

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 26/06/2023

Certificate No. G0Z2023F1939



Stamp Duty Paid : ₹ 2497500

GRN No. 104162465



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Diya Realtech Private limited

H.No/Floor : 109

Sector/Ward : 3

LandMark : Ring road mall plot no 21

City/Village : Rohini

District : Delhi

State : Delhi

Phone: 99*****14



Buyer / Second Party Detail

Name : Shishta Buildwell Llp

H.No/Floor : 23/sf

Sector/Ward : X

LandMark : Road no 72 punjabi bagh west

City/Village: Delhi

District : Delhi

State : Delhi

Phone : 99*****14

Purpose : Non Judicial Stamp for Collaboration Agreement

2940
27/06/2023.

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

Type of Deed	:	Collaboration Agreement
Tehsil & District	:	Village Mewka Sector- 92, Sub-Tehsil Harsaru & District Gurugram, Haryana
Total Land	:	27 KANAL 15 MARLA (i.e. 3.46875 Acres)
Stamp Duty	:	24,97,500/-
Stamp No./Date	:	G0Z2023F1939/26.06.2023
Stamp GRN	:	104162465
Registration Fee	:	50,003/-
Registration Fee GRN	:	104162706

THIS COLLABORATION AGREEMENT is executed at Gurugram on 27th day of June, 2023 between M/s **DIYA REALTECH PRIVATE LIMITED** (CIN: U70100DL2010PTC209496), a Company incorporated under Companies Act, 1956 having its Registered office at 109, Ring Road Mall, Plot No. 21, Mangalam Place, Sector-3, Rohini, Delhi -110085 (herein after referred to as the "Land Owner/ DRPL" (which expression shall mean and include its legal representatives, administrators, successors and assigns) Land Owners" acting through its Authorised Signatory Mr. Ayush Aggarwal S/o Shri Narinder Kumar Aggarwal (Aadhar No. 2056 0052 5259) duly authorized vide Resolution dated 26-06-2023 of the First Part.

For **DIYA REALTECH PRIVATE LIMITED**

Ayush Aggarwal
Authorised Signatory

For **SHISHTA BUILDWELL LLP**

Ar.
Partner/Auth. Signatory

प्रलेख न:2940

दिनांक:27-06-2023

डीड संबंधी विवरण	
डीड का नाम	COLLABORATION AGREEMENT
तहसील/सब-तहसील	हरसरु
गांव/शहर	मेवका
धन संबंधी विवरण	
राशि 124875000 रुपये	स्टाम्प ड्यूटी की राशि 2497500 रुपये
स्टाम्प नं : G0Z2023F1939	स्टाम्प की राशि 2497500 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:104162706 पेस्टिंग शुल्क 0 रुपये
Drafted By: Deepak kumar Adv	Service Charge:0

यह प्रलेख आज दिनांक 27-06-2023 दिन मंगलवार समय 5:15:00 PM बजे श्री/श्रीमती /कुमारी Diya Realtech Pvt Ltd thru Ayush Aggarwal OTHER निवास Mangalam Place, Rohini, Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Ayush Aggarwal

हस्ताक्षर प्रस्तुतकर्ता
Diya Realtech Pvt Ltd

उप/संयुक्त पंजीयन अधिकारी (हरसरु)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Shishta Buildwell LLP thru Amit Anand OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी Deepak kumar पिता Naresh Kumar निवासी adv ggum व श्री/श्रीमती /कुमारी Manoj Kumar पिता ARJUN DASS 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)

AND

M/S SHISHTA BUILDWELL LLP. (LLPIN: ACB-0290 a Limited Liability Partnership Firm having its principal place of business at H.No. 23 (SF), Road No. 72, Punjabi Bagh West, Delhi – 110026 acting through its Authorised Signatory Mr. Amit Anand S/o Sh. Vijay Kumar Anand (Aadhar No. 7094 5513 5962) duly authorized vide Resolution dated 26-06-2023 (herein after referred to as the "Developer/SBL" (which expression shall mean and include its legal representatives, administrators, successors and assigns) of the Second Part.

Whereas the Land Owner has represented that they are the absolute owners in possession of Land measuring 3.46875 Acres situated in the Revenue Estate of Village Mewka Sector- 92, Sub-Tehsil Harsaru District Gurugram, Haryana as per the following details:

S. No	Rect No.	Killa No.	Kanal-Marla
1.	22	21/2/2	1-0
2.	22	22/1	3-4
3.	25	1	8-0
4.	25	2/1	7-12
5.	25	3/1/1	1-16
6.	24	5	1-0
7.	24	6/1	0-18
8.	25	9/2/1	0-12
9.	25	10/1	3-13
	Total		27-15 i.e.3.46875 Acres

(Hereinafter referred to as said Land").


And Whereas the Land Owner has represented and declares that the abovesaid land is free from all encumbrances and nothing is due against the abovesaid land. It is further confirmed by the Land Owners that neither any agreement to sell Gift, Mortgage, Lien, Lease, Leave & License, Agreement to Lease or any other such agreement has been executed against the abovesaid land with any other party earlier to this agreement nor any case is lying pending in any court of law against the said land in any way whatsoever it may be.

And Whereas the Developer is a reputed real estate company and its promoters/ management holds sufficient expertise in the development of Colonies, Commercial (Showrooms/Retail/ Offices), Hotel etc., developed various projects in the Delhi and NCR regions.

And Whereas the Land Owners have approached the Developer with a purpose of Collaboration wherein the Developer shall develop and construct a Commercial Colony on the said land.

And Whereas, Developer has in good faith accepted the proposal of the Land Owner and both the parties to this agreement are now desirous of recording the stipulations, terms and conditions governing this agreement in writing as follows.

For DIYA REALTECH PRIVATE LIMITED


Authorised Signatory

For SHISHTA BUILDWELL LLP


Partner/Auth. Signatory

Reg. No.

Reg. Year

Book No.

2940

2023-2024

1



पेशकर्ता



दावेदार



गवाह

पेशकर्ता :- thru Ayush Aggarwal OTHER Diya Realtech Pvt Ltd

दावेदार :- thru Amit Anand OTHER Shishta Buildwell
LLP

गवाह 1 :- Deepak kumar

गवाह 2 :- Manoj Kumar

उप/संयुक्त पंजीयन अधिकारी

Ayush Aggarwal

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2940 आज दिनांक 27-06-2023 को बही नं 1 जिल्द नं 65 के पृष्ठ नं 75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1352 के पृष्ठ संख्या 15 से 16 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 27-06-2023




उप/संयुक्त पंजीयन अधिकारी (हरसरु)

4

NOW THIS DEED WITNESSETH HEREUNDER:

1. That in Consideration of development and construction of the Commercial Colony the Developer shall be entitled to fully developed Commercial units to the extent of 50% of the total saleable covered area of FAR on each floor of the Commercial Colony along-with proportionate rights/ interest in the said Land, open area, parking, terrace, roof and in all other areas which cannot be divided. The landowner shall be entitled to balance 50% of total saleable covered area of FAR on each floor of the Commercial Colony alongwith proportionate rights/ interest in the said land including proportionate rights in the open area, parking, terrace, roof, service areas and in all other areas, which cannot be divided in the said Commercial Colony. The Developer may at its sole discretion apply for Green Building Certification in any Star Classification and shall get the additional FAR in this regard, which shall be shared between the Land Owner and Developer in 50:50 Ratio. The Landowner shall not be entitled to sell its share of 50% of the total saleable covered area of FAR to any person/entity before issuance of Occupancy Certificate from the Competent Authority.
2. That the Land Owners shall bear all statutory cost & duty including Conversion Fees, License Fees and License renewal fee, EDC including enhanced EDC, if any, IDC, IAC, Scrutiny Fees, HRERA Fee and all other charges payable to DTCP/ Other Statutory Authorities in relation development of the said Commercial Colony. It is also agreed that the bank guarantees, if any, required for payment of EDC and for carrying out Internal Development Works or any other obligation required by any authority, shall be furnished by the Land Owners to the DTCP/ Other Statutory Authorities. It is however agreed that the necessary construction expenses incurred in the development of the said Commercial Colony (except the Statutory duty & fees as referred herein above) and the efforts made in obtaining sanction, development and construction of the said Commercial Colony shall be borne/done by the developer(s). The Developer shall be responsible to get the Occupation Certificate/Completion Certificate from the Competent Authority after completion of the Project.
3. That the developers shall develop the project in terms of agreed working plans and in accordance with the approvals and sanctions granted by the concerned authorities and further to fulfill all conditions of Licenses/ Permissions/ Approvals etc. The developer shall give the name of the project at its own discretion.
4. The Developer shall demarcate the Land Owners and Developers Share after sanction of the building plan. The allotment of the land owners share to the extent of 50% of the total covered saleable area of FAR on each floor of the Commercial Colony shall be made by the Developer on receipt of the Occupancy Certificate in relation to the Commercial Colony.

For DIYA REALTECH PRIVATE LIMITED


Authorised Signatory

For SHISHTA BUILDWELL LLP


Partner/Auth. Signatory




5. Authorisations:

That the Land Owners shall sign and execute General Power of Attorney and Special Power of Attorney (to be given separately in favour of the Developer), authorizing the developer or its representatives to do all acts, things and deeds necessary, taking all licences, permissions and sanctions for the proposed development by the developer and power to make all the applications before the Statutory, Government, Local and Municipal Authorities, Departments, Offices, Agencies, Electricity and Water supply undertakings and other persons for grant of requisite exemptions and approvals. The Land Owner shall also authorize the Developer for Sale of entire Land owners and Developer Share and further to execute allotment/ agreement / Conveyance Deed etc. towards allotment/ sale of the Land Owners and Developers Share. Further on execution of this Collaboration Agreement, the Owner undertake that the Developer has been granted all developmental rights in relation to the said project, which includes:

- a. To take over peaceful, legal, vacant, exclusive and physical possession of the Subject Land for the purposes of construction and development of the Project. SBL shall have unfettered rights to enter upon the Said land directly or through its associates, nominees, agents, architects, consultants, representatives, contractors, to do all such acts and deeds required and/or necessary for exercising its rights herein and for the implementation and development of the Project on the Said land in accordance with this Agreement and applicable laws.
- b. plan, conceptualize and design the Project in accordance with the applicable laws as per its sole discretion in accordance with its strategy and design guidelines;
- c. appoint architects for preparing the detailed architectural and engineering designs and drawings for the Project, for undertaking the master planning of the Project and for all other allied activities such as layout, aesthetics, landscaping and for the said purposes the Developer shall have access to the Said land.
- d. To construct, develop, implement, drive and execute the Project, at its cost and expense, either directly by itself or through its development managers, contractors that SBL shall determine and appoint at its sole discretion, without any protest, demur or objection by DRPL.
- e. To obtain registration of the Project with the Haryana Real Estate Regulatory Authority set-up under the Real Estate (Regulation and Development), Act 2016, and to market and launch the Project for sale of units in Project to the prospective allottees/ customers, in such manner and phases as it may deem appropriate. SBL shall remain solely responsible, throughout the life cycle of the Project, towards compliance of the provisions of Real Estate (Regulation and Development), Act 2016 as the promoter of the Project.

