Mr. Vinod Kumar (Aadhaar No. 2872 0527 9755 son of Tara Chand R/o 54, Tighara, Gurugram, Haryana-122003 Board resolution dated 19.06.24, hereinafter referred to as the "Attorney", the party of the Second Part.

*Mahesh  
Mahesh Singh  
Dushyant  
Dinesh*

For Fidatocity Homes Private Limited

*Vinod*

Director/Authorized Signatory

प्रलेख नं:51

दिनांक:14-06-2024

डीड संबंधी विवरण	
डीड का नाम	SPA
तहसील/सब-तहसील	हरसरु
गांव/शहर	हरसरु
धन संबंधी विवरण	
राशि 0 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : G0M2024F4529	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:117753724 पेस्टिंग शुल्क 3 रुपये
Drafted By: MANOJ KUMAR ADV	Service Charge:200

यह प्रलेख आज दिनांक 14-06-2024 दिन शुक्रवार समय 5:02:00 PM बजे श्री/श्रीमती /कुमारी  
DINESH YADAV पुत्र HARPAL MAHESH पुत्र HARPAL MAHIPAL पुत्र JAGMAL dushyant yadav पुत्र SATPAL SINGH  
निवास LAKHNOLA द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Dushyant Mahesh  
Manpal Singh  
Dikesh  
हस्ताक्षर प्रस्तुतकर्ता  
DINESH YADAV MAHESH MAHIPAL dushyant yadav

उप/संयुक्त पंजीयन अधिकारी (हरसरु)  
संयुक्त सब रजिस्ट्रार  
हरसरु, गुरुग्राम

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी FIDATOCITY HOMESH PVT LTD thru VINOD KUMAROTHER हाजिर है।  
प्रतुत प्रलेख के तथ्यों को दोनों पक्षों  
ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी MANOJ KUMAR पिता . निवासी ADV  
GURUGRAM व श्री/श्रीमती /कुमारी DEEPAK KUMAR पिता .  
निवासी ADV GURUGRAM ने की।  
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।



उप/संयुक्त पंजीयन अधिकारी (हरसरु)  
संयुक्त सब रजिस्ट्रार  
हरसरु, गुरुग्राम



**WHEREAS** the Executants are the sole and legal, actual, exclusive and absolute owners having legal, valid and marketable rights, title and interests and are in actual, vacant and peaceful physical possession of the agricultural land Khewat no. 148 Khatoni No. 153/3, Rect. No. 27, Kila No. 11(8-0), 12(8-0), 20/1/1(0-4), 20/1/2(7-15)Kitta4, land measuring 23Kanal19 Marla to the extent of share 256/479 share come to 12kanal16marla situated in the revenue estate of Village Harsaru, Sub Tehsil Harsaru, District Gurgaon, Haryana, Vide Mutation no 5545 Sanctioned Dated 05-06-2024Jamabandi for the year 2020-2021(hereinafter referred to as the "said Land").

- A. **AND WHEREAS** the Executants have executed a Collaboration Agreement vasika No-y10899 dated 23-02-2024 rectified agreement dated 14-06-2024 duly registered vide document no. 3993 duly registered with the Sub-Registrar, Harsaru. The Executants are therefore desirous to appoint to deal with said Land and the built-up area in terms of the Collaboration Agreement/rectified agreement and to do various acts, deeds and things as stated hereunder.
- B. The Executant has executed SPA on 29-02-2024 in favour of developer of said colony now the of said colony now the exeutant wishes to amend the same and is therefor willing to execute this Power of Atroney will be read alongwith the covenants of Power Atroney executed reged vasika No- 159 dated 23-02-2024.