For DIYA REALTECH PRIVATE LIMITED


Authorised Signatory

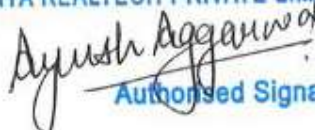
For SHISHTA BUILDWELL LLP


Partner/Auth. Signatory



- f. To exercise exclusive rights / entitlement of marketing the Project and in the marketing collaterals it shall clearly state that SBL is the developer of the Project. The entire saleable area of the Project shall be marketed and sold / leased / licensed by SBL alone. SBL shall be solely entitled to collect and receive consideration / receivables from the allottees of the saleable area of the Project, in its own name. It is agreed and understood that DRPL shall not be entitled to market and sell any part of the saleable area in the Project. In case there be left any portion of the saleable area related to the DRPL share, the same shall be allotted to DRPL after receiving the occupancy certificate of the said Commercial Colony.
- g. The right to prepare all documents and agreements which would be signed by / with the allottees/ customers for the entire saleable area at the Project, including but not limited to application forms, provisional / final allotment letters, apartment / unit buyer agreements, maintenance agreements etc. SBL shall be free to, solely and exclusively, negotiate and finalize the terms of all sales with the end purchasers/ customers. SBL shall be entitled to sign / execute / issue the same for itself and on behalf of the Landowner and to present such document before the concerned Registrar or Sub-Registrar of Assurances and to do all acts, deeds, matters and things including executing and filing of declaration/deeds and applications for the due registration of such documents as may be required under the Indian Registration Act, 1908. It is being clarified that DRPL shall not be liable for the construction and development of the Project and shall not undertake any obligation whatsoever or be liable to any of the customers/ allottees of Project, and SBL shall indemnify DRPL in this regard. The Developer shall be entitled to sign / execute / issue / to appear and admit execution before the sub-registrar, the customer documentation for itself and on behalf of the Landowner (vide authorizations from the GPA). In the said customer documentation, the Developer shall be entitled to provide on behalf of the Landowner all such representations to the purchasers that have been represented by the Landowner to the Developer under this Agreement.
- h. To construct and develop the Project at its own costs and expenses. SBL shall be entitled to obtain project finance and create mortgage and/ or create a charge on the Said land and on the current and future constructed area and receivables from the same and on its rights under this Agreement by way of a mortgage by deposit of title deeds or any other sort of mortgage/ charge to raise project finance for the Project. SBL shall, at its own cost and expenses, be entitled to sign, execute, deliver and register all the documents and do all such acts and deeds as may be required to create the said mortgage on the Said land and current and future construction on the same, including to deposit / handover the original title documents of the Said land, as may be required. DRPL shall, as and when required, execute the mortgage deed and handover original title deeds & other documents as may be required for creating mortgage over the Said land.

For DIYA REALTECH PRIVATE LIMITED


Authorized Signatory

For SHISHTA BUILDWELL LLP


Partner/Auth. Signatory



- i. SBL shall be entitled to open, operate and control all bank accounts opened with any scheduled commercial bank that SBL may identify for collection of all amounts from the allottees including the sale consideration, taxes, deposits, electrification charges, amounts forfeited from the allottees, maintenance and utility charges/ deposits, holding charges, transfer charges, EDC/IDC amounts, stamp duties, registration charges and/or any other amount that SBL may at its sole discretion collect from the allottees of the Project. The representatives of SBL shall be the sole signatories relating to the said bank accounts with sole powers to deal with the bank accounts and to provide instruction to the bank accounts.
- j. right to overall management, supervision and monitoring of the Project (including appointment of facility management company) and oversee the performance of the contractors in terms of their relevant contracts, through any person nominated by the Developer or through the appointment of an independent project management consultant.
- k. launch the Project in a manner as the Developer deems fit and appropriate in its sole discretion and issue advertisements in such mode as may be deemed fit by the Developer and invite prospective purchasers, lessees, licensees etc. for allotment and sale/ lease of the saleable area and have the unhindered and exclusive right to the marketing of the Project.
- l. undertake the marketing and sale of the saleable area or any other activity in relation to the Project and to pay the wages, remuneration, brokerage and salaries of such contractors/persons / project management consultant. The Developer shall have the sole right and discretion to execute all necessary, legal and statutory writings, agreements and documentations for the exercise of the Development Rights and in connection with all the marketing, leasing, licensing and/or sale of the saleable area to be constructed on the Said land as envisaged herein including but not limited to brokerage agreements, agreements with contractors, etc.
- m. enter into agreements / lease deeds / license agreements / builder buyer agreements / agreement to sell / sale deeds / conveyance deeds with purchasers/ lessees/ licensees etc. on such terms and conditions as deemed fit by the Developer, to receive the full and complete proceeds from the sale / lease / license of the saleable area and give receipts upon receipt of the same.
- n. make payment and / or receive the refund of all deposits to and from all public or governmental authorities or public or private utilities relating to the development on the Said land, in the manner the Developer may deem fit.
- o. deal with, appear and file applications, declarations, certificates and submit/ receive information with, as may be required by and under the applicable laws, any governmental authority in relation to the Project development and necessary for the full, free, uninterrupted and exclusive construction of buildings on the Said land.

For DIYA REALTECH PRIVATE LIMITED


Authorised Signatory

For SHISHTA BUILDWELL LLP


Partner/Auth. Signatory



- p. surrender any portion of the Said land (as may be required under the applicable laws) to the governmental authorities or under any reservation to the governmental authorities in the prescribed manner and to take all necessary steps in that regard.
- q. set up, install and make provision for the various facilities / services in the Project as may be required under the applicable laws, demarcate the common areas and facilities as per the approved layout plan / building plan and to file and register all requisite deeds and documents with the relevant governmental authority as may be required under the applicable laws.
- r. manage/maintain the Project/ Said land and the property / saleable area and facilities/common areas constructed upon the Said land and/or to transfer/assign right to maintenance to any third party and to retain all benefits, considerations etc. accruing from such maintenance of the Project.
- s. to apply for and obtain all renewal (including extension), modifications, revision, amendments required in the approvals in respect of the Project (without diluting DRPL's obligation specified under this Agreement).
- t. to execute all necessary, legal and statutory writings, agreements and documentations for the exercise of the Development Rights and in connection with all the marketing and sale of the saleable area and appear before the jurisdictional Sub Registrar towards registration of the documents, as envisaged herein.
- u. All decisions regarding the marketing (including branding, pricing, sales, product mix) and all other decisions pertaining to the Project shall be taken solely by the Developer. The Developer shall solely be entitled to determine the name of the Project.
- v. take appropriate actions, steps and seek compliances and exemptions under the provisions of the applicable laws.
- w. generally, either through itself or any third party appointed by the Developer, do any and all other acts, deeds and things that may be required for the exercise of the Development Rights as more elaborately stated in this Agreement and all acts, deeds and things that may be required for the development, construction, marketing, sale, implementation and completion of the Project and for compliance with the terms of this Agreement.

All rights granted by the Landowner to the Developer under this Agreement shall collectively mean the "**Development Rights**".

6. Non Refundable Deposit

That the Developer will pay to the Land Owner, non-refundable deposit of Rs. 1,00,00,000/- (Rupees One Crore Only) plus GST at applicable rates at the time of signing of this Agreement after deduction of applicable TDS.

For DIYA REALTECH PRIVATE LIMITED

Authorised Signatory

For SHISHTA BUILDWELL LLP

Partner/Auth. Signatory



7. Maintenance of the Commercial Colony:

- (a) The Commercial Colony shall be maintained by the Developer or by any agency/ association appointed by the Developer. All the occupants of the said proposed Commercial Colony, including the occupants occupying the area under Land Owners allocation, shall be bound by the rules and regulations framed/ adopted by Developer and/or Agency appointed by Developer. All decision of the Developer with regard to maintenance shall be final and binding on the Land Owners and other occupants of the Commercial Colony.
- (b) The proposed Commercial Colony shall be named by the Developer in its sole discretion and would be sold/marketed under the same name. The Developer shall have the sole discretion of placing signage/ logos/ building name etc.in the said Commercial Colony or in the complex at any place of its choice and the Land Owner have no say in this regard.

8. The Time frame

Subject to Clause 11 of this Agreement, the Developer has represented that the said Commercial Colony shall be constructed on the said Land shall be completed on or before the expiry of 60 Months from the date of receipt of the approved building plans from the office of Director, Town & Country Planning, Haryana or Registration under HRERA, whichever is later. The said period of 60 months can be extended by the parties for such further term as mutually agreed.

9. Possession of the land

- (a) The Land Owner shall hand over the vacant and peaceful possession of the said Land to the Developer at the signing of this collaboration agreement.
- (b) The physical possession of the said Land once handed over to the Developer shall remain under the sole custody of the Developer. The Land owners shall not in any manner make any hindrance or interference towards development of the said Land by the Developers.

10. Right to Market/ Sell

- (a) The Developer shall at its own costs draft all the documentation(s) i.e. leaflets, brochures, advertisements, applications, Allotment Letters, Unit buyers agreement, Agreement for Sale, Maintenance Agreement etc for the sale of Covered Area of FAR areas. The Land Owner hereby unconditionally accepts and agrees to execute/use the documentation drafted by the Developer, as stipulated above, for the sale of the areas under its share.
- (b) The Stamp duty, GST, electrification charges, Interest Free Maintenance Security (IFS) on the Land Owners share shall be paid by the Land Owner.

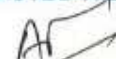
11. Force Majeure Conditions

If the performance of this agreement by either Party is prevented, in whole or in part, by causes beyond the control of such affected party which it could not avert in spite of best endeavour and due diligence, the causes being (i) Acts of God (ii) strike or lockout, (iii) riots, insurrection, war (undeclared or declared), embargos or blockages, (iv) floods, explosions, fire or earthquakes; (v) industrial disturbance; (vi) inevitable accidents; (vii) inability to procure or general shortage of energy, labour, equipment, facilities, materials or supplies; (viii) failure of transport and any other similar or dissimilar causes; (ix) change in Government policies / delays; (x) restraint

For DIYA REALTECH PRIVATE LIMITED


Authorised Signatory

For SHISHTA BUILDWELL LLP


Partner/Auth. Signatory




from courts and/or due to any epidemic/ pandemic or due to any reason which is not in the control of the developer, the parties herein agreed to mutually agree for the reasonable extension of time towards development of the said land.

12. Undertaking of the Land Owner/ DRPL

The Land Owner has assured the Developer that all the stipulations, obligations, terms and conditions in this agreement would be faithfully and fully performed/ complied by the Land Owners. The Land Owner/ DRPL further undertakes as under:

- (a) That from the date of the execution of this collaboration agreement, the Developer shall have absolute right, power and authority to deal with Land in any manner as may be necessary for the purpose of carrying on the development/ construction works and completion of a Commercial Colony thereon.
- (b) The Land Owner/ DRPL agree and ensures the Developer that it shall execute a General Power of Attorney and Special power of attorney in favour of the developer simultaneously with the execution of this agreement authorizing the developer to perform all acts, deeds and things necessary in relation to the development and constructions of the said Commercial Colony.
- (c) The Land Owner/ DRPL agrees and undertakes to bear and pay all statutory cost & duty including Conversion Fees, License Fees and License renewal fee, EDC including enhanced EDC, if any, IDC, IAC and all other charges payable to DTCP, HRERA and other statutory authorities, DHBVN etc. in relation to development of the said Commercial Colony and further to provide/execute and furnish Bank Guarantees towards External Development Charges and Internal Development Works, Electrification and other works/ charges to be submitted with DTCP/ Other Statutory Authorities.
- (d) The Land Owner/ DRPL agrees and undertakes to bear and pay all taxes including Income Tax, wealth tax, property taxes, municipal taxes, levies, rates, charges, cess & fees as may be charges / levied by Government/ Semi-Government/ Local bodies in respect of the Land and Land Owner's share.
- (e) The Land Owner/ DRPL agrees and undertakes not to change Directors/ Shareholding Pattern in the Company till the receipt of the Completion Certificate in relation to the said Commercial Colony.
- (f) The Land Owner/ DRPL agrees and undertakes not to do and or to cause to be done any act or omission or commission which may cause annoyance, inconvenience, hindrance, objection and/ or obstruction in smooth commencement, execution and completion and conveyance of the construction works on the land in terms of this Collaboration Agreement. It shall not do or' cause to be done damage to the reputation and goodwill of the Developer.
- (g) The Land Owner/ DRPL agrees and undertakes to abide by the laws of the land and any local enactments including Haryana Apartment Ownership Act, 1983, if made applicable to the said Commercial Colony being developed on the said land and any other law that shall become applicable.

For DIYA REALTECH PRIVATE LIMITED


Authorized Signatory

For SHISHTA BUILDWELL LLP


Partner/Auth. Signatory



- (h) The Land Owner/ DRPL agrees and undertakes to abide by the Building Plans, Design and Specifications of the construction works as has been determined/ finalized by the developer and shall not interfere or ask for any variation in the specifications or raise any dispute in respect thereof.
- (i) The Landowner/DRPL shall not sell its share of 50% of the total saleable covered area of FAR to any person/entity before issuance of Occupancy Certificate from the Competent Authority.
- (j) The Land Owner/ DRPL further undertakes that during the subsistence of the Agreement, they shall not sell, partition, gift, encumbrance in any manner deal with the said land with any other party through any registered and/or unregistered document create any third party rights on the said land in any manner, whatsoever.
- (k) The Landowner/ DRPL shall not in any manner interfere or obstruct the Developer from raising finance/loan and shall readily execute all necessary documents/ mortgage the land etc. as may be required by the financier concerned for such Loan. The Landowner further agrees to deposit the title deeds of the said land with the Financial Institution / Banks and further to comply with all the conditions/ stipulations as laid by the Financial Institution/Banks.
- (l) The Land Owner/ DRPL agrees that in case any risk arises on account of any act or omission of DRPL with respect to the development of commercial colony, then the same will be rectified by DRPL at its sole cost and expense.
- (m) The Land Owner/DRPL has paid of all charges/ taxes/ levies payable to any governmental authority in relation to the Said land up to the date of execution and registration of this Agreement. The Land Owner/ DRPL agrees to pay all other future charges/ fee/ taxes and levies (including any penalties), if any, relating to Said land even after execution of this Agreement.
- (n) The Land Owner/DRPL shall ensure that during the subsistence of this Agreement, no person, acting under or through it, does any act of commission or omission that (i) interferes with or causes any obstruction or hindrance in the exercise of any of the Development Rights (as and when the same are vested in terms of this Agreement) by the Developer or (ii) prejudicially affects the Development Rights or the rights of the Developer in respect of the Said land in terms of this Agreement;
- (o) The Land Owner/DRPL shall within 3 (three) days provide the Developer with the notice of any litigation or investigation in connection with the Said land of which DRPL becomes aware. In the event DRPL receives any communication, correspondence, notice, demand etc. of any nature whatsoever from any governmental authority and / or any third party, that may directly or indirectly be related to the Said land or the Project, it shall within 3 (three) days of receipt of the said communication, correspondence, notice, demand, share it with the Developer;
- (p) The Land Owner/DRPL confirms that in event of bankruptcy, liquidation, and/or winding up proceedings or any event leading to the same for DRPL, the rights and entitlements of Land Owner/ DRPL shall be restricted to the residuary right of DRPL in the Said land /the Project (i.e. for allotment of 50% of covered

For DIYA REALTECH PRIVATE LIMITED

Authorised Signatory

For SHISHTA BUILDWELL LLP

Partner/Auth. Signatory



saleable area of FAR of the Project on each floor) after taking into account the rights, entitlements and interest of the Developer in the Said land / the Project under this Agreement. The rights and entitlements of the Developer under this Agreement shall not be affected in any manner in case of any bankruptcy, liquidation, and/or winding up proceedings relating to DRPL or event leading to the same.

- (q) The Land Owner/ DRPL agrees that it shall not borrow any moneys from any individuals / Body Corporate / Banks / Financial Institutions / any other persons or encumber its receivables / assets in any manner which may have any impact / liability (whether direct or indirect) on the Said land, and it shall not create any liability on SBL whatsoever in this regard.

13. Undertaking of the Developer

The Developer has assured the Land Owner that all the stipulations, obligations, terms and conditions in this agreement would be faithfully and fully performed/ complied with and Developer further undertakes to develop the said land through its own manpower/contractors and material and at its own costs carry out and complete the development/ construction works on the land in accordance with the sanctioned layout plans and building plans and complete the construction works and to get the occupancy certificate and/or completion certificate in this regard.

14. Indemnity

- 14.1 DRPL shall indemnify, defend and hold harmless the Developer and all of its officers, representatives, agents, shareholders, directors and employees (each an "Indemnified Party" and collectively as "Indemnified Parties"), against any and all losses, liabilities, claims, charges, actions, demands, fees, damages, costs excluding indirect, special or consequential damages / losses) and expenses (including reasonable attorney fees), arising out of or in relation to:
- a. any inaccuracy, misrepresentation or breach of the representations made by the Land Owner/DRPL;
 - b. any breach of the terms and conditions, covenants and obligations of the Land Owner/DRPL as contained in this Agreement;
 - c. any breach and/or non-compliance of applicable law by the Land Owner/DRPL in relation to the Project and/or Said land;
 - d. any litigations or defect in title on the said land which are on account of the acts or omissions of the Land Owner/DRPL;
 - e. any impediments on the Development Rights vesting in favour of the Developer on account of any act or omission of the Landowner;
 - f. any Title Risk emanating on the Said land; and/ or
 - g. any misrepresentation or breach or default being made by DRPL while obtaining the License.

For DIYA REALTECH PRIVATE LIMITED


Authorised Signatory

For SHISHTA BUILDWELL LLP


Partner/Auth. Signatory



- 14.2 The Developer shall indemnify, defend and hold harmless DRPL and all of its officers, representatives, agents, partners, designated partners and employees (each an "DRPL Indemnified Party" and collectively as "DRPL Indemnified Parties"), against any and all losses, liabilities, claims, charges, actions, demands, fees, damages, costs excluding indirect, special or consequential damages / losses) and expenses (including reasonable attorney fees), arising out of or in relation to:
- a. any inaccuracy, misrepresentation or breach of the representations made by the Developer under this Agreement;
 - b. any breach of applicable laws by SBL in relation to construction, development, marketing and sale of the Project; and/or
 - c. any breach of the terms and conditions, covenants and obligations of the Developer as contained in this Agreement.
- 14.3 The indemnification rights of the Indemnified Party / DRPL Indemnified Party, as the case may be, under this Agreement are independent of, and in addition to, such other rights and remedies as the Indemnified Parties / DRPL Indemnified Parties, as the case may be, may have under applicable law or otherwise, including the right to seek specific performance or other injunctive relief, none of which rights or remedies shall be affected or diminished thereby.
- 15 The Parties shall extend all support and cooperation to each other and do all such acts and deeds that may be required to give effect to the provisions of this Agreement.
- 16 The Parties shall be responsible to bear their respective liabilities for income tax, as may be applicable and levied on their shares and entitlements under this Agreement.
- 17 The rights being granted / transferred herein are of the nature that in event of any bankruptcy, liquidation, and/or winding up proceedings or event leading to the same for either Party, the rights and entitlements of the Parties shall be restricted to the residuary rights of the Parties in the Said land/the Project after taking into account the rights, entitlements and interest of the other Party in the Said land / the Project under this Agreement.
- 18 Miscellaneous
- (a) If any provision of this agreement or the application thereof to any person or circumstance shall be invalid or enforceable to any extent due to any change in law or otherwise, the remainder of this agreement and application of such provision to the persons or circumstances other than those to which it is held invalid or unenforceable shall not be affected thereby and each provision of this agreement shall be valid and enforceable provision of this agreement shall be replaced with a provision, which is valid and enforceable and most nearly reflected the original intent or unenforceable provision.