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

1. To apply for and obtain licenses, permissions, NOC from the concerned authorities including DTCP, Chandigarh, HUDA, NHAI, and/or any other concerned authorities under local/state/central government including Income Tax Department, Reserve Bank of India etc. for developing of the said land under the provisions of Haryana Development & Regulation of Urban Areas Act, 1975 or any other applicable Laws, Rules, etc. and for that purpose to sign file all necessary application, undertaking, agreement, affidavit, Bank Guarantee, Indemnity bond and/or all other papers and documents as may be required from time to time by the concerned authority /authorities.
2. To develop the said Land by way of construction of buildings and other super structures as may be permissible under law and for that purpose to sign, execute, Memorandum of Understanding, Contractor Agreement and any other arrangement / agreement on such terms and conditions as the attorneys may negotiate and agree, hand over possession of the said Land to the contractor for the purpose of construction, development and completion of the construction activity and to do all acts, deeds and things as may be required from time to time in this regard.
3. To represent us and appear before any and all concerned authorities including the Municipal Authorities, Director, Town & Country Planning, Haryana (DTCP), Haryana Urban Development Authorities (HUDA), Tehsil, or any other local/state/central Govt. authorities for on in connection with the development, construction and completion of construction on the said Land or in respect to the built-up area under the Collaboration Agreement and for the aforesaid purpose to sign all applications, objections, representations and

For Fidatocity Homes Private Limited

2 | Page

Mahesh  
Mahesh Singh  
Dushyant  
Dinesh

Vinod

Director/Authorized Signatory



Reg. No.

Reg. Year

Book No.

51

2024-2025

4



पेशकर्ता



प्राधिकृत



गवाह

Dinesh

Dushyant  
Mahesh  
Mahipal Sin

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- DINESH YADAV MAHESH MAHIPAL dushyant yadav

प्राधिकृत :- thru VINOD KUMAR OTHER FIDATOCITY HOMESH PVT LTD

गवाह 1 :- MANOJ KUMAR

गवाह 2 :- DEEPAK KUMAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 51 आज दिनांक 14-06-2024 को बही नं 4 जिल्द नं 1 के पृष्ठ नं 182.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 21 के पृष्ठ संख्या 35 से 37 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 14-06-2024



उप/संयुक्त पंजीयन अधिकारी हरसरु  
हरसरु, गुरुग्राम

undertakings, affidavit, Indemnity Bond etc. as may be required from time to time.

4. To appoint and/or remove architects, Engineers, Supervisors, R.C.C. Specialists, Contractors, Workmen, Clerks, and other Staff members, Advocates, Counsel and other persons as our attorneys deem and on such terms and conditions as may be decided by the said attorney for the purposes mentioned in these presents.
5. To make applications, effect amendments and also to submit revised application for the purpose of securing necessary renewals, revalidation of the permissions and licenses under the provision of Haryana Development and Regulation of Urban Areas Act 1975, if and in other related Act, rules, regulations, executive decisions etc., and to take all possible steps for the purpose of securing such permissions/ licenses or renewals thereof for the purpose of development of the said Land or in respect to the built-up area under the Collaboration Agreement.
6. To make and prepare and/or cause to be made and prepared all such plans, specifications, maps and designs and/or any alterations in the plans and/or specifications as may be necessary, required and advisable including for the purpose of sanction of layout, Building Plan and/or for the purpose of constructing/building on the said Land and in respect to the entitled built-up area under the Collaboration Agreement utilizing the entire FSI/FAR available in respect of the said Land as are permissible under development rules from time to time.
7. To apply for and obtain all requisite permissions and approvals as may be required for development of the said Land and/or for constructions thereon by way of erection of building and other structures in the said Land and for that purpose to sign, file and submit lay out plan, building plan, services plan, revised/modified building plan and services plan before the concerned authorities including but not limiting to Director, Town & Country Planning, Haryana (DTCP), Haryana Urban Development Authority (HUDA), Municipal Authority, and/or any other local /authority under the State Government and/or Central Government as may be required from time to time.
8. To apply for and obtain requisite permissions, approvals, NOC from the concerned authorities such as Fire Department, Department of Environment, Licensing Authorities, Municipal Authorities, Real Estate Regulatory Authority (RERA) and or authorities and/or authorities in charge of Sewer, Water, Electricity, Highways any other concerned authorities connected with sanction of building plan under the State Government as well as Central Government and that to sign, file, execute and all Applications, Representation, Affidavit, Undertaking, Indemnity Bond and such other papers and documents and may be required for these authorities from time to time.