For DIYA REALTECH PRIVATE LIMITED


Authorised Signatory

For SHISHTA BUILDWELL LLP


Partner/Auth. Signatory



- (b) This Agreement shall not be construed or understood to be a partnership, agency, contracting/ sub-contracting or any other legal relationship between the Land Owner's and Developer save and except what is specifically provided under the terms of this Agreement.
- (c) The Land Owner and Developer shall bear their share of Income Tax, GST and other applicable tax as applicable under this Agreement.
- (d) This agreement is irrevocable.

19 Registration & Additional Clearances

- (a) In the event of this agreement becoming compulsory registerable then both the parties to this agreement shall take all the required reasonable steps to get the same registered and all the expenses, whatsoever, to be incurred with regard to the Registration shall be borne by the Land Owners and developer in equal share.
- (b) The land Owners have represented and assured that all the charges relating to the ownership, such as land revenues, taxes, property tax etc have been paid till the date of this agreement. The Land Owner further agrees to pay all such future taxes charges in relation to the said land till the grant of occupancy certificate in relation to the development of the Commercial Colony on the said land.

20 Termination

That this Collaboration agreement is irrevocable and cannot be terminated under any circumstances. It is therefore agreed and represented by the Land Owners and developers that the Land Owners and developers shall under no circumstances, be discharged from performing and completing their respective obligations under this Collaboration Agreement.

21 Arbitration

- (a) Disputes, if any, that may arise between the parties with respect to this agreement, or interpretation of terms, or its performance or execution shall be settled by reference to arbitration to be mutually appointed by the Developer and Land Owner under the provisions of Arbitration and Conciliation Act of 1996. The venue of the arbitration shall be in Delhi and the language of Arbitration shall be in English. The Land Owner and Developer shall bear the cost of Arbitration equally.
- (b) The Parties hereby agrees that even in the event of Arbitration Proceedings, the construction work & development of the project shall not be stopped in any case and the right of the Developer shall continue to be vest in the Second Party and the Second Party shall not be dispossessed from the site till the completion of the project under any circumstances.

For DIYA REALTECH PRIVATE LIMITED

Ayush Aggarwal
Authorized Signatory

For SHISHTA BUILDWELL LLP

AT
Partner/Auth. Signatory



22 Complete Understanding

That this Agreement constitutes the entire understanding between the parties hereto with respect to the matters dealt herein and supersedes any previous understanding, agreement or arrangement between the parties in relation to such matters.

23 Further Act & Authorization

Each Party will without further consideration sign, execute and deliver any document and shall perform any other act which may be necessary or desirable to give full effect to this Agreement and each of the transactions contemplated under this Agreement.

24 Assignment

This Agreement shall be binding on the Parties and their respective successors. The Parties shall not be entitled to assign any of its rights or obligations under this Agreement without prior approval of the other Party.

25 No Partnership

Nothing contained in this Agreement shall constitute or be deemed to constitute an agency or partnership or association of persons for and on behalf of any other Party. This Agreement is executed on principal to principal basis and Parties under this Agreement shall be bound for their distinct responsibilities, rights, liabilities and obligations. DRPL does not have any control over the management of SBL and does not have any power/ rights to participate in the Board of SBL.

26 Variation & Waiver

No variation of this Agreement shall be binding on any Party unless such variation is in writing and signed by each Party. No waiver of any breach of any provision of this Agreement shall constitute a waiver of any prior, concurrent or subsequent breach of the same or of any other provisions hereof, and no waiver shall be effective unless made in writing and signed by an authorized representative of the waiving Party.

27 Stamp Duty and Registration

The stamp duty and registration fee if any applicable on this Agreement and the GPA and SPA shall be borne and paid by Land Owners & SBL in equal share.

For DIYA REALTECH PRIVATE LIMITED

Authorised Signatory

For SHISHTA BUILDWELL LLP

Partner/Auth. Signatory



IN WITNESS WHEREOF THE PARTIES TO THIS DEED HAVE JOINED THIS DEED ON THE DATE, MONTH AND YEAR AS MENTIONED HEREIN IN THIS AGREEMENT.


Drafted by Me as per
instructions of the Parties
(DEEPAK KUMAR, Advocate)
Distt. Court, Gurugram
27/06/23

Witness

(1)

Deepak Kumar
Advocate
Distt. Court, Gurugram

For DIYA REALTECH PRIVATE LIMITED


Authorised Signatory

For and on behalf of Diya Realtech Private Limited,

For SHISHTA BUILDWELL LLP


MANOJ KUMAR
Advocate
(2)
Distt. Courts, Gurugram


Partner/Auth. Signatory

For and on behalf of Shishta Buildwell LLP.

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1976-77

1977-78 1978-79





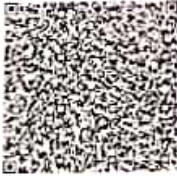
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INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL37653779056610X
Certificate Issued Date : 18-Feb-2025 06:34 PM
Account Reference : IMPACC (IV)/ dl852003/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL85200318457305487210X
Purchased by : SHISHTA BUILDWELL LLP
Description of Document : Article 5 General Agreement
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : SHISHTA BUILDWELL LLP
Second Party : Not Applicable
Stamp Duty Paid By : SHISHTA BUILDWELL LLP
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

For DIYA REALTECH PVT. LTD.

For M/s Shishta Buildwell LLP

Authorised Signatory

Director

Statutory Alert:

The authenticity of this Stamp certificate should be verified at www.shilestamp.com or using e-Stamp Mobile App of Stock Holding Corp. In accordance with the details on this Certificate and as available on the website / Mobile App holders of the certificate are advised to check the authenticity of the certificate on the users of the certificate. In case of any concern any please inform the Competent Authority.

ADDENDUM AGREEMENT TO COLLABORATION AGREEMENT DATED JUNE 27, 2023

This Addendum Agreement to Collaboration Agreement (as defined below) executed at Gurugram on this 25th day of February, 2025 ("Addendum Agreement").

By and Between

M/s DIYA REALTECH PRIVATE LIMITED (CIN- U70100DL2010PTC209496) a company incorporated under the Companies Act, 1956 having its registered office situated at 220, Ring Road Mall, Plot No. 21, Mangalam Place, Sector-3, Rohini, Delhi- 110085, acting through its Authorised Signatory ARNAV JAIN (Aadhar No. 731818470451) S/o Shri VIKAS JAIN, who is duly authorized vide resolution dated 94/02/2025 for the purpose of executing and delivering this Addendum, hereinafter referred to as the "**Land Owner/First Party**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include legal representatives, administrators, successors and assigns).

AND

M/s SHISHTA BUILDWELL LLP (LLPIN. ACB-0290), a Limited Liability Partnership having its principal place of business at Unit No. 1009, Gopal Heights, Plot No. D-9, Netaji Subhash Place, Delhi- 110034, represented by its Authorized Signatory Mr. AMIT ANAND (Aadhar No. 709455135962) S/o Shri Vijay Kumar Anand duly authorized vide resolution dated 15/02/2025 hereinafter referred to as the "**Developer/Second Party**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest and permitted assigns).

The Developer & the Landowner are hereinafter individually referred to as the Party and collectively referred to as the "Parties"

And Whereas the First Party i.e. Land Owners and Second Party i.e. Developer have executed a collaboration agreement duly registered with the Sub Registrar vide Reg. No. 2940 dated 27.06.2023 ("**Collaboration Agreement**") for the development of commercial project i.e. "**CITY CENTRE 92**" over an area admeasuring 27 Kanal 15 Marla i.e. 3.46875 acres (herein after referred to the Scheduled Land) falling in the revenue estate of Village-Mewka, Sector-92, Gurugram, Haryana, wherein it was agreed that the Developer i.e. the Second Party herein shall develop and construct a Commercial Colony i.e. High Street Open Market (Not Centrally Air-conditioned). The Total FAR of the Commercial Colony is 24565.485 Sq mtrs. Approx. and Total Covered Area of the Saleable Units are 19000 Sq. Mtrs approx equivalent to 17800 Sq mtrs. Approx. of Carpet area.

And Whereas in the said Collaboration Agreement, it was agreed between the Land Owner i.e. the First Party herein and the Developer i.e. the Second Party herein that in consideration of development and construction of the Commercial Colony, the Land Owner shall be entitled to fully developed Commercial Units to the extent of 50% of the Total Saleable Carpet Area/Covered area of FAR area on each floor of the Commercial Colony alongwith proportionate right/ interest in the said Land/ Open Area, parking, terrace, roof and in all other areas which cannot be divided and the Developer shall be entitled to retain balance 50% of the Total Saleable Carpet Area/Covered Area of FAR on each floor of the Commercial Colony alongwith proportionate right/ interest in the said Land/ Open Area, parking, terrace, roof and in all other areas which cannot be divided in the said Commercial Colony.

For DIYA REALTECH PVT. LTD.
Arnav
Director

For M/s Shishta Buildwell LLP

Am
Authorised Signatory

And Whereas thereafter the Second Party has made application with DTCP for grant of License over the above mentioned Scheduled Land and the DTCP was pleased to grant License bearing No. 268 of 2023 over the land admeasuring 27 Kanal 15 Marla Salam comprises in Rectangle No. 22, Killa No. 21/2/2 (1-0), 22/1 (3-4), Rectangle No. 25, Killa no.1 (8-0), 2/1 (7-12), 3/1/1 (1-16), Rectangle No.24, Killa No. 5 (1-0), 6/1 (0-18), and Rectangle No. 25, Killa No. 9/2/1 (0-12), 10/1 (3-13) Total 27 Kanal 15 Marla Haryana i.e 3.46875 Acres (14,037.54 Sq. Mtrs. Approx.) all situated within the revenue estate of Village Mewka, Sector-92, Tehsil Harsaru, District Gurugram (hereinafter called the said Land) vide bearing License No. 268 of 2023 vide Endst No. LC-4113/Asstt. (RK)/2023/43768 dated 27-12-2023; and subsequently the DTCP Haryana had proceeded to sanction the building plans for the development of a commercial colony over the aforesaid land.