For Fidarcocity Houses Private Limited

Vinod

Director/Authorized Signatory

For  
Municipal  
Dushyant  
Dushyant





9. To apply for and obtain, connections inter-alia for water ,sewerage,electricity and roads and to do all acts ,deeds, things and matters for the said purposes to lay and install all the connections.
10. To apply for and obtain, the Registration Certificate from Haryana Real Estate Regulatory Authority and for that purpose to sign , execute file and submit necessary application , forms documents affidavits ,undertaking etc. and all such other papers and documents as may be required from time to time .
11. To book/reserve built-up/ saleable areas in the said Project either by itself or through its broker and to issue Allotment Letter/ execute Agreement in favour of prospective buyers, to undertake correspondence and issue demand letters to the prospective buyers vis-à-vis their saleable built-up area so booked/ reserved by it and for this purpose to conduct/ undertake advertisement, launching/ promotion campaign and to issue printed material relating to the said Project.
12. To commence, carry on and complete and/or cause to be commenced, carried out and completed construction work on the said Land and in respect to the built-up area as per the Collaboration Agreement in accordance with the license or sanctioned building plans and specifications whether amended or otherwise and carry out the terms and conditions of such approvals, sanctioned plans, Commencement Certificate, approved layout plans, etc.
13. To apply for and obtain the completion certificate and/or occupation certificate either as a whole or in parts from the authorities concerned and for that purpose to sign, execute, file and submit the completion plans, Application, Notice and all such other papers and documents as may be required from time to time.
14. To carry out all the requisitions that may be made by all the authorities concerned including by the Municipality, HUDA, DTCP, the Government of Haryana and all the Officers of such authorities.
15. In case of any claims, objections, encumbrances the Attorney is empowered to remove and settle the same and to clear the title at its costs and responsibilities.
16. To represent us in all Central and State Government departments including the offices of the Collectors of Land Revenue, Tehsildars/ Patwari's or any other Revenue Authority, DTCP, HUDA, Survey Department and all the Municipal Offices and other local offices or appropriate police stations or police offices or police departments, fire brigade, electricity boards etc. in relation to the affairs of the said Land or in respect to the built-up area under the Collaboration Agreement or any part or portion thereof for any purpose connected with or effecting thereto or any part or portion thereof including taking permissions, approaches, NOC, for construction, completion and for that purposes to give, file, submit completion plan, Affidavit undertaking etc. as may be required from time to time.

*Waher*  
*Manoj Kumar*  
*Dushyant*  
*Di neth*

For Fidacity Homes Private Limited

Vinod

Director/Authorized Signatory



17. To appear before the Land Acquisition Officer, file objections, representations, applications and all other papers and documents for de-notification/release of land from the proceedings under Land Acquisition Act or to surrender or exchange any parcel of the said Land with the government, its authority or any other person to make the remaining parcel of the said Land suitable for the purposes of obtaining the license and approvals for development of a real estate project over the said Land, and do all acts, deeds and things as may be required from time to time to get the said Land or any part thereof de-notified/released and to represent in acquisition proceedings and, or to oppose the said proceedings.
18. To book/reserve built-up/ saleable areas in the said Project either by itself or through its broker and to issue Allotment Letter/ execute Agreement in favour of prospective buyers, to undertake correspondence and issue demand letters to the prospective buyers vis-à-vis their saleable built-up area so booked/ reserved by it and for this purpose to conduct/ undertake advertisement, launching/ promotion campaign and to issue printed material relating to the said Project.
19. To file reference petitions / applications before the Land Acquisition Collector, application/suit for partition before Assistant Collector / Collector or any suit, application, appeal, writ or any other documents and / or to defend the Executants in any disputes/litigation before any court (up to the Supreme Court) and to do all such acts, deeds and things as may be deemed necessary for pursuing the above including engaging Counsel / Advocates and to sign Vakalatnama thereof.
20. To file reference petitions / applications before the Land Acquisition Collector, or any suit, application, appeal, writ or any other documents before any court (up to the Supreme Court) and to do all such acts, deeds and things as may be deemed necessary including engaging Counsel/Advocates and to sign Vakalatnama thereof.
21. To make, execute, swear, declare, register and advertise all necessary documents, declarations affidavits, applications, petitions, complaints, written statements and writings and for the purpose set out herein AND TO appear and represent me before all and every court or courts, magistrates, Government authorities, Municipal, Town Planning, Police, Sales Tax, Finance, Electricity and others concerned or competent authorities or office or officers whatsoever and to make applications, petitions, representations or appeals and to swear, defend and plead all matters before them touching and concerning the said Land and in respect to the built-up area and the construction thereon.
22. To make all payments and deposits as may be required or necessary and to apply for and obtain refund thereof and to give proper receipt and discharge for the same on our behalf or by themselves, in its own name.
23. To make necessary applications for procuring permits and quotations for cement, steel and other building materials and for the purpose to sign and