AND WHEREAS since the building plans of the Commercial Colony are sanctioned by the competent authorities, both parties are desirous of recording their agreed understanding on the allocation of units comprised in the Commercial Colony as per the Collaboration agreement by executing this Addendum Agreement.

NOW THEREFORE, IN CONSIDERATION OF MUTUAL PROMISES AND COVENANTS, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT, ADEQUACY AND LEGAL SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED AND AGREED TO BY THE PARTIES, THE PARTIES EXECUTE THIS ADDENDUM AGREEMENT AS FOLLOWS:

1. That the First Party and the Second Party shall be entitled to own & possess the areas as per summary given below:

S. No	Floor	Developer Area			Land Owner Area		
		Carpet Area (in Sq.Ft) Approx	Covered Area (in Sq.Ft.) Approx	Terrace Area (in Sq.Ft) Approx	Carpet Area (in Sq.Ft) Approx	Covered Area (in Sq. Ft.) Approx	Terrace Area (in Sq.Ft) Approx
1.	Lower Ground Floor	13649	14728		13911	14982	
2.	Upper Ground Floor	24774	26548		24775	26530	
3.	First Floor	16115	17240		15782	16858	
4.	Second Floor	6310	6651	7023	5794	6085	5973
5.	Audi						
	Total	60848	65167	7023	60262	64455	5973

Area of Units Shared by both the Parties

To be shared in the ratio of 50: 50			
S. No	Floor	Carpet Area (in Sq. Ft)	Covered Area (in Sq. Ft.)
1.	Total	70361	74885

For M/s Shishta Builders LLP

Authorised Signatory

For DIYA REALTECH PVT. LTD.

Director

2. That the First Party & Second Party shall be entitled to own and possess the following Units in the proposed Project i.e. **"CITY CENTRE 92"** situated Village-Mewka, Sector-92, Gurugram, Haryana along with the proportionate undivided, indivisible and impartible rights and interest in the Scheduled Land and other common facilities, areas and services and amenities provided therein. The Details of the units are as under:-

The Unit Details of Developer: As Per Annexure Attached along with plans

S. No	Unit No.	Floor	Carpet Area (in Sq. Ft)	Covered Area (in Sq. Ft.)	Type of unit
Unit details of Developer attached as Annexure-1					

The Units Details of Land Owner: As Per Annexure Attached along with plans

S. No	Unit No.	Floor	Carpet Area (in Sq. Ft)	Covered Area (in Sq. Ft.)	Type of unit
Unit details of Land Owner attached as Annexure-2					

The Units Details of Developer and Land Owner i.e. Common Units in 50:50 ratio due to its non-divisible nature: As Per Annexure Attached along with plans.

S. No	Unit No.	Floor	Carpet Area (in Sq. Ft)	Covered Area (in Sq. Ft.)	Type of unit
Unit details of Developer and Land Owner attached as Annexure-3					

- The stamp duty, if any, payable for this Addendum Agreement shall be borne by the First Party and Second Party in equal Share.
- The Land Owner and Developer hereto have entered into this Addendum Agreement purely on the terms of Collaboration Agreement and under no circumstance this Addendum Agreement shall be treated as partnership by and between the parties.
- As and from the date of getting Occupancy Certificate in relation to the said Commercial Colony, the Developer and/or its transferees and the Land Owner and/or his/her transferees shall be liable to bear their respective Property Tax, GST and other taxes, charged by the Govt. or Semi Govt. or local authority concern and shall enter into Maintenance Agreement with the Maintenance Agency, as appointed by the Developer and shall promptly and regularly pay the maintenance and other charges in respects of the Units falling in their respective share.
- The Developer hereby agrees to deliver possession to the Land Owner of the Units as per Land Owner's allocation in the proposed Project i.e. **"CITY CENTRE 92"** after receiving the Occupancy Certificate for the same.
- The Developer being the party of the Second part shall be at liberty with exclusive rights and authority to transfer, sell, convey, lease and/or assign the Units under the Developer's & Land Owners Allocation in the proposed Project to any prospective buyer/s before, after or in course of the construction work of the said Project / Commercial Colony, and receive the proceeds therefrom in its own name, at such consideration and on such terms and conditions as the Developer shall deem fit and proper.


For M/s Shishta Buildwell LLP

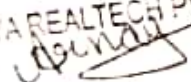
Authorised Signatory

For DIYA REALTECH PVT LTD
Director

8. That in terms of the Collaboration Agreement, in case the Developer sells the Unit(s) under Land Owners Allocation in the said Project / Commercial Colony to any prospective buyer(s), the Developer shall receive the proceeds in its own name (in the Bank Account as per RERA norms) and shall transfer the proceeds to the Land Owner as per RERA Rules after deduction of applicable GST. For avoidance of doubt, it is agreed that after receipt of the Occupancy Certificate for the Project, the Land Owner can himself transfer, sell, convey, lease and/or assign the balance Units (which remain unsold upto the date of Occupancy Certificate) under the Land Owner Allocation in the proposed Project to any prospective buyer/s.
9. The Land Owner shall punctually pay, for their respective allotment, GST to the developer as levied by Government as & when demanded by developer. The Land Owner and Developer shall punctually and regularly pay, for their respective allocation, the said rates and taxes (including, Income Tax and other taxes, if any) to the concerned authorities as levied by the Central or State Govt. or other Appropriate Authorities for which the parties shall keep each other indemnified at all times.
10. That no modifications or amendments in this Addendum Agreement and no waiver of any of the terms or conditions hereof, shall be valid or binding unless made in writing with mutual consent and duly executed by both the parties.
11. That the Land Owner & Developer will abide all the terms and conditions mentioned under the Collaboration Agreement vide Reg. No 2940 dated 27.06.2023. This Addendum Agreement should be read with Collaboration Agreement and acts as supplement to the Collaboration Agreement. Except to the extent as supplemented or modified by this Addendum Agreement, all other terms and conditions of the Collaboration Agreement along with any schedules and annexures thereto shall continue to apply to and bind the parties and together with this Addendum Agreement they shall constitute the entire understanding between the parties relating to the subject matter hereof. In case of any inconsistency between this Addendum Agreement and the Collaboration Agreement, this Addendum Agreement will prevail.
12. That in the event of this Addendum Agreement becoming compulsory registerable then both the parties to this Addendum Agreement shall take the required necessary steps to get the same registered and all the expenses whatsoever, to be incurred with regard to the registration shall be borne by Land Owners and Developer in equal share.
13. That this Addendum Agreement is irrevocable and cannot be terminated under any circumstances except with the mutual consent of the parties concerned. It is therefore agreed and represented by the Land Owner and Developers that the Land Owner and Developers shall under no circumstances, be discharged from performing and completing their respective obligations under this Addendum Agreement.
14. In case of any dispute or any difference amongst the Parties arising out of or in relation to this Addendum Agreement including dispute or difference in relation to interpretation or any of the provision of this Addendum Agreement, shall be settled by reference to arbitration to be mutually appointed by the First Party and Second Party under the Provisions of Arbitration and Conciliation Act of 1996. The Venue of the arbitration shall be in Delhi or Gurugram and the language of Arbitration shall be in English. The Parties shall bear their respective cost of Arbitration.
15. Two copies of this Addendum Agreement have been executed in original and both the Land Owner and the Developer shall retain one copy each.

For M/s Shishita Buildwell LLP


Authorised Signatory

For DIYA REALTECH PVT. LTD


Director

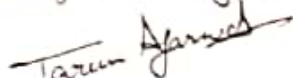
16. The contents of this Addendum Agreement, have been read over by the parties and the same are true and correct. Both the parties have fully understood the contents of the present Addendum Agreement and entered into the same out of their own free will, without any undue influence/ coercion of any kind.

IN WITNESS WHEREOF THE PARTIES TO THIS ADDENDUM AGREEMENT HAVE JOINED THIS AGREEMENT ON THE DATE, MONTH AND YEAR AS MENTIONED HEREIN IN THIS AGREEMENT.

WITNESSES:

1. TARUN ASARWAL S/O PARAG AGARWAL

204, Time Tower, M.G. Road,
Gurgaon, Haryana



2. Vijay Shankar S/O. Man Mohan Sharma

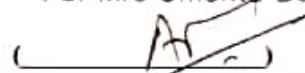
Sri. Time Tower, MG Road,
Gurgaon, Haryana



For ~~DIYA REALTECH PVT. LTD.~~
M/s Diya Realtech Pvt Ltd.

 Director
Land Owner/First Party

For & on behalf of
M/s Shishta Buildwell LLP
For M/s Shishta Buildwell LLP


Developer/Second Party
Authorized Signatory

UNIT DETAILS FOR DEVELOPER

Sr. No	Unit No.	Floor	AREA (IN SQ. FT.)			Type of Unit
			Carpet	Covered	Terrace	
1	LG-01	Lower Ground	122	144	NA	Commercial/ Showroom
2	LG-02	Lower Ground	308	340	NA	Commercial/ Showroom
3	LG-03	Lower Ground	345	371	NA	Commercial/ Showroom
4	LG-06	Lower Ground	346	371	NA	Commercial/ Showroom
5	LG-07	Lower Ground	273	306	NA	Commercial/ Showroom
6	LG-10	Lower Ground	571	604	NA	Commercial/ Showroom
7	LG-11	Lower Ground	356	365	NA	Commercial/ Showroom
8	LG-12	Lower Ground	238	252	NA	Commercial/ Showroom
9	LG-12A	Lower Ground	227	253	NA	Commercial/ Showroom
10	LG-18	Lower Ground	572	604	NA	Commercial/ Showroom
11	LG-19	Lower Ground	576	626	NA	Commercial/ Showroom
12	LG-22	Lower Ground	546	591	NA	Commercial/ Showroom
13	LG-23	Lower Ground	375	418	NA	Commercial/ Showroom
14	LG-25	Lower Ground	518	551	NA	Commercial/ Showroom
15	LG-30	Lower Ground	288	313	NA	Commercial/ Showroom
16	LG-31	Lower Ground	284	309	NA	Commercial/ Showroom
17	LG-34	Lower Ground	285	309	NA	Commercial/ Showroom
18	LG-35	Lower Ground	285	309	NA	Commercial/ Showroom
19	LG-37	Lower Ground	276	317	NA	Commercial/ Showroom
20	LG-41	Lower Ground	256	282	NA	Commercial/ Showroom
21	LG-42	Lower Ground	257	281	NA	Commercial/ Showroom
22	LG-44	Lower Ground	253	284	NA	Commercial/ Showroom
23	LG-47	Lower Ground	259	282	NA	Commercial/ Showroom
24	LG-48	Lower Ground	259	282	NA	Commercial/ Showroom
25	LG-51	Lower Ground	240	258	NA	Commercial/ Showroom
26	LG-52	Lower Ground	240	258	NA	Commercial/ Showroom
27	LG-53	Lower Ground	221	227	NA	Commercial/ Showroom
28	LG-55	Lower Ground	235	267	NA	Commercial/ Showroom
29	LG-56	Lower Ground	465	514	NA	Commercial/ Showroom
30	LG-59	Lower Ground	504	533	NA	Commercial/ Showroom
31	LG-60	Lower Ground	504	533	NA	Commercial/ Showroom
32	LG-64	Lower Ground	329	355	NA	Commercial/ Showroom
33	LG-65	Lower Ground	241	258	NA	Commercial/ Showroom
34	LG-66	Lower Ground	256	275	NA	Commercial/ Showroom
35	LG-69	Lower Ground	438	460	NA	Commercial/ Showroom
36	LG-70	Lower Ground	299	320	NA	Commercial/ Showroom
37	LG-73	Lower Ground	250	273	NA	Commercial/ Showroom
38	LG-74	Lower Ground	202	237	NA	Commercial/ Showroom
39	LG-77	Lower Ground	184	195	NA	Commercial/ Showroom
40	LG-79	Lower Ground	184	195	NA	Commercial/ Showroom
41	LG-81	Lower Ground	402	410	NA	Commercial/ Showroom
42	LG-82	Lower Ground	190	198	NA	Commercial/ Showroom
43	LG-84	Lower Ground	190	198	NA	Commercial/ Showroom
44	UG-01	Upper Ground	769	864	NA	Commercial/ Showroom
45	UG-04	Upper Ground	1307	1381	NA	Commercial/ Showroom
46	UG-05	Upper Ground	887	949	NA	Commercial/ Showroom
47	UG-08	Upper Ground	890	949	NA	Commercial/ Showroom
48	UG-09	Upper Ground	845	912	NA	Commercial/ Showroom
49	UG-12	Upper Ground	873	949	NA	Commercial/ Showroom
50	UG-12A	Upper Ground	891	949	NA	Commercial/ Showroom
51	UG-16	Upper Ground	875	939	NA	Commercial/ Showroom
52	UG-17	Upper Ground	891	949	NA	Commercial/ Showroom
53	UG-20	Upper Ground	743	809	NA	Commercial/ Showroom

For M/s Shishta Buildwell LLP

Authorised Signatory

For DIYA REALTECH PVT. LTD

Director

Sr. No	Unit No.	Floor	AREA (IN SQ. FT.)			Type of Unit
			Carpet	Covered	Terrace	
54	UG-21	Upper Ground	746	810	NA	Commercial/ Showroom
55	UG-23A	Upper Ground	1457	1533	NA	Commercial/ Showroom
56	UG-24	Upper Ground	1173	1207	NA	Commercial/ Showroom
57	UG-26	Upper Ground	423	450	NA	Commercial/ Showroom
58	UG-27	Upper Ground	433	462	NA	Commercial/ Showroom
59	UG-31	Upper Ground	288	313	NA	Commercial/ Showroom
60	UG-32	Upper Ground	284	309	NA	Commercial/ Showroom
61	UG-35	Upper Ground	285	309	NA	Commercial/ Showroom
62	UG-36	Upper Ground	285	309	NA	Commercial/ Showroom
63	UG-38	Upper Ground	274	317	NA	Commercial/ Showroom
64	UG-42	Upper Ground	256	282	NA	Commercial/ Showroom
65	UG-43	Upper Ground	259	281	NA	Commercial/ Showroom
66	UG-45	Upper Ground	253	284	NA	Commercial/ Showroom
67	UG-48	Upper Ground	259	282	NA	Commercial/ Showroom
68	UG-49	Upper Ground	259	282	NA	Commercial/ Showroom
69	UG-52	Upper Ground	252	270	NA	Commercial/ Showroom
70	UG-53	Upper Ground	346	353	NA	Commercial/ Showroom
71	UG-54	Upper Ground	423	483	NA	Commercial/ Showroom
72	UG-57	Upper Ground	423	449	NA	Commercial/ Showroom
73	UG-58	Upper Ground	423	449	NA	Commercial/ Showroom
74	UG-61	Upper Ground	334	363	NA	Commercial/ Showroom
75	UG-63	Upper Ground	449	496	NA	Commercial/ Showroom
76	UG-64	Upper Ground	555	591	NA	Commercial/ Showroom
77	UG-67	Upper Ground	531	560	NA	Commercial/ Showroom
78	UG-70	Upper Ground	318	344	NA	Commercial/ Showroom
79	UG-71	Upper Ground	253	276	NA	Commercial/ Showroom
80	UG-75	Upper Ground	172	182	NA	Commercial/ Showroom
81	UG-77	Upper Ground	183	195	NA	Commercial/ Showroom
82	UG-79	Upper Ground	182	195	NA	Commercial/ Showroom
83	UG-79A	Upper Ground	196	208	NA	Commercial/ Showroom
84	UG-82	Upper Ground	190	198	NA	Commercial/ Showroom
85	UG-84	Upper Ground	180	185	NA	Commercial/ Showroom
86	UG-86	Upper Ground	298	320	NA	Commercial/ Showroom
87	UG-87	Upper Ground	334	351	NA	Commercial/ Showroom
88	UG-90	Upper Ground	334	351	NA	Commercial/ Showroom
89	UG-91A	Upper Ground	264	290	NA	Commercial/ Showroom
90	UG-91	Upper Ground	197	213	NA	Commercial/ Showroom
91	UG-94	Upper Ground	478	500	NA	Commercial/ Showroom
92	UG-95	Upper Ground	478	498	NA	Commercial/ Showroom
93	UG-98	Upper Ground	479	500	NA	Commercial/ Showroom
94	UG-99	Upper Ground	479	514	NA	Commercial/ Showroom
95	UG-100	Upper Ground	118	134	NA	Commercial/ Showroom
96	F-101	First	189	203	NA	Commercial/ Showroom
97	F-102	First	177	188	NA	Commercial/ Showroom
98	F-104	First	174	188	NA	Commercial/ Showroom
99	F-106	First	177	188	NA	Commercial/ Showroom
100	F-108	First	504	529	NA	Commercial/ Showroom
101	F-110	First	506	536	NA	Commercial/ Showroom
102	F-112	First	391	418	NA	Commercial/ Showroom
103	F-114	First	276	285	NA	Commercial/ Showroom
104	F-115	First	272	283	NA	Commercial/ Showroom
105	F-118	First	236	245	NA	Commercial/ Showroom
106	F-120	First	235	245	NA	Commercial/ Showroom
107	F-121	First	234	245	NA	Commercial/ Showroom

For M/s Shishta Buildwell LLP

Authorised Signatory

For DIYA REALTECH PVT. LTD

Director

Sr. No	Unit No.	Floor	AREA (IN SQ. FT.)			Type of Unit
			Carpet	Covered	Terrace	
108	F-124	First	397	416	NA	Commercial/ Showroom
109	F-126	First	515	536	NA	Commercial/ Showroom
110	F-128	First	416	442	NA	Commercial/ Showroom
111	F-130	First	205	215	NA	Commercial/ Showroom
112	F-133	First	227	249	NA	Commercial/ Showroom
113	F-134	First	244	261	NA	Commercial/ Showroom
114	F-136	First	287	301	NA	Commercial/ Showroom
115	F-137	First	353	368	NA	Commercial/ Showroom
116	F-139	First	1293	1370	NA	Commercial/ Showroom
117	F-142	First	350	376	NA	Commercial/ Showroom
118	F-143	First	179	197	NA	Commercial/ Showroom
119	F-144	First	196	213	NA	Commercial/ Showroom
120	F-147	First	203	225	NA	Commercial/ Showroom
121	F-148	First	203	225	NA	Commercial/ Showroom
122	F-151	First	202	232	NA	Commercial/ Showroom
123	F-153	First	286	309	NA	Commercial/ Showroom
124	F-154	First	283	309	NA	Commercial/ Showroom
125	F-158	First	252	284	NA	Commercial/ Showroom
126	F-160	First	177	198	NA	Commercial/ Showroom
127	F-161	First	177	198	NA	Commercial/ Showroom
128	F-164	First	177	198	NA	Commercial/ Showroom
129	F-165	First	179	201	NA	Commercial/ Showroom
130	F-169	First	322	359	NA	Commercial/ Showroom
131	F-170	First	340	365	NA	Commercial/ Showroom
132	F-173	First	341	365	NA	Commercial/ Showroom
133	F-174	First	341	365	NA	Commercial/ Showroom
134	F-177	First	415	442	NA	Commercial/ Showroom
135	F-180	First	452	487	NA	Commercial/ Showroom
136	F-181	First	453	481	NA	Commercial/ Showroom
137	F-183	First	295	314	NA	Commercial/ Showroom
138	F-185	First	250	273	NA	Commercial/ Showroom
139	F-187	First	203	239	NA	Commercial/ Showroom
140	F-190	First	183	195	NA	Commercial/ Showroom
141	F-192	First	184	195	NA	Commercial/ Showroom
142	F-193	First	197	206	NA	Commercial/ Showroom
143	F-197	First	190	198	NA	Commercial/ Showroom
144	F-199	First	164	175	NA	Commercial/ Showroom
145	F-201	First	176	187	NA	Commercial/ Showroom
146	F-203	First	190	197	NA	Commercial/ Showroom
147	F-204	First	189	197	NA	Commercial/ Showroom
148	F-206	First	176	187	NA	Commercial/ Showroom
149	F-208	First	162	175	NA	Commercial/ Showroom
150	F-210	First	181	190	NA	Commercial/ Showroom
151	F-212	First	181	190	NA	Commercial/ Showroom
152	F-214	First	181	190	NA	Commercial/ Showroom
153	F-216	First	177	192	NA	Commercial/ Showroom
154	S-201	Second	897	948	1425	Commercial/ Restaurant
155	S-203	Second	892	915	974	Commercial/ Restaurant
156	S-205	Second	875	953	1374	Commercial/ Restaurant
157	S-206	Second	1240	1269	681	Commercial/ Restaurant
158	S-208	Second	905	961	1596	Commercial/ Restaurant
159	S-209	Second	876	936	523	Commercial/ Restaurant
160	S-212	Second	625	669	450	Commercial/ Restaurant
			50848	65167	7023	

For M/s Shishta Buildwell LLP

Authorised Signatory

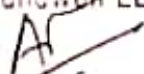
For DIYA REALTECH PVT. LTD.