*Mahesh  
Mangal Singh  
Dutyant  
D. Singh*

For Fidatodity Homes Private Limited

*Vinod*

Director/Authorized Signatory





execute such applications, affidavits, undertakings, indemnity bonds and such documents etc. as may be required and to represent before the concerned authorities and to receive the same and make payments for such permits, quotations etc.

24. To commence, prosecute, institute, defend, oppose, appear or represent in all actions and other legal proceedings in respect of or pertaining or touching the said Land, built-up area and construction thereon whether pending at present or which may be filed or taken hereafter including the appeals and revisions whether civil, criminal, revenue, original or appellate and also including all proceedings before the Tribunals, Collector, or Additional or Deputy Collector of Land Revenue, Tehsildars, Municipal, Police, Revenue, Public works, DTCP, HUDA, Sales Tax and also before all Magistrate or Judicial and Revenue/Planning Officers or other officer or officers, banks, public institutions or companies or persons and to issue or accept services of all summons, writs, or proceedings or processes and to do all acts, matters and things as may be necessary in connection therewith and also if thought fit to compromise, refer to arbitration, abandon, submit to judgment or become non-suited.
25. To promote and register the Condominium or Co-operative Society Ltd., Company, or Organization of such prospective purchasers and for these purpose to sign and execute all papers, documents, affidavits, declarations, undertakings, appeals etc., and to represent us before all others concerned.
26. To apply to and receive from and/or adjust with all refund/adjustment of any dues, fee, including license fee in respect of the said Land from the Haryana Government/HUDA, DTCP, any other authority of the Government and to give the valid receipt thereof.
27. To exchange the said Land with HUDA, HSIIDC or any other corporation, authority or body corporate or Government, as the situation may require in the opinion of the Attorney, for the purpose of development of the said Land and for that purpose to execute various documents including exchange deed, power of attorneys, gift deed or any other deed or document.
28. To apply for and obtain the requisite permissions and approvals for transfer of the licence granted in respect of said Land and the built-up area alongwith the constructions thereon from the concerned authorities including but not limiting to the authorities under Government of Haryana, HUDA, DTCP and any other concerned Authority under the State / Central / Local authorities and for that purposes to sign applications, affidavits, undertakings and any other letters and documents as required.
29. To create lien, charge, mortgage of bank(s)/ financial institutions/Non-Banking Finance Company(s)/Housing Finance company(s) etc. on the saleable area booked in the names of its prospective purchasers on their request to avail home/housing loan facility and to execute and sign all necessary deeds and documents for the said purpose.