Director

UNIT DETAILS FOR LAND OWNER

Sr. No	Unit No.	Floor	AREA (IN SQ. FT.)			Type of Unit
			Carpet	Covered	Terrace	
1	LG-04	Lower Ground	345	371	NA	Commercial/ Showroom
2	LG-05	Lower Ground	346	371	NA	Commercial/ Showroom
3	LG-07A	Lower Ground	306	323	NA	Commercial/ Showroom
4	LG-08	Lower Ground	567	613	NA	Commercial/ Showroom
5	LG-09	Lower Ground	571	604	NA	Commercial/ Showroom
6	LG-14	Lower Ground	155	176	NA	Commercial/ Showroom
7	LG-15	Lower Ground	147	166	NA	Commercial/ Showroom
8	LG-16	Lower Ground	245	253	NA	Commercial/ Showroom
9	LG-17	Lower Ground	571	602	NA	Commercial/ Showroom
10	LG-20	Lower Ground	236	253	NA	Commercial/ Showroom
11	LG-21	Lower Ground	574	625	NA	Commercial/ Showroom
12	LG-24	Lower Ground	488	544	NA	Commercial/ Showroom
13	LG-25	Lower Ground	517	548	NA	Commercial/ Showroom
14	LG-27	Lower Ground	238	248	NA	Commercial/ Showroom
15	LG-28	Lower Ground	265	283	NA	Commercial/ Showroom
16	LG-29	Lower Ground	265	283	NA	Commercial/ Showroom
17	LG-32	Lower Ground	285	309	NA	Commercial/ Showroom
18	LG-33	Lower Ground	285	309	NA	Commercial/ Showroom
19	LG-36	Lower Ground	275	319	NA	Commercial/ Showroom
20	LG-38	Lower Ground	284	308	NA	Commercial/ Showroom
21	LG-39	Lower Ground	283	308	NA	Commercial/ Showroom
22	LG-43	Lower Ground	255	285	NA	Commercial/ Showroom
23	LG-45	Lower Ground	259	282	NA	Commercial/ Showroom
24	LG-46	Lower Ground	259	282	NA	Commercial/ Showroom
25	LG-49	Lower Ground	258	282	NA	Commercial/ Showroom
26	LG-50	Lower Ground	262	286	NA	Commercial/ Showroom
27	LG-54	Lower Ground	508	574	NA	Commercial/ Showroom
28	LG-57	Lower Ground	522	551	NA	Commercial/ Showroom
29	LG-58	Lower Ground	504	533	NA	Commercial/ Showroom
30	LG-61	Lower Ground	518	545	NA	Commercial/ Showroom
31	LG-62	Lower Ground	334	360	NA	Commercial/ Showroom
32	LG-63	Lower Ground	112	127	NA	Commercial/ Showroom
33	LG-67	Lower Ground	588	640	NA	Commercial/ Showroom
34	LG-68	Lower Ground	611	644	NA	Commercial/ Showroom
35	LG-71	Lower Ground	314	338	NA	Commercial/ Showroom
36	LG-72	Lower Ground	250	273	NA	Commercial/ Showroom
37	LG-76	Lower Ground	172	182	NA	Commercial/ Showroom
38	LG-78	Lower Ground	183	195	NA	Commercial/ Showroom
39	LG-80	Lower Ground	385	404	NA	Commercial/ Showroom
40	LG-83	Lower Ground	190	198	NA	Commercial/ Showroom
41	LG-85	Lower Ground	179	185	NA	Commercial/ Showroom
42	UG-02	Upper Ground	894	969	NA	Commercial/ Showroom
43	UG-03	Upper Ground	1425	1498	NA	Commercial/ Showroom
44	UG-06	Upper Ground	891	949	NA	Commercial/ Showroom
45	UG-07	Upper Ground	890	949	NA	Commercial/ Showroom
46	UG-10	Upper Ground	724	786	NA	Commercial/ Showroom
47	UG-11	Upper Ground	724	786	NA	Commercial/ Showroom
48	UG-14	Upper Ground	891	949	NA	Commercial/ Showroom
49	UG-15	Upper Ground	874	938	NA	Commercial/ Showroom
50	UG-18	Upper Ground	891	949	NA	Commercial/ Showroom
51	UG-19	Upper Ground	879	949	NA	Commercial/ Showroom
52	UG-22	Upper Ground	870	951	NA	Commercial/ Showroom
53	UG-23	Upper Ground	886	949	NA	Commercial/ Showroom

For M/s Shishta Buildwell LLP


Authorised Signatory

 Director

Sr. No	Unit No.	Floor	AREA (IN SQ. FT.)			Type of Unit
			Carpet	Covered	Terrace	
54	UG-25	Upper Ground	1251	1314	NA	Commercial/ Showroom
55	UG-28	Upper Ground	431	460	NA	Commercial/ Showroom
56	UG-29	Upper Ground	374	385	NA	Commercial/ Showroom
57	UG-30	Upper Ground	278	296	NA	Commercial/ Showroom
58	UG-33	Upper Ground	285	309	NA	Commercial/ Showroom
59	UG-34	Upper Ground	285	309	NA	Commercial/ Showroom
60	UG-37	Upper Ground	275	319	NA	Commercial/ Showroom
61	UG-39	Upper Ground	285	308	NA	Commercial/ Showroom
62	UG-40	Upper Ground	283	309	NA	Commercial/ Showroom
63	UG-44	Upper Ground	253	285	NA	Commercial/ Showroom
64	UG-46	Upper Ground	259	282	NA	Commercial/ Showroom
65	UG-47	Upper Ground	259	282	NA	Commercial/ Showroom
66	UG-50	Upper Ground	258	282	NA	Commercial/ Showroom
67	UG-51	Upper Ground	262	286	NA	Commercial/ Showroom
68	UG-54A	Upper Ground	119	139	NA	Commercial/ Showroom
69	UG-55	Upper Ground	399	443	NA	Commercial/ Showroom
70	UG-56	Upper Ground	422	449	NA	Commercial/ Showroom
71	UG-59	Upper Ground	423	449	NA	Commercial/ Showroom
72	UG-60	Upper Ground	430	455	NA	Commercial/ Showroom
73	UG-65	Upper Ground	573	606	NA	Commercial/ Showroom
74	UG-66	Upper Ground	506	535	NA	Commercial/ Showroom
75	UG-68	Upper Ground	380	399	NA	Commercial/ Showroom
76	UG-69	Upper Ground	293	310	NA	Commercial/ Showroom
77	UG-72	Upper Ground	253	276	NA	Commercial/ Showroom
78	UG-73	Upper Ground	204	240	NA	Commercial/ Showroom
79	UG-76	Upper Ground	183	195	NA	Commercial/ Showroom
80	UG-78	Upper Ground	184	195	NA	Commercial/ Showroom
81	UG-80	Upper Ground	206	211	NA	Commercial/ Showroom
82	UG-80A	Upper Ground	190	198	NA	Commercial/ Showroom
83	UG-81	Upper Ground	190	198	NA	Commercial/ Showroom
84	UG-83	Upper Ground	190	198	NA	Commercial/ Showroom
85	UG-85	Upper Ground	256	281	NA	Commercial/ Showroom
86	UG-88	Upper Ground	333	351	NA	Commercial/ Showroom
87	UG-89	Upper Ground	334	351	NA	Commercial/ Showroom
88	UG-92	Upper Ground	472	503	NA	Commercial/ Showroom
89	UG-93	Upper Ground	478	500	NA	Commercial/ Showroom
90	UG-96	Upper Ground	463	490	NA	Commercial/ Showroom
91	UG-97	Upper Ground	479	500	NA	Commercial/ Showroom
92	UG-101	Upper Ground	471	510	NA	Commercial/ Showroom
93	UG-102	Upper Ground	467	500	NA	Commercial/ Showroom
94	F-103	First	178	188	NA	Commercial/ Showroom
95	F-105	First	177	188	NA	Commercial/ Showroom
96	F-107	First	176	187	NA	Commercial/ Showroom
97	F-109	First	407	431	NA	Commercial/ Showroom
98	F-111	First	514	536	NA	Commercial/ Showroom
99	F-112A	First	396	415	NA	Commercial/ Showroom
100	F-116	First	234	245	NA	Commercial/ Showroom
101	F-117	First	235	245	NA	Commercial/ Showroom
102	F-119	First	222	234	NA	Commercial/ Showroom
103	F-122	First	271	283	NA	Commercial/ Showroom
104	F-123	First	276	286	NA	Commercial/ Showroom
105	F-125	First	395	428	NA	Commercial/ Showroom
106	F-127	First	509	536	NA	Commercial/ Showroom
107	F-129	First	420	443	NA	Commercial/ Showroom

For M/s Shishta Buildwell LLP
 For DIYARPAALTECH EMT LTD

For M/s Shishta Buildwell LLP

Authorised Signatory

Director

Sr. No	Unit No.	Floor	AREA (IN SQ. FT.)			Type of Unit
			Carpet	Covered	Terrace	
108	F-131	First	205	214	NA	Commercial/ Showroom
109	F-132	First	195	214	NA	Commercial/ Showroom
110	F-135	First	299	320	NA	Commercial/ Showroom
111	F-138	First	1107	1149	NA	Commercial/ Showroom
112	F-140	First	319	339	NA	Commercial/ Showroom
113	F-141	First	344	365	NA	Commercial/ Showroom
114	F-145	First	206	228	NA	Commercial/ Showroom
115	F-146	First	203	225	NA	Commercial/ Showroom
116	F-149	First	203	225	NA	Commercial/ Showroom
117	F-150	First	203	225	NA	Commercial/ Showroom
118	F-152	First	274	315	NA	Commercial/ Showroom
119	F-156	First	257	282	NA	Commercial/ Showroom
120	F-157	First	259	282	NA	Commercial/ Showroom
121	F-159	First	176	196	NA	Commercial/ Showroom
122	F-162	First	177	198	NA	Commercial/ Showroom
123	F-163	First	177	198	NA	Commercial/ Showroom
124	F-166	First	163	179	NA	Commercial/ Showroom
125	F-167	First	169	184	NA	Commercial/ Showroom
126	F-168	First	338	393	NA	Commercial/ Showroom
127	F-171	First	341	365	NA	Commercial/ Showroom
128	F-172	First	341	365	NA	Commercial/ Showroom
129	F-175	First	334	357	NA	Commercial/ Showroom
130	F-176	First	307	343	NA	Commercial/ Showroom
131	F-178	First	429	452	NA	Commercial/ Showroom
132	F-179	First	456	481	NA	Commercial/ Showroom
133	F-182	First	326	338	NA	Commercial/ Showroom
134	F-184	First	314	338	NA	Commercial/ Showroom
135	F-186	First	250	273	NA	Commercial/ Showroom
136	F-188	First	158	197	NA	Commercial/ Showroom
137	F-189	First	173	182	NA	Commercial/ Showroom
138	F-191	First	183	195	NA	Commercial/ Showroom
139	F-194	First	204	209	NA	Commercial/ Showroom
140	F-195	First	190	198	NA	Commercial/ Showroom
141	F-196	First	190	198	NA	Commercial/ Showroom
142	F-198	First	180	185	NA	Commercial/ Showroom
143	F-200	First	176	187	NA	Commercial/ Showroom
144	F-202	First	176	187	NA	Commercial/ Showroom
145	F-205	First	176	187	NA	Commercial/ Showroom
146	F-207	First	176	187	NA	Commercial/ Showroom
147	F-209	First	195	201	NA	Commercial/ Showroom
148	F-211	First	181	190	NA	Commercial/ Showroom
149	F-212A	First	181	190	NA	Commercial/ Showroom
150	F-215	First	316	322	NA	Commercial/ Showroom
151	F-217	First	145	155	NA	Commercial/ Showroom
152	S-202	Second	914	943	948	Commercial/ Restaurant
153	S-204	Second	888	941	1378	Commercial/ Restaurant
154	S-207	Second	1308	1378	1073	Commercial/ Restaurant
155	S-208A	Second	905	961	1596	Commercial/ Restaurant
156	S-210	Second	848	906	523	Commercial/ Restaurant
157	S-211	Second	931	956	455	Commercial/ Restaurant
			60262	64455	5973	

For DIYA REALTECH PVT. LTD.

For M/s Shishta Buildwell LLP

Authorised Signatory

UNIT DETAILS FOR LAND OWNER & DEVELOPER i.e. COMBINED UNITS

Sr. No	Unit No.	Floor	AREA (IN SQ. FT.)			Type of Unit
			Carpet	Covered	Terrace	
1	LG-40	Lower Ground	2276	2413	NA	Commercial/ Showroom
2	LG-75	Lower Ground	158	198	NA	Commercial/ Showroom
3	K-01	Lower Ground	83	96	NA	Kiosk
4	K-02	Lower Ground	83	96	NA	Kiosk
5	K-03	Lower Ground	67	79	NA	Kiosk
6	K-04	Lower Ground	67	79	NA	Kiosk
7	K-05	Lower Ground	67	79	NA	Kiosk
8	UG-41	Upper Ground	2276	2413	NA	Commercial/ Showroom
9	UG-74	Upper Ground	159	198	NA	Commercial/ Showroom
10	K-01	Upper Ground	83	96	NA	Kiosk
11	K-02	Upper Ground	83	96	NA	Kiosk
12	K-03	Upper Ground	83	96	NA	Kiosk
13	K-04	Upper Ground	83	96	NA	Kiosk
14	K-05	Upper Ground	83	96	NA	Kiosk
15	K-06	Upper Ground	83	96	NA	Kiosk
16	K-07	Upper Ground	51	64	NA	Kiosk
17	F-155	FIRST	2277	2413	NA	Commercial/ Showroom
18	F-218	FIRST	117	146	NA	Commercial/ Showroom
19	K-01	FIRST	83	96	NA	Kiosk
20	K-02	FIRST	83	96	NA	Kiosk
21	K-03	FIRST	83	96	NA	Kiosk
22	K-04	FIRST	83	96	NA	Kiosk
23	K-05	FIRST	83	96	NA	Kiosk
24	K-06	FIRST	83	96	NA	Kiosk
25	UG-106, F-219, S-212A, T-301	UG, FF, SF, TF	46692	48000	NA	Commercial Retail/ Hyper
26	Multiplex	Second & Third Floor	14992	17459	NA	Multiplex

70361

74466

For M/s Shishta Buildwell LLP

Authorised Signatory

74466

WACH PVT. LTD
Director

DIYA REALTECH PRIVATE LIMITED

Regd. Office: 220, 2ND FLOOR, PLOT NO. 21, MANGLAM PLACE, SECTOR-3,
ROHINI, Delhi, 110085

CIN: -U70100DL2010PTC209496

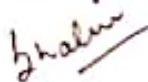
Email id: - Diyarealtechpvtltd2023@gmail.com Mobile: - 8587941344

CERTIFIED TRUE COPY OF THE RESOLUTIONS PASSED BY THE BOARD OF DIRECTORS ("BOARD") OF DIYA REALTECH PRIVATE LIMITED ("COMPANY") IN THEIR DULY CONVENED MEETING HELD ON 24TH FEBRUARY, 2025 AT 220, 2ND FLOOR, PLOT NO. 21, MANGLAM PLACE, SECTOR-3, ROHINI, NEW DELHI-110085 AT 11:30 A.M.

*RESOLVED THAT consent of the Directors be and is hereby accorded for the execution and signing of the Addendum to Collaboration Agreement dated June 27, 2023 and /or General Power of Attorney (GPA) entered into between the Diya Realtech Private Limited ("Company") (as a Land owner) and M/s Shishta Buildwell LLP (as a Developer), wherein the Land Owner has agreed to provide his land to M/s Shishta Buildwell LLP for developer of commercial colony Situated in the Revenue Estate of Village Mewka, Sector-92, Sub-Tehsil Harsaru, Distt. Gurugram, Haryana.

RESOLVED FURTHER THAT Mr Arnav Jain s/o Vikas Jain, R/o 391 Deepali Enclave, Pitampura, Saraswati Vihar, Delhi-110034 is hereby authorised to execute the said Addendum to Collaboration Agreement and or General Power of Attorney (GPA) on Behalf of the company. and to appear before the Registering authority/ Sub-Registrar/ Tehsildar concerned for the purpose of the Registration of the said Addendum to Collaboration Agreement and/or General Power of Attorney (GPA) and to do all other acts, matters, deeds and things as may be required as per the records of the company for aforesaid purposes.

For DIYA REALTECH PVT. LTD.
For Diya Realtech Private Limited



Director

Shalini Jain

(Director)

Din: 07895468

391, Deepali Enclave, Pitampura

New Delhi-110034

Date: 24.02.2025

Place: New Delhi

SHISHTA BUILDWELL LLP

Unit No. 1009, Gopal Heights, Plot No. D9, Netaji Subhash Place, Delhi-110034

LLPIN: ACB-0290

Email: smcos2019@gmail.com

CERTIFIED TRUE COPY OF THE RESOLUTIONS PASSED IN THE MEETING OF PARTNERS OF M/S SHISHTA BUILDWELL LLP HELD ON 15TH DAY OF FEBRUARY, 2025 AT THE REGISTERED OFFICE OF THE LLP, AT 1009, GOPAL HEIGHTS, PLOT NO. D9, NETAJI SUBHASH PLACE, DELHI – 110034

"RESOLVED THAT consent of the Partners be and is hereby accorded for the execution and signing of the Addendum to Collaboration Agreement dated June 27, 2023 and/or General Power of Attorney (GPA) entered into between the M/s Shishta Buildwell LLP, (as a Developer) and M/s Diya Realtech Private Limited, wherein the Developer has agreed to develop a Commercial Colony on the land of M/s Diya Realtech Private Limited, situated in the Revenue Estate of Village Mewka, Sector-92, Sub-Tehsil Harsaru, Distt. Gurugram, Haryana.

RESOLVED FURTHER THAT Mr. Amit Anand S/o Vijay Kumar Anand, R/o 20/26, Ground Floor, Old Rajender Nagar, New Delhi - 110060 is hereby authorised to execute the said Addendum to Collaboration Agreement and/or General Power of Attorney (GPA) on behalf of the LLP, and to appear before the Registering authority/ Sub-Registrar/ Tehsildar concerned for the purpose of the Registration of the said Addendum to Collaboration Agreement and/or General Power of Attorney (GPA) and to do all other acts, matters, deeds and things as may be required as per the records of the LLP for aforesaid purposes.

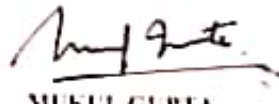
**CERTIFIED TRUE COPY
FOR SHISHTA BUILDWELL LLP.**



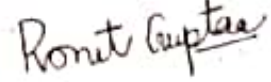
ANSHIK GUPTA
Designated Partner
DIN: 08013260



SOURABH GUPTA
Designated Partner
DIN: 06596414



MUKUL GUPTA
Designated Partner
DIN: 08041526



RONIT GUPTA
Designated Partner
DIN: 09740221