*Mohesh  
Manager  
Dishant  
Dinesh*

For Fidacity Homes Private Limited

*Vinod*

Director/Authorized Signatory





30. To pay all taxes, assessments, levies, rates, charges, expenses, to appear and represent us before any and all concerned authorities and parties as may be necessary or required or advisable in connection with the development of the said Land, built-up area under the Collaboration Agreement and/or for the purposes mentioned in these presents and to make such agreements and arrive at such arrangements as may be conducive to the development of the said Land in accordance with the permission of the competent authorities.
31. To obtain any payments / refunds for and on behalf of the Executants from any person, department, authority, officer etc., to grant receipts therefore; to make any payment for and on behalf of the Executants; to settle any disputes / issues concerning the said Land and in respect to the built-up area under the Collaboration Agreement in the manner deemed fit by the attorney(s); to sign all requisite documents in this behalf and to close such account(s); to settle, compromise or withdraw any litigation; to make statement(s); to produce evidence, etc.
32. The Attorney is entitled to file / defend any suit, proceedings, civil, revenue, taxation or criminal before any court/officer/authority. The attorney shall be entitled to prosecute / defend any such action in the original stage or in appeal, revision etc. up to the highest court or tribunal. The Attorney is entitled to engage counsel, to produce evidence, to give statement, to deposit or withdraw any amount in respect of the said Land and in respect to the built-up area under the Collaboration Agreement, to execute a decree, to obtain possession, appoint arbitrator or commission, to appear before him. The Attorney shall be entitled to exercise the power to institute and defend litigation in respect thereof.
33. To mortgage the said Land and/or built-up area of the Collaboration Agreement in favour of the authorities in terms of the terms and conditions of the approvals, sanctions and permissions as may be granted by any authority or government for the development of the said Land into any real estate project and also to execute necessary deeds, affidavits, indemnity bonds or other relevant documents for creation of such mortgage or charge upon said Land and, or the built-up area under the Collaboration Agreement or the developed buildings thereon.
34. To appoint one or more attorneys and to remove and/ or reappoint in place of the said attorneys and confer upon such attorneys all or any of the powers conferred herein. The principal attorney may authorize any of its employee(s) to represent it to do or cause to be done any or all acts, deeds and things as mentioned hereinabove including but not limited to represent it before the Sub-Registrar concerned at the time of execution and presentation of agreement for sale/ conveyance deed/ lease deed/ rectification deed/ cancellation deed etc. for conveying the rights, interests, and titles in the built-up areas and other saleable areas developed/built on the said Land in the said Project as per terms of the said Collaboration Agreement.

Mahesh  
Mangal Singh  
Dushyant  
Dinakar

For Fidelity Homes Private Limited

Vinod

Director/Authorized Signatory



35. To file and application (s) ,affidavits etc for grant of Licenses for the said land; to sign all agreement(s) with DTCP, HUDA, RERA and other government offices/forum etc. for grant of license for the said land and/or to develop the said land;to develop and market the said land.
36. To look after, manage and deal with the said Land and the built-up area in terms of the Collaboration Agreement in the manner deemed fit by the attorney(s).

We shall ratify all the acts, deeds and things done in pursuance of this Power of Attorney including the appointment of further attorneys. This power of attorney shall remain irrevocable as the same is executed in furtherance to the receipt of the sale consideration received by the Executants from the Attorney.

**IN GENERAL** to do all other acts, deeds, matters and things whatsoever in or about my said Land and its built-up area in terms of the Collaboration Agreement, estates, property and affairs herein either particularly or generally described as amply and effectually to all intents and purposes as we could do in our own name.

**AND WE DO HEREBY** agree and undertake to allow, ratify and confirm all and whatever my said Attorney or other attorney appointed by the said Attorney shall do or cause to be done in respect of said Land and in respect to the built-up area under the Collaboration Agreement by virtue of these presents.

**IN GENERAL** to do all other acts, deeds, matters and things whatsoever in or about my said Land and built-up area under the Collaboration Agreement, estates, property and affairs herein either particularly or generally described as amply and effectually to all intents and purposes as we could do in our own name.

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

*Mahesh* *Diresh*  
**Executants** *Manoj Kumar*  
*Dushyant*

For Vidatocity Homes Private Limited

*Vinod*  
 Director/Authorized Signatory  
**(GENERAL ATTORNEY)**

Drafted by  
**MANOJ KUMAR**  
 ADVOCATE  
 DISTT COURT'S GURUGRAM

14/6/24

**WITNESSES:**

1. **MANOJ KUMAR**  
 Advocate  
 Distt. Court Gurugram

2. *[Signature]*  
**Deepak Kumar**  
 Advocate  
 Distt. Court, Gurugram





*Handwritten text, possibly a signature or date, is visible below the seal.